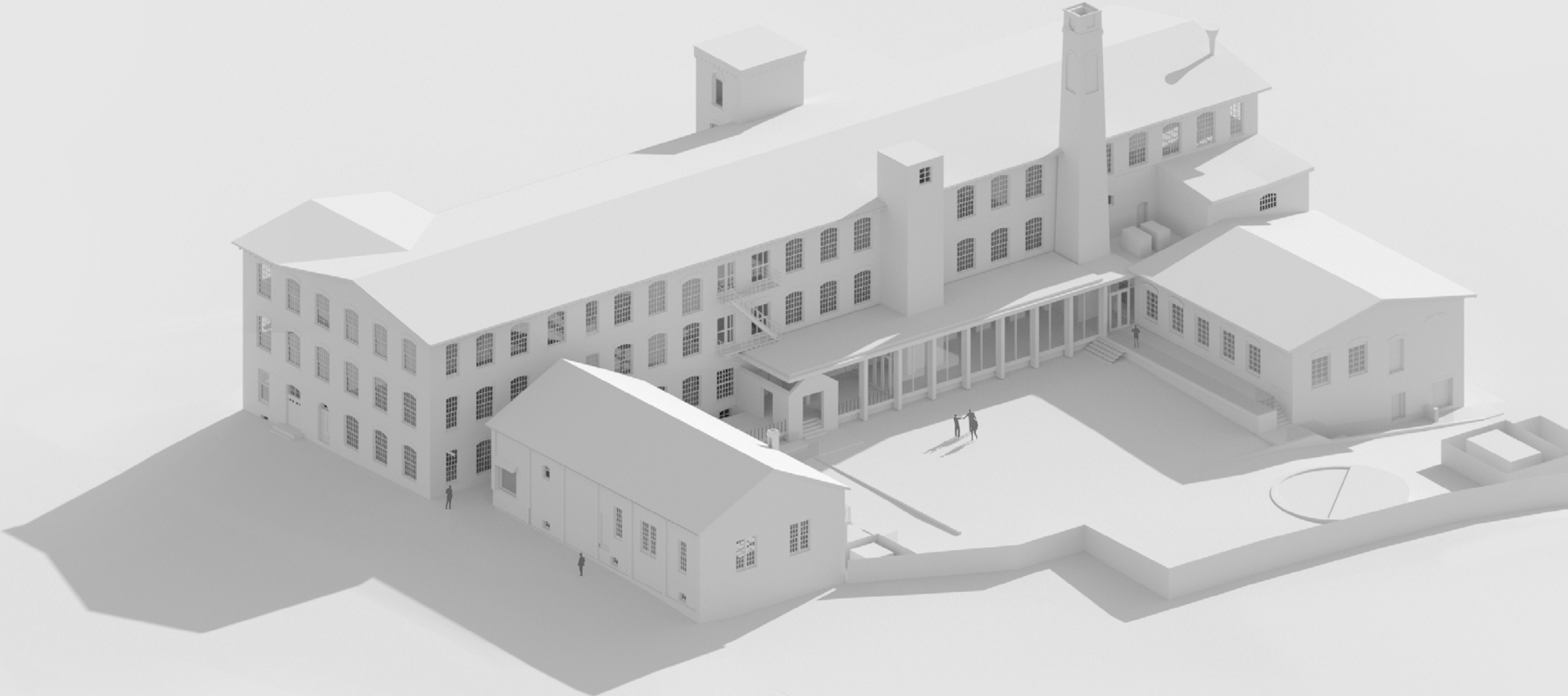
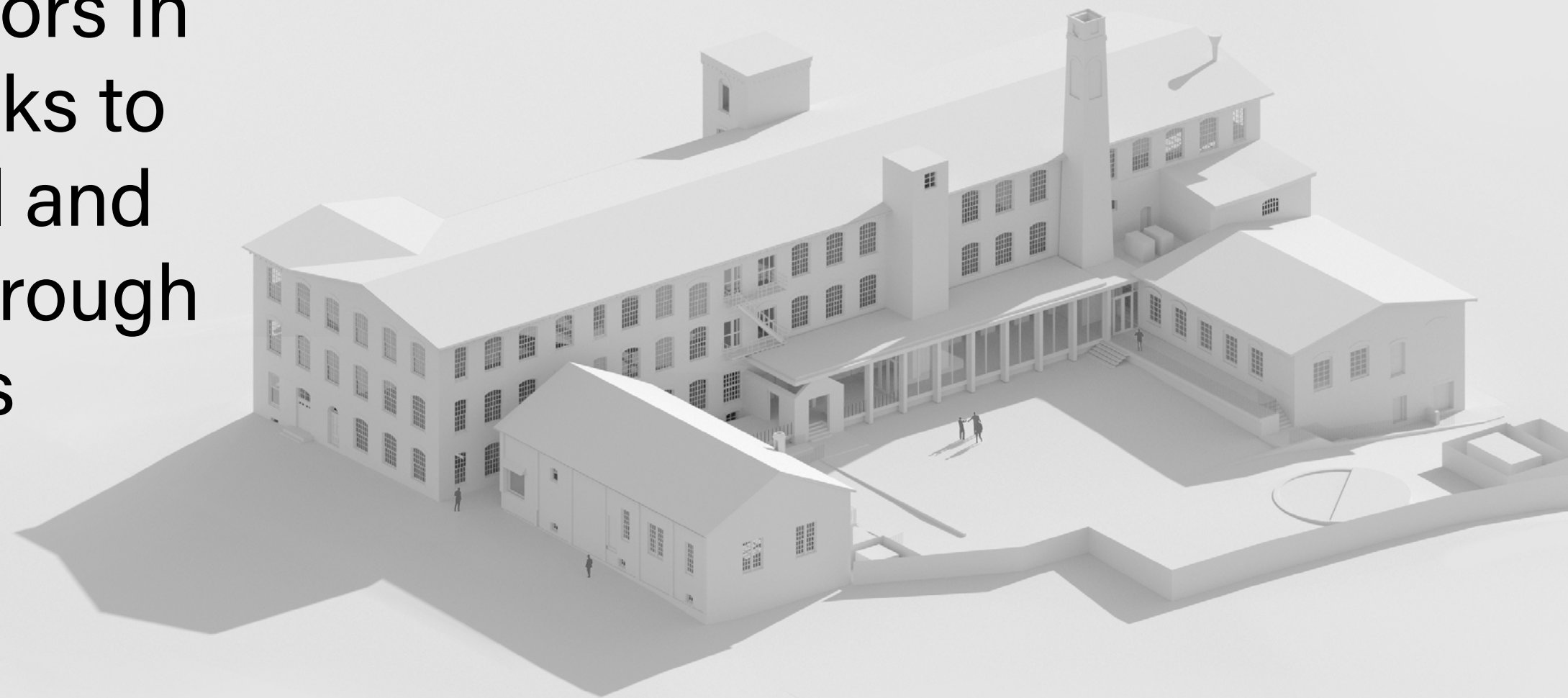


POCKETBOOK HUDSON



POCKETBOOK HUDSON

is a new creative campus located within a historic textile mill. It will be an inclusive cultural space that welcomes the diversity of residents and visitors in the city, and that seeks to create positive social and economic impacts through progressive business practices.



POCKETBOOK HUDSON

GENERAL INFORMATION

Owner: Sean Roland & Gabriel Katz
PBF Hudson LLC

Address: 549 Washington Street, Hudson

Year Built: 1897

Historic Status: Seeking S/NR Listing
Outside of Hudson Historic District

Zoning: G-C-T
General Commercial Transitional
Service Facility district

Existing Use: Vacant / Storage
[Historically Manufacturing]

Proposed Use: Hotel
Wellness Center
Assembly
Art Gallery
Retail
Office
Food & Beverage

TEAM

Developers: Sean Roland & Gabriel Katz
PBF Hudson LLC

Architect: Liam Turkle Architect

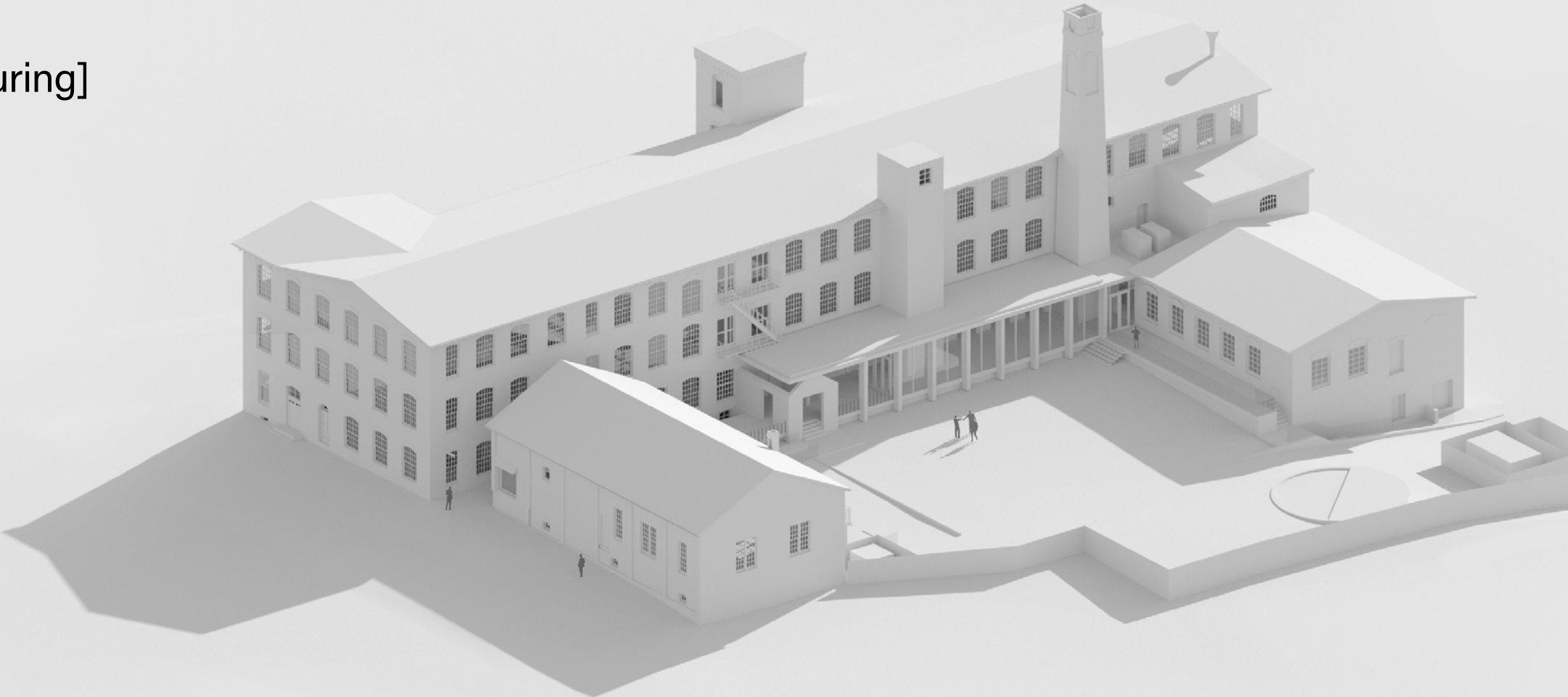
Landscape Architect: Wagner Hodgson

Civil Engineer: Tighe & Bond

Structural Engineer: Proper & O’Leary

Preservationist: Preservation Studios

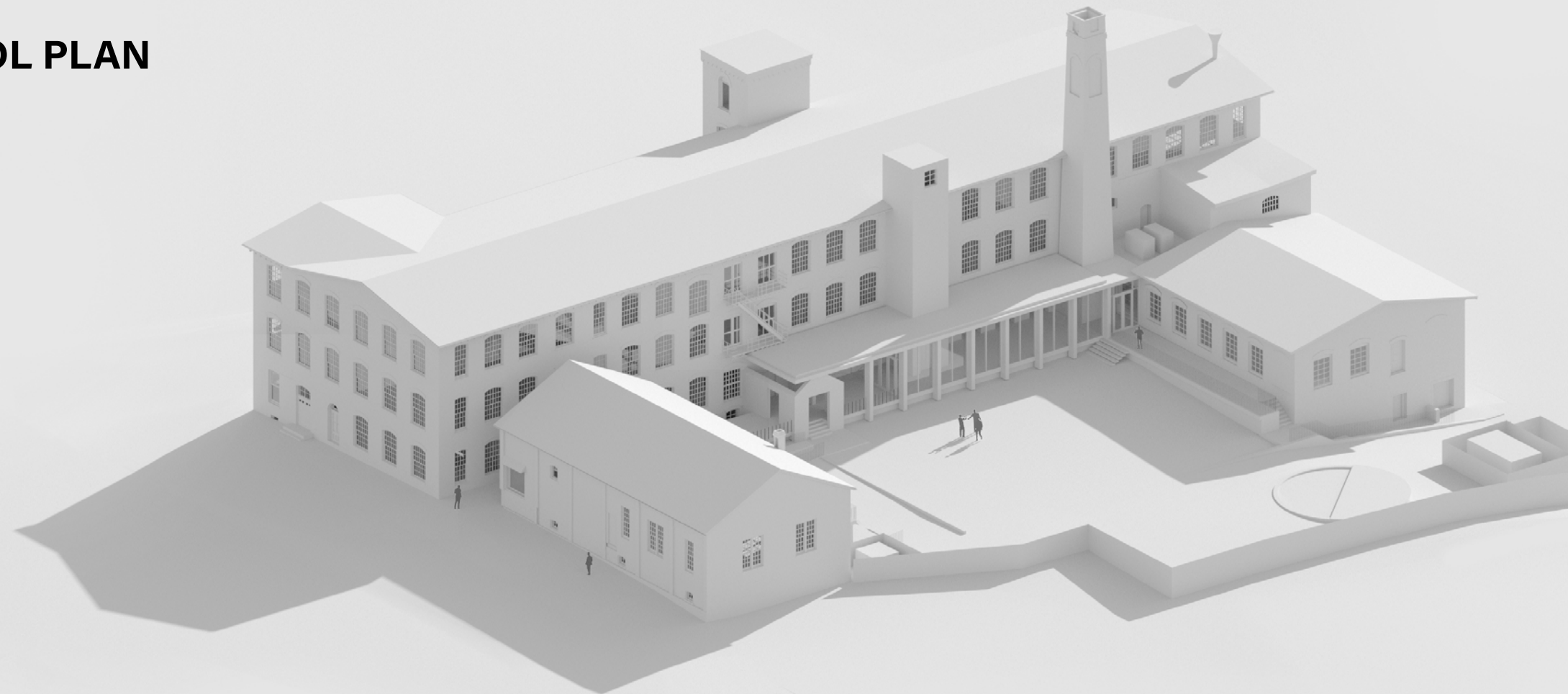
Land Use Attorney: Freeman Howard



5 / 11 / 21 SITE PLAN PRESENTATION

- 5 EXISTING CONDITIONS**
- 6 ARCHITECTURAL PROPOSAL
PROGRAM OF USE**
- 16 PROPOSED SITE PLAN
LANDSCAPE / LIGHTING / GRADING PLAN**
- 19 PARKING CONSIDERATIONS**
- 20 UTILITY PLANS
EROSION / SEDIMENT CONTROL PLAN**

11 MAY 2021



POCKETBOOK HUDSON



EXISTING CONDITIONS



PROPOSED - SOUTHEAST VIEW



PROPOSED - NORTHEAST VIEW





PROPOSED - SOUTHEAST VIEW



PROSPECT STREET

BASEMENT

GARDEN RM. 600sf*

RESTAURANT SERVICE 760sf

BAR 710sf

ACCESSORY TO GARDEN RM 1040sf

RETAIL TENANT 2650sf

OFFICE OR STUDIO TENANT 3900sf

WELLNESS 3050sf

HOTEL SERVICE 1540sf

MECH. RM. 715sf

MECH. RM. 350sf

MECH. EQUIP. B.O. +126.9

TRASH AREA

STAIR TOWER ENTRANCE +126.9

SERVICE ENTRANCE +130.75

LOBBY PRIMARY ENTRANCE +126.9

ART GALLERY ENTRANCE +126.9

RESTAURANT ENTRANCE +126.9

BAR ENTRANCE +126.9

GARDEN ROOM ENTRANCE +126.9

F&B SERVICE ENTRANCE +126.9

UP TRASH / UTILITIES

NORTH SIXTH

2ND FLOOR

The floor plan shows a large green area for **ART GALLERY TENANT 1** (6250sf) on the left. To its right is a yellow area for **HOTEL FLOOR 2**, which contains 15 rooms totaling 6375sf. The hotel rooms are numbered 15 through 23, with room sizes ranging from 215sf to 550sf. There are also two smaller yellow areas labeled 23 (315sf) and 23 (440sf). The plan includes various mechanical rooms (MECH. RM. 400sf, MECH. EQUIP.), stairs, and elevators.

FIRST FLOOR

RESTAURANT 3600sf

KITCHEN

BAR SERVICE

CAFE SERVICE

LOUNGE 6580sf

TERRACE

WELLNESS 3050sf

HOTEL FLOOR 1 | 14 ROOMS | 6600sf

ROOMS:

- 1 430sf
- 2 215sf
- 3 215sf
- 4 430sf
- 5 440sf
- 6 550sf
- 7 440sf
- 8 315sf
- 9 215sf
- 10 430sf
- 11 215sf
- 12 215sf
- 13 215sf
- 14 430sf

ENTRANCES:

- SECONDARY BUILDING ACCESS +140.0
- STAIR EGRESS +140.0
- WELLNESS + HOTEL PRIMARY ENTRANCE +140.0
- HOTEL SUITE DIRECT ENTRANCE +140.0

OTHER FEATURES:

- F&B EGRESS +140.0
- T.O. +135.25
- UP
- DN
- SECONDARY BUILDING ACCESS +140.0
- STAIR EGRESS +140.0
- WELLNESS + HOTEL PRIMARY ENTRANCE +140.0
- HOTEL SUITE DIRECT ENTRANCE +140.0

STREETS:

- PROSPECT STREET
- NORTH SIXTH STREET
- WASHINGTON STREET

3RD FLOOR

The floor plan shows a large green area on the left labeled **ART GALLERY TENANT 2** with an area of **6510sf**. To the right is **HOTEL FLOOR 3 | 11 ROOMS | 6110sf**. The hotel rooms are numbered and sized as follows:

- Room 30: 430sf
- Room 31: 430sf
- Room 32: 430sf
- Room 33: 310sf
- Room 34: 440sf
- Room 35: 550sf
- Room 36: 440sf
- Room 37: 315sf
- Room 38: 430sf
- Room 39: 430sf
- Room 40: 700sf

Stairwells and elevators are indicated by yellow squares with 'X' marks. The plan also shows various mechanical rooms, restrooms, and a large central corridor.



ELEVATION - N 6TH STREET

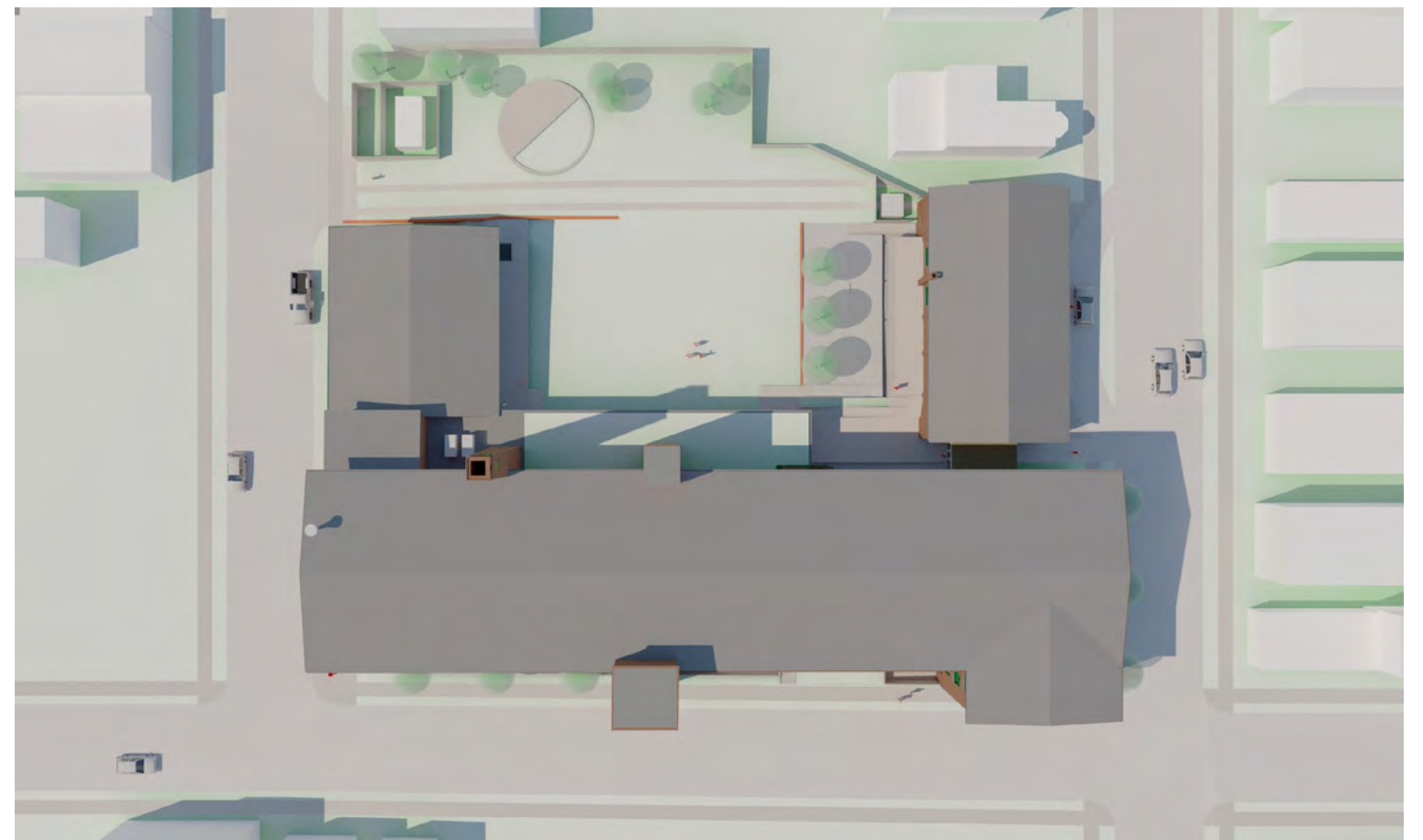
THIRD FLOOR
26'-7"

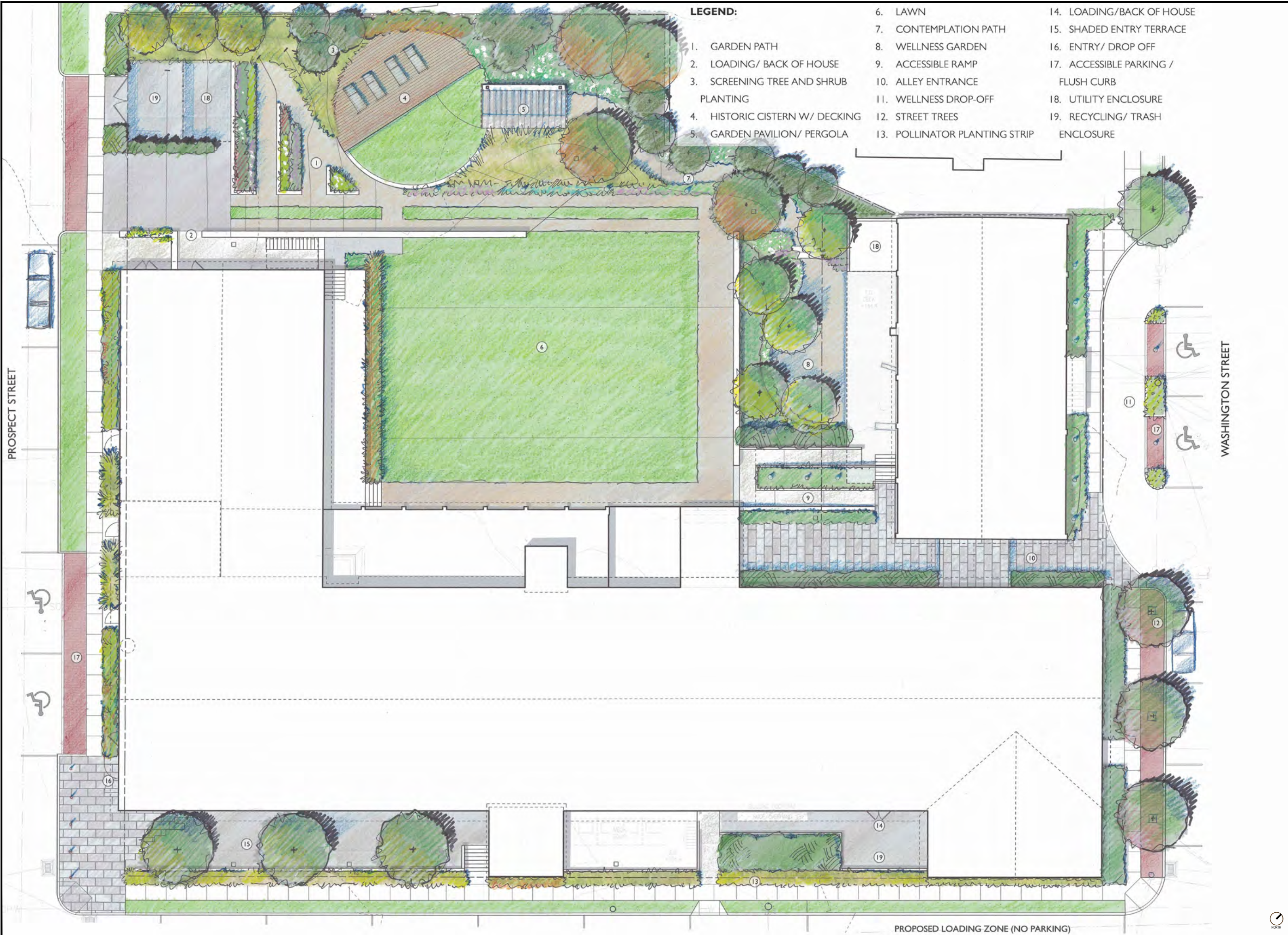
SECOND FLOOR
13'-2"

547 - FIRST FLOOR
0'-0"

FIRST FLOOR
0'-0" (140')







NOTES:

ARCHITECT

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978 808 3867

LANDSCAPE ARCHITECT

WAGNERHODGSON
LANDSCAPE ARCHITECTURE

CIVIL ENGINEER

Tighe&Bond

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OWNER

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549 Washington Street
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Primary Contact: Sean Roland
sean.c.roland@gmail.com
518 755 4574

PROJECT

**POCKETBOOK
HUDSON**
549 Washington Street
Hudson, NY 12534

ISSUE

FOR SITE PLAN REVIEW 04.27.21

DATE

04/27/21

SHEET TITLE

ILLUSTRATIVE
SITE PLAN

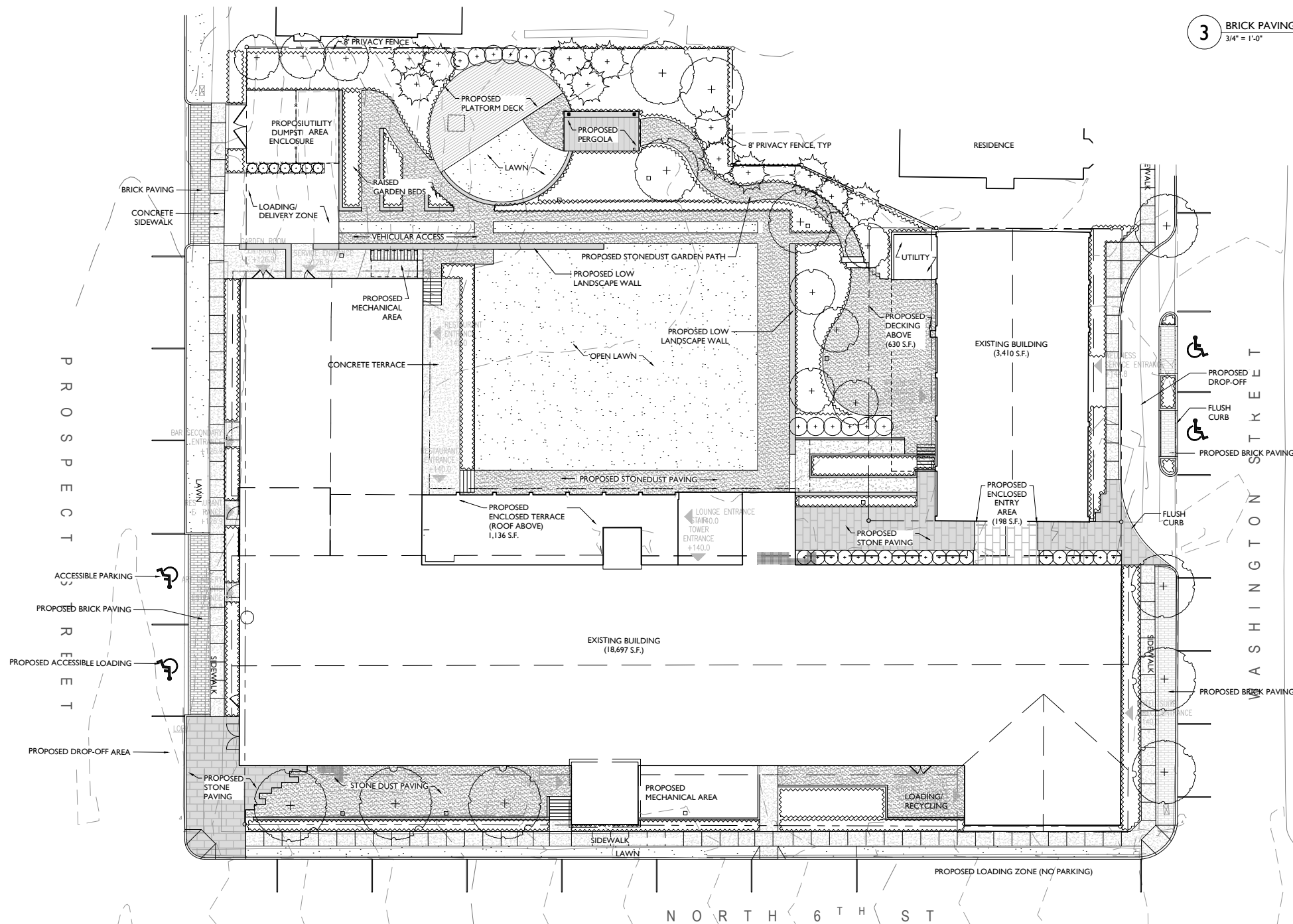
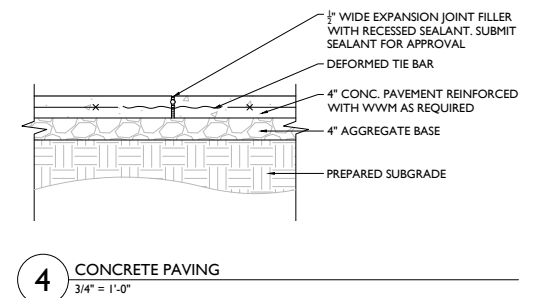
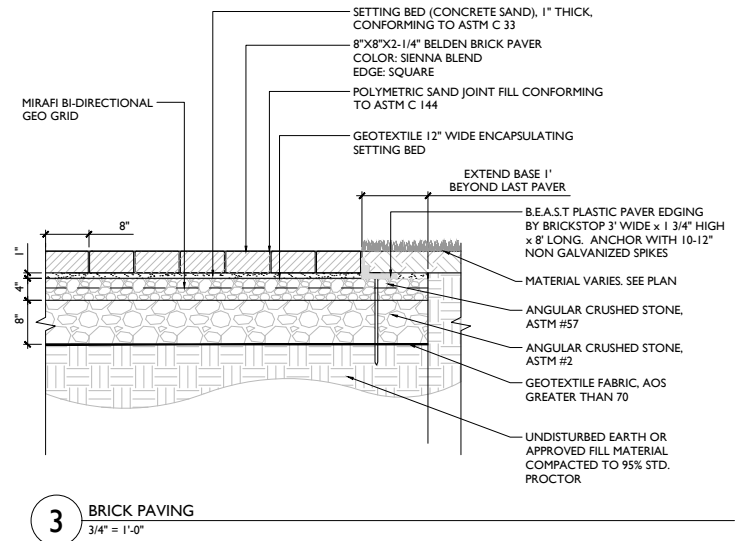
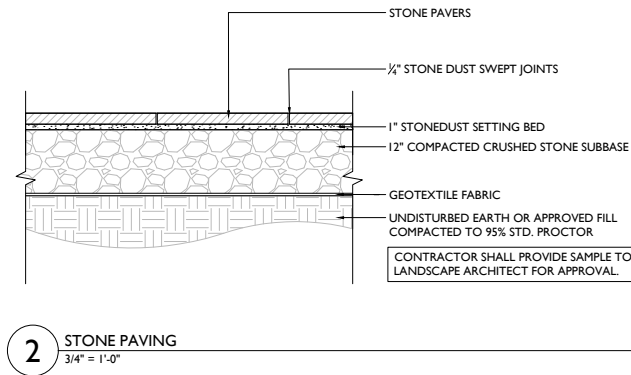
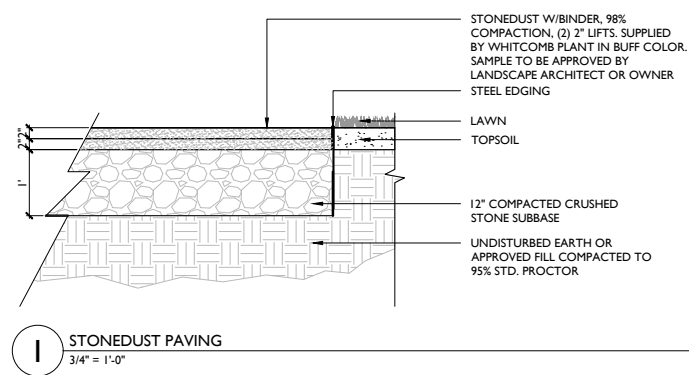
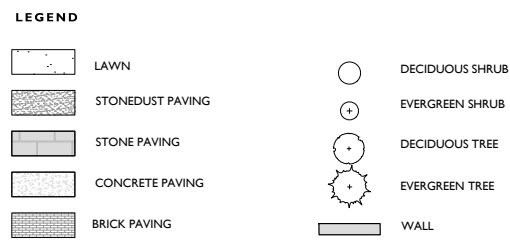
SCALE: 1" = 10'

L-000

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CONSTRUCTION

LANDSCAPE



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WAGNERHODGSON
LANDSCAPE ARCHITECTURE

518.567.1791 wagnerhodgson.com

430 Warren Street Hudson, NY 12534

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PROJECT

POCKETBOOK

549 Washington Street
Hudson, NY 12534

ISSUE

FOR DRAFT	02.07.21
FOR DRAFT	02.15.21
FOR DRAFT	02.22.21
FOR REVIEW	03.02.21
FOR DRAFT	03.15.21
WINDOW SCHEDULE	03.29.21
STREET ELEVATIONS	04.05.21
SITE COORDINATION	04.08.21

DATE _____

04/20/21

SHEET TITLE

PROPOSED CONDITIONS SITE PLAN

SCALE: 1/16" = 1'

L-100

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CONSTRUCTION



PLANTING LEGEND

- LAWN
- PERENNIAL/ GROUNDCOVER
- ORNAMENTAL GRASS
- DECIDUOUS SHRUB MASSING
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- DECIDUOUS TREE
- EVERGREEN TREE

LIGHTING SCHEDULE

SYMBOL	TYPE OF LIGHT	SPECIFICATION
[Symbol]	PATH LIGHT	SEE DETAIL 1/L-200
[Symbol]	STEP LIGHT	SEE DETAIL 2/L-200
[Symbol]	BOLLARD LIGHT	SEE DETAIL 3/L-200
[Symbol]	ACCENT LIGHT	SEE DETAIL 4/L-200
[Symbol]	COVE LIGHT	SEE DETAIL 5/L-200
[Symbol]	WALL-MOUNTED LIGHT	SEE ARCHITECTURAL PLANS

LIGHTING CHARACTER IMAGERY



PATH LIGHT



WALL LIGHT



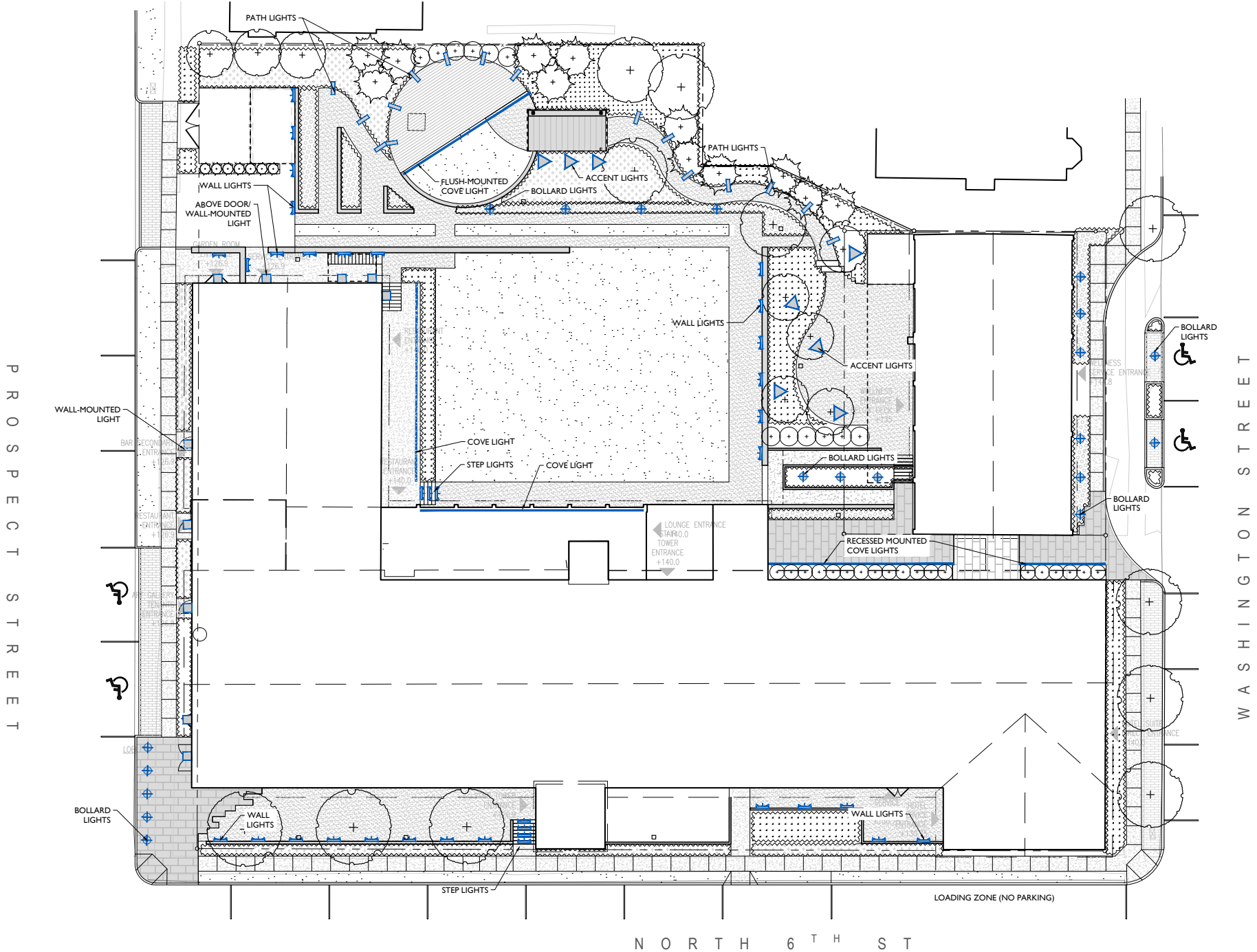
BOLLARD LIGHT



TREE ACCENT LIGHT



COVE LIGHT



NOTES:

WAGNERHODGSON
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HUDSON
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SITE COORDINATION	04.08.21

DATE
04/20/21

SHEET TITLE
LANDSCAPE & LIGHTING
PLAN

SCALE: 1/16" = 1'

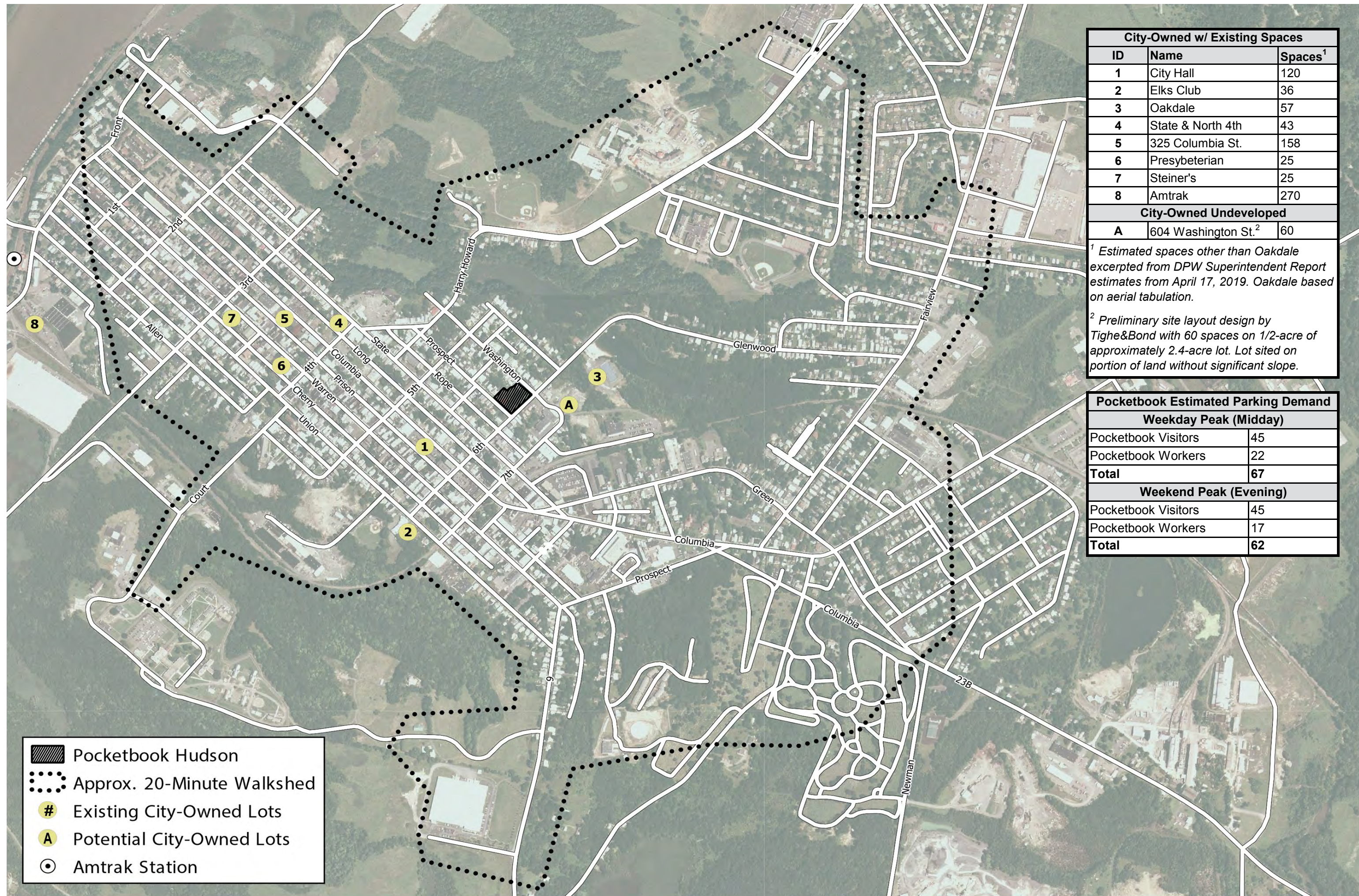
L-102

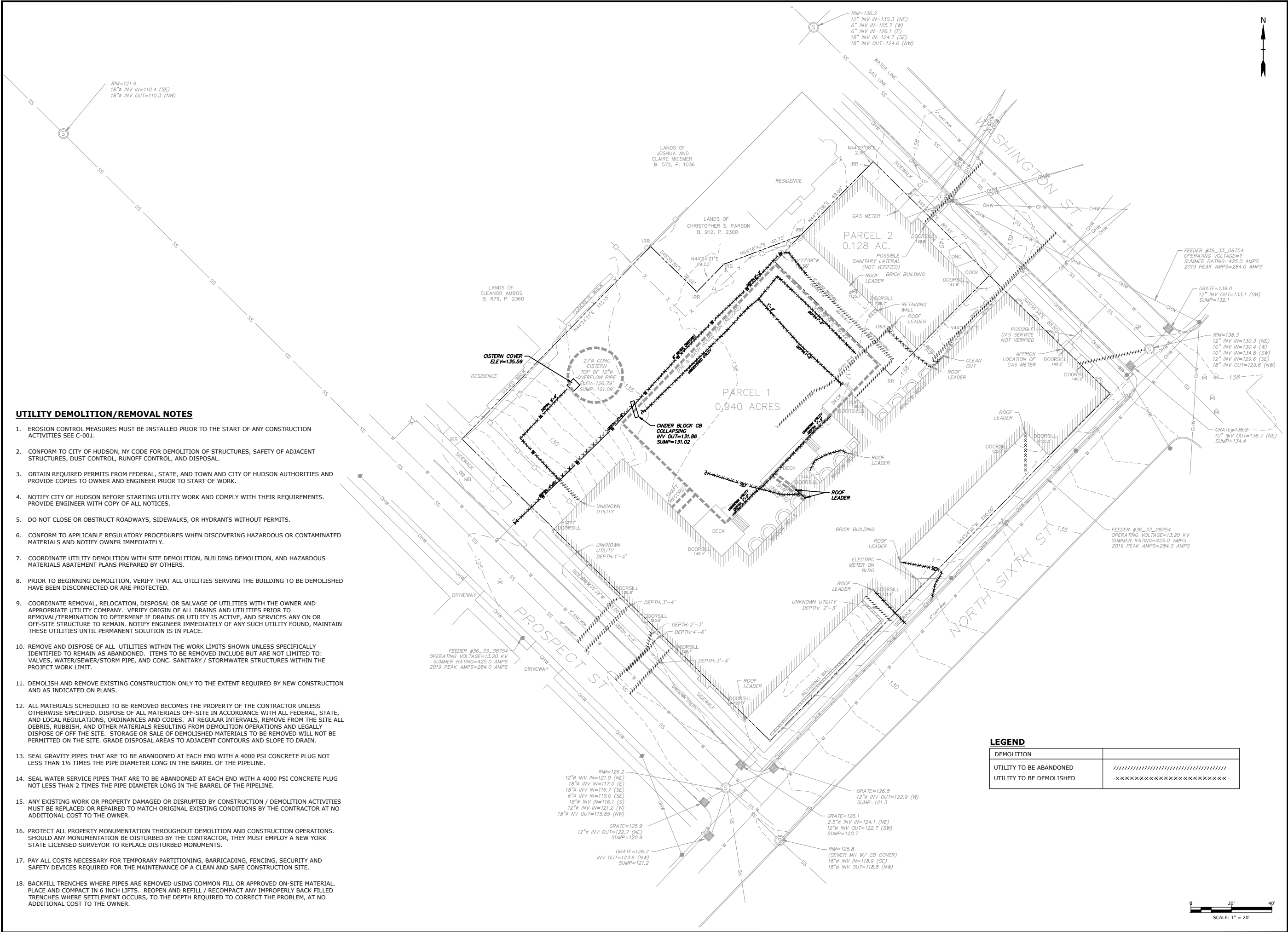
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PARKING





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ISSUE

FOR PERMIT 04.15.2021

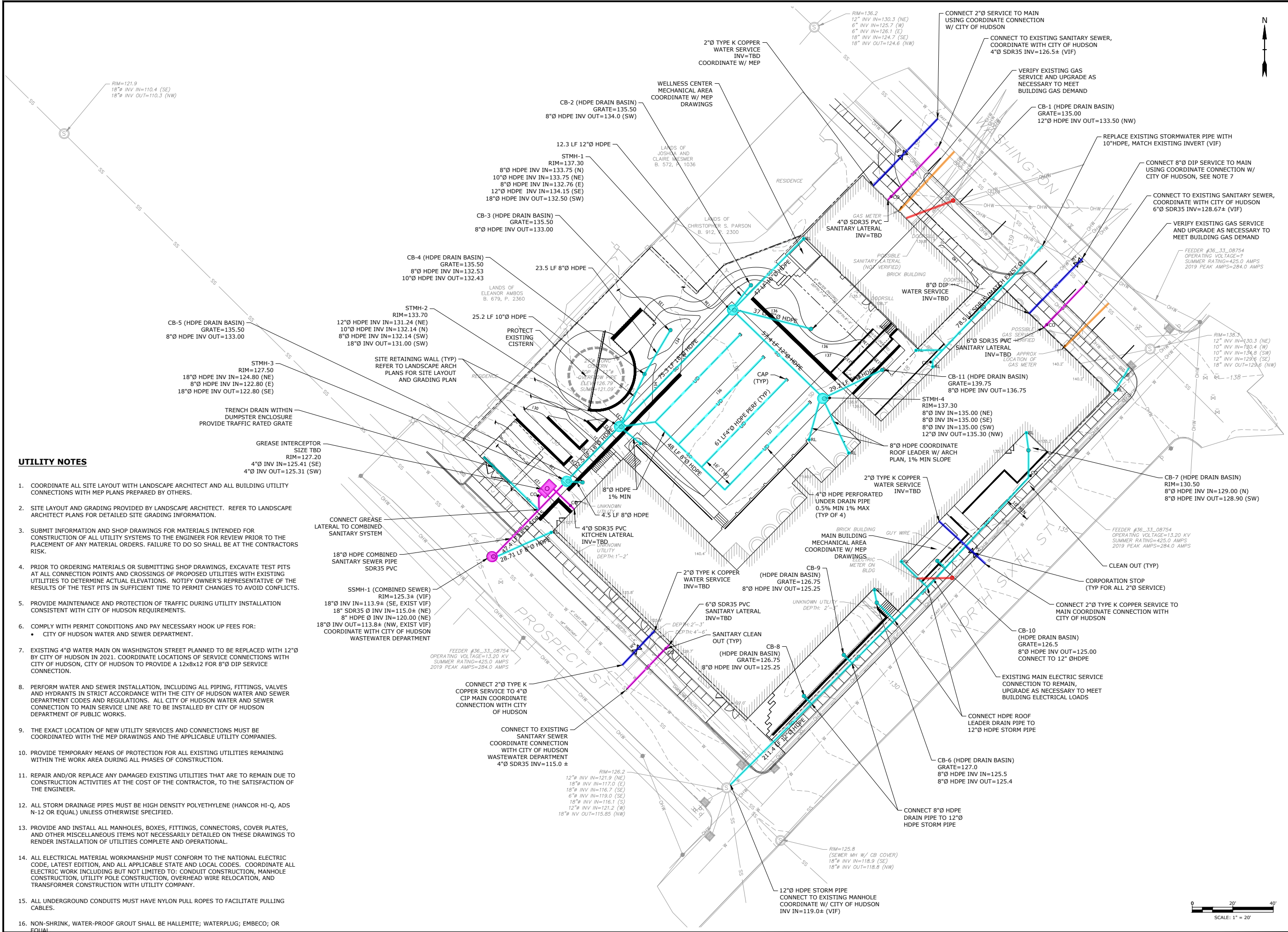
DATE
04/20/2021

SHEET TITLE
EXISTING / DEMOLITION
SITE PLAN

SCALE: 1" = 20'

C-101
SEAL

IN PROGRESS
NOT FOR
CONSTRUCTION



UTILITY NOTES

- COORDINATE ALL SITE LAYOUT WITH LANDSCAPE ARCHITECT AND ALL BUILDING UTILITY CONNECTIONS WITH MEP PLANS PREPARED BY OTHERS.
- SITE LAYOUT AND GRADING PROVIDED BY LANDSCAPE ARCHITECT. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILED SITE GRADING INFORMATION.
- SUBMIT INFORMATION AND SHOP DRAWINGS FOR MATERIALS INTENDED FOR CONSTRUCTION OF ALL UTILITY SYSTEMS TO THE ENGINEER FOR REVIEW PRIOR TO THE PLACEMENT OF ANY MATERIAL ORDERS. FAILURE TO DO SO SHALL BE AT THE CONTRACTORS RISK.
- PRIOR TO ORDERING MATERIALS OR SUBMITTING SHOP DRAWINGS, EXCAVATE TEST PITS AT ALL CONNECTION POINTS AND CROSSINGS OF PROPOSED UTILITIES WITH EXISTING UTILITIES TO DETERMINE ACTUAL ELEVATIONS. NOTIFY OWNER'S REPRESENTATIVE OF THE RESULTS OF THE TEST PITS IN SUFFICIENT TIME TO PERMIT CHANGES TO AVOID CONFLICTS.
- PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC DURING UTILITY INSTALLATION CONSISTENT WITH CITY OF HUDSON REQUIREMENTS.
- COMPLY WITH PERMIT CONDITIONS AND PAY NECESSARY HOOK UP FEES FOR:
 - CITY OF HUDSON WATER AND SEWER DEPARTMENT.
- EXISTING 4"Ø WATER MAIN ON WASHINGTON STREET PLANNED TO BE REPLACED WITH 12"Ø BY CITY OF HUDSON IN 2021. COORDINATE LOCATIONS OF SERVICE CONNECTIONS WITH CITY OF HUDSON, CITY OF HUDSON TO PROVIDE A 12x8x12 FOR 8"Ø DIP SERVICE CONNECTION.
- PERFORM WATER AND SEWER INSTALLATION, INCLUDING ALL PIPING, FITTINGS, VALVES AND HYDRANTS IN STRICT ACCORDANCE WITH THE CITY OF HUDSON WATER AND SEWER DEPARTMENT CODES AND REGULATIONS. ALL CITY OF HUDSON WATER AND SEWER CONNECTION TO MAIN SERVICE LINE ARE TO BE INSTALLED BY CITY OF HUDSON DEPARTMENT OF PUBLIC WORKS.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS MUST BE COORDINATED WITH THE MEP DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- PROVIDE TEMPORARY MEANS OF PROTECTION FOR ALL EXISTING UTILITIES REMAINING WITHIN THE WORK AREA DURING ALL PHASES OF CONSTRUCTION.
- REPAIR AND/OR REPLACE ANY DAMAGED EXISTING UTILITIES THAT ARE TO REMAIN DUE TO CONSTRUCTION ACTIVITIES AT THE COST OF THE CONTRACTOR, TO THE SATISFACTION OF THE ENGINEER.
- ALL STORM DRAINAGE PIPES MUST BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) UNLESS OTHERWISE SPECIFIED.
- PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- ALL ELECTRICAL MATERIAL WORKMANSHIP MUST CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES. COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH UTILITY COMPANY.
- ALL UNDERGROUND CONDUITS MUST HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- NON-SHRINK, WATER-PROOF GROUT SHALL BE HALLEMITE; WATERPLUG; EMBECO; OR EQUAL

NOTES:

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**POCKETBOOK
HUDSON**
549 Washington Street
Hudson, NY 12534

ISSUE

FOR SITE PLAN REVIEW 04.27.21

DATE
04/27/2021

SHEET TITLE

CONCEPT UTILITY PLAN

SCALE: 1" = 20'

C-102

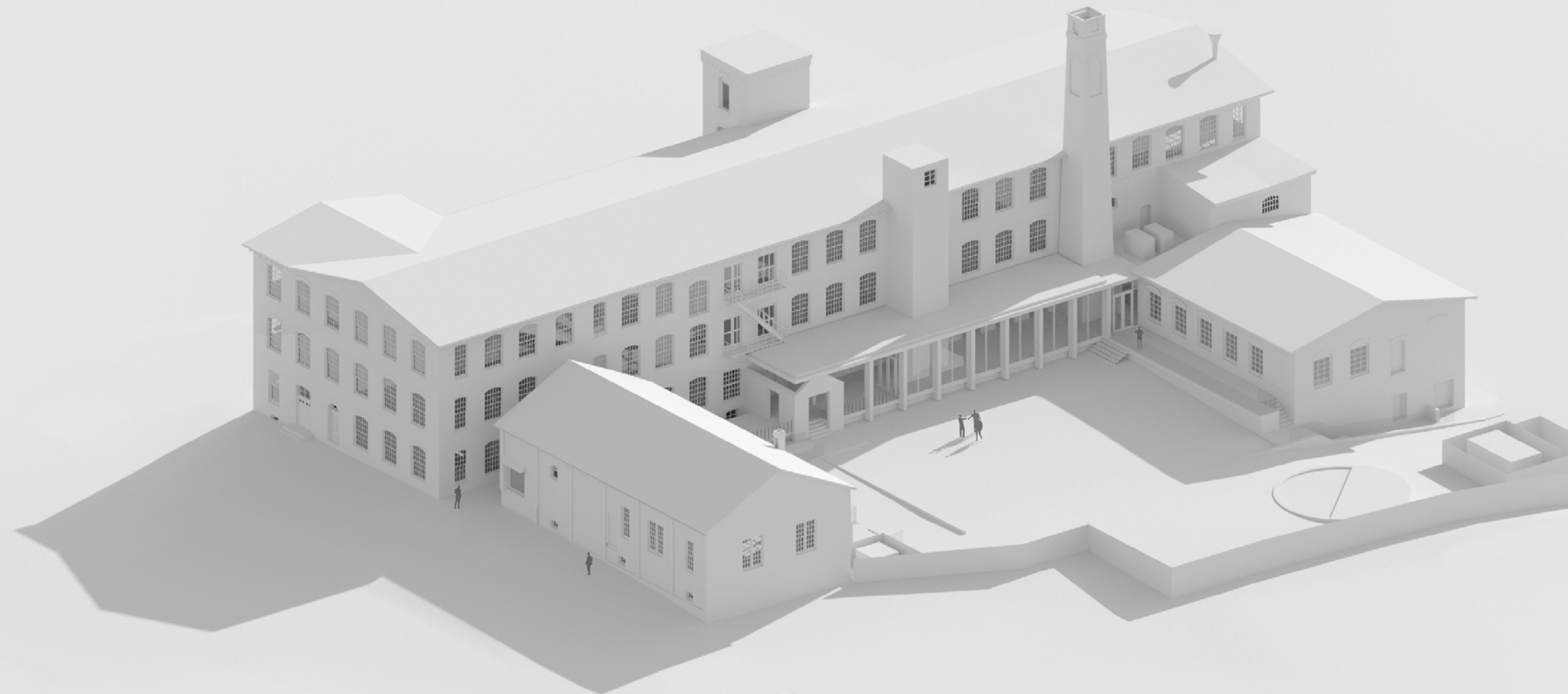
SEAL

IN PROGRESS
NOT FOR
CONSTRUCTION

RESPONSES TO 5/11 PLANNING BOARD COMMENTS

- 23 CONSTRUCTION CONCERNS**
- 24 PARKING CONCERNS**
- 25 CIRCULATION AND PEDESTRIAN ACCESS**
- 30 COMMUNITY IMPACTS**

8 JUNE 2021



CONCERN:CONSTRUCTION SCHEDULE + NOISE AND DUST IMPACT

SOLUTION:FOLLOW ALL CONSTRUCTION BEST PRACTICES AND COMPLY WITH LOCAL BUILDING CODES + NOISE ORDINANCES.

Excerpt from General Contractor Temporary Construction Best Practices Summary:

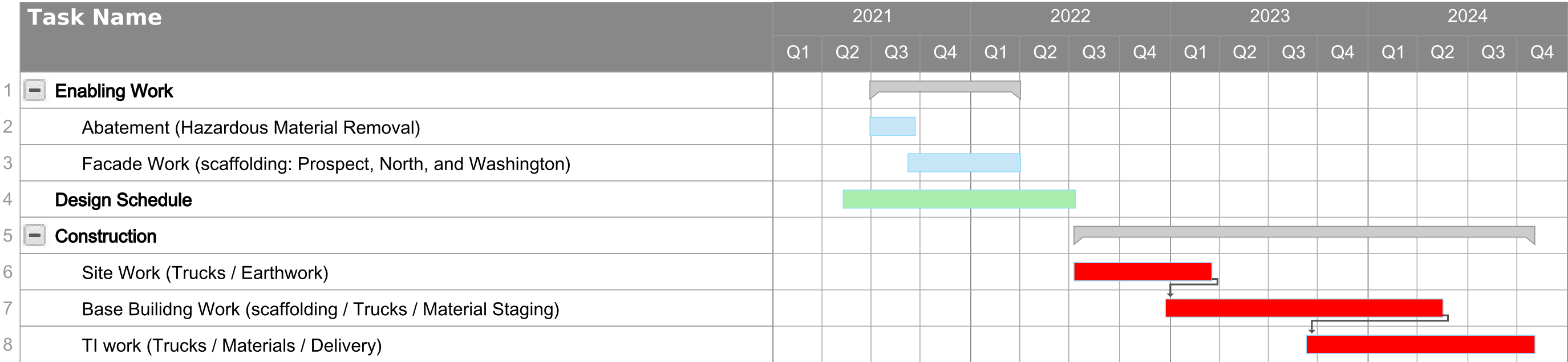
6. Noise Control – Although the act of construction is inherently noisy, we will adhere to the City of Hudson’s noise guidelines by performing all associated construction work within standard hours of operation, 7:00 am to 6:00 pm, except in the case of an urgent necessity.

7. Dust Control – We will employ standard dust control methods to limit disturbance to the surrounding area. This includes adhering to OSHA standards for silica dust prevention during masonry restoration work. Once the work

to be performed is assessed, the proper control measures will be put in place. Some dust control measures that could be implemented are:

- a. The use of tools with dust collection system.
- b. Utilizing water at the work area to suppress dust during the cutting/grinding of stone.
- c. Street Sweeping – Schedule street sweeping on a weekly basis ... and as needed as a dust control measure.

Tentative Construction Schedule:



CONCERN: NEIGHBORHOOD PARKING

SOLUTION: THE DEVELOPMENT TEAM IS EXPLORING THE VIABILITY OF THE FOLLOWING POSSIBLE SOLUTIONS

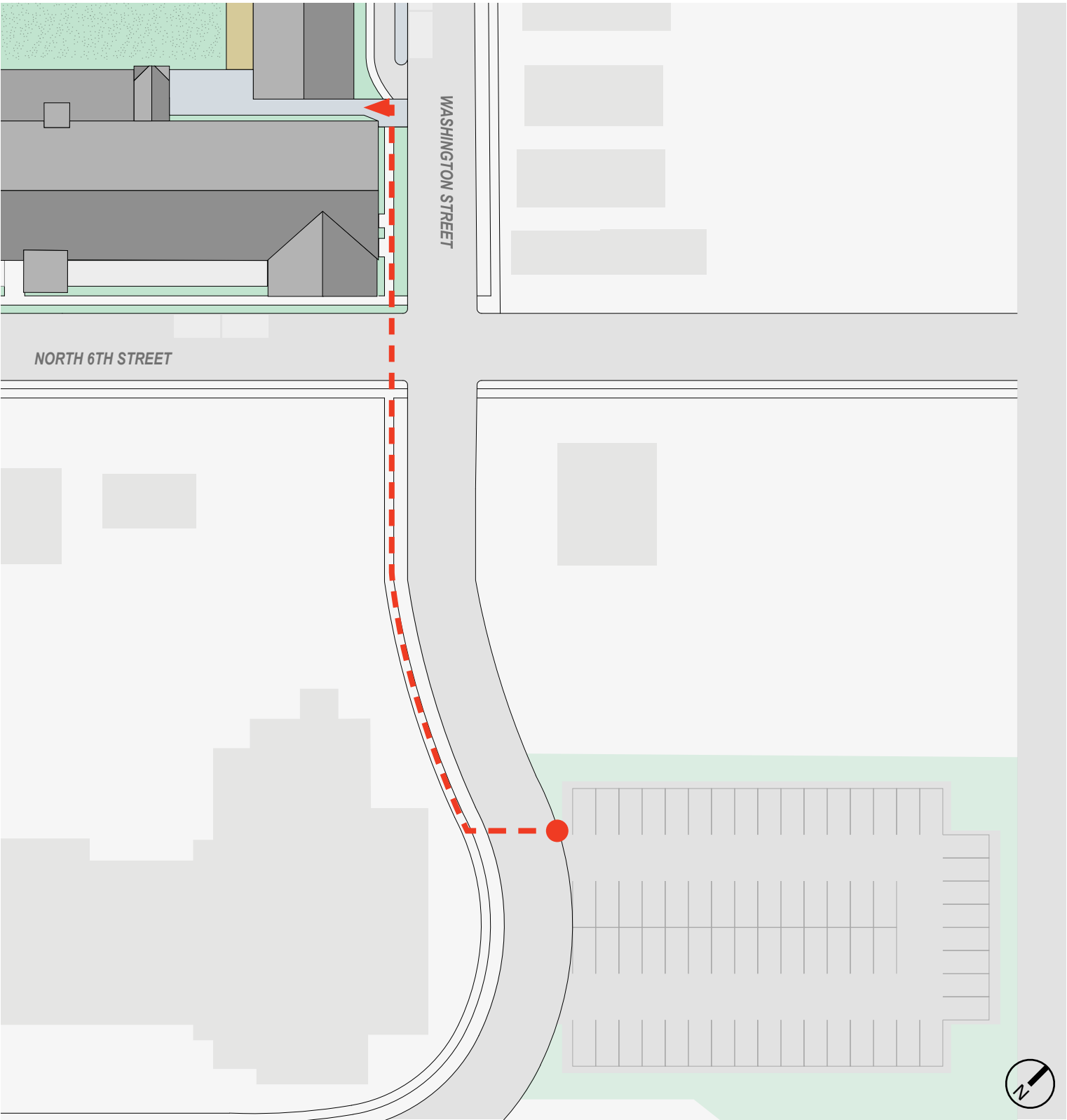
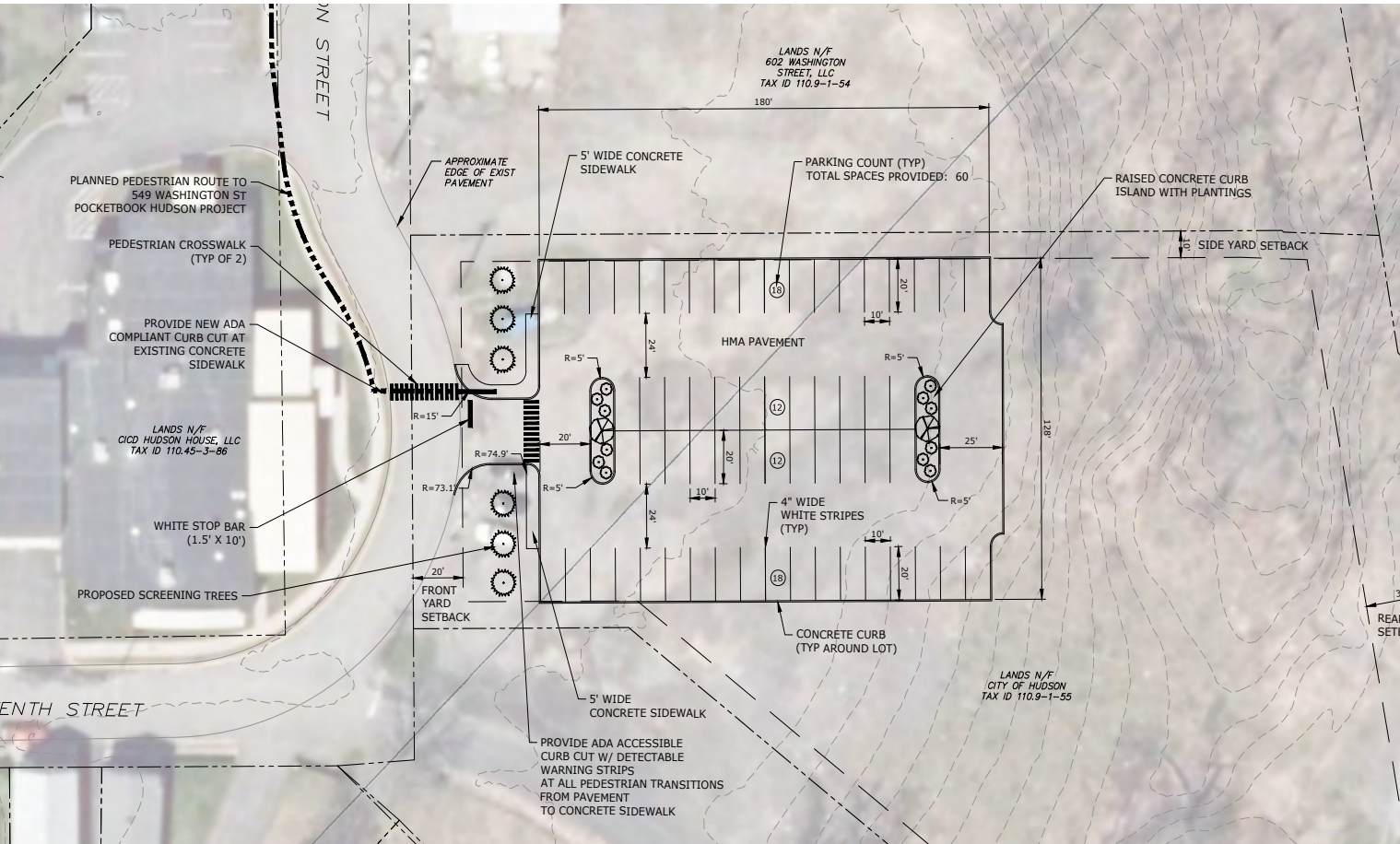
OPTION 1: MUNICIPAL LOT AT 602 WASHINGTON

The city is proposing to develop a new, eco-friendly, state-of-the-art municipal parking lot.

Active discussions with the Mayor’s office and the Common Council President are ongoing to secure spaces.

Spaces to be secured via lease structure, or by utilizing the established permit purchasing process with the City Clerk.

** Graphics are illustrative only, and were created by PBF Hudson LLC, not by the City of Hudson.*



OPTION 2:

Utilize existing municipal lots.

Municipal lots are typically empty in evenings and overnight.

Secure permits through the established permit purchasing process available via the City Clerk.

OPTION 3:

Lease spaces in private lots.

Active discussions with private lot owners are ongoing.

Secure off-site parking for guests, if deemed to be necessary.

OPTION 4:

Follow urban planning densification best practices.

Provide adequate bike parking for local residents.

Incentive train transport and enable seamless arrivals and departures.

Incentive the “park-once” approach to visiting Pocketbook, and partner with other businesses to promote as well.

Planning Board Suggestion (Follow Up)

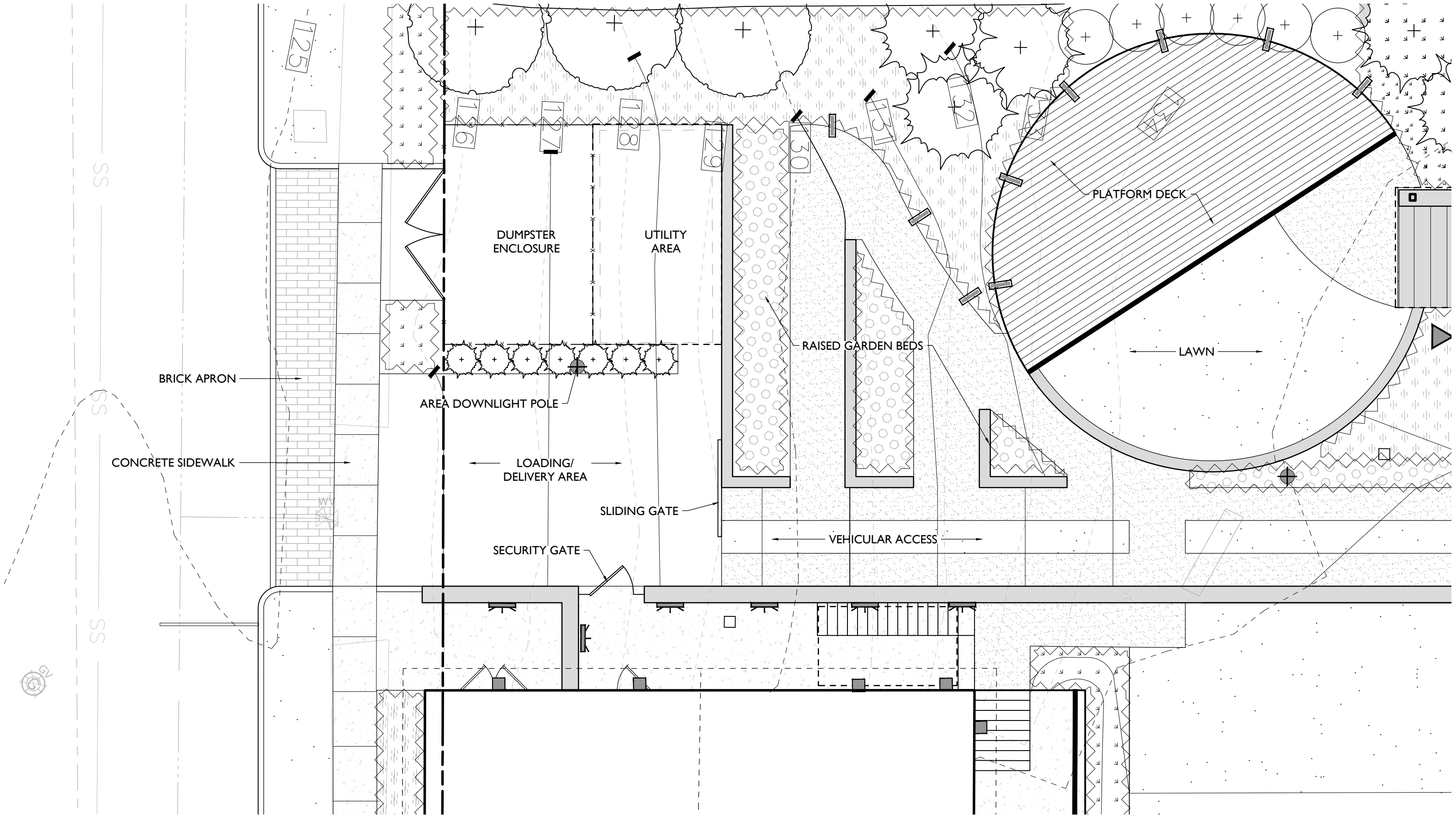
Ownership also explored the feasibility of a below-grade or a surface parking structure in the courtyard with the project Civil Engineers, Tighe & Bond. It was concluded to be unviable for further exploration.

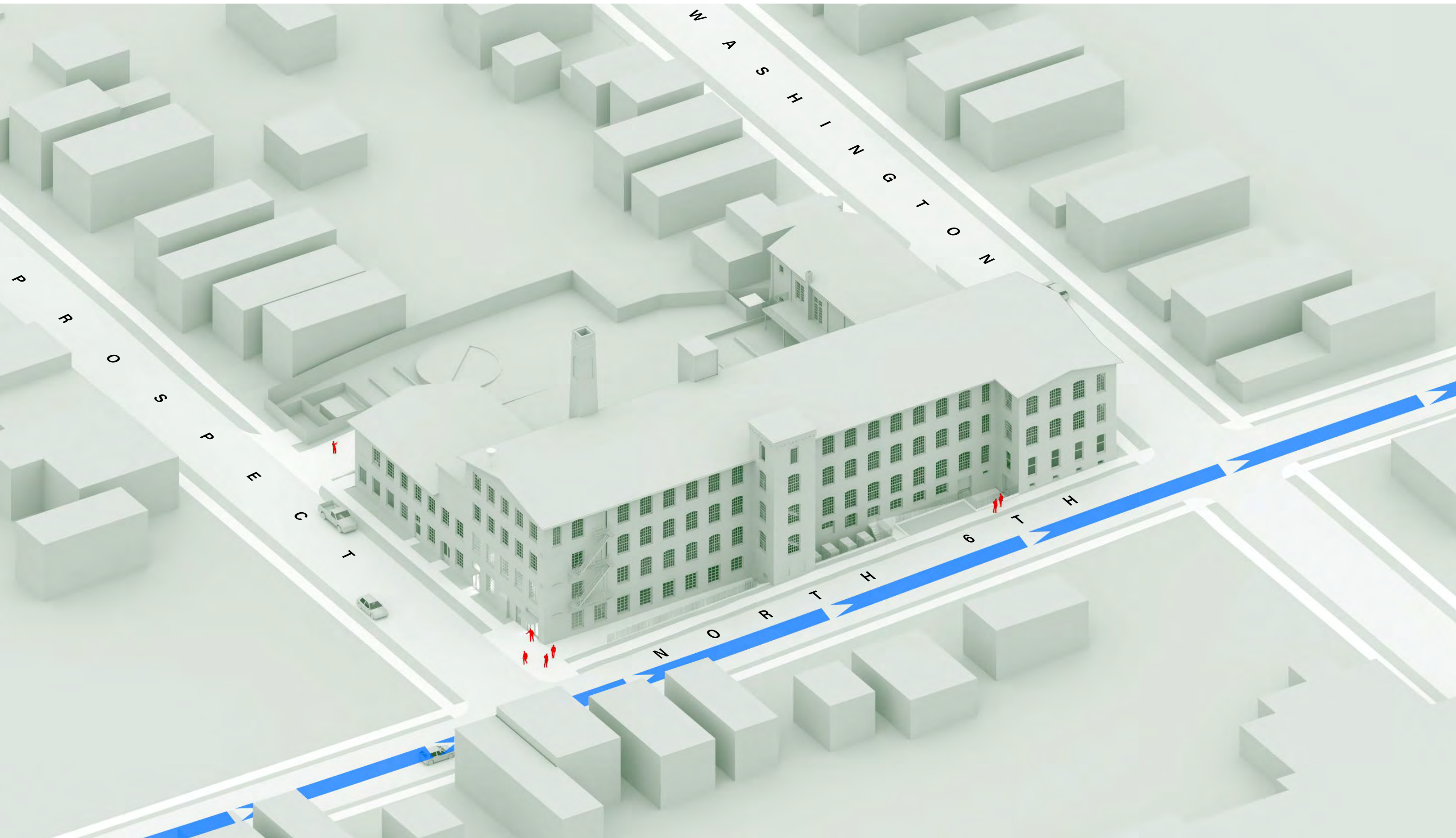
Factors considered included: light and noise pollution to neighbors, the low yield of parking due to circulation requirements, the high cost of construction due to historic site conditions.

CONCERN: CIRCULATION AND PEDESTRIAN ACCESS



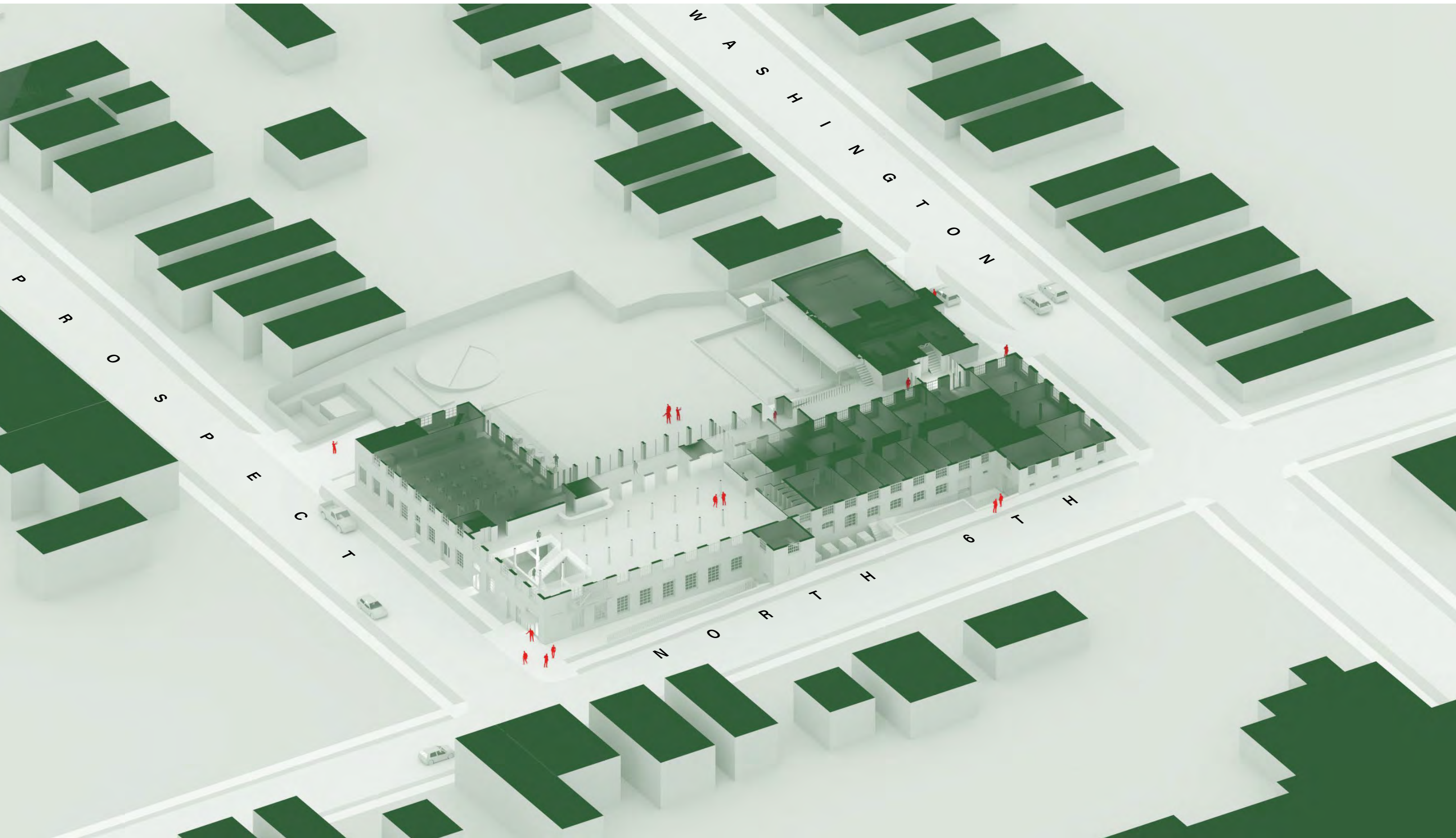
AREA LIGHT SPECIFICATION:
BEGA 88 164 DOWNLIGHT LUMINAIRE
2531 lm

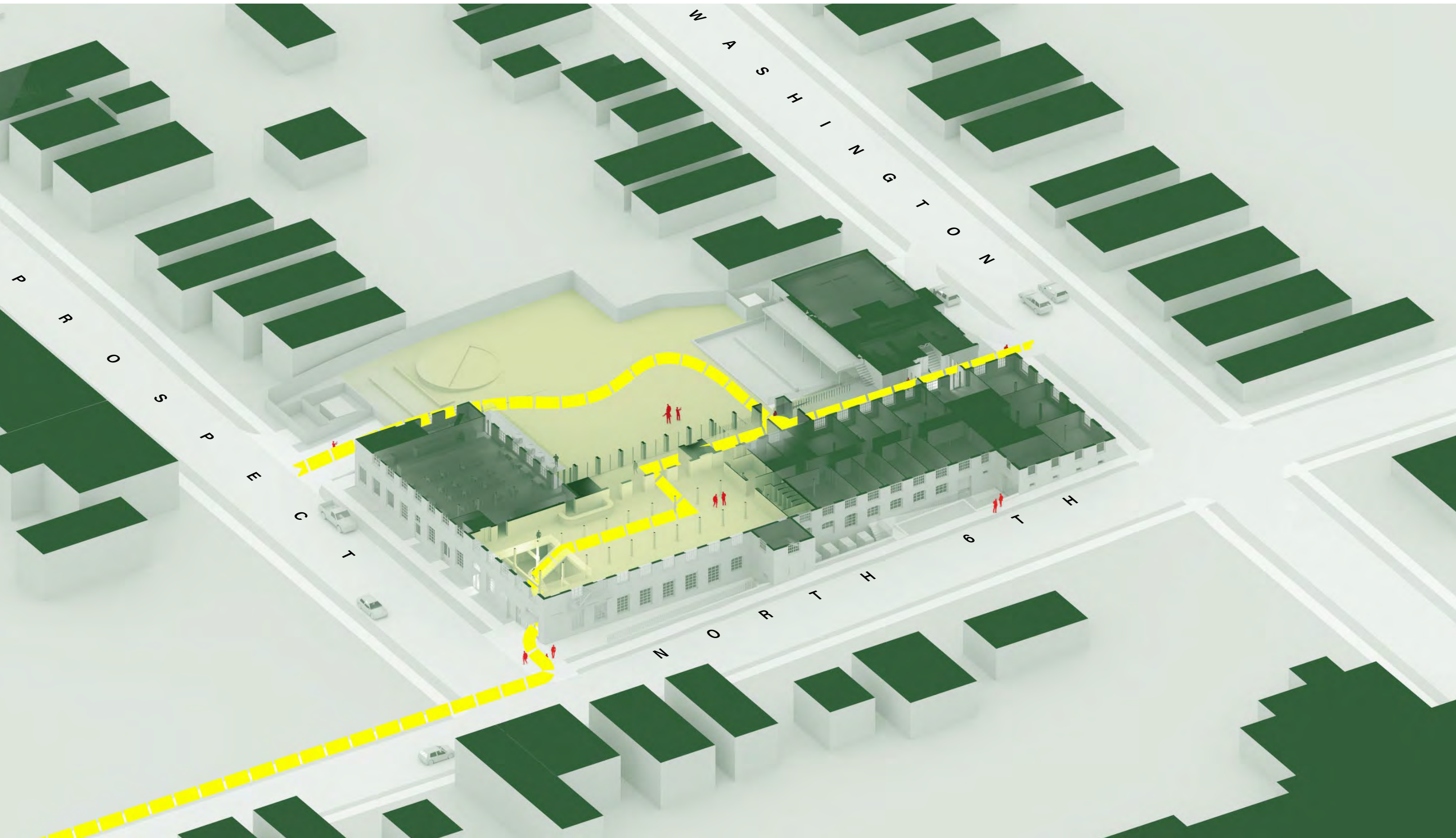




EXISTING: PRIORITIZES CAR TRAVEL OVER PEDESTRIAN WAYS







PROPOSED: RECONNECTING PEDESTRIAN WAYS WITHOUT PAYWALLS



POCKETBOOK HUDSON
549 WASHINGTON ST, HUDSON, NY

6 / 8 / 2021
LIAM TURKLE ARCHITECT



POCKETBOOK
HUDSON

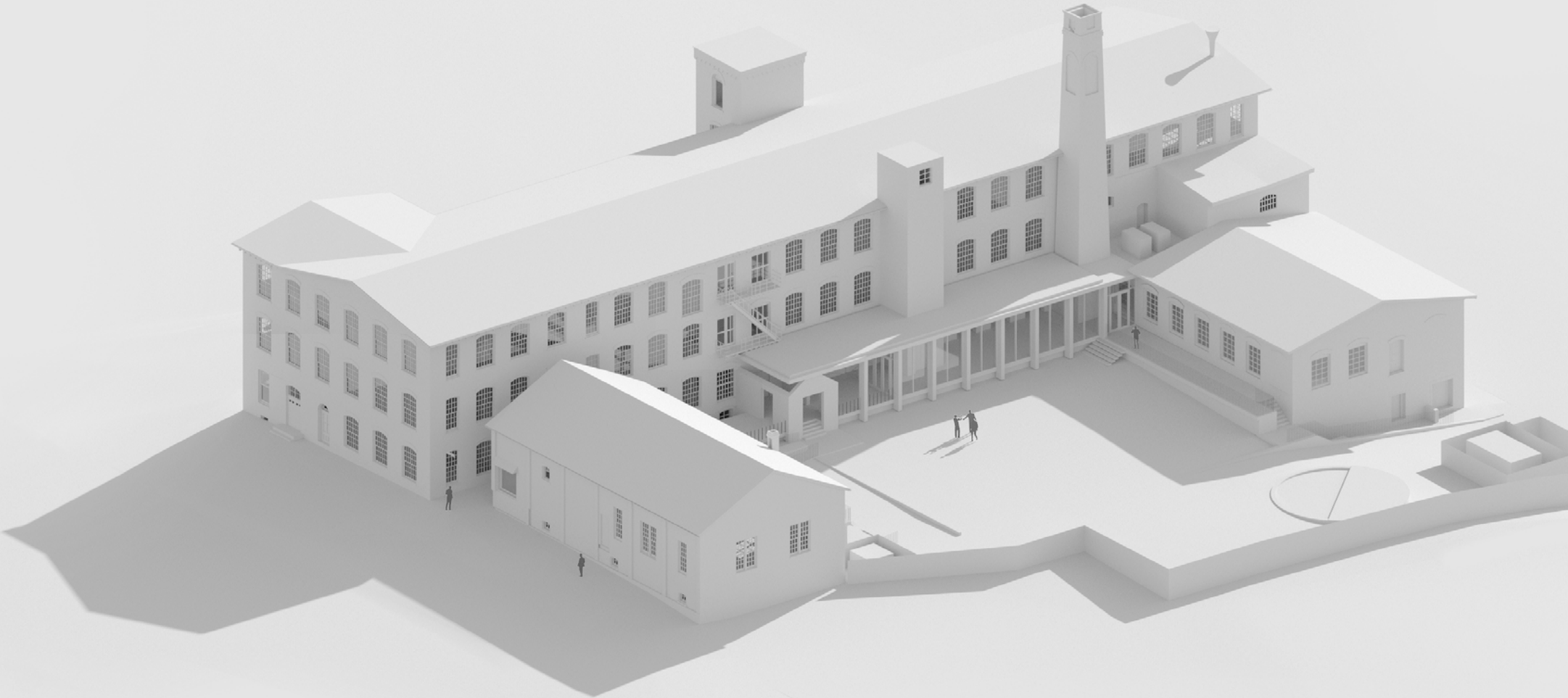
L T A .
WAGNERHODGSON
LANDSCAPE ARCHITECTURE

Tighe&Bond

PRESERVATION
STUDIOS

PROPER & O’LEARY

THANK YOU



POCKETBOOK HUDSON