

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on February 20, 2024, at 6:00 p.m. in the Village Hall Board Room.

Present: Louis Cantiello, Acting Chairperson
Edward Mahan, Board Member
Mary Alice Murphy, Alt. Board Member
Chris Connelly, Alt. Board Member
William Nikas, Village Attorney

Absent: Robert Durkee, Chairperson
Michael Willig, Board Member
Tammy Mullen, Board Member

Public Present: Applicant and 1 Member of Public

Acting Chairman Cantiello called the meeting to order at 6:00pm.

Upon motion by Board Member Mahan, seconded by Board Member Murphy and carried the minutes of the January 16, 2024, Zoning Board Meeting were approved as submitted.

The next item on the agenda was an area variance application submitted by Peter J. Sabo, 139 Green Barn Road, Hudson Falls, NY 12839 seeking six-foot relief in the setback zone from neighboring property line to build an addition with a garage.

Acting Chairperson Cantiello opened the floor to the applicant to discuss his request. Mr. Sabo stated he has included in his packets drawings that show an addition he is proposing for the property located at 2374 Burgoyne Ave. Mr. Sabo is doing this addition as the home is only 700 sq. ft., it is very small. He explained his plans for the project to include a garage that will attach to the addition for entry. A brief discussion ensued regarding the project plans.

Acting Chairperson Cantiello asked the board if they had any questions.

Board Member Connelly asked what the pitch of the roof would be. Mr. Sabo explained it would be pitched towards the shared driveway but would have proper gutters for rain and water run-off.

Acting Chairperson Cantiello opened the meeting to Public Comment.

Tom Vanvranken of 2382 Burgoyne Ave owns adjacent property located at 2376 Burgoyne Ave. and he is in favor of the expansion and feels it has no effects on his properties.

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

Acting Chairperson Cantiello asked the board if they had any further questions.

There being no further questions from the board, Village Attorney Nikas reviewed the area variance findings as well as questions from the Short Environmental Assessment form.

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

RESOLVED, that the Area Variance application for 2374 Burgoyne Ave. is approved as submitted.

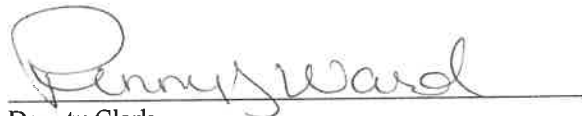
Duly adopted this 20th day of February 2024, by the following vote:

AYES : Acting Chairperson Cantiello, Board Members, Murphy, Mahan, and Connelly

NOES : N/A

ABSENT: Chairperson Durkee, Board members Mullen and Willig

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

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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 February 20, 2024 and approved the Area Variance application submitted by Peter Sabo for the property located at 2374 Burgoyne Ave., Hudson Falls, NY 12839

RESOLVED, that the Area Variance application for 2374 Burgoyne Ave. is approved as submitted.

Duly adopted this 20th day of February 2024, by the following vote:

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



Signature of Local Official

2/20/2024
Meeting Date
2/21/2024
Date Signed