



Columbia County, New York
Planning Board

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HUDSON, NEW YORK

VIA EMAIL ONLY

20 October 2020

The Honorable Thomas DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, New York 12534

RE: Referral #20-045V – City of Hudson Common Council, Local Law H

Dear Common Council President DePietro:

Pursuant to the provisions of New York State General Municipal Law (NYSGML) §239-1 and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the adoption of the proposed Local Law H of 2020, A local Law Amending Chapter 325 of the Code of the City of Hudson - Short Term Rental Law.

Pursuant to NYSGML §239-1 and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof". The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations made.

Recommendation: The CCPB finds that this proposed action has no significant county-wide or intercommunity impacts associated with it. Therefore, the City of Hudson Common Council may take final action with a simple majority vote. However, the following informal comments are offered for consideration:

Comments:

1. Resident: The proposed local law §325-28.3 Short Term Rentals sets forth the following:
A.1. A resident of the City of Hudson, either as an individual, or through an entity in which such individual holds a majority equity and voting interest, may operate up to three (3) short-term rental units, all three short term rental units to be located on the same parcel on which the resident resides.

The CCPB suggests that the term "resident" be defined and included in this proposed local law.

401 State Street, Hudson, NY 12534 (518) 828-3375

Referral #20-045V – City of Hudson Common Council, Approval of Site Plan

2. Part-Time Residency: The proposed local law §325-28.3 Short Term Rentals sets forth the following:

A.2. Any person who owns a dwelling unit in the City of Hudson, and resides in it at least fifty (50) days a year, may operate it as a short-term rental unit for up to a maximum of sixty (60) days per calendar year.

The CCPB suggests that the type of documentation required to show proof of residing in the dwelling 50-days per year be established and incorporated into this local law.

Please note that within thirty (30) days after final action is taken, the City of Hudson Common Council shall file a report of the final action it has taken with the CCPB. Please contact Columbia County Planning Department at 518.828.3375 or patrice.perry@columbiacountyny.com for additional information.

Sincerely yours,



Timothy Stalker
Chair

cc: The Honorable Kamal Johnson, Mayor - Mayor@cityofhudson.org
Tracy Delaney, City Clerk - cityclerk@cityofhudson.org
Jeffrey S. Baker, Esquire, Assistant Corporation Counsel - jeffrey.baker@cityofhudson.org

Tracy Delaney

From: Gardner, Maureen <maureen.gardner@columbiacountyny.com>
Sent: Thursday, October 22, 2020 10:47 AM
To: Tom DePietro; Kamal Johnson; Tracy Delaney; Jeffrey Baker
Cc: Patrice Perry
Subject: Columbia County Planning Board Referral #20-045V
Attachments: CCPB_20-045V_REC LETTER_CITY OF HUDSON_COMMON COUNCIL_Local Law_STR_10-20-2020.pdf

Attached you will find the Columbia County Planning Board Referral #20-045V - City of Hudson Common Council, Local Law H dated October 20, 2020 for your review.

If you have any questions, please contact the Columbia County Planning Department.

Thank you,

Maureen

Maureen R. Gardner, Clerk Typist
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