

## PLANNING BOARD MINUTES

A hearing before the Hudson Falls Planning Board was held on May 26, 2015 at 6:00 p.m. in the Council Room of Village Hall.

Attendees: David Hutchinson, Chairman  
Mitchell Potvin, Board Member  
Lynn Leland, Board Member  
David Russell, Alternate  
William Nikas, Village Attorney

Absent: Robyn Cronin, Board Member  
Deborah Breeyear, Board Member  
Richard Wagner, Board Member  
Helena Doerfler, Board Member  
Michelle Wood (Richardson), Alternate

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

The first item on the agenda was a review of the Subdivision request from Marilyn Guerrero, 135 Maple Street, Hudson Falls, NY. Chairman Hutchinson said it seems pretty straight forward. Ross Cortese, Code Enforcement Officer informed the board that this parcel was previously two separate parcels and was joined a couple of years ago for tax purposes. Ms. Guerrero, the property owner, had some confusion as to the effect that it would have should she ever want them separate again. The Village voted back in 2008 to allow parcels to be joined for tax purposes, the deeds do not change but the parcels joined would only have one tax map number. The Village Code states the parcel is not a lot if it does not have a tax map number. As Ms. Guerrero's circumstances have since changed she would like to sell the parcel and that is why she is here asking for a subdivision to return her property to its original state. The Village Board is considering a change to this current policy of combining parcels for tax purposes.

Richard Hogan was present and was asked his involvement in the subdivision. He stated to the Board that he and his partner would be interested in purchasing the lot from Ms. Guerrero and building a home on it at some point in the future. Ms. Guerrero had mentioned to them that since her husband passed she was unable to maintain both properties on her own. Mr. Hogan stated they planned on gutting and remodeling the existing house in addition to building a new house on the adjoining lot. Board Member Potvin asked if they were planning on taking the trees down on the property. Mr. Hogan stated he is not that far ahead in the planning at this time. One of the trees does seem to be troublesome, but he will have to investigate further before making a decision about the removal of the trees.

Mr. Nikas, the Village Attorney explained again in regards to the adjoining of properties for tax purposes and how the Village Board is currently looking at this practice. There may be changes made in the future. Chairman Hutchinson mentioned that once the property is subdivided again, then Ms. Guerrero would have to follow the Village Code as far as building permits before beginning any building on the lot.

Chairman Hutchinson opened the meeting to the public. No public comment was made. Motion was made by Board Member Potvin and seconded by Board Member Russell, to close Public hearing.

Attorney Nikas reviewed the Short EAF form with the Board. A motion was made by Board Member Russell and seconded by Board Member Leland that the proposed action will not result in any adverse environmental impact. All in favor roll call:

Board Member – Dave Russell – Aye  
Board Member – Lynn Leland – Aye  
Chairman – Dave Hutchinson – Aye  
Board Member – Dr. Potvin - Aye

Motion was made by Board Member Leland and seconded by Board Member Russell to approve the subdivision of 135 Maple Street as requested. All members voted in agreement.

Motion was made by Board Member Potvin and seconded by Board Member Leland to approve the minutes from the February 23, 2015 Planning Board Meeting.

There being no further business to come before the Board the meeting was adjourned at 6:18 p.m.

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Penny J. Ward, Deputy Clerk/Treasurer