

## PLANNING BOARD MINUTES

A hearing before the Village of Hudson Falls Planning Board was held on February 26, 2024, at 6:00 p.m.

Attendees: David Hutchinson, Chairman  
Lynn Leland, Board Member  
Deborah Breeyear, Board Member  
Ross Cortese, Board Member  
Brandon Adamczyk, Board Member  
Diane Santa Croce, Board Member  
William Nikas, Village Attorney

Absent: Richard Wagner, Alt. Board Member

Public Present: 2 members of public present

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

The first item on the agenda is a site plan review application submitted by Holy Trinity Anglican Church, Reverend, Dave Beaulac, 7 Wayne Court, Queensbury, NY 12804 to use property known as 180 Main St., Hudson Falls, NY 12839 as a house of worship and center for bible study and mission work.

Chairman Hutchinson welcomed everyone and invited applicant, Rev. Beaulac to come forward and give the board an overview of their proposed project. Reverend Beaulac, introduced himself as the director of the Holy Trinity Anglican Mission, they are a church. They have been together for three years and currently have seventeen members and are hopefully growing. They had space they were allowed to worship in on Ridge Road in Queensbury on Saturdays, but circumstances changed, and they are currently displaced. They have decided it is a good time to look for other accommodations as they would like to worship on Sundays and have a bible study. This led them to the space at 180 Main Street here in Hudson Falls. A brief discussion ensued regarding their plans for the space, community involvement and times of worship. They plan to worship on Wednesday and Sunday mornings at 10:00am.

Village Attorney Nikas asked Code Officer Will Celeste if he had determined the occupancy allowance for the space. Will stated he has not done one yet but did do a rough estimate of around 82-85 people. Rev. Beaulac said he expected in their layout to have around fifty seats for worship and fellowship.

Board Member Santa Croce asked if they planned to have signage on the building. They would like to put up signage on the green roof front of the building. They have not finalized a decision yet as to what that would look like. They do understand they would need to get a permit for approved signage.

Board Member Breeyear stated parking is always an issue on Main Street. Board Member Santa Croce stated a Sunday morning should not be too difficult for traffic. Rev. Beaulac said they should not be competing much with retail stores at that time or the Catholic Church that holds its mass at 8:30am. There is Main Street parking as well as the public parking spaces not too far from the location.

Board Member Cortese asked what the outcome was for the county review. Attorney Nikas asked if this had been sent to the county for review. This project still needed to go to the county for review at this time. It was determined being that this is on Main Street and a state road, this would need county review before this board was able to make a determination. A discussion ensued.


The meeting was opened for public comment. There was no comment from the public.

Attorney Nikas explained that the county planning board has to review the application because the property is on a state highway. Chairman Hutchinson tabled the meeting until we receive the county recommendation. The public hearing will remain open.

There being no further questions or comments from the board;

Upon motion by Board Member Breeyear, seconded by Board Member Leland and carried the minutes of the December 18, 2023, Planning Board Meeting were approved as submitted.

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

  
Deputy Clerk