

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on June 20, 2023 at 6:00 p.m. in the Village Hall Board Room.

Present: Robert Durkee, Chairperson
Louis Cantiello, Board Member
Michael Willig, Board Member
William Nikas, Village Attorney

Absent: Tammy Mullen, Alt. Board Member

Public Present: One member

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

Upon motion by Board Member Willig, seconded by Board Member Cantiello and carried the minutes of the June 28, 2021, Zoning Board Meeting were approved as submitted.

The first item on the agenda was an area variance application submitted by Levi & Hillary Brewer, 11 C Deer Run Drive, Hudson Falls, NY 12839 seeking relief of road frontage from 75' foot to just over 50' foot to allow installation of a driveway.

Chairman Durkee introduced the board and opened the floor to the applicant to discuss their request. Hillary Brewer described the land is located behind her parents' house and they have decided to build a single-family home on the land. Her parents are gifting them just over an acre of land, however the road frontage where the driveway would come in is only approximately 50' wide. A brief discussion ensued resulting in Ms. Brewer asking for a variance for a relief of 25' feet from 75' feet to 50' feet, to allow them access to the land in back to build their home.

Board Member Willig asked if the land was already deeded to them. The Brewers stated it would be done next week at Washington County. Attorney Nikas stated as they are contract buyers, they are qualified to apply for the area variance.

Chairman Durkee opened the meeting to public hearing.

Joe Brilling with the Washington County Sewer District stated he was not aware of what the distance would be from the main to the home and wanted to be certain that would be considered. Ms. Brewer stated that their builder was suggesting a septic system. A discussion ensued.

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 findings to consider before reviewing SEQR. He went over the findings in which all board members agreed the applicant satisfies the factors that would allow for an area variance.

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

RESOLVED, the Zoning Board agrees the applicant satisfies the factors that would allow for an area variance.

Attorney Nikas then reviewed the short EAF form with 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 Willig, 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 20th day of June 2023, by the following vote:

AYES : Chairman Durkee, Board Members, Cantiello, Willig
NOES : N/A
ABSENT: Board Member Mullen

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

NOW, THEREFORE, BE IT RESOLVED, to approve the Area Variance Application for 2364 Burgoyne as submitted

Duly adopted this 20th day of June, 2023, by the following vote:

AYES : Chairman Durkee, Board Members, Cantiello, Willig
NOES : N/A
ABSENT: Board Member Mullen

There being no further business to come before the Board the meeting was adjourned at 6:15 pm.


Deputy Clerk

JOHN E. BARTON
MAYOR

ELLEN M BRAYMAN
CLERK TREASURER

VILLAGE OF HUDSON FALLS

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DANIEL HOGAN
MICHAEL HORRIGAN

WILLIAM L. NIKAS
VILLAGE ATTORNEY

NOTICE OF FINAL DECISION


The Village of Hudson Falls Zoning Board met on June 20, 2023 and approved the Area Variance application submitted by Levi & Hillary Brewer for the property located at 2364 Burgoyne Ave., Hudson Falls, NY 12839

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

NOW, THEREFORE, BE IT RESOLVED, to approve the Area Variance Application for 2364 Burgoyne as submitted

Duly adopted this 20th day of June, 2023, by the following vote:

AYES : Chairman Durkee, Board Members, Cantiello, Willig
NOES : N/A
ABSENT: Board Member Mullen



Signature of Local Official

6/20/2023
Meeting Date

6/21/2023
Date Signed