

PLANNING BOARD MINUTES

A hearing before the Hudson Falls Planning Board was held on January 25, 2016 at 6:00 p.m. in the Council Room of Village Hall.

Attendees: Richard Wagner, Board Member
Mitchell Potvin, Board Member
Lynn Leland, Board Member
Deborah Breeyear, Board Member
Michelle Wood, Alternate
David Russell, Alternate
William Nikas, Village Attorney

Absent: David Hutchinson, Chairman
Helena Doerfler, Board Member
Robyn Cronin, Board Member

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

The first item on the agenda was a review of the Site Plan Review from Byron O'Hara, to open Domino's Pizza at 209-217 Main Street, Hudson Falls, NY. Mr. O'Hara was in attendance at the meeting. There were no residents at the meeting. Acting Chairman Wagner asked the Board if they had the opportunity to review the Site Plan Review, the board agreed they had. Acting Chairman Wagner asked why this Site Plan Review had to be sent to the county and Atty. Nikas replied that due to the location of the business being on Route 4.

Acting Chairman Wagner opened the meeting to the public and asked Mr. O'Hara to address the board to discuss his plans for moving Domino's to the location requested. Mr. O'Hara explained to the board that the location is much better than where he is currently located and offers the opportunity of becoming a landlord for the apartments above the business. He will not be making any major structural changes, just possibly moving or adding walls. He explained that they only use ovens, so there will be no need for fryers within the establishment. He intends to have some seating within for people to be able to dine-in if they wish as well as a public bathroom on the premises. He would like to add a meeting/party room to be used by the public as well. He is excited about the location, he feels it will be great for his business and is a great looking building and structurally sound. Board member Potvin asked if the picture of the Domino's sign provided will be the sign that is to be on the front of the building and Mr. O'Hara replied he would like to use that exact sign with some improvements done to the current awning on the building. Acting chairman Wagner questioned the lighting being used on the rest of the building. Mr. O'Hara replied that all the lighting that is currently there will be kept and improved upon as needed, but not in a way that would be detrimental to surrounding tenants. Acting chairman Wagner asked if there would be noisy exhaust fans running. Mr. O'Hara stated he will have an exhaust fan but assured him he will take measures to be certain that it is running at acceptable noise levels.

Another concern raised from the Board during the above mentioned discussion was delivery driver parking. Mr. O'Hara informed them that there is sufficient parking in the rear of the building but the drivers may pull up in the municipal parking in front of the building during certain hours of the day. A discussion ensued in regards to parking and who owns the spaces on the side of the building as well as leaving space available to the public in front of the building. Atty. Nikas informed the board they could make it a stipulation of the Site Plan Review that if parking becomes a problem the delivery drivers will have to park behind the building and not in the municipal parking spaces available in front of the building.

There being no further comments, the public hearing was closed.

Attorney Nikas reviewed the Short EAF form with the Board. A motion was made by Board Member Potvin and seconded by Board Member Russell for a Negative Declaration under SEQR.

All in favor roll call of approving the Site Plan Review for 209-217 Main Street with the stipulation of parking for the delivery drivers being moved to the rear of the building if needed:

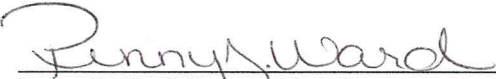
Board Member Wood - Aye
Board Member Russell - Aye
Acting Chairman Wagner - Aye
Board Member Leland - Aye
Board Member Breeyear - Aye
Board Member Potvin - Aye

The next item on the agenda was the approval of the Washington County Exemption of Matters of Local Concern from the County Planning Review. Attorney Nikas reviewed the exceptions with the board and explained it was a renewal of what we already have on file.

Motion was made by Board Member Potvin, seconded by Board Member Leland and agreed by all for Acting Chairman Richard Wagner to sign the Washington County Exemption Form. Attached hereto.

Motion was made by Board Member Potvin, seconded by Board Member Leland and agreed by all to approve the May 26, 2015 and August 24, 2015 minutes.

There being no further business to come before the Board and upon motion made by Board Member Potvin and seconded by Board Member Leland, the meeting was adjourned at 6:38 p.m.



Penny J. Ward, Deputy Clerk/Treasurer