

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on June 20, 2016 at 6:00 p.m. in the Court Room of Village Hall.

Present: Louis Distasio, Chairperson
Robert Durkee, Member
Daniel Hogan, Member
James Ross, Member
Michael Willig, Alternate
Ross Cortese, Code Enforcement Officer
William L. Nikas, Attorney

Absent: Bridget Davis, Member

Public Present: 10 or so members of the public

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

Upon motion by Chairman Distasio, seconded by Board Member Durkee and carried the minutes of the April 20, 2015 Zoning Board Meeting were approved as submitted.

Chairman Distasio opened the floor to Jon Lapper to discuss the Area Variance Application submitted by Jonathan Newell and himself on behalf of the Hudson River Music Hall, 210 Main Street. The applicants are seeking relief of required number of parking spaces for the new use of 210 Main St. as a multipurpose event space to be known as the Strand Theatre.

Mr. Lapper explained that many of the buildings built downtown were built without parking on site but presented a poster board with a map of the village and all of the available public parking in various locations throughout the village. They have just received word that the Village should be getting the grant to turn Paris Park into a public parking lot as well. The venue will host most events on nights and weekends and it is their hope to bring more people into the village and help other businesses such as restaurants and bars in the area. The building itself is going back to its original purpose as a theatre and music hall. A discussion ensued in regards to the purpose of the building and the effect it will have on traffic and parking.

Chairman Distasio asked the board if they had any questions or comments for Mr. Lapper. Board Member Ross stated that parking was never an issue in the past when it was originally the Strand Theatre, he is in favor of the proposal and has no issues with it, and he feels there is plenty of parking in Hudson Falls. Board Member Willig was curious as to if it was only a weekend venue, Mr. Newell informed him that most events will take place in the evenings or on weekends but they would not want to discourage anyone from an occasional daytime event. Most events will be based on music and less theatre so as not to compete with the Charles Wood Theatre as well as some possible dance events. Member Willig asked how much seating will be available. Mr. Newell explained that there will be phases of construction and advancement based on fundraising and donations. Phase I will focus on creating open floor space and approximately 250-300 seats. Down the road the grand idea would be to have 416 seats available. Board Member Durkee had no questions and was in favor, his one concern that the new parking lot in Paris Park not have islands so as not to have to relocate Sandy Hill Days set up. Chairman Distasio asked if it would be open 7 days a week and in need of parking 24-7, Mr. Newell explained not right away. They are looking to possibly start with Wednesday and Thursday movie nights some occasional big openings on first run movies. They are also thinking of establishing a coffee shop within which would be open most days, and possibly having some office space within the building as well. Board member Hogan asked if there will be night shows that would not be competing with Sunday Mass parking and the Farmer's Market parking. Mr. Newell explained that they would likely not start events on Sunday's until 3:00pm as they are aware of the

other events happening during the day on Sunday's. Most events will be held from a 7:00pm – 11:00pm time frame.

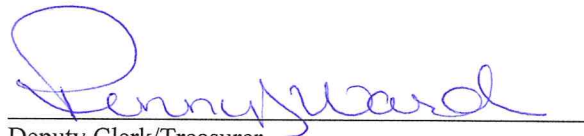
Member Hogan asked what the time frame looked like to finish the theatre and have it up and functional. As stated earlier, they are looking to create open floor space immediately to get up and running and then funding will determine the length of time needed to finish. Mr. Newell and Mr. Lapper showed poster boards of the proposed design and layout of the Theatre that were drawn up from architects out of New York City, the board reviewed the drawings.

Upon motion made by Board Member Hogan, seconded by Board Member Durkee and carried it is

RESOLVED, that a public hearing be held on July 11, 2016 at 6:00pm, jointly with the public hearing to be scheduled by the planning board.

Village Attorney William Nikas reviewed the Washington County Exemption of Local Concern from County Planning Review. Motion was made by Board Member Durkee allowing Chairman Distasio to sign said agreement, seconded by Board Member Willig and approved by all.

There being no further business to come before the Board the meeting was adjourned at 6:20 p.m.


Deputy Clerk/Treasurer