

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on April 21, 2025, at 6:00 p.m. in the Village Hall Board Room.

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

Absent: n/a

Public Present: None

Acting Chairperson Willig called the meeting to order at 6:00pm.

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

The next item on the agenda was an area variance application submitted by John Greco of 25 Preston Street, Hudson Falls, NY 12839 seeking relief in the setback zone to construct a garage on his property.

Acting Chairperson Willig asked the applicant if he would like to address the board with his request. Mr. Greco felt they had all the information and did not have anything further that needed to be added.

Acting Chairperson Willig asked the board if they had any questions or comments. Board Member Mahan asked the applicant, Mr. Greco if he would be getting all the materials delivered and if they would fit down his driveway. Mr. Greco stated they would be delivered via the driveway.

Chairperson Durkee asked what the setback requirements were. Will Celeste, Code Enforcement officer explained they are five feet. Mr. Greco is seeking a two-foot relief on the back and a four-foot relief on the side. A brief discussion ensued.

Chairperson Connelly asked if it would be a shingled roof on the garage. It was determined that it would be a shingled roof. His concern was if it were to be a tin roof where the snow would be sliding off. Would it slide off on to the fence? It was determined this would not be an issue as it would slide into the yard. There was a discussion that this garage would be replacing a garage that was previously on the property. Acting Chairperson Willig asked if it would be a one-story structure. It would be a one story with a loft. A brief discussion ensued.

Acting Chairperson Willig opened the meeting to Public Comment, there being no members of the public present, public comment was closed.

Attorney William Nikas asked a few questions about the placement of the garage and determined the old structure had already been removed. A brief discussion took place.

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 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.

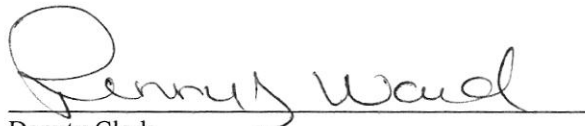
Upon motion made by Acting Chairperson Willig, seconded by Board Member Connelly and carried unanimously it was,

RESOLVED, that the Area Variance application for 25 Preston Street is approved as submitted.

Duly adopted this 21st day of April 2025, by the following vote:

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

There being no further business to come before the Board the meeting was adjourned at 6:13 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 HARRIGAN

WILLIAM L. NIKAS
VILLAGE ATTORNEY

NOTICE OF FINAL DECISION

The Village of Hudson Falls Zoning Board met on April 21, 2025, and approved the Area Variance application submitted by Joe Greco for the property located at 25 Preston Street., Hudson Falls, NY 12839

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

RESOLVED, that the Area Variance application for 25 Preston Street is approved as submitted.

Duly adopted this 21st day of April 2025, by the following vote:

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



Signature of Local Official

April 21, 2025
Meeting Date

May 2, 2025
Date Signed