

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on July 17, 2017 at 6:00 p.m. in the Board Room of Village Hall.

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

Absent: Bridget Davis, Member

Public Present: Applicants Present

Chairman Distasio called the meeting to order at 6:01pm.

Chairman Distasio opened the floor to the applicant Ethan Hall, Architect on behalf of Allimand-Interweb to discuss their application for Area Variances.

Mr. Allen introduced himself as well as Mr. Riggi from Allimand-Interweb. Mr. Allen reviewed a drawing and plans to change the structure located at 11 Allen Street. It is their hope to extend the existing loading dock and close it in, create a handicap ramp and vestibule at the front of the building as well as add an extension for handicap accessible bathrooms along the side of the building. They are requesting setback variances for the above mentioned changes. Other areas they are looking into addressing will be rebuilding the test lab, located inside of the property as well as updating the exterior windows and siding for energy efficiency and to achieve a more modern look.

Board Member Ross inquired as to what currently surrounds the building on all sides of the setbacks. Mr. Hall stated GL&V surrounds it on all sides. Board Member Ross asked if they have a problem with the proposed changes. Code Enforcement Officer, Ross Cortese, informed the board that GL&V were notified of the changes and this meeting. They did not respond. Mr. Allen and Mr. Riggi stated they have not heard any feedback from GL&V.

Code Enforcement Officer, Ross Cortese informed the board that the Superintendent of Public Works, Mike Fiorillo was notified and looked at the setback and as far as plowing or anything to do with the streets is concerned, he saw no problems.

Board Member Ross asked if there would be people driving around the building if this would create an issue. Mr. Allen responded that there will be no one driving around the building so it does not create a problem.

Board Members Ross, Willig, Durkee and Chairman Distasio all felt this was a good thing for the Village. They were in agreement that anything that can bolster the village, generate tax revenue and possible jobs for the area is a good thing and they welcome it.

Attorney Nikas reviewed the Short EAF form with the Board as well as five factors the Zoning Board needed to consider for Area Variances:

1. Will there be an undesirable change to the character of the neighborhood?
2. Can the benefit being sought by the applicant be achieved by some method that is feasible for the applicant to pursue, other than an area variance?
3. Whether the requested area variance is substantial?
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

5. Whether the alleged difficulty was self-created?

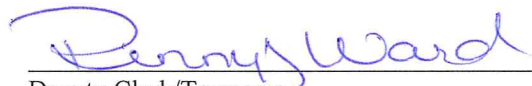
Upon motion made by Chairman Distasio, seconded by Board Member Willig and carried it is

RESOLVED, after reviewing a short form EAF and the five variance criteria, the board has determined that the action does not present any adverse environmental impacts. The Board further determined that, based upon the foregoing, a negative declaration be issued.

IT IS FURTHER RESOLVED, to accept the Area Variances application for 11 Allen Street as submitted.

Upon motion by Board Member Durkee, seconded by Board Member Willig and carried the minutes of the October 24, 2016 Zoning Board Meeting were approved as submitted.

There being no further business to come before the Board the meeting was adjourned at 6:17pm.


Deputy Clerk/Treasurer