

City of Hudson Planning Board
Minutes of Regular Meeting
October 11, 2018

Present:

Walter Chatham, Chairman

John Cody

Betsy Gramkow

Laura Margolis

GINNA MOORE

Mark Morgan-Perez

Mitch Khosrova, Counsel

Excused: Clark Wieman

Regular Meeting

Chairman Chatham opened the meeting at 6:03 p.m.

Ms. Margolis made a motion to approve the minutes of September 13, 2018, which was seconded by Mr. Cody and approved unanimously.

Members were reminded of mandatory training hours, four per year. Chairman Chatham and Secretary Linda L. Fenoff submitted certificates to be filed with the city clerk. Ms. Gramkow completed two hours of training and will submit her certificate next month.

New Business

21 Green Street

Attorney John Friedman, representing Applestone Meat Company, LLC, outlined details of a site plan application for 21 Green Street. The company plans to operate a fully automated retail butcher shop in what is known as the Crossroads building at the intersection of Columbia and Green streets. It would be Applestone's third location, there being shops in operation in Accord and Stone Ridge.

Mr. Friedman said the windows will be enlarged to the floor on both sides to ensure that the entirety of the retail space will be visible to law enforcement and passersby at all times. Most of the open floor retail space will be occupied by eight vending machines arranged in an "L" shape. Applestone will be open 24-7 and under constant video and electronic surveillance. There will be one person on staff from roughly noon to 6 p.m. Monday to Saturday, and there will be no cash on site as other forms of payment such as credit and debit cards will be required. The applicant is thinking about credit card access on the door for hours when the employee is not present, he said. There will be a bathroom for use by the store's employee only.

Mr. Friedman said each vending machine will contain refrigerated or frozen

products. Beef, pork, poultry and lamb will be sold, and perhaps milk, cheese, butter, eggs, etc., depending on demand. There will be no processing on site; products will be delivered pre-packaged. Special orders made via Applestone's website will be pre-processed and delivered to the store as well.

There is available on-street parking in front of the site as well as in a lot reserved for the building, he said.

Ms. Moore made a motion to deem the application complete and to set a public hearing for November 8, which was seconded by Mr. Cody and approved unanimously.

Old Business

Proposed Local Law #5

Chairman Chatham opened the discussion on proposed Local Law #5, which was referred to the board for a recommendation by the Common Council this summer. The law would amend the zoning law with regard to conditional uses in the R2 and R2H zoning Districts. Alderman John Rosenthal gave a presentation on the proposal to the board in September, but there being no quorum, no action was taken.

Chairman Chatham said the proposed law was very well reasoned and that the Common Council seemed to favor moving forward with it. He asked his colleagues if they would favor writing a letter recommending its passage using Smart Code precepts. Stewart's, which the proposed law mostly involves, could be a test case using Smart Code, such as designing a building that is similar to others in the area and perhaps even have its gas pumps in the rear, he said.

Ms. Margolis said doing so would help ease neighbors' concerns. "The prettiness of the town is more important than getting in and out of a gas station in five minutes..." Chairman Chatham said. Mr. Cody said it was a good idea to see if Stewart's wanted to use Smart Code precepts and that it could be a springboard for them to use in other locales.

Mr. Morgan-Perez said including Smart Code would be cheaper than rewriting the entire zoning code.

Mr. Khosrova asked for a definition of Smart Code. He reminded board members that they had, in the past, been concerned about doing things piecemeal. He also said Smart Code was not mentioned in Article 8 of the city code, which defines the duties of the Planning Board and the grounds for its decisions.

Code Enforcement Officer Craig Haigh wondered if Smart Code was the answer, why shouldn't it be open to all zoning Districts. Chairman Chatham said the board was only asked to look at the R2 and R2H districts. Resident Carole Osterink said it was important that the local law not be the same as Stewart's proposed overlay and that it be applied to all R2 and R2H districts in the city. She said the law was written to include Scali's so one business was not singled out, thus resulting in spot zoning. Common Council President Tom DePietro said there was nothing in the other areas zoned such

that would be affected.

Mr. Khosrova asked what the board was looking to gain that it didn't already have. Chairman Chatham said the board would have an objective set of standards to enforce the zoning code. Also, the board would not have to design projects for applicants, but rather, "Planning can plan." Mr. Khosrova said he was uncomfortable having the board vote on something (Smart Code) until all members knew what it was.

The board proposed the following statement to be submitted to the Common Council. "After lengthy discussion, the Hudson Planning Board agrees to support proposed Local Law #5, provided that it be conditioned by use of Smart Code principals, and in particular that the relevant planning principles of the 'Sprawl Repair Manual' by Galina Tachieva, be incorporated into the LL5 site plan requirements. We believe that ultimately, these Smart Code principles should be incorporated into all city zoning." Ms. Margolis motioned to approve the statement, which was seconded by Ms. Moore and approved unanimously.

Ms. Moore made a motion to adjourn the meeting at 7:18 p.m., which was seconded by Mr. Cody and approved unanimously.