

**VILLAGE OF HUDSON FALLS
NOTICE OF DETERMINATION
PLANNING BOARD**

Applicant: Raymond O'Brien/Hudson Park LLC
Property Address: 38 Lafayette Street

The property is located in the Residential District Class A Zone, more precisely 38 Lafayette Street in the Village of Hudson Falls and identified as TAX MAP PARCEL 146.18-5-3.3. Although the property is located in a residential zoning district, the improvements at the property are designed for commercial and light industrial purposes. The Zoning Board of Appeals previously issued use variances for this property, which allowed for a silk screening/printing operation (in April of 2004) and a tool sharpening business (in September 2008). Both of these uses are still existing on the parcel. At this time, the Applicant is now seeking to utilize the existing wood framed garage that is located on the southwestern corner of the property as a mobile engine repair business. The Applicant is proposing to rent the space to Alexander Kutkovski who would be the tenant/mechanic. The exact location of the proposed mobile engine repair business is depicted on the map/sketches prepared by the Applicant and referenced herein as **Exhibit A**.

A public hearing was conducted by the Planning Board in Village Hall on March 25, 2013 and again on April 22, 2013. There were no comments in opposition to the application. The Washington County Planning Board Reviewed the application and determined that it is a matter of local concern but provided comments which were taken into consideration with the Planning Board's review of the matter. The Village of Hudson Falls Planning Board reviewed the matter on March 25, 2013 for the purpose of providing a recommendation. In a letter dated April 15, 2013 the Planning Board provided a recommendation to approve the application with conditions. A copy of this letter is attached hereto as **Exhibit B**. On April 15, 2013, the Zoning Board of Appeals issued the Use Variance. A Short Environmental Assessment Form was reviewed and pleaded and thereafter the Planning Board issued a negative declaration under the State Environmental Quality Review Act.

After due deliberation, pursuant to Section 215-20 of the Village Code the Planning Board felt that the Application met the requirements of Site Plan Review with the following conditions

1. That the number of outdoor boats to be stored on the property be limited to five (5) boats in the Summer and seven (7) boats in the Winter;
2. That all boats stored on the property must be registered;
3. That no parking of boats be allowed past the front building line;
4. That all boats will be on trailers;

5. That the outdoor storage of a boat be limited to a period of six (6) months;
6. That the building at issue be brought up to code;
7. That during the wintertime, the boats are required to be wrapped; and
8. That no engines will be allowed to run before 7:00 am or after 9:00 pm.

Motion was made by Board Member Richardson and seconded by Board Member Leland.

Board Member Richardson	Yes
Chairman Hutchinson:	Yes
Board Member Leland:	Yes
Board Member Breeyear:	Yes
Board Member Potvin:	Yes

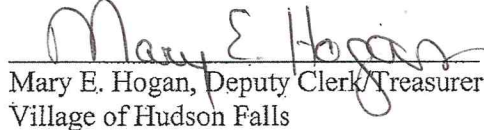


Chairman David Hutchinson

Dated: April 23, 2013

I hereby certify that the above resolution authorizing the issuance of this Notice of Determination was duly adopted by the Village of Hudson Falls Planning Board on April 22, 2013 at the Village Hall, Hudson Falls, New York.

Dated: April 23, 2013



Mary E. Hogan, Deputy Clerk/Treasurer
Village of Hudson Falls

cc: Applicant
Building Inspector

EXHIBIT "A"

EXHIBIT "B"

Village of Hudson Falls
220 Main Street
Hudson Falls New York 12839

April 15, 2013

Louis Distasio, Chairman and
Members of the Zoning Board of Appeals
Village of Hudson Falls Zoning Board of Appeals
Village of Hudson Falls
220 Main Street
Hudson Falls, New York 12839

Re: Raymond O'Brien/Hudson Park LLC
Use Variance, 38 Lafayette Street, Hudson Falls, New York

Dear Chairman Distasio:

As you are aware, on March 25, 2013 the Planning Board had an opportunity to review the application that was submitted by Mr. O'Brien which requests a use variance to allow a mobile engine mechanic to operate out of a portion of the building located at 38 Lafayette. Please be advised that both Mr. O'Brien as well as the Tenant, Alexander Kutkouski, attended our Planning Board meeting and were available to answer the Board's questions. After an in depth discussion, the Planning Board recommends this use variance application for approval subject to the following conditions:

1. That the number of outdoor boats to be stored on the property be limited to five (5) boats in the Summer and seven (7) boats in the Winter;
2. That all boats stored on the property must be registered;
3. That no parking of boats be allowed past the front building line;
4. That all boats will be on trailers;
5. That the storage of a boat be limited to a period of six (6) months;
6. That the building at issue be brought up to code;
7. That during the wintertime, the boats are required to be wrapped; and
8. That no engines will be allowed to run after 9:00 pm.

Louis Distasio, Chairman and
Members of the Zoning Board of Appeals
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April 15, 2013

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,



David Hutchinson, Chairman
Planning Board
Village of Hudson Falls

cc: Ross Cortese
Mary Hogan

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