

A meeting of the Planning Board of the Village of Hudson Falls was held on 4/22/13 at 6:00 p.m. in the Council Room of Village Hall.

Present: David Hutchinson, Chairman  
Dr. Potvin, Board Member  
Deborah Breeyear, Board Member  
Lynn Leland, Board Member  
Michelle Richardson, Alternate

Absent: Robyn Cronin, Board Member  
Helena Doerfler, Board Member  
Rick Wagner, Board Member

Others present included Stefanie Bitter, Attorney, Ross Cortese, Code Enforcement Officer and Mary Hogan, Deputy Clerk.

Chairman Hutchinson opened the meeting at 6:00 pm.

The first item on the agenda was a continuation of a review of the request of Raymond O'Brien/Hudson Park LLC to consider a Site Plan Review at 38 Lafayette Street, Hudson Falls, NY. This property is located in Residential District Class A Zone. Mr. O'Brien would like to use the building for commercial use. The use proposed is for storage and for a base of operations for a mobile engine mechanic. Mr. O'Brien explained that he had a tenant who wished to use the space to repair boats, most of his business is offsite but he will repair some onsite. The tenant, Alexander Kutkovski, was not able to attend this meeting.

Per Code Enforcement Officer Cortese, this property received 2 variances already, one in 2004 for the printing business and one in 2008 for the knife sharpening business. This application is another use added to the property.

Chairman Hutchinson briefly described the application to the members who were not at the prior meeting and then reviewed the Use Variance that was approved by the Zoning Board, noting the Zoning Board had made 2 changes to the Planning Board's recommendations from the March 25<sup>th</sup> meeting. On #5, the word "outdoor" was inserted – That the **outdoor** storage of a boat be limited to a period of six months. Also, on #8, a start time of 7:00 am was added – That no engine will be allowed to run **before 7:00 am** or after 9:00 pm.

The Public Hearing was still open but there were no comments. Upon motion by Board Member Potvin and seconded by Board Member Breeyear, the Public Hearing was closed.

Upon motion by Board Member Potvin and seconded by Board Member Breeyear to acknowledge that the Zoning Board reviewed SEQR and Part 2 of the Short Form and issued a Negative Declaration. All were in favor.

Upon motion by Board Member Richardson and seconded by Board Member Leland to adopt the Notice of Determination for the Site Plan Review of Raymond O'Brien.

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| Roll Call: | Dr. Potvin          | Yes |
|            | Deb Breeyear        | Yes |
|            | Lynn Leland         | Yes |
|            | David Hutchinson    | Yes |
|            | Michelle Richardson | Yes |

Last on the agenda, a motion was made by Board Member Potvin, seconded by Chairman Hutchinson to approve the minutes from 3/25/13 meeting. All were in favor.

There being no further business to come before the Board, the meeting was adjourned at 6:10 p.m.

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Mary E. Hogan, Deputy Clerk