

ZONING & PLANNING BOARD MINUTES

A hearing before the Hudson Falls Zoning & Planning Boards was held on July 11, 2016 at 6:00 p.m. in the Council Room of Village Hall.

Attendees ZB: Louis Distasio, Chairman
Robert Durkee, Board Member
Dan Hogan, Board Member
James Ross, Board Member
Mike Willig, Alternate
Absent ZB: Bridget Davis, Board Member

Attendees PB: David Hutchinson, Chairman
Deborah Breeyear, Board Member
Robyn Cronin, Board Member
Helena Doerfler, Board Member
Mitchell Potvin, Board Member
Richard Wagner, Board Member
David Russell, Alternate
Michelle Wood, Alternate
Absent PB: Lynn Leland, Board Member

William Nikas, Village Attorney
Francis Cortese, Code Enforcement Officer
Public Present: 10 or so members of the Public Present

Chairman Hutchinson of the Planning Board called the meeting to order at 6:02 pm.

Village Attorney Nikas explained the protocol for the joint meeting. The Zoning Board is there to vote on the Area Variance only, which is seeking relief for dedicated parking and explained to the board how the Hudson River Music Hall showed in their sketch the ample spaces for public parking located throughout the village. Attorney Nikas also explained that the Planning Board is here to vote on the Site Plan Review to restore 210 Main St. to a functioning theatre again. Attorney Nikas explained that he will review the SEQR at one time asking for yes or no's from one board at a time.

Chairman Hutchinson of the Planning Board made a motion to open the public hearing, seconded by Planning Board Member Wagner, and Chairman Distasio made a motion as well to open the public hearing for the Zoning board, seconded by Zoning Board Member Durkee and agreed upon by all. The public hearing was opened.

Mr. Lapper, the project attorney for the applicants addressed the board and the public with a brief description of why we were here. He explained that the Zoning Board was only needed for the parking relief variance as the building is a downtown building and does not provide onsite parking, which is typical of downtown buildings. However, he stated that they have shown there is ample public parking in the village to accommodate people without creating a problem for downtown Hudson Falls, and actually can bring people back downtown. Mr. Lapper gave a brief description of what the request and vision for the building was and then introduced Mr. Newell of the Hudson River Music Hall to give a presentation to the board.

Mr. Newell explained that they are currently under a contract with the Town of Kingsbury to purchase 210 Main St. and reform it back to the Strand Theatre, a performing arts center. He showed the board plans created by nationally famous architects that do theatres across the country. The plan is to restore the building in phases. The first phase being to just re-open the space, removing the offices and partitions that are currently there and possibly removing the suspended ceilings to open it back up to the historic ceilings. They do plan to reuse materials they take down in other parts of the building in the restoration. The drawings being shown to the board are for the long term goal based upon the success of donations and fund raising. A discussion ensued in regards to the plans to restore the building to a performing arts center maintaining as much of the history as possible while at the same time being able to accommodate modern production and meet current codes.

The goal is to bring people back to the Village and offer such things as exercise classes, music classes, movies, a coffee shop, a place for the Farmer's Market in the winter time as well as a place for the arts. They would like to get people in and get them excited about the space. They currently have someone interested in donating a state of the art video projection system as well as the potential for a \$250,000 grant from the State Assembly.

Planning Board Member Russell asked if they would be returning it to a sloping floor. The plan for Phase I is to keep a flat floor allowing for other events to take place there. There may be a possibility for tiered flooring in future phases. Planning Board Member Cronin inquired as to how many employees the Strand Theatre would have. Currently there will be one, Mr. Newell with the possibility of an administrative assistant and they have many volunteers. Zoning Chairman Distasio asked if the coffee shop they are referring to would be leased out or run by the music hall. Mr. Newell informed him it would be leased out, the music hall would not currently be running it, but it is still under discussion. Zoning Board Member Hogan inquired as to the pictures being shown and the discussion which included possible expansion in the future where would they be expanding? Mr. Newell informed him there is a space appx. 20x40 feet that Pete from Maxwell's currently owns, that may have a potential in the future if they were able to expand. Zoning Board Member Ross inquired as to where the offices will be kept. Mr. Newell explained that they may keep the offices at 10 Maple St. for now with the possibility of satellite offices located at 210 Main St. Planning Board Member Potvin inquired as to when they would be receiving the \$250,000 grant from State Assembly. Mr. Newell stated he is not sure of the exact date, but once they close on the building and have the approval to move forward the State can provide him with a document showing their intent to provide them with a grant and with that material in hand they will be able to get a loan and get started. Planning Board Member Doerfler asked what the projected completion time would be for Phase I. Mr. Newell explained they actually already have venues scheduled for the Theatre if everything is to be approved. Phase I will simply be removing partitions and getting things opened back up to allow people to get in there and that should not take long at all. Hudson Falls High School would like to hold their 60th Year Reunion there in August.

Mr. Newell and his partner explained that they will be looking for different types of events to fill the venue and there are many that come to them looking for a place to perform as they are passing through this area. They are looking to create relationships with local colleges and other businesses. A three year impact study was done for the Hudson River Music Hall's current location and it was estimated that \$110,000 per year comes in to the community from them, and the Strand Theatre will be a much bigger venue. Zoning Board Member Hogan asked if Phase I would be permanent work. Mr. Newell explained, they are trying to design it in such a way that the work can be used with whatever the progression is throughout all the Phases. Planning Board Member Wagner asked how the seating is in comparison with the Wood Theatre. The Wood Theatre currently has seating for 299, after all phases the Strand should be able to hold 425 seats. A discussion ensued in regards to the second floor and more of the design ideas for the Strand Theatre.

Planning Board Chairman Hutchinson asked if there were any questions from the public. One resident inquired as to the pricing of the tickets for the events and if they plan on keeping them modest? Mr. Newell explained that it is their intention to make the tickets affordable for all the venues they offer. There will be some that will cost more than others, but is their hope that everyone can afford to get in there and enjoy the space. More discussion took place as to types of events that may be brought there. Zoning Board Member Willig stated that the Bolton Dance Academy does not have much space to sit and possibly events of that nature could be held there. Board Member Willig also asked if the big sign shown in the pictures is representative of the original sign. It is representative of that and they also plan to have a marquee that will show the upcoming events. Zoning Board Member Hogan asked if the same Strand Theatre is in Plattsburgh and Mr. Newell explained that yes there are other Strands in other areas but there are differences in each one. Modern production needs to be taken into consideration while recreating this space as to draw more opportunities here. They have someone interested in investing in a digital projector as stated above, which would allow them to have first run movies there. These are the types of things they hope to bring to the community.

There being no further comments or questions, upon motions made by Chairman's Hutchins and Distasio and seconded by Planning Board Member Cronin and Zoning Board Member Willig, and agreed upon by all, the public meeting was closed.

Attorney Nikas reviewed the Short EAF form with the Boards. A motion was made by Zoning Board Member Willig and seconded by Zoning Board Member Hogan, as well as a motion made by Planning Board Chairman Hutchinson and seconded by Planning Board Member Wagner and agreed upon by all for a Negative Declaration under SEQ. R.

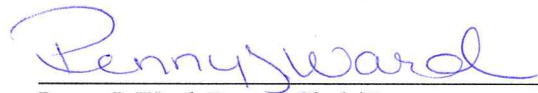
A motion was made by Zoning Board Member Durkee, seconded by Zoning Board Member Ross and carried by all

RESOLVED that the Area Variance is approved for parking relief for 210 Main St., Hudson Falls, NY 12839.

A motion was made by Planning Board Chairman Hutchinson, seconded by Planning Board Member Doerfler and carried by all

RESOLVED that the Site Plan Application is approved for 210 Main St., Hudson Falls, NY 12839.

There being no further business to come before the Boards the meeting was adjourned at 6:41 p.m.



Penny J. Ward, Deputy Clerk/Treasurer