

URBAN RENEWAL PLAN

for

Columbia - State Street Project

March, 1985

Hudson Community Development and Planning Agency

## DESCRIPTION OF PROJECT

### A. Boundaries of Urban Renewal Project

The boundaries of the Urban Renewal Project Area, hereinafter referred to as the Project Area, are as shown on Map No. UR-CD-1, "Project Boundary" and as described in the attached Boundary Description, Exhibit A.

### B. Urban Renewal Plan Objectives

The objectives of this Urban Renewal Plan, hereinafter referred to as the Plan, are as follows:

- To remove substandard and obsolete structures, and eliminate blighting influences and environmental deficiencies.
- To rehabilitate structures which are compatible with long term plans for the area including the preservation of properties of historic or architectural value wherever possible.
- To create a well designed, integrated complex of diverse but related uses.
- To provide decent, safe and sanitary housing.

### C. Types of Proposed Renewal Actions

It is proposed to clear and redevelop those areas in which blighted buildings, incompatible land uses, and environmental deficiencies have developed to a degree warranting clearance of all structures. In other areas

of the project, where these deficiencies are not as extensive, a program of rehabilitation is proposed to rejuvenate the areas and maintain or restore existing structures to long term usefulness including historic and architectural rehabilitation wherever possible. The provision of the improvements of public facilities and utilities will be undertaken.

Other renewal actions proposed are repaving of some existing streets and the realignments, construction or reconstruction of utilities which is necessary to effectuate the Plan proposals.

## II. LAND USE PLAN

### A. Land Use Map

Proposed land uses, including public and other uses, and thorough fares and street rights-of-way shall be as shown on Map No. CD-UR-2, "Land Use Plan".

### B. Land Use Provisions and Building Requirements

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

1. Permitted Uses

Permitted uses in specific use areas as shown on "Land Use Plan", Map No. CD-UR-2 are as follows:

(a) Residential Use Area

1. Multi-family dwellings, single family attached or row dwellings, one and two family detached dwellings. Such residential uses may include public housing and moderate income housing.
2. Municipal buildings, structures and uses owned and operated by the City of Hudson.
3. Public and private schools, places of worship, including parish houses, religious school buildings, rectory and parsonage.
4. Accessory uses such as, but not limited to, off-street parking including garages, recreation and social rooms, and open play and sitting areas.
5. Personal services such as, but not limited to, barber shops, beauty parlors, tailors.
6. Schools, churches, libraries, museums and art galleries.



7. Theaters, assembly halls, eating and drinking places.

C. Regulations and Controls on Land Use

1. Regulations and Controls Applying to All Sections of the Project Area

- (a) Urban Design Objectives

The urban design objectives which follow are set forth as a guide to both public and private agencies which will be engaged in development and/or rehabilitation of properties in this Project Area. All development proposals should take cognizance of these objectives as a primary goal of the Hudson Community Development and Planning Agency. They are specified to insure the creation of a sound environment, blending the existing and new development into a harmoniously functioning area. Design objectives relating to specific sections of the Project Area are included with the regulations and controls for that section.

- (1) Buildings within the Project Area should be considered as integral parts of the overall site design and developed with appropriate

consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting and use. New buildings in the Project Area should be of materials, scale and colors to blend and harmonize with those of the existing buildings to remain.

(2) All signs within the Project Area shall be part of an overall total design scheme. The lettering style should be simple and in keeping with the architectural character of the Project Area. The amount of information on a sign should be kept to a minimum. A variation in styles is permissible but should be kept to a minimum.

(3) Parking and other automobile facilities should be designed as an integral part of site development with careful regard to safety, topography, landscaping, sight-lines and access.

(b) Urban Design Review

(1) The Hudson Community Development and Planning Agency shall act as the Urban Design Review Committee.

- (2) The Committee shall review and coordinate the exterior design proposals for all buildings in the Project Area.
- (3) The Committee shall be asked to review and report to the Hudson Community Development and Planning Agency on any proposals made by potential redevelopers prior to their selection as redeveloper by the Hudson Community Development and Planning Agency. As soon as possible after the selection of a redeveloper the Committee shall inform him of required submission material and review procedures.
- (4) For all proposed project redevelopers, including the rehabilitation of buildings in the Project Area, the site plan, exterior design of all buildings, architectural treatment, landscaping, design of all signs, and other items related to design objectives, shall be subject to the review of the Committee, which shall determine that the standards set forth in the Urban Renewal Plan and the urban design objectives have been substantially followed.
- (5) Review procedures of the Committee shall be such that there is a continuing review of the redeveloper's proposals at various stages of the design process. The process shall be such as to preclude the possibility that a redeveloper might devote considerable time and cost to a plan only

to find that it is completely unacceptable to the Committee.

- (6) The site plan and exterior design of all buildings and development proposed for the project area shall be subject to final approval of the Hudson Community Development and Planning Agency.

(c) General Provisions

No use shall be permitted, which when conducted under proper and adequate conditions and safeguards, will produce corrosive or toxic fumes, excessive glare, electromagnetic disturbance, radiation, or excessive smoke, cinders, or odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

There shall be no restriction of occupancy or use of any part of the project area on the basis of race, creed, color or national origin.

Unless paved, all areas which are visible from the street shall be appropriately landscaped. The term "paving" shall include any satisfactory combination of gravel and asphaltic material, or soil-cement material, or concrete, which shall meet the objective of creating a dust free and relatively durable

surface. All required parking shall be provided in off-street spaces. All parking areas shall be graded, paved, adequately drained and landscaped.

The Hudson Community Development and Planning Agency may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, providing such uses do not have an adverse affect on adjoining property.

2. Regulations and Controls Applying to Specific Use Areas as Designated on the "Land Use Plan"

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

(a) Residential Use Area

All the controls found in Chapter 121 of the Code of the City of Hudson for the R-4 District shall apply to this Urban Renewal Area. The Hudson Community Development and Planning Agency shall adopt appropriate procedures to be followed in case a specific development proposal must be reviewed and approved by other City agencies.

3. Controls on Parcels "Not-to-be-Acquired"

- (a) All properties that are not-to-be-acquired and all properties designated within the "Rehabilitation Area" as identified on Map No. CD-2, "Land Use Plan" shall be subject to the applicable controls and regulations of the use district of which they are a part, with such exceptions as are hereinafter noted, and shall comply with the Property Rehabilitation Standards set forth in the Rehabilitation portion of this Plan.

III PROJECT PROPOSALS

A. Land Acquisition

The real property to be acquired is shown on Map No. UR-CD-3, "Property Acquisition Map" attached to this Plan and made a part hereof.

B. Properties Identified to be Acquired that May Not be Acquired

Property information and engineering data to be obtained during the execution stage may indicate the need for revisions in taking lines, thus making unnecessary the acquisition of property that is currently designated to be acquired or requiring acquisition of additional property not now contemplated.

C. Rehabilitation

1. PROPERTY REHABILITATION STANDARDS

(a) All properties in the Project Area, shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to use, maintenance, and occupancy of property, including but not limited to the following;

- (1) New York State Building Code
- (2) Plumbing Code of the City of Hudson, N.Y.
- (3) National Electrical Code
- (4) Fire Prevention Code
- (5) Zoning Ordinance of the City of Hudson, N.Y.
- (6) Housing Code of the City of Hudson, N.Y.

These codes are hereby incorporated by reference and made a part of these Property Rehabilitation Standards. Wherever State or Local code regulations or requirements permit lower standards than those required, the Property Rehabilitation Standards shall apply.

- (7) In areas where the provisions of such local laws or ordinances conflict with the provisions of this Plan, this Plan shall control.

2. GENERAL OBJECTIVES OF RESIDENTIAL REHABILITATION

(a) All properties are to be improved, maintained, or restored to a level which achieves a decent

standard of safe and sanitary construction and housing quality.

- (b) All structures shall be structurally sound and of a type and quality of construction to permit healthful year-round occupancy and use.
- (c) The exterior physical character of new or rehabilitated structures in areas designated as having historical or architectural merit shall be consistent with the surrounding neighborhood in order to remove deterioration or blighting influences, encourage neighborhood stability and present a unified and cohesive neighborhood appearance.
- (d) All open space shall be attractively landscaped.
- (e) Adequate and properly buffered off-street parking shall be provided wherever possible.
- (f) In order to eliminate conditions causing disease or which are otherwise detrimental to the public health, safety and general welfare of the community, all facilities necessary for adequate lighting, heating, plumbing and general sanitation must be properly maintained and in good working order. Adequate space for occupants and healthy living conditions are to be provided in all dwelling units.
- (g) In order to prevent unsafe conditions and prevent injury to persons or damage to adjacent structures, potential fire hazards and unsafe yard conditions must be eliminated.



3. STANDARDS FOR RESIDENTIAL REHABILITATION

(a) General Provisions

New structures or additions must comply with local standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed consistent with the objectives of the standards and requirements.

The extent to which existing work may be used or new work required, the characteristics of living unit arrangement, design, finish, equipment and other building features must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished or altered to bring the property to a desirable marketable condition. In addition to all applicable local and state codes and ordinances, the following project standards shall also be followed:

(b) Design Site and Maintenance Standards


- (1) An inspection by the Hudson Community Development & Planning Agency shall be made of the interior and exterior condition, appearance and layout of all structures in the Project Area which are to remain. Based on this inspection, the Hudson Community Development & Planning Agency will provide the developer of the property with a list of required structural repairs and improvements and a list of suggested improvements for elements affecting appearance or preserving historic architectural character.
- (2) Each structure containing a dwelling unit shall have direct access to a public street.
- (3) Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.
- (4) All areas other than driveways, parking areas, walks and terraces shall be landscaped and provide with appropriate trees and shrubbery.
- (5) Wherever possible, at least one off-street parking space shall be provided for each dwelling unit. Each such space shall contain at least 180 square feet, exclusive of accessory access drive and maneuvering space.

- (6) Access to each living unit shall be provided without passing through any other living unit.
- (7) Landscaping, exterior paving, parking arrangements and site layout shall be in keeping with the urban design objectives.

(c) Building Planning

- (1) Each living unit shall have space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry, and sanitary facilities.
- (2) Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building standards in the same manner as rooms above grade.
- (3) Ceiling heights shall permit the average person to move about comfortably, and create no unpleasant sensation because of the ceiling being of insufficient height.

- (4) A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.
- (5) Every water closet, bathtub, or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- (6) A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.
- (7) Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for installing cooking and refrigeration equipment, and for storing cooking utensils.
- (8) Complete bathing and sanitary facilities shall be provided within each living unit, they shall consist of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.



(9) Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of the building. Where nearby public commercial laundries are available, consideration may be given as to the extent residents of the project can be expected to use them in determining laundry space needs.

(10) Access to all parts of a living unit shall be possible without passing through a public hall.

(11) Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or locked space elsewhere within the buildings for general storage.

(d) Light and Ventilation

(1) Artificial light shall be provided and distributed so as to assure healthful conditions and satisfactory illumination in all rooms.

(2) Kitchens shall have artificial light provided. Ventilation shall be provided either mechanical ventilation, or if by natural means - 5% of floor area but not less than 3 square feet.

- (3) Artificial light shall be provided for bathrooms and toilet compartments. Ventilation by mechanical means or if by natural means - 5% floor area but not less than  $1\frac{1}{2}$  square feet area shall be provided.
- (4) Artificial light shall be provided in all public spaces.
- (5) Natural ventilation of at least 5% of floor area or mechanical ventilation shall be provided for public entrance spaces.
- (6) Utility spaces which contain heat producing, air conditioning or other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.
- (7) Natural ventilation of attics and enclosed basement spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.
- (8) Openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance shall be provided.
- (9) Exterior doors shall have safe locks.

- (10) A door shall be provided for each opening to a bedroom, bathroom or toilet compartment; together with a locking device on bath and toilet compartment doors.

(e) Stairs, Corridors, Hall Ways and Elevators

- (1) All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.
- (2) Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.
- (3) Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants.

(f) Exterior Appurtenances

- (1) All exterior appurtenances or accessory structures which serve no useful purpose or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences

miscellaneous sheds.

(g) Trash and Garbage Disposal

- (1) Every dwelling and multifamily building shall be supplied with a means of disposal or removal of trash and garbage.

(h) Fire Protection

- (1) These provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the appropriate codes are complied with, noncompliance with the provisions of this section may be acceptable, when so determined by proper local authority.

One and two family dwellings of 1, 2 or 3 stories, and 1 or 2 story multifamily buildings which have not more than 6 living units above the first floor shall have the following two means of egress:

- a. One exit which is a doorway, a protected passage or stairway; and
- b. An exit provided in (a) above, or a secondary exit such as a fire escape or operable window.



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Access to required exits shall not necessitate passage through another living unit, nor shall either exit be subject to locking by a device that would impede or prohibit ready egress.

- (2) Every living unit in multifamily buildings of three or more stories shall have access to at least two exits. Such exits may use common communication corridors or hallways, but the two means of egress from any living unit shall not be by a common stairway.
- (3) Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.
- (4) Elevators shall not be considered a required means of egress.
- (5) All interior stairways required to be enclosed shall lead directly or through an enclosed passageway to a street, or to an open space that is accessible to a street. Such a passageway shall conform to the requirements applying to the stair enclosure.

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- (3) Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.
- (4) Elevators shall not be considered a required means of egress.
- (5) All interior stairways required to be enclosed shall lead directly or through an enclosed passageway to a street, or to an open space that is accessible to a street. Such a passageway shall conform to the requirements applying to the stair enclosure.

- (6) Firewall, party or lot line walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.
- (7) Existing wall, floor and ceiling construction separating living units or separating a living unit from a public corridor where stripped down for new finish material or where it is new construction shall have a fire resistance rating of at least 3/4-hr.
- (8) Interior finish materials of walls, partitions (fixed or movable), ceiling and interior trim shall not be subject to excessive surface flame spread, or in burning shall not give off excessive amount of smoke or toxic gases.
- (9) Exterior stairs and landings shall be of noncombustible materials except on buildings 2 stories in height.

- (10) Roof coverings shall be capable of resisting fire appropriate to the type of construction and location, and new installations shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriters' Laboratories, Inc.
- (11) New roof covering on one and two family dwellings on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U.L. Classification.
- (12) New roof coverings on buildings of fire resistive, noncombustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. Classification, except that where the roof area of the property is less than 3,000 square feet and is well separated from adjacent properties, the roof covering may be Class C.
- (13) Fire alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard No. 71, 72a, b or c.

(14) An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems".

(i) Materials and Products

(1) All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the Agency. The suitability of special materials and products not conforming to a national standard shall be determined by the Agency after an evaluation of its properties and performance characteristics.

(j) Construction

(1) All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs, and bulging of exterior walls

shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions.

Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

- (2) Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.
- (3) Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replace. Where necessary, the interior or exterior face of the walls shall be damp-proofed by bituminous coating and cement parging.
- (4) Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from the basement walls.

- (5) Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.
- (6) All floor construction shall provide safe and adequate support for all existing or probably loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.
- (7) The floors of all basement or cellar furnace rooms, or basements continuing habitable space, shall be paved in an acceptable manner, except under the following conditions:

Where the basement or cellar has existing wood floor construction over a crawl space which is in sound, undamaged condition, it may remain provided the crawl space is adequately vented, and an acceptable ground cover material is installed on the ground in the crawl space.

- (8) Chimneys and vents shall be structurally safe, durable, smoke tight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories, Inc., and installed in accordance with the listing.

- (9) Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.
- (10) A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

(k) Exterior and Interior Finishes

- (1) Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials.
- (2) All roofs shall have a suitable, watertight and reasonably durable covering free from holes, cracks, excessively worn surfaces or other defects.
- (3) Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing unsightly



staining of walls and windows where adequate roof overhangs are not provided.

- (4) To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by sheet metal or other suitable flashing material.
- (5) Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanism shall be replaced or corrected.
- (6) Screens shall be provided for all windows, doors and other openings except in regions where their use is not customary or needed. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.
- (7) All interior walls and ceiling shall provide (a) a finish surface without noticeable irregularities or cracking, (b) a waterproof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (d) reasonable durability and economy of maintenance.

- (8) Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.
- (9) Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
- (10) All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.
- (11) All exterior facades, including side and rear facades, shall be remodeled or refurbished in keeping with the urban design objectives or in preserving historic-architectural significance. Roof line, sign treatment, if any, windows and exterior facing material shall all be considered. Adjoining buildings in separate, or the same ownership shall be designed so as to carry out a unified concept. Masonry facing shall be cleaned and painted as necessary.

- (6) Unvented space heaters shall not be permitted.
- (7) Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.
- (8) The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.
- (9) Plumbing systems, including building sewers, shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.
- (10) Existing water heating and storage equipment shall be in good serviceable condition, or other wise replacement of the equipment shall be considered by the proper authority.
- (11) No water heater shall be installed in any room used or designated to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

(1) Mechanical Equipment

- (1) All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.
- (2) Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement or repair shall conform to code requirements.
- (3) Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily if presently in place, or if new, shall be designed and installed according to good engineering practice.
- (4) Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.
- (5) No open-flame radiant type space heaters shall be permitted, except for one and two family detached dwellings only where it is locally determined to be the predominant method of providing heat for dwellings.

(12) Any fuel burning water heaters shall be connected to a vent leading to the exterior.

(13) All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

4. STANDARDS FOR NON-RESIDENTIAL REHABILITATION

(a) General Provisions

All non-residential structures in the Columbia-State Street Urban Renewal Project shall conform to the standards of the Building, Plumbing, Electrical, Fire and Housing Codes and to the Zoning Ordinance of the City of Hudson, as amended, and such other federal or state regulations or standards as may be applicable.

Any space or feature included in a property from which income is anticipated apart from the rental of living units is termed non-residential use. Any residential portion on a non-residential building shall conform to the standards for residential rehabilitation as set forth in subsection III C-3. herein. New structures or additions must comply with local standards and

requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed consistent with the objectives of the standards and requirements.

The extent to which existing work may be used or new work required, the characteristics of living room arrangement, if any, design, finish, equipment and other buildings features must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurnished or altered to bring the property to a desirable market condition. In addition to all applicable local and state codes and ordinances, the following project standards shall also be followed:

(b) Design Site and Maintenance Standards

(1) Same as subsection III C-3.(b). (1), (2), (3), (4), and (9).

(2) Where rear access is provided from a public parking lot or right-of-way, adequate lighting and entrance signs shall be

provided; the design of which shall be in keeping with the urban design objectives.

- (3) All driveways, parking areas, walks and plazas shall be suitably surfaced with dustless material. All other areas shall be landscaped and provide with appropriate trees and shrubbery.

c. Building Planning

- (1) Lavatories shall have waterproof floors and a sanitary base at least 4 inches in height.

d. Light and Ventilation

- (1) Same as subsection III, C(d) (3), (4), (5), (6), and (7).

e. Stairs, Corridors, Hallways and Elevators

- (1) Same as subsection III, C(e) (2) and (3).

f. Exterior Appurtenances

- (1) Same as subsection III, C(f)

g. Trash and Garbage Disposal

- (1) Refuse shall be kept in rodent and odor proof containers, which shall be placed behind or within suitable visual barriers.

h. Fire Protection

These provisions apply to rehabilitation construction of existing buildings. However, where construction plan arrangement and use of the property are to remain unchanged, and the fire protection provisions of the appropriate codes are complied with, non-compliance with the provisions of this section may be acceptable, when so determined by proper local authority.

- (1) Same as subsection III, C(h) (5), (6), (8), (9), (10), (13) and (14).

i. Materials and Products

- (1) Same as subsection III, C(i)

j. Construction

- (1) Same as subsection III, C(k)

K. Exterior and Interior Finishes

- (1) Same as subsection III, C(k)

l. Mechanical Equipment

- (1) Same as subsection III, (C) (1)

- (2) Heat shall be supplied to all non-storage floor areas through a system capable of distributing 70 degrees Farenheit at a distance of three feet



above floor level when the outdoor temperature is zero degrees Farenheit.

#### IV. REDEVELOPERS' OBLIGATIONS

- a. To prevent speculation in land holding in the project area, all private redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land including the rehabilitation or restoration of any improved properties disposed of by the Hudson Community Development & Planning Agency.
- b. A redeveloper may not sell, without prior approval of the governing body of the City of Hudson and the Hudson Community Development & Planning Agency any interest in the project area property prior to the completion of such redeveloper's activities.
- c. In order to prevent racial discrimination by redevelopers in the use of property in the project, each conveyance (or Lease) will contain in covenant binding the purchasers (or Lessees), and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area in the basis of race, color, creed or national origin.

V. STATEMENT ON UNDERGROUND UTILITY LINES

Where possible, all utility lines, including service connecting thereto shall be located underground.

VI. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York, and more particularly, Section 502, subdivision 7 thereof.

a. Proposed Land Uses

See Section II of the Urban Renewal Plan

b. Proposed Land Acquisition, Demolition and Removal of Buildings

See Section III of this Urban Renewal Plan

c. Proposed Methods or Techniques of Urban Renewal

See Section III of this Urban Renewal Plan

d. Proposed Public, Semi-Public, Private or Community Facilities or Utilities

The proposed public, semi-public, private or community facilities will be primarily expansion and replacement of existing facilities that are either inadequate due

to capacity, age or condition, or those which must be relocated due to changes in the street pattern.

e. Codes and Ordinances Required to Effectuate the Urban Renewal Plan

No new codes or ordinances will be required to effectuate the Urban Renewal Plan.

f. Proposed Time Schedule for the Effectuation of the Urban Renewal Plan

No detailed time schedule for the effectuation of the Urban Renewal Plan can be set forth at this time. It is, however, estimated that the Hudson Community Development & Planning Agency acquisition and relocation will be completed within one year of plan adoption. Redevelopers will be required to complete the redevelopment of the project within a definite and reasonable period of time, to be determined by the Hudson Community Development & Planning Agency and incorporated in the contract of sale.

VII. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the Hudson Community Development & Planning Agency provided: if modified after the lease or sale of real property in the Project Area the modification must be consented to by the

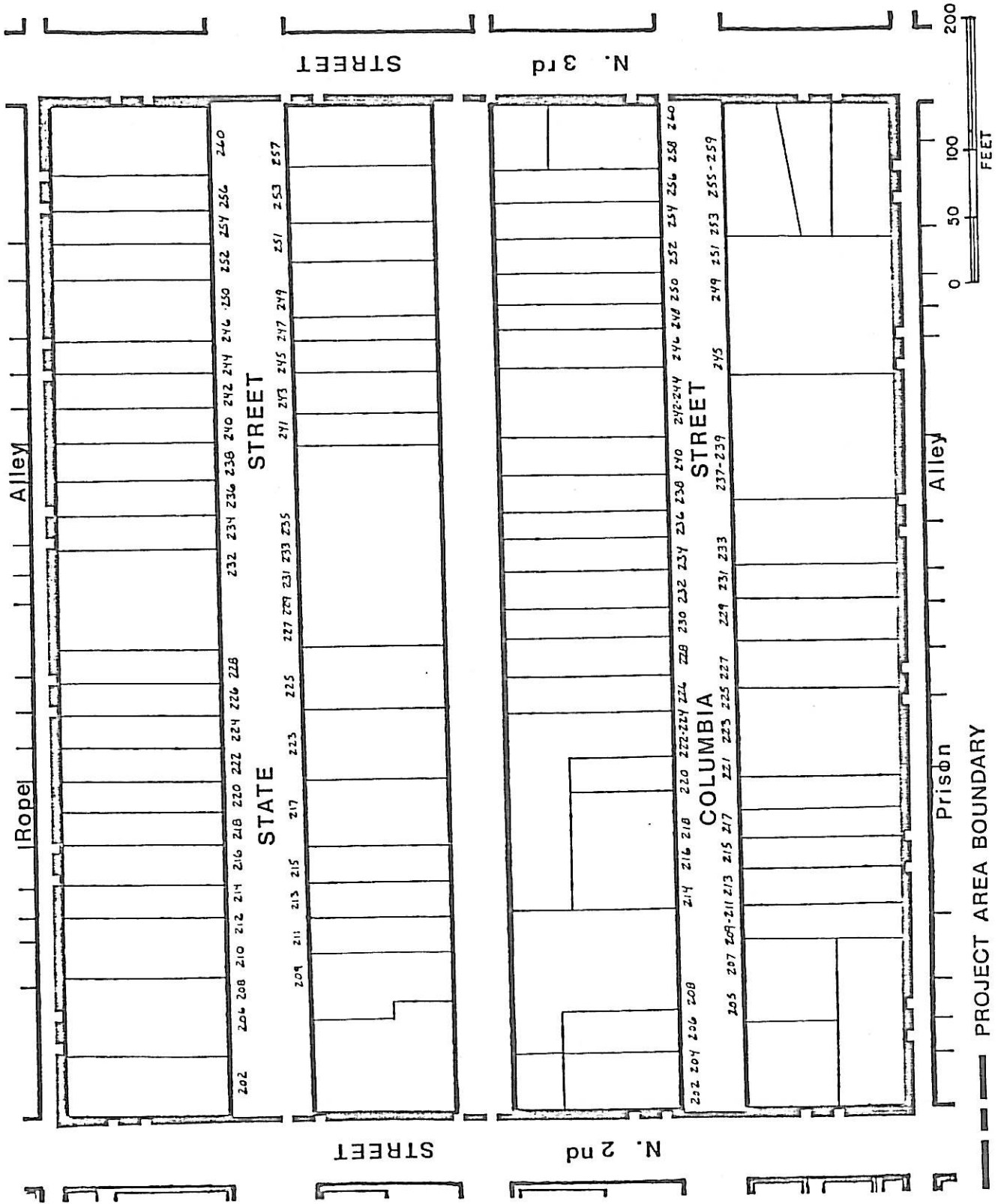
redeveloper or redevelopers of such real property or his successor or their successors in interest affected by the proposed modification. The proposed modification shall follow the same procedure as that which governed the adoption of this Plan.

#### VIII. ENFORCEMENT OF URBAN RENEWAL PLAN

- a. Any person failing to comply with the provisions of the Urban Renewal Plan within ten (10) days after written notice of such failure of compliance from the Hudson Community Development and Planning Agency, shall be guilty of a violation and shall be subject to a fine not to exceed \$250.00, imprisonment not to exceed 15 days, or both such fine and imprisonment. Each day's violation shall constitute a separate and distinct offense. A person shall include the owner, general agency, contractor, or such other person who takes part or assists in such violation or who is the property manager of such premises or a tenant actually occupying same.
- b. All matters concerning the implementation and enforcement of this Urban Renewal Plan shall be the responsibility and duty of the Hudson Community Development and Planning Agency, including code enforcement and the issuance of required permits. Any inconsistent provisions of existing local laws or ordinances are superceded by this Urban Renewal Plan and this Plan shall govern with respect to the designated Urban Renewal Area.

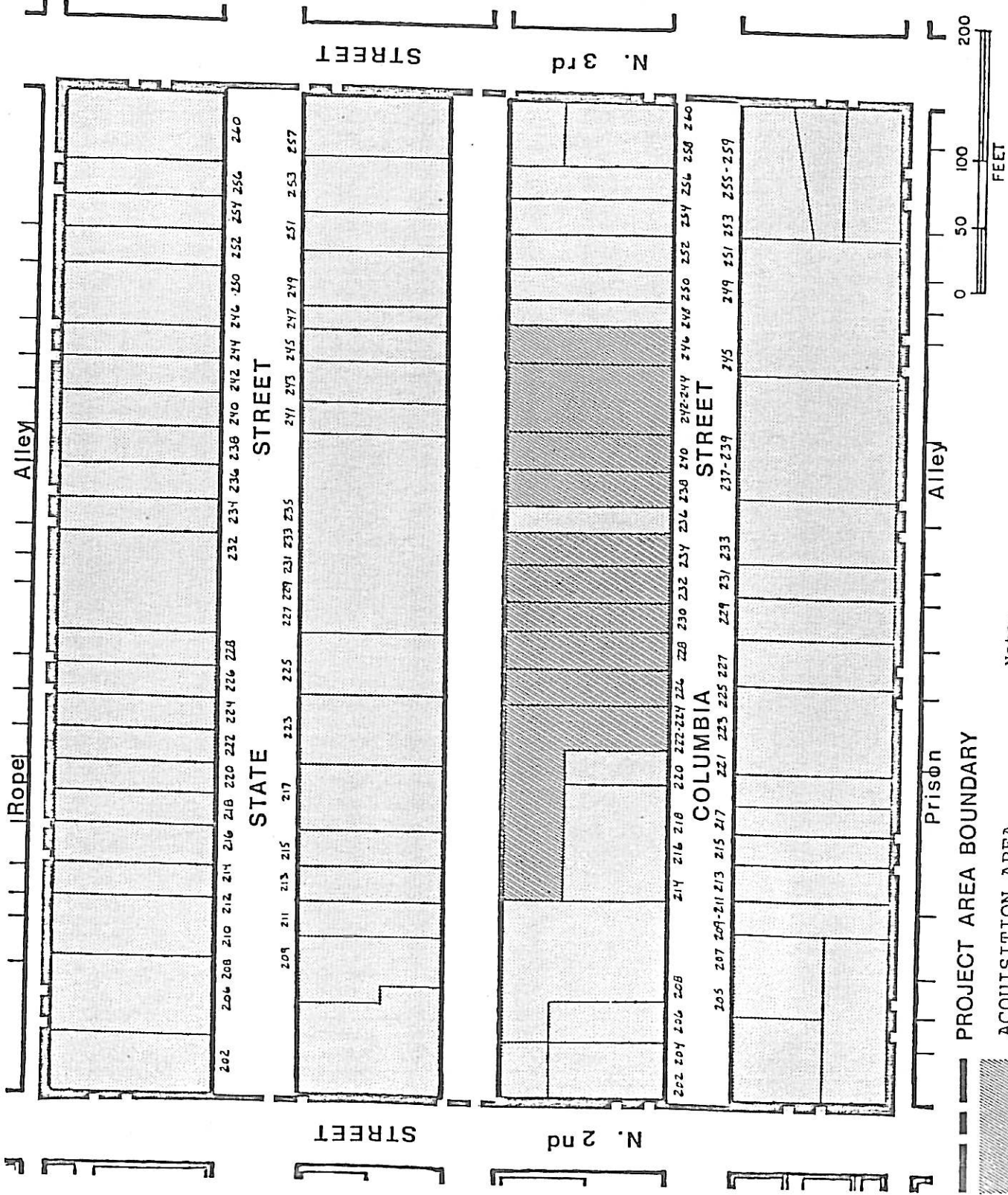
- c. Nothing in this Plan shall prevent any property owner or resident of the City, the City itself, any Board or Agency of the City or any persons residing on or owning property outside of the City from availing themselves of any lawful remedy in preventing or abating any violation of any provision of this Plan.

# COLUMBIA - STATE STREET PROJECT



UR-CD-1  
PROJECT BOUNDARY

# COLUMBIA - STATE STREET PROJECT



Note:  
Permitted Land Use shall be those  
uses permitted in the R-4 District  
as listed in the Hudson Zoning Ordinance

# COLUMBIA - STATE STREET PROJECT

