

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on October 20, 2014 at 6:00 p.m. in the Council Room of Village Hall.

Present: Louis Distasio, Chairperson
Robert Durkee, Member
Daniel Hogan, Member
James Ross, Member
Joelle Timms, Alternate
Michael Willig, Alternate

Mary Hogan, Deputy Clerk
William L. Nikas, Attorney

Absent: Bridget Davis, Member
Ross Cortese, Code Enforcement Officer

Public Present: Richard McKinney, 96 Boulevard

Chairman Distasio called the meeting to order at 6:00 pm.

Upon motion by Board Member Durkee and seconded by Board Member Timms, the minutes of the May 27, 2014 Zoning Board Meeting were approved as submitted.

The next item on the agenda was a Use Variance Application by Adirondack Machine Corporation/Thomas Ferari. Adirondack Machine Corporation is under contract with Mile Post Four Properties, LLC to purchase 84 Boulevard, Hudson Falls, NY. The applicant's proposed use of the property is considered Light Manufacturing which would be deemed a non-conforming use and change in use from the property's present use as a warehouse and office space. The property is located in a Zoning District Residence Class A.

The law firm of Miller, Mannix, Schachner & Hafner LLC represented the applicant. Jackie White and Mark Schachner were present as well as Robert Sears of Prudential Manor Homes and Anthony Whalley, owner of Mile Post Four Properties. Thomas Ferari could not attend the meeting due to a family situation. There was one member of the public present. Attorney White spoke about the application. Adirondack Machine Corporation was established in 1963 and was located on Dixon Road in Queensbury. The lease is expiring and they wish to relocate. The facility will be used to produce small machinery used in laboratories. The proposed use is in line with the essential character of the Boulevard. There are mixed uses in the area. The current owner cannot realize a reasonable return on his building as it stands. Last time it was used was in August 2014 and then not the whole building.

The new owner has 4 employees and only 4 or 5 trucks in per week and has a right-of-way on both sides of building that houses Becca's Pizza. No discharges into the air or water. All work will be done inside.

The Public Hearing was opened. Richard McKinney of 96 Boulevard spoke and said he wanted to see what business was going into 84 Boulevard. He is happy with what he has heard.

The Public Hearing was closed.

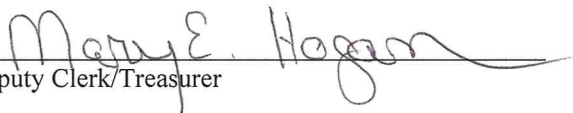
Attorney Nikas reviewed the Short EAF form with the Board. A motion was made by Board Member Hogan and seconded by Board Member Ross that the proposed action will not result in any adverse environmental impact. All were in favor.

A motion was made by Board Member Durkee and seconded by Board Member Hogan that the proposal has met the standards to grant the Use Variance. All were in favor.

A motion was made by Board Member Hogan, seconded by Board Member Durkee for a Negative Declaration under SEQR. All were in favor.

The applicant now has to go to the Village of Hudson Falls' Planning Board for Site Plan Review for further review.

There being no further business to come before the Board the meeting was adjourned at 6:40 p.m.


Deputy Clerk/Treasurer