

PLANNING BOARD MINUTES

A hearing before the Hudson Falls Planning Board was held on January 22, 2018 at 6:00 p.m. in the Board Room of Village Hall.

Attendees: David Hutchinson, Chairman
Deborah Breear, Board Member
Robyn Cronin, Board Member
Joe DePalo, Alternate
Lynn Leland, Board Member
Diane SantaCroce, Board Member
Richard Wagner, Board Member
Jacquelyn White, Special Legal Counsel
Mark Schachner, Special Legal Counsel

Absent: Michelle Wood, Board Member

Public Present: Two members of the Public Present

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

The first item on the agenda was a Site Plan Review application for 214 Main St., Hudson Falls, NY. Chairman Hutchinson opened the floor to applicant William Nikas, on behalf of Sandy Hill Vision LLC, owner of the building located at 214 Main St., to discuss his application.

Mr. Nikas reviewed his application, the drawings and plans as submitted to renovate a portion of 214 Main St. into a Senior Living facility to include 22 apartments on floors two through five for ages fifty-five and up. Mr. Nikas continued to explain the layout of the rear of the first floor including the managers apartment, a lobby, a management office, mailboxes, trash room, elevator, stairwell, etc. He has already obtained SHPO approval on the historic preservation needed for this project and his next step would be to request a special use permit from the Village Board, to comply with Section 215-12.2 of the code and allow parking in the area currently known as Paris Park.

Board Member Wagner asked why they are adding an elevator to the rear of the building and not using the one that was originally there. Mr. Nikas explained the old elevator shaft original to the building does not meet existing code and is too small to accommodate a stretcher as needed. Board Member Santa Croce asked if the Main Entrance would be in the rear of the building. Mr. Nikas explained the Main Entrance would be in the rear of the building; however there would still be access from the front and it will be on a card type system.

Board Member Cronin asked where the garbage would be located. Mr. Nikas explained that each apartment would have its own chute which will lead to an internal trash room, located on the first floor of the building and would exit onto Locust Street.

Board Member Wagner asked where all the snow from the roof goes. Mr. Nikas explained it currently drains from the building into the sewer system but that it will be redirected with the renovations to the stormwater system.

Board Member Santa Croce asked if there would be any other changes to the exterior of the building other than the elevator and stairwell located in the rear. Mr. Nikas explained that for historic purposes the building will have to be bumped back out a bit in the front retail portion to its original state, everything else has to stay the same including the windows and the elevator will need to be surrounded with a brick work that matches the existing building.

Chairman Hutchinson asked if the fifth floor apartments need to have two means of egress and looking at the plans it appears one of them goes through the community room, which he believes is not allowed by code. Mr. Nikas explained the layout of the fifth floor and the setup of the community room. The stairs will be to the right of the room and not intercepted by the community room.

Board Member Santa Croce asked if there was any idea of a timeline for the project. Mr. Nikas explained once all board approvals have been granted, the architects will have a plan ready in thirty to forty days to go out to bid. He would like to see construction start as soon as this summer and to be completed by the end of the year.

Board Member Wagner asked if there would be any lighting added around the building. Mr. Nikas stated he would like to do something similar to the TD Bank Bldg. where the lights shine up on to the building.

Chairman Hutchinson requested Mr. Nikas to talk a little bit about the plan for the parking or what the talks have been so far involving parking. Mr. Nikas stated there will probably be two spots per apartment with the entrance to the lot being on Locust Street. There has been talk of a pavilion similar to that of the one in Glens Falls located on South Street. The Village has worked a year with applications to allow them to change Paris Park to a parking lot. It would be a public parking lot with 22 spaces reserved for the 214 Main St. location. The Village would plow and maintain it. From the amount of land there could be over 100 parking spaces created, with the entrance coming from Locust, no entrance would be available from Clark Street; there would however be an exit on to that street. There may not be that many spaces created depending on the landscaping and the layout of the parking lot.

Board Member Wagner asked if this is senior housing would it be subsidized. Mr. Nikas stated that the apartments would not be subsidized but rented out at current market rate. Board Member Breeyear asked what the regulations were on how many of the apartments had to be handicap accessible. Mr. Nikas stated he has to have one handicapped accessible apartment out of the twenty-two, but is planning on having two to three. Board Member Wagner asked if the windows will be changed. Mr. Nikas stated they will all be changed but have to be identical to what is there and they have to be wood to meet the historic requirements of the building.

Chairman Hutchinson opened the meeting to public comment.

Dan Hogan of Paris Ave addressed the board and Mr. Nikas. He stated on the plans it looks like a dotted line outside of the building and asked if there was going to be a dumpster outside on the street or how would the trash be picked up. Mr. Nikas stated all trash would be picked up from the interior of the building located in the trash room off from Locust Street. The dotted line represents a designated no parking area. Mr. Hogan asked the Village of Hudson Falls DPW Superintendent, Mike Fiorillo (present in the audience), if the sewers would be an issue and Mr. Fiorillo stated there would not be an issue.

DPW Superintendent Mike Fiorillo asked Mr. Nikas if the cooling towers could be moved further back than shown in the drawings. Mr. Nikas stated that yes absolutely they could do that.

There being no further comments the public hearing was closed.

Board Member Breeyear asked what the ramp showing on the drawings is for on the fourth floor. Mr. Nikas explained the current layout of the rear of the third and fourth floors and the need for the sloping incline for the windows to remain where they are. This has been approved already. Board Member Breeyear asked if there would be lighting in the back of the building. Mr. Nikas explained that there would be lighting and security cameras.

There being no further comments or questions from the board;

Special legal counsel White reviewed the short EAF form with the Board, the environmental assessment form questions were read aloud and the Board answered each of them stating no or small impact.

Upon motion made by Board Member Breeyear, seconded by Board Member Wagner and carried it is

RESOLVED, after reviewing a short form EAF, 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.

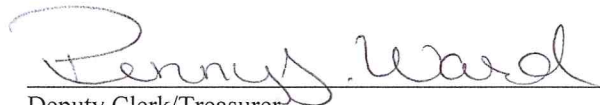
Upon motion made by Board Member Cronin, seconded by Board Member Breeyear and carried

IT IS FURTHER RESOLVED, to approve the Site Plan Application for 214 Main Street contingent upon two conditions being met; the first of which is that a lighting plan for the exterior of the building located at 214 Main St. be submitted and approved by the Planning board. The second condition being that applicant enter into a written Agreement with the Village for parking at the former Paris Park.

Roll call: Board Member Depalo - Aye
Board Member Cronin - Aye
Chairman Hutchinson - Aye
Board Member Wagner - Aye
Board Member Breeyear - Aye
Board Member Leland - Aye
Board Member Santa Croce - Aye

Upon motion by Board Member Santa Croce, seconded by Board Member Leland and carried the minutes of the November 27, 2017 Planning Board Meeting were approved as submitted.

There being no further business to come before the Board the meeting was adjourned at 6:30 pm.


Deputy Clerk/Treasurer