

## ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on February 16, 2021 at 6:00 p.m. via Zoom Video Conference.

Present: Robert Durkee, Chairperson  
Louis Cantiello, Member  
Bridget Davis, Board Member  
Jennifer Langlois, Board Member  
Michael Willig, Board Member

James Buxton, Code Enforcement Officer  
William Nikas, Village Attorney

Absent: Tammy Mullen, Alt. Board Member

Public Present: 1 Member of the public present

Chairman Durkee called the meeting to order at 6:02pm.

Upon motion by Board Member Willig, seconded by Board Member Langlois and carried the minutes of the October 19, 2020, Zoning Board Meeting were approved as submitted.

The first item on the agenda was an area variance application submitted by Francis Cortese of 126 John Street, Hudson Falls NY 12839 seeking a two foot relief in the set-back zone to build a single family home located at 131 John Street, Hudson Falls, NY.

Chairman Durkee introduced the board and opened the floor to the applicant to discuss his request. Mr. Cortese addressed the board regarding his request to build a home for his daughter on a vacant lot located at 131 John Street. Mr. Cortese explained that many of the lots on John Street are fifty-foot lots and have tight setbacks. He is seeking a two-foot relief on the east side of the property which borders with Mr. Tim Diamond's property. Mr. Diamond's property has a driveway and then his house, which would put a twenty-six-foot space between the two homes. Mr. Diamond has advised Mr. Cortese he has no issues with the setback.

Chairman Durkee asked Village Code Officer James Buxton if there were any problems or concerns with this. Mr. Buxton stated he had no issues at all with this project.

Chairman Durkee opened the meeting to public hearing.

There being no comments from the public, the public hearing was closed.

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

Attorney Nikas stated as this was an Area Variance there were a few factors to consider before reviewing SEQR. He went over the questions with the board and then reviewed the short EAF form with them. 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 Willig, seconded by Board Member Davis 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 16<sup>th</sup> day of February 2021, by the following vote:

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


Upon motion made by Board Member Davis, seconded by Board Member Willig and carried

**NOW, THEREFORE, BE IT RESOLVED**, to approve the Area Variance Application for 131 John St. as submitted

Duly adopted this 16<sup>th</sup> day of February, 2021, by the following vote:

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

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

  
Deputy Clerk

JOHN E. BARTON  
MAYOR

ELLEN M BRAYMAN  
CLERK TREASURER

## VILLAGE OF HUDSON FALLS

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TRUSTEES:  
ROBERT W. COOK  
JAMES J. GALLAGHER, JR.  
DANIEL HOGAN  
JOELLE TIMMS

WILLIAM L. NIKAS  
VILLAGE ATTORNEY

### NOTICE OF FINAL DECISION


The Village of Hudson Falls Zoning Board met on February 16, 2021 and approved the Area Variance application submitted by Francis Cortese for the property located at 131 John Street, Hudson Falls, NY 12839

Upon motion made by Board Member Davis, seconded by Board Member Willig and carried

**NOW, THEREFORE, BE IT RESOLVED**, to approve the Area Variance Application for 131 John St. as submitted

Duly adopted this 16<sup>th</sup> day of February 2021, by the following vote:

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

  
\_\_\_\_\_  
Signature of Local Official

2/16/2021  
Meeting Date  
2/18/2021  
Date Signed