

PLANNING BOARD MINUTES

A hearing before the Village of Hudson Falls Planning Board was held on June 26, 2023, at 6:00 p.m.

Attendees: Richard Wagner, Acting Chairman
Lynn Leland, Board Member
Robyn Cronin, Board Member
Deborah Breeyear, Board Member
William Nikas, Village Attorney

Absent: Joelle Timms, Board Member
Diane Santa Croce, Board Member
David Hutchinson, Chairman

Public Present: 5 members of public present

Acting Chairman Wagner called the meeting to order at 5:59pm.

The first item on the agenda is a subdivision application submitted by Levi & Hillary Brewer, 11C Deer Run Dr., Hudson Falls, NY 12839 to subdivide property located at 2364 Burgoyne Ave., Hudson Falls, NY 12839.

Hillary Brewer addressed the board to describe the subdivision they are requesting for this project. This property belongs to her parents, and they will be subdividing off a 1.2-acre parcel from it with the intent to build a single-family home. A brief description ensued.

Board Member Breeyear asked if the Zoning board approved the area variance for the relief of the 25 ft. of road frontage as they only have about 50 feet and village zoning requires 75 feet. The zoning board did hear the request for the area variance application, and it was approved on June 20, 2023.

Board Member Wagner asked if there were going to be any trees removed. Ms. Brewer stated that is not the plan. The lot has been pretty well cleared and they will be building their home in a cleared location. Board Member Cronin asked what is behind that land and the Brewers stated there is a sand pit back there. A brief discussion ensued.

There being no further questions from the board, the meeting was open to public comment.

Joe Brilling, Director of the Washington County Sewer District stated he wanted to apologize to the Brewer's as he misspoke at the Zoning Board hearing held the previous week. They can not place a septic on that property it will need a sewer connection. Mr. Brilling brought a letter and provided a couple of copies to clarify with the Brewers and the Zoning board of what would be required for the connection to the county sewer system. A brief discussion ensued.

There being no further questions or comments from the board or public comment;

Village 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 Cronin , seconded by Board Member Breeyear 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.

AYES : Acting Chairman Wagner, Board Members Breeyear, Leland and Cronin
NOES : N/A
ABSENT: Chairman Hutchinson, Board Members Santa Croce and Timms

Upon motion made by Acting Chairman Wagner, seconded by Board Member Leland and carried,

NOW, THEREFORE, BE IT RESOLVED, to approve the Site Plan Application for subdivision of 2364 Burgoyne Ave, subject to the condition of the sewer installation;

Duly adopted this 26th day of June 2023, by the following vote:

AYES : Acting Chairman Wagner, Board Members, Breeyear, Leland and Cronin
NOES : N/A
ABSENT: Chairman Hutchinson, Board Members Santa Croce and Timms

The second item on the agenda is a subdivision application submitted by Peter Sabo on behalf of the Zion Church Sandy Hill Inc., 232 Main St., Hudson Falls NY.

Surveyor Russell Howard addressed the board on behalf of the application for subdivision. He has prepared the survey for the Zion church to include a two-lot subdivision one which would include what was originally the parsonage house, to be about .73 acres, the other which includes the church and is approximately 1.1 acres. In the past these were separate parcels of property that were combined by deed, and the new line to subdivide is basically along the line that was original to the property. Village Attorney William Nikas asked if this was former lands of the Cirino's transferred in 1968. Attorney Nikas inquired as to if this would fall under a boundary line adjustment and the need for subdivision. Attorney Nikas explained, there are still two separate deeds, in the village we maintain separate lots. Mr. Howard explained some municipalities still require subdivision. A discussion ensued.

Acting Chairman asked if there were any public comment. Four members of the public all stated they were there on behalf of and in favor of the project.

There being no further questions from the board or public comment;

Village 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 Breeyear , seconded by Board Member Cronin 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.

AYES : Acting Chairman Wagner, Board Members Breeyear, Leland and Cronin
NOES : N/A
ABSENT: Chairman Hutchinson, Board Members Santa Croce and Timms

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

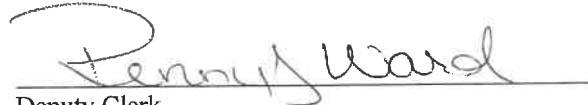
NOW, THEREFORE, BE IT RESOLVED, to approve the Site Plan Application for subdivision of 232 Main Street as submitted:

Duly adopted this 26th day of June 2023, by the following vote:

AYES : Acting Chairman Wagner, Board Members, Breeyear, Leland and Cronin
NOES : N/A
ABSENT: Chairman Hutchinson, Board Members Santa Croce and Timms

Upon motion by Board Member Breeyear, seconded by Board Member Leland and carried the minutes of the May 22, 2023, Planning Board Meeting were approved as submitted.

There being no further business to come before the Board the meeting was adjourned at 6:20 pm.


Deputy Clerk

JOHN E. BARTON
MAYOR

CASSANDRA ALLEN
CLERK TREASURER

VILLAGE OF HUDSON FALLS

220 Main Street
Hudson Falls, NY 12839
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TRUSTEES:
JEFF GAULIN
JAMES J. GALLAGHER, JR.
DANIEL HOGAN
MICHAEL HORRIGAN

WILLIAM L. NIKAS
VILLAGE ATTORNEY

NOTICE OF FINAL DECISION


The Village of Hudson Falls Planning Board met on June 26, 2023 and approved the Subdivision application submitted by Levi & Hillary Brewer, for the property located at 2364 Burgoyne Ave, Hudson Falls, NY 12839.

Upon motion made by Acting Chairman Wagner, seconded by Board Member Leland and carried,

NOW, THEREFORE, BE IT RESOLVED, to approve the Site Plan Application for subdivision of 2364 Burgoyne Ave, subject to the condition of the sewer installation;

Duly adopted this 26th day of June 2023, by the following vote:

AYES : Acting Chairman Wagner, Board Members, Breeyear, Leland and Cronin
NOES : N/A
ABSENT : Chairman Hutchinson, Board Members Santa Croce and Timms



Signature of Local Official

6/26/2023
Meeting Date

7/3/2023
Date Signed

JOHN E. BARTON
MAYOR

CASSANDRA ALLEN
CLERK TREASURER

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NOTICE OF FINAL DECISION


The Village of Hudson Falls Planning Board met on June 26, 2023 and approved the Subdivision application submitted by Peter Sabo on behalf of Zion Church, for the property located at 232 Main St., Hudson Falls, NY 12839.

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

NOW, THEREFORE, BE IT RESOLVED, to approve the Site Plan Application for subdivision of 232 Main Street as submitted:

Duly adopted this 26th day of June 2023, by the following vote:

AYES : Acting Chairman Wagner, Board Members, Breeyear, Leland and Cronin
NOES : N/A
ABSENT : Chairman Hutchinson, Board Members Santa Croce and Timms



Signature of Local Official

6/26/2023
Meeting Date
7/3/2023
Date Signed