

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on January 16, 2024 at 6:00 p.m. in the Village Hall Board Room.

Present: Louis Cantiello, Board Member
Michael Willig, Acting Chairperson
Edward Mahan, Board Member
Tammy Mullen, Board Member
William Nikas, Village Attorney

Absent: Robert Durkee, Chairperson
Mary Alice Murphy, Alt. Board Member

Public Present: Two applicants

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

Upon motion by Board Member Mahan, seconded by Board Member Cantiello and carried the minutes of the November 20, 2023, Zoning Board Meeting were approved as submitted.

The next item on the agenda was an area variance application submitted by June Gaulin, 11 William Street, Hudson Falls, NY 12839 seeking one foot relief in the setback zone from neighboring property line to build a garage. The village's zoning requires the garage to be five feet from the property line and she has just over four feet.

Acting Chairperson Willig opened the floor to the applicant to discuss her request. Ms. Gaulin addressed the board stating she needs this relief to build a two-sided aluminum garage in her driveway. She has included a drawing in her packet as to exactly what it would look like. She has also included a letter from her neighbors, Curtis and Claire Winans-Keech located at 13 William Street in favor of her building this garage. Acting Chairperson Willig asked if there would be slab there or would it be put on stone. Ms. Gaulin explained there is some stone there and it is very level. A brief discussion ensued.

Acting Chairperson Willig opened the meeting to public hearing.

No comments were made from the public.

Acting Chairperson Willig asked the board if they had any questions. There were no questions from the board. Acting Chairperson Willig reviewed questions from the Short Environmental Assessment form.

Upon motion made by Acting Chairperson Willig, seconded by Board Member Mahan, and carried unanimously it was,

RESOLVED, after reviewing the 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 Mullen, seconded by Board Member Cantiello and carried unanimously it was,

RESOLVED, that the Area Variance application for 11 William Street is approved as submitted.

Duly adopted this 16th day of January 2024, by the following vote:

AYES : Acting Chairperson Willig, Board Members, Mullen, Mahan and Cantiello
NOES : N/A
ABSENT: Chairperson Durkee, Alternate Board Member Murphy

The second item on the agenda was a use variance application submitted by Bernie and Dawna Sipowicz to operate a hair salon located at 82 Boulevard, Hudson Falls, NY 12839. Mr. Sipowicz addressed the board and explained that the right side of the building is where the salon is located. Mr. Sipowicz tried to rent the entire building out as a deli as there is refrigeration on the other side of the store but was not having luck due to the size of the store, many people felt it was too large. He decided to make this part of the building office space to rent. He was approached by the salon owners asking if he would be willing to rent to them for their beauty salon.

Acting chairperson Willig asked if it is zoned mixed-use or commercial. Code Enforcement officer Will Celeste explained it is actually zoned residential but has been in use as a commercial business for over fifty years. A brief discussion ensued as to what the building has been used for in the past.

Acting Chairperson Willig opened the meeting to public hearing.

There being no public present and no further comments from the board,

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 Cantiello, seconded by Board Member Mahan and carried unanimously it was,

RESOLVED, after reviewing the 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.

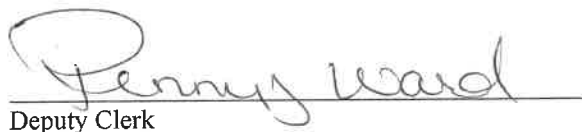
Upon motion made by Board Member Mullen, seconded by Board Member Mahan and carried unanimously it was,

RESOLVED, that the Use Variance application for 82 Boulevard is approved as submitted.

Duly adopted this 16th day of January 2024, by the following vote:

AYES : Acting Chairperson Willig, Board Members, Mullen, Mahan and Cantiello
NOES : N/A
ABSENT: Chairperson Durkee, Alternate Board Member Murphy

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
Phone (518)747-5426

TRUSTEES:
JEFFREY GAULIN
JAMES J. GALLAGHER, JR.
DANIEL HOGAN
MICHAEL HORRIGAN

WILLIAM L. NIKAS
VILLAGE ATTORNEY

NOTICE OF FINAL DECISION

The Village of Hudson Falls Zoning Board met on January 16, 2024 and approved the Area Variance application submitted by June Gaulin for the property located at 11 William Street, Hudson Falls, NY 12839 as submitted:

Upon motion made by Board Member Mullen, seconded by Board Member Cantiello and carried unanimously it was,

RESOLVED, that the Area Variance application for 11 William Street is approved as submitted.

Duly adopted this 16th day of January 2024, by the following vote:

AYES : Acting Chairperson Willig, Board Members, Mullen, Mahan and Cantiello
NOES : N/A
ABSENT: Chairperson Durkee, Alternate Board Member Murphy

Signature of Local Official



1/16/24
Meeting Date
1/18/24
Date Signed

JOHN E. BARTON
MAYOR

CASSANDRA ALLEN
CLERK TREASURER

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VILLAGE ATTORNEY

NOTICE OF FINAL DECISION

The Village of Hudson Falls Zoning Board met on January 16, 2024 and approved the Use Variance application submitted by Bernie & Dawna Sipowicz for the property located at 82 Boulevard, Hudson Falls, NY 12839 as submitted:

Upon motion made by Board Member Mullen, seconded by Board Member Mahan and carried unanimously it was,

RESOLVED, that the Use Variance application for 82 Boulevard is approved as submitted.

Duly adopted this 16th day of January 2024, by the following vote:

AYES : Acting Chairperson Willig, Board Members, Mullen, Mahan and Cantiello
NOES : N/A
ABSENT: Chairperson Durkee, Alternate Board Member Murphy



Signature of Local Official

1/16/24
Meeting Date
1/18/24
Date Signed