ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on August 19, 2019 at 6:00 p.m. in the Board Room of Village Hall.

Present: Robert Durkee, Chairperson
Louis Cantiello, Member
Jennifer Langlois, Member
Tammy Mullen, Alt. Board Member
James Buxton, Code Enforcement Officer
William Nikas, Village Attorney

Absent: Bridget Davis, Member
Michael Willig, Board Member

Public Present: Two Members of the public present

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

Upon motion by Board Member Cantiello, seconded by Board Member Langlois and carried the minutes of the April 15, 2019 Zoning Board Meeting were approved as submitted.

The first item on the agenda was an area variance application submitted by Antoine Rainville to install a structure (deck) in the setback zone for the property located at 103 Oak St., Hudson Falls, NY.

Chairman Durkee introduced the board and opened the floor to the applicant to discuss their request. The applicant was not present, Attorney Nikas explained that the applicant was to be represented by Mary Ellen Stockwell, who was also not present. Attorney Nikas stated he had spoken to Ms. Stockwell by phone. Attorney Nikas, Code Officer Buxton and the board members discussed the application and if it was possible to continue without the applicant present. The board decided they had enough information provided them to proceed.

Attorney Nikas and Code Officer Buxton explained to the board that the change is very minimal and only requires a two-foot relief. Attorney Nikas asked Code Officer Buxton if they had obtained the building permit. Mr. Buxton explained they will if the area variance is approved.

Chairman Durkee opened the floor to public comment.

There being no comments to come before the board, the public hearing was closed.

Chairman Durkee asked the board if they had any questions. There were no questions from the board.

Attorney Nikas 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 Langlois, seconded by Board Member Cantiello 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.

Duly adopted this 19th day of August 2019, by the following vote:
AYES : Chairman Durkee, Board Members Mullen, Langlois, Cantiello
NOES : N/A
ABSENT: Board Members Davis and Willig

Upon motion made by Board Member Langlois, seconded by Board Member Cantiello and carried

NOW, THEREFORE, BE IT RESOLVED, to approve the Area Variance Application for 103 Oak Street as submitted

Duly adopted this 19th day of August, 2019, by the following vote:

AYES : Chairman Durkee, Board Members Mullen, Langlois and Cantiello
NOES : N/A
ABSENT: Board Members Davis and Willig

There being no further business to come before the Board the meeting was adjourned at 6:14pm.

[Signature]
Deputy Clerk/Treasurer
NOTICE OF FINAL DECISION

The Village of Hudson Falls Zoning Board met on August 19, 2019 and approved the Area Variance submitted by Antoine Rainville, for the property located at 103 Oak Street, Hudson Falls, NY 12839.

Upon motion made by Board Member Langlois, seconded by Board Member Cantiello and carried

NOW, THEREFORE, BE IT RESOLVED, to approve the Area Variance Application for 103 Oak Street as submitted:

Duly adopted this 19th day of August, 2019, by the following vote:

   AYES  :  Chairman Durkee, Board Members Mullen, Langlois and Cantiello
   NOES  :  N/A
   ABSENT:  Board Members Davis and Willig

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Signature of Local Official

Meeting Date 8/19/2019

Date Signed 8/20/2019