



DEPARTMENT of CODE ENFORCEMENT

751 Warren Street, Suite #3
Hudson, New York 12534
Phone 518 828-3133 Fax 518 828-9241

Theresa Joyner
Chairwoman; HPB
City of Hudson
520 Warren Street
Hudson, NY 12534

August 2, 2022

RE: 612 Columbia Street & 614-620 Columbia Street
Hudson, NY
#110.53-2-74 & 110.53-2-73

Dear Theresa,

Attached is a new site plan review application from the owner of the above referenced parcels. This proposal is to make changes to their proposed plan that has been submitted in February 2022. They are proposing to keep the existing 2 family residential structure at 612 Columbia Street and renovate the property. In the first proposal they had requested to demolish the building and combine the property to 614-620 Columbia Street. Also, they are now requesting to sub divide the 612 Columbia Street parcel and combine the rear of the parcel to 614-620 Columbia Street. The use of the 614-620 Columbia Street is still being proposed as a community theater.

Also, they are requesting to demolish an existing garage in the rear of 612 Columbia Street and proposing that this space will be the location of the mechanicals and an enclosed dumpster area for 614-620 Columbia Street. This will need the approval of the city HPC.

Any questions you may have please contact my office.



Craig Haigh

Code Enforcement Official

WHITEMAN
OSTERMAN
& HANNA LLP

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www.woh.com

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518.487.7600 phone
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Partner
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July 27, 2022

VIA EMAIL

Chair Theresa Joyner and
Members of the Planning Board
751 Warren Street
Suite #3
Hudson, New York 12534
ATTN: Craig Haigh, Code Enforcement Officer

***Re: The Hudson Forum – Galvan Initiatives Foundation
Property: 612, 614-620 Columbia Street (SBL: 110.53-2-73 and 74)***

Dear Chair Joyner and Members of the Planning Board:

On behalf of Galvan Initiatives Foundation (“Galvan”), the owner of property located at 612, 614-620 Columbia Street, in the City of Hudson, New York (SBL: 110.53-2-73 and 74) (the “Project Site”), we submit this letter in furtherance of Galvan’s proposed redevelopment of the existing vacant building at 620 Columbia Street into a modern community theater (the “Project”). The Project Site is also improved with an existing residence, which is proposed to remain except for the demolition of its existing garage. This letter is in response to comments made at the July 2022 Planning Board meeting.

Since the last Planning Board meeting, Galvan has now proposed a lot line adjustment to ensure that all structures associated with the proposed theater remain on one lot. This also allows all improvements related to the existing residential structure on the Project Site to remain on an individual lot. An easement will be provided to ensure that any future occupants of the residential lot may access Prison Alley. Please find enclosed a revised application form, revised site plans, and subdivision plat reflecting this lot line adjustment.

In addition to the above, we have also included additional information related to any potential traffic impacts. Galvan’s consulting team is also working on assessing potential noise impacts related to the proposed HVAC units for compliance with the City’s noise ordinance. Such information will be forwarded as soon as it becomes available.

We respectfully request to be placed on the Planning Board's August 2022 meeting agenda. Please do not hesitate to contact me with any questions or concerns at (518) 487-7612 or cgottlieb@woh.com.

Very truly yours,

/s/ *Charles J. Gottlieb*

Charles J. Gottlieb

Enclosures

cc: Craig Haigh, City of Hudson Code Enforcement Officer
Victoria Polidoro, Esq., City of Hudson Planning Board Attorney
Mike Tucker, P.E., LANGAN
Michael Walch AIA, Think! Architecture + Design
Daniel Hubbell, Esq., Whiteman, Osterman & Hanna, LLP
Galvan Initiatives Foundation

Application For:

☒ Site Plan Review

_____ Special Exception Use

☒ Subdivision

Owner (if different)

Name _____

Address _____

Telephone No.: () -

I, _____, am the owner of the property located at _____, Hudson, New York, and authorize _____ to act as my agent for this application.

Signature: _____ Date: _____

Vacant

Character of Abutting Parcels: _____

Urban, residential and commercial

Anticipated Increase in number of residences, shoppers, employees, etc: _____

The proposed use will have 8-10 full time employees. During times of performances, there is anticipated to be approximately 50 performers and musicians. The theater's maximum seating capacity is approximately 415.

Describe proposed use, including primary and secondary uses: ground floor area, height, and number of stories for each building:

- For residential buildings include the number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and the number of off-street parking spaces to be provided
- For non-residential buildings, include total floor area and total sales area; number of off-street parking spaces
- Describe other proposed structures
- Include plot plan per attached checklist

See Cover Letter

Applicant's Signature: _____

Date: 6-3-12

Attorney for Applicant - Charles J. Gottlieb

For Board Use Only

Date Rec'd _____

Rec'd by _____

Preliminary Review: _____

Final Review: _____

Final Decision: Approved: _____ Approved w/mods: _____ Disapproved: _____

GENERAL MUNICIPAL LAW 239 (l) & (m) ZONING REFERRAL FORM

From: Town, Village, City of _____
Legislative Body _____ Z.B.A. _____ Planning Board _____

To: The Columbia County Planning Board
401 State Street
Hudson, New York, 12534

Subject: Area Variance _____ Use Variance _____ Special Permit _____
Site Plan Review _____ Other _____

Appeal: Applicant's Name: _____
Mailing Address: _____
_____ Zip _____

Property Location (accurately describe) _____

Required _____ Application form required by the Z.B.A. or Planning Board
Enclosures: _____
_____ Building/Zoning Permit with Reason for Denial
_____ Plot Plan showing ALL Boundary lines with dimensions, ALL Structures
and improvements, proposed or existing, with dimension of setbacks
and names of abutting land owners.

Required _____ Parcel's Tax Map Number: _____
Information _____
_____ The property is presently zoned: _____
_____ Property acquired by the applicant on ____ / ____ / ____

Public Hearing: Public Hearing is scheduled for ____ / ____ / ____

Reason for Referral: This is referred to you for review and recommendation because the property affected is within 500 feet of:

- _____ A municipal boundary
_____ County or State park or recreation area, existing or proposed
_____ State or County road or right of way, existing or proposed
_____ State or County owned building or institution
_____ Stream or drainage channel owned by the County or for which channel lines have
been established
_____ Active farm operation within an Agricultural District
_____ Other: _____

It is understood that if no action is taken on this referral within thirty days of receipt by you (or mutually agreed extension of time), we may proceed without your recommendation.

Date: ____ / ____ / ____ Signature: _____ Title: _____

If you would like the response to this referral forwarded via a FAX, please provide your FAX phone number (____) _____ - _____

Plot Plan Submittal

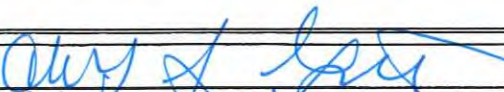
Please provide an accurate sketch of your parcel that includes the following information:

1. Property boundaries with dimensions
2. All existing and/or proposed structures with setback measurements
3. Names & locations of all abutting streets and alleys
4. Location of water & sewer connections
5. Location size of all off street parking areas including garages
6. Names of adjacent property owners or businesses

This plan may be prepared in the box below or on a separate sheet if you desire.

See concept site plan set (enclosed)

Applicant :


Attorney for Applicant
Charles Gottlieb

Date:

6-3-24

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: City of Hudson, Community Theater		
Project Location (describe, and attach a general location map): The site is located on the corner of Columbia Street (NYS Route 9G), N 7th Street, and Long Alley in the City of Hudson (SBL: 110.53-2-73 & 110.53-2-74)		
Brief Description of Proposed Action (include purpose or need): This project involves the renovation and repurposing of the existing building at 620 Columbia Street, which was historically used as a theater. The existing building occupies the corner of Columbia Street (NYS Route 9G), N 7th Street, and Long Alley. In addition, a portion of the abutting residential parcel (under common ownership) will be merged with the theater lot. The proposed renovations and site development will restore the building back to its historic theater use. The project is in the C-C Zoning district and the property is appropriate in size.		
Name of Applicant/Sponsor: Galvan Foundation	Telephone: (518) 822-0707	
	E-Mail: Zqu@galvanfdn.org	
Address: 400 State Street		
City/PO: Hudson	State: NY	Zip Code: 12534
Project Contact (if not same as sponsor; give name and title/role): Dan Kent	Telephone: (917) 499-5912	
	E-Mail: dkent@gvafdn.org	
Address: 400 State Street		
City/PO: Hudson	State: NY	Zip Code: 12534
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Hudson Planning Board	June 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hudson Historic Preservation Commission, IDA, City of Hudson	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - Road opening permit NYS Historic Preservation Office (SHPO)	June 2022
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Central Commerical (C-C) District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Hudson

b. What police or other public protection forces serve the project site?

Hudson police department

c. Which fire protection and emergency medical services serve the project site?

Hudson fire department

d. What parks serve the project site?

None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational - Theatre

b. a. Total acreage of the site of the proposed action? ±0.44 acres

b. Total acreage to be physically disturbed? ±0.44 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±0.48 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % N/A Units: N/A

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Lot line adjustment to merge a portion of the abutting parcel with the theater parcel.

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum .04 Ac. Maximum .44 Ac.

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) 08 month 2022 year
- Anticipated completion date of final phase 08 month 2023 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
<i>i.</i> Total number of structures _____ <i>ii.</i> Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length <i>iii.</i> Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
<i>i.</i> Purpose of the impoundment: _____ <i>ii.</i> If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ <i>iii.</i> If other than water, identify the type of impounded/contained liquids and their source. _____ <i>iv.</i> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres <i>v.</i> Dimensions of the proposed dam or impounding structure: _____ height; _____ length <i>vi.</i> Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
<i>i.</i> What is the purpose of the excavation or dredging? _____ <i>ii.</i> How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <i>iii.</i> Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ <i>iv.</i> Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ <i>v.</i> What is the total area to be dredged or excavated? _____ acres <i>vi.</i> What is the maximum area to be worked at any one time? _____ acres <i>vii.</i> What would be the maximum depth of excavation or dredging? _____ feet <i>viii.</i> Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>ix.</i> Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>N/A</u> _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
N/A

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
 If Yes, describe: N/A

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
 If Yes:

- acres of aquatic vegetation proposed to be removed: N/A
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 3,065 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:

- Name of district or service area: City of Hudson
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 3,065 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:

- Name of wastewater treatment plant to be used: City of Hudson Wastewater Treatment Plant
- Name of district: City of Hudson Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

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<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Per local code • Saturday: _____ Per local code • Sunday: _____ Per local code • Holidays: _____ Per local code </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am-5pm • Saturday: _____ Occasional events after 1pm • Sunday: _____ Occasional events after 1pm • Holidays: _____ See footnote </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Per local code • Saturday: _____ Per local code • Sunday: _____ Per local code • Holidays: _____ Per local code 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am-5pm • Saturday: _____ Occasional events after 1pm • Sunday: _____ Occasional events after 1pm • Holidays: _____ See footnote
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Per local code • Saturday: _____ Per local code • Sunday: _____ Per local code • Holidays: _____ Per local code 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8am-5pm • Saturday: _____ Occasional events after 1pm • Sunday: _____ Occasional events after 1pm • Holidays: _____ See footnote 		

*Note:

Normal office business hours will be 8am – 5pm M-F. There will be occasional Saturday and Sunday afternoon events starting at 1pm. Performances will start at 7pm or 8 pm and run until 10 pm or 11pm. There will potentially be public school events or classes that occur during the day. In addition, will be holding weekly acting/dance classes in the evenings, roughly 4-8pm. Daytime rehearsals will take place from 11-6pm three to four days a week as well.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>There will be exterior building mounted lights for pedestrian access.</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>N/A</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 2 tons per _____ Month (unit of time) • Operation : _____ See D.2.r.iii tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: Workers will be trained on proper waste management procedures. Salvageable items from the original building will be restored and reused where possible. • Operation: Employees will be trained on proper waste management procedures. <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Eight-yard dumpster (trash and recycling) • Operation: New dumpsters will be provided to the rear of the facility to handle trash and recycling. 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Recreational, Urban Residential
 ii. If mix of uses, generally describe:
 The project site is made up of two parcels. SBL 110.53-2-73 is an existing recreational use and SBL 110.53-2-74 is an existing residential use. After the renovations are complete, both parcels will be merged into one and it will be a theater use.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.41	0.45	+0.04
• Forested	0.00	0.00	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.07	0.03	-0.04
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: n/a _____	--	--	--

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: Community theater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: Sixth Street School, Hudson Central School, Columbia Memorial Hospital	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____ _____ iii. Describe any development constraints due to the prior solid waste activities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____ _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): B00172 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Site Code B00172 refers to the Griffin Supply Warehouse located at 359-361 Columbia Street, which is ±1,900-ft from the proposed action. In 2002, a site investigation and a tank removal IRM were conducted under the Environmental Restoration Program, and a no further action Record of Decision was signed.

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >5 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: UrB - Urban land-Hudson-Vergennes complex, undulating 100 % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ * feet * Based on the Columbia County Soil Survey, Urban land-Hudson has an average water table of 1.5-2.0 ft and Urban land-Vergennes has an average water table of 1.0-3.0 ft	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input checked="" type="checkbox"/> Moderately Well Drained: 100 % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 100 % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ N/A - Urban Land _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Hudson Historic District</u> iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): <u>Community Tennis Building at 618 Columbia Street</u> ii. Basis for identification: <u>Cultural Resources Information System</u>
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date 07-27-22

Signature _____ Title _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00172
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Hudson Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

April 29, 2022

Mr. Dan Kent
Galvan Foundation
400 State Street
Hudson, NY 12534

RE: Traffic and Parking Assessment, The Hudson Forum, 620 Columbia Street, City of Hudson, Columbia County, New York; CM Project No. 121-335

Dear Mr. Kent,

Creighton Manning Engineering, LLP has completed a traffic and parking assessment for the proposed *Hudson Forum* project. The project consists of renovating the vacant *Hudson Community Theatre* building located on the west side of N. 7th Street between Columbia Street and Long Alley in the City of Hudson. The renovated theatre will provide approximately 475 seats. This evaluation is based on information provided in "Site Plan Option 1," last revised by on April 28/2022 (See Attachment A). An executive summary of the assessment is included below:

- A review of the surrounding study area indicates that the available on-street and municipal lot parking supply of approximately 432 spaces (worst-case) can accommodate the peak parking demand (190 parking spaces) associated with the *Hudson Forum* theatre project and parking associated with other approved developments in the project area.
- The trip generation estimate indicates that the project is expected to generate approximately 190 trips entering the City of Hudson prior to a performance and 190 trips exiting the City of Hudson following the performance. It is noted that these trips will be dispersed throughout the City since a dedicated parking lot will not be provided. Due to the regional parking situation, it is unlikely that a performance would generate more than 100 trips on any one approach of a nearby intersection which is less than the NYSDOT and ITE threshold for needing off-site intersection analysis.

1.0 Project Description

The proposed project includes redevelopment of the vacant *Hudson Community Theatre* building with a 475 seat performance theatre. The single family home located at 612 Columbia Street will also be incorporated into the site plan. An approximate 40-foot long drop-off area will be provided on North 7th Street adjacent to the proposed building. Vehicular access and dedicated on-site parking will not be provided for patrons. It is anticipated that the project will be completed in 2022. The study area is shown on Figure 1. Table 1 summarizes the events/uses that will be provided:



Table 1 – Land Use Summary

Use	Day	Time
Normal Business Operations	Monday through Friday	8:00 a.m. to 5:00 p.m.
Theatre Performances	Friday and Saturday Evenings Occasional Mid-day Saturday or Sunday	7:00 to 11:00 p.m. 1:00 to 5:00 p.m.
Public School Event	Occasional Weekdays	Between 8:00 a.m. to 3:00 p.m.
Weekly Acting/Dance Classes	Occasional Weekdays	4:00 to 8:00 p.m.
Rehearsals	Monday through Thursday	11:00 a.m. to 6:00 p.m.

2.0 Existing Conditions

Roadways Serving the Site

Columbia Street (NY Route 9G/NY Route 23B) is an east-west roadway that travels through the City of Hudson from S. Front Street to NY Route 23B and is classified as an urban minor arterial. Columbia Street generally provides a 28 to 29-foot wide roadway near the project site for two-way traffic. On-street parking on Columbia Street is summarized below:

- 5th Street to 7th Street – Free on-street parking provided on the north side (Odd Side) of the road. It is noted that alternate side parking restrictions are not observed on this segment of Columbia Street.
- 7th Street to 8th Street – Metered on-street parking is provided on both sides of the road. Metered parking is in effect from 9:00 a.m. to 5:00 p.m. on weekdays and free during nights and weekends.
- 8th Street to Frederick Street –Free on-street parking is provided on the both sides of the road. It is noted that alternate side parking restrictions are not observed on this segment of Columbia Street.

Sidewalks are provided on both sides of the road and the posted speed limit in the City of Hudson is 30-mph. Land uses along Columbia Street in the project vicinity include a municipal parking lot located between 5th Street and 6th Street and a mix of commercial and residential land.

Transit, Amtrak, and Pedestrians

Columbia County Public Transit (CCPT) provides transit service near the site located on Columbia Street. The *Hudson-Greenport Shuttle* runs a loop between the *Hudson Amtrak* station and the *Walmart* in Greenport. The *Hudson-Albany Commuter Bus Route* runs between the *Hudson Amtrak* station and the City of Albany. These lines provide a stop at the Warren Street/7th Street intersection located approximately 325-feet south of the site. The *Hudson-Greenport* route runs on approximately 70 minute headways while the *Hudson-Albany* route provides two buses traveling northbound in the morning and two buses traveling southbound in the afternoon. It is noted that the transit service is generally associated with more localized trips.

An *Amtrak* station is provided approximately one mile southwest of the site located at 69 S. Front Street. This station serves four different *Amtrak* trains (Adirondack, Empire, Ethan Allen Express, and Maple Leaf). Patrons may take the train and call for a ridesharing service or taxi to access the site.

3.0 Traffic Assessment

Parking Assessment and Trip Generation

A review of the development plan indicates that the proposed theatre will not provide a dedicated parking lot on the property. The worst-case event is associated with a theatre performance that will occur on Friday or Saturday nights. The Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition* indicates that the 85th percentile peak parking demand for a theatre is 0.4 vehicles per attendee/seat and occurs between 8:00 and 10:00 p.m. This indicates that a theatre with 475-seats will require approximately 190

parking spaces during a performance. It is noted that the sites observed to develop the parking rate were located in rural settings. It is anticipated that a portion of the attendees associated with the proposed theatre will live within walking distance and will not contribute to parking demand for the site; therefore, the parking demand for the site represents a conservative assessment. It is not anticipated that the theatre will require overnight parking between 11:00 p.m. and 5:00 a.m.

It is noted that *Trip Generation, 11th Edition* published by ITE does not provide specific trip generation data for performance theatres; however, it is expected that the majority of attendees will arrive and depart within the hour before and after a performance. This suggests that the proposed theatre will generate approximately 190 trips entering the City of Hudson prior to a performance and 190 trips exiting the City of Hudson following the performance. It is noted that these trips will be dispersed throughout the City since a dedicated lot will not be provided. Due to the regional parking situation, it is unlikely that a performance would generate more than 100 trips on any one approach of a nearby intersection which is less than the NYSDOT and ITE threshold for needing off-site intersection analysis. This guidance was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off-site intersections and screen out locations from requiring detailed analysis that do not reach the 100 vehicle threshold; therefore, detailed analysis of off-site intersections is not necessary. It is noted that smaller events and classes will also occur intermittently over the course of the week and temporary minor traffic increases are expected.

On-Street Parking Observations

As noted above, the proposed theatre will not provide on-site parking spaces; however, the site plan indicates that an accessible parking space for persons with disabilities is proposed on North 7th Street located adjacent to the building. Providing an accessible space at this location will need to be approved by the City of Hudson.

The parking assessment for the proposed site was conducted from 8:00 to 10:00 p.m. on the following days:

- Saturday, October 9, 2021
- Friday, October 8, 2021 (Odd Street Side Day)
- Friday, October 15, 2021 (Even Street Side Day)

The available parking supply in the vicinity of the *Hudson Forum* project was documented by counting the number of available on-street parking spaces and the number of off-street parking spaces provided in the local municipal parking lots. The study area, as shown on Figure 2 and summarized on the attached Table 2, was defined based upon the available off-street parking lots and on-street parking located within ¼ mile of the destination (approximate 0 to 5 minute walk). The 5-minute walk, also known as the “pedestrian shed” is considered to be the distance people are willing to walk before opting to drive. Based on the average walking speed, a 5-minute walk is represented by a radius measuring ¼ of a mile. This rule of thumb is used to calculate public transport catchment areas or to determine access to destinations within neighborhoods.

Within the comprehensive study area, there are a total of approximately 500 free on-street parking spaces provided. This excludes streets that have Winter restrictions such as Washington Street and Prospect Street. Typical parking restrictions to some free on-street spaces are mid-week and would not impact conditions on Friday or Saturday when peak operations of the theatre will occur. It is noted that during winter months, alternate side on-street parking is implemented to accommodate plowing and street maintenance which reduces overnight supply (12:00 a.m. to 8:00 a.m.); however, alternate side parking restrictions would not impact supply for the proposed theatre since performances will generally occur in the late afternoon

between 6:00 and 11:00 p.m. It is also noted that metered parking occurs from 9:00 a.m. to 5:00 p.m. on weekdays. This indicates that metered spaces will act as general free on-street spaces during typical performances. A review of the project area indicates that there are 278 metered parking spaces. This suggests that there are 778 on-street parking spaces located within the “parking shed” of the site.

Municipal Parking Lots – Columbia Street/Unions Street

Table 3 summarizes parking conditions in the Municipal Lots on Columbia Street and Union Street. These lots have parking meters with similar restrictions as the on-street meters (free on nights and weekends). It is noted that the Columbia Street Lot has signs for alternate side parking when entering the lot; however, these are being removed so that all parking spaces are available during non-winter or winter months.

Table 3 – Municipal Parking Lot Supply

Types of Parking Spaces	Non-Winter and Winter Months	
	Columbia Street Lot	Union Street Lot
General Public	94 metered	29 metered/6 permit
General Public (Electric Chargers)	6	--
City Employees	12	--
Police	11	--
Total	123	35

Columbia Street Lot

There are 123 parking spaces associated with the off-street municipal parking lot located on Columbia Street of which 100 are available to the general public (94 metered spaces and 6 electric charging spaces). The remaining 23 parking spaces are designated for city employees and police. It is noted that approximately three to four of the spaces designated for police were used for snow storage. A review of Table 3 also indicates that there was a maximum of 36 occupied spaces on the days observed with a minimum of 58 parking spaces available to the general public (not including electric charging spaces).

Union Street Lot

There are 35 parking spaces associated with the off-street municipal parking lot located on Union Street of which 29 are available to the general public. The remaining six are permit parking spaces. A review of Table 3 also indicates that there was a maximum of 19 occupied spaces on the days observed with a minimum of 10 parking spaces available to the general public.

This indicates that the municipal lots will add 68 available parking spaces to the on-street surplus.

Parking Conclusions

The attached Table 2 indicates that there was **469 total** occupied spaces observed on Saturday and **409 to 440 total** occupied spaces observed on the two Fridays in the project area suggesting that daily demand is fairly consistent.

A review of Table 2 indicates that worst-case parking availability conditions occurred on Saturday; therefore, the following conclusions will focus on this day since parking supply was higher on the other two observed days. The table indicates that there was approximately 432 free/metered on-street parking spaces and municipal parking spaces available within a 5-minute walk to the theatre. This suggests that there is more than adequate parking supply to accommodate the 190 space off-site parking demand for the proposed development. It is noted that there are several other developments located near the proposed theatre that have been approved or are going through the approval process. The following list indicates the worst-case

on-street parking demand identified for each site (typically overnight conditions):

- *The Depot District* = 76 off-site parking spaces
- *The Pocketbook Factory* = 62 off-site parking spaces
- *The Hudson House Hotel* = 31 off-site parking spaces

This suggests that these other known land uses will require approximately 169 off-site parking spaces. This indicates that approximately 359 on-street parking spaces could be required by the proposed site and these other uses during worst-case conditions (190 theaters spaces and 169 other development spaces). A review of available on-street parking indicates that there would still be 73 available on-street parking spaces in the project area when a performance is occurring.

The City's review engineer for other projects has noted that on-street parking occupancy should not exceed approximately 85% to 95%. This is consistent with "Shared Parking" (3rd Edition) published by the *Urban Land Institute* which states that, "Effective parking supply is the number of occupied spaces at optimum operating efficiency. A parking facility will be perceived as full at somewhat less than its actual capacity, generally in the range of 85 to 95 percent occupancy." **During these periods, patrons of the theater and local residents will still find readily available on-street parking within a 5-minute walk of their destination.** The worst-case parking occupancy condition for the *Hudson Forum* is thereby consistent with the standard measure for optimum operating efficiency. The parking assessment of existing conditions indicates that on-street parking within a 5-minute walking range to the site has a 71% percent occupancy rate with 263 available free/metered and municipal lot spaces during the worst-case peak period observed on two Fridays and a Saturday (includes other approved development parking). The available parking supply located within an approximate 5-minute walk is more than adequate to accommodate the 190 parking spaces required by the proposed theatre and would increase the occupancy rate to approximately 92%. It is noted that the parking assessment is based on worst-case conditions assuming that the peaks of the other approved developments would coincide with the peak of a sold out performance at the theatre.

4.0 Conclusions

The proposed project includes redevelopment of the vacant *Hudson Community Theatre* building with a 475 seat performance theatre. The single family home located at 612 Columbia Street will also be incorporated into the site plan. An approximate 40-foot long drop-off area will be provided on North 7th Street adjacent to the proposed building. Vehicular access and dedicated on-site parking will not be provided for patrons. The *Hudson Forum* project will use available on-street parking and local municipal lots. It is anticipated that the project will be completed in 2022. The following is noted regarding the proposed project:

- A review of the development plan indicates that the proposed theatre will not provide a dedicated parking lot on the property. ITE indicates that a theatre with 475-seats will require approximately 190 parking spaces during a performance. It is anticipated that a portion of the attendees associated with the proposed theatre will live within walking distance and will not contribute to parking demand for the site; therefore, the parking demand for the site represents a conservative assessment. It is not anticipated that the theatre will require overnight parking between 11:00 p.m. and 5:00 a.m. since performances will generally occur between 6:00 and 10:00 p.m.
- It is anticipated that the proposed theatre will generate approximately 190 trips entering the City of Hudson prior to a performance and 190 trips exiting the City of Hudson following the performance. It is noted that these trips will be dispersed throughout the City since a dedicated lot will not be provided. Due to the regional parking situation, it is unlikely that a performance would generate

more than 100 trips on any one approach of a nearby intersection which is less than the NYSDOT and ITE threshold for needing off-site intersection analysis.

- It is noted that several other developments located near the proposed theater will require approximately 169 on-street parking spaces during worst-case conditions. This indicates that approximately 359 on-street parking spaces could be required by the proposed site and these other uses during worst-case conditions. A review of available on-street parking indicates that there would still be 73 available on-street and municipal parking spaces in the project area when a performance is occurring.
- The parking assessment of existing conditions indicates that on-street parking within a 5-minute walking range to the site has a 71% percent occupancy rate with 73 available free/metered and municipal lot spaces during the worst-case peak period observed on two Fridays and a Saturday. The available parking supply located within an approximate 5-minute walk is more than adequate to accommodate parking required by the proposed theatre and would increase the occupancy rate to approximately 92%. It is noted that the parking assessment is based on worst-case conditions assuming that the peaks of the other approved developments would coincide with the peak of a sold out performance at the theatre.

Please call our office if you have any questions or comments regarding the above analysis.

Respectfully submitted,
Creighton Manning Engineering, LLP



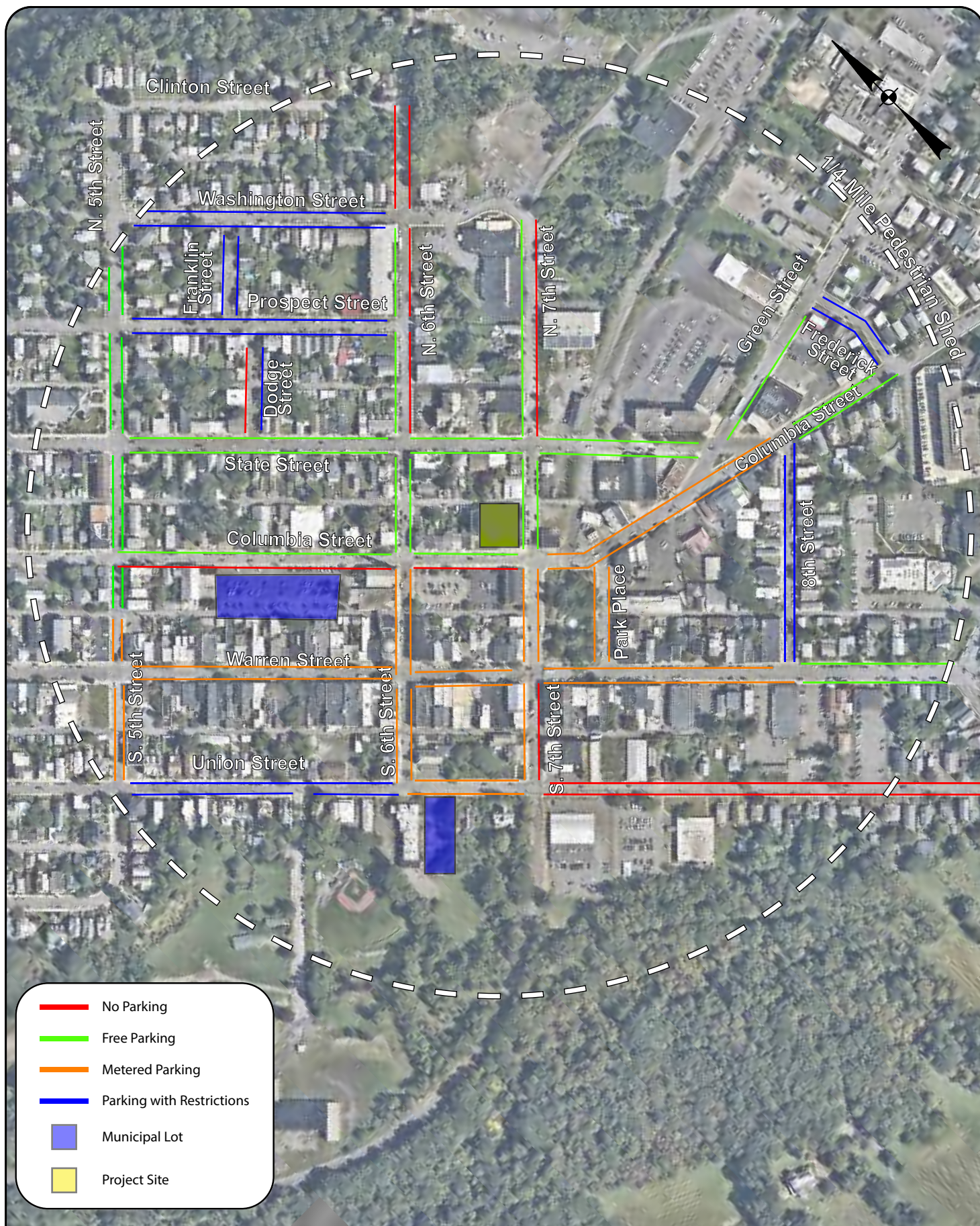
Mark D. Nadolny
Associate

N:\Projects\2021\121-335 Galvan - Hudson Forum\Working\Traffic\Reports\20220429_ltr rpt_121335.docx

Table 2 - Parking Supply/Demand Summary (8:00 to 10:00 p.m.)

Parking Area		Restrictions (General)	Saturday (10/9/21)			Friday (10/8/21) - Odd Street Side		Friday (10/15/21) Even Street Side	
			All Parking Spaces	Occupied Spaces	Available Spaces	Occupied Spaces	Available Spaces	Occupied Spaces	Available Spaces
Municipal Lot	Columbia Street Lot - Between 5th & 6th (Alternate Side Parking Not Observed)	Day 12-hour Metered and Permit (9am-5pm), Free Nights and Weekends 123 Spaces (94 Available to General Public, not including Electric Spaces)	94	36	58	27	67	28	66
	Union Street Lot	Day 12-hour Metered and Permit (9am-5pm), Free Nights and Weekends 35 Spaces (29 metered spaces and 6 permit only spaces)	29	19	10	15	14	11	18
Free On-Street Parking (No Day/Time/Month Restriction)	N 5th Street - Washington St to Prospect Street	Free	22	7	15	4	18	10	12
	N 5th Street- Prospect Street to State Street	Free	23	5	18	12	11	2	21
	5th St - State Street to Columbia Street	Free	21	13	8	12	9	11	10
	5th St - Columbia Street to Prison Alley	Free	10	5	5	4	6	3	7
	N 6th Street - Clinton Street to Washington St	Free	0	0	0	0	0	0	0
	N 6th Street - Washington St to Prospect Street	Free (Observations Indicate no Alternate Side Parking)	10	7	3	8	2	5	5
	N 6th Street- Prospect Street to State Street	Free (Observations Indicate no Alternate Side Parking)	12	8	4	9	3	8	4
	N 6th Street- State Street to Columbia Street	Free	19	6	13	9	10	8	11
	N 7th Street - Washington Street to State Street	Free	10	3	7	3	7	1	9
	N 7th Street- State Street to Columbia Street	Free	16	9	7	12	4	5	11
	State Street - 5th Street to 6th Street	Free	67	29	38	33	34	20	47
	State Street - 6th Street to 7th Street	Free	24	8	16	4	20	4	20
	State Street - 7th Street to Columbia Street	Free	11	1	10	3	8	2	9
	Columbia Street - 5th Street to 6th Street	Free (Observations Indicate no Alternate Side Parking)	27	18	9	17	10	20	7
	Columbia Street - 6th Street to 7th Street	Free (Observations Indicate no Alternate Side Parking)	13	7	6	10	3	13	0
	Columbia Street - 8th Street to Frederick Street	Free	29	12	17	13	16	16	13
	Green Street - State Street to Frederick Street	Free	28	2	26	1	27	3	25
Warren Street - 8th Street to Prospect Ave	Free	33	29	4	23	10	26	7	
TOTAL FREE ON-STREET PARKING		375	169	206	177	198	157	218	
Metered Parking	Columbia Street - 7th Street to 8th Street	Metered (9am-5pm), Free Nights and Weekends	34	25	9	17	17	22	12
	Park Place - Columbia Street to Warren Street	Metered (9am-5pm), Free Nights and Weekends	10	7	3	5	5	6	4
	5th St - Prison Alley to Warren St	Metered (9am-5pm), Free Nights and Weekends	6	4	2	0	6	1	5
	5th St - Warren St to Union St	Metered (9am-5pm), Free Nights and Weekends	15	5	10	6	9	4	11
	S 6th Street - Columbia Street to Warren Street	Metered (9am-5pm), Free Nights and Weekends	18	1	17	1	17	2	16
	S 6th Street - Warren Street to Union Street	Metered (9am-5pm), Free Nights and Weekends	16	3	13	3	13	0	16
	S 7th Street - Columbia Street to Warren Street	Metered (9am-5pm), Free Nights and Weekends	16	8	8	14	2	10	6
	S 7th Street - Warren Street to Union Street	Metered (9am-5pm), Free Nights and Weekends	32	12	20	17	15	13	19
	Warren St - 5th St to 6th St	West Side: No Parking Mon 9 PM to Tues 8 AM Metered (9am-5pm), Free Nights and Weekends	58	42	16	26	32	30	28
	Warren Street - 6th Street to 7th Street	Metered (9am-5pm), Free Nights and Weekends	21	15	6	7	14	12	9
	Warren Street - 7th Street to 8th Street	Metered (9am-5pm), Free Nights and Weekends	44	38	6	34	10	36	8
	Union St - 6th St to 7th St	Metered (9am-5pm), Free Nights and Weekends	8	6	2	7	1	4	4
	TOTAL METERED PARKING		278	166	112	137	141	140	138
Free On-Street Parking (With Restrictions)	Dodge Street - Prospect Street to State Street	East Side: No Parking Thurs 9 PM to Fri 8 AM West Side: Free Parking Except Thurs 9 PM to Fri 8 AM	12	10	2	11	1	10	2
	Union St - 5th St to 6th St	North Side: No Parking Thurs 9 PM to Fri 8 AM West Side: No Parking Mon 9 PM to Tues 8 AM	46	17	29	19	27	14	32
	8th St - Columbia Street to Warren Street	East Side: No Parking Tues 9 PM to Wed 8 AM	50	47	3	43	7	45	5
	Frederick Street - Green Street to Columbia Street	Alternate Parking Until 8:30 AM	17	5	12	11	6	4	13
	TOTAL ON-STREET PARKING WITH RESTRICTIONS		125	79	46	84	41	73	52
	Total On-Street (0-5 Minute)		778	414	364	398	380	370	408
Total Parking With Municipal Lots		901	469	432	440	461	409	492	

Available parking on Washington Street, Prospect Street, and Franklin removed from the assessment due to restrictions imposed during the Winter months.



AVAILABLE PARKING LOCATIONS

HUDSON FORUM
CITY OF HUDSON
COLUMBIA COUNTY, NEW YORK



PROJECT: 121-335

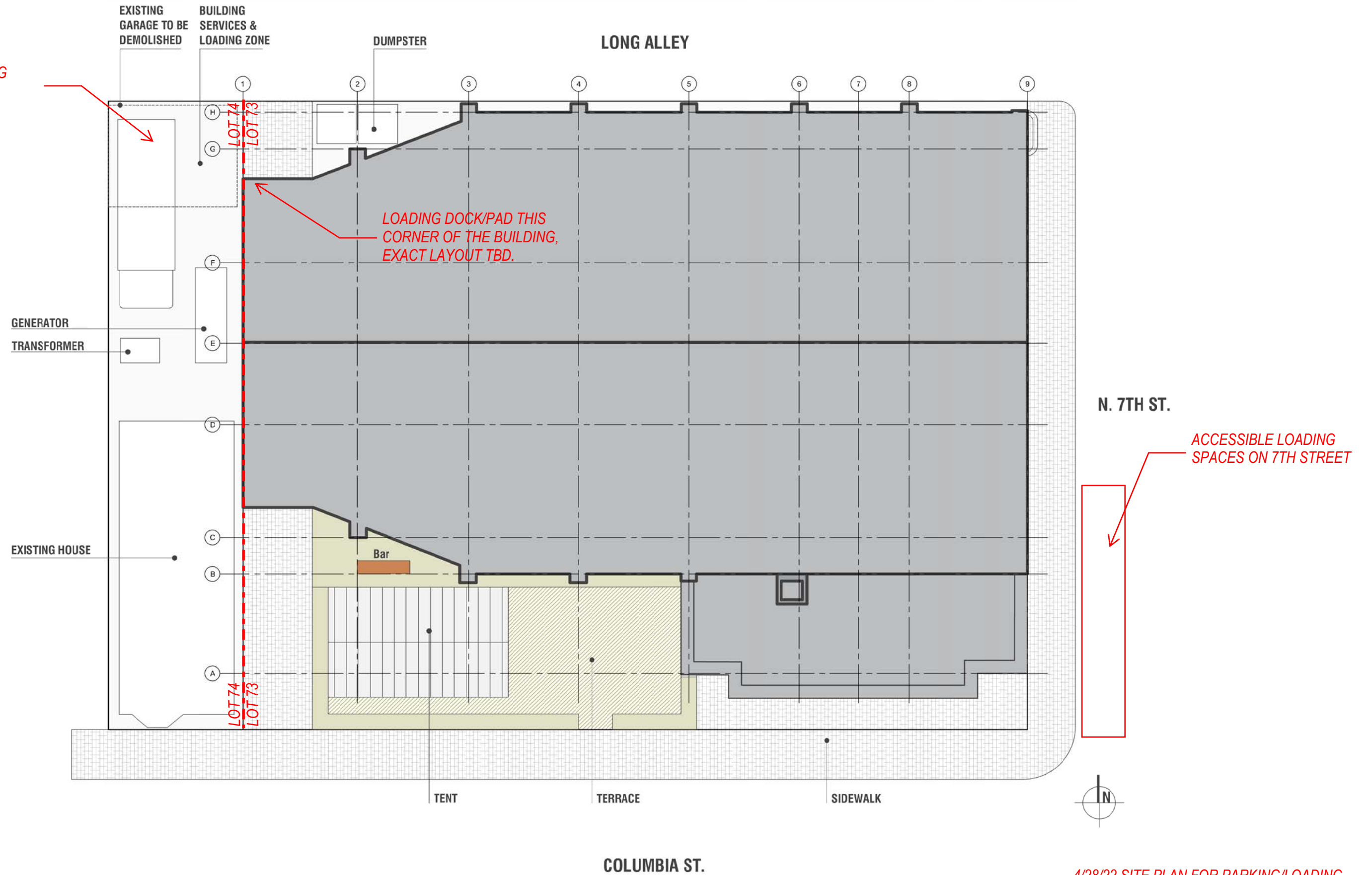
DATE: 04/2022

FIGURE: 2

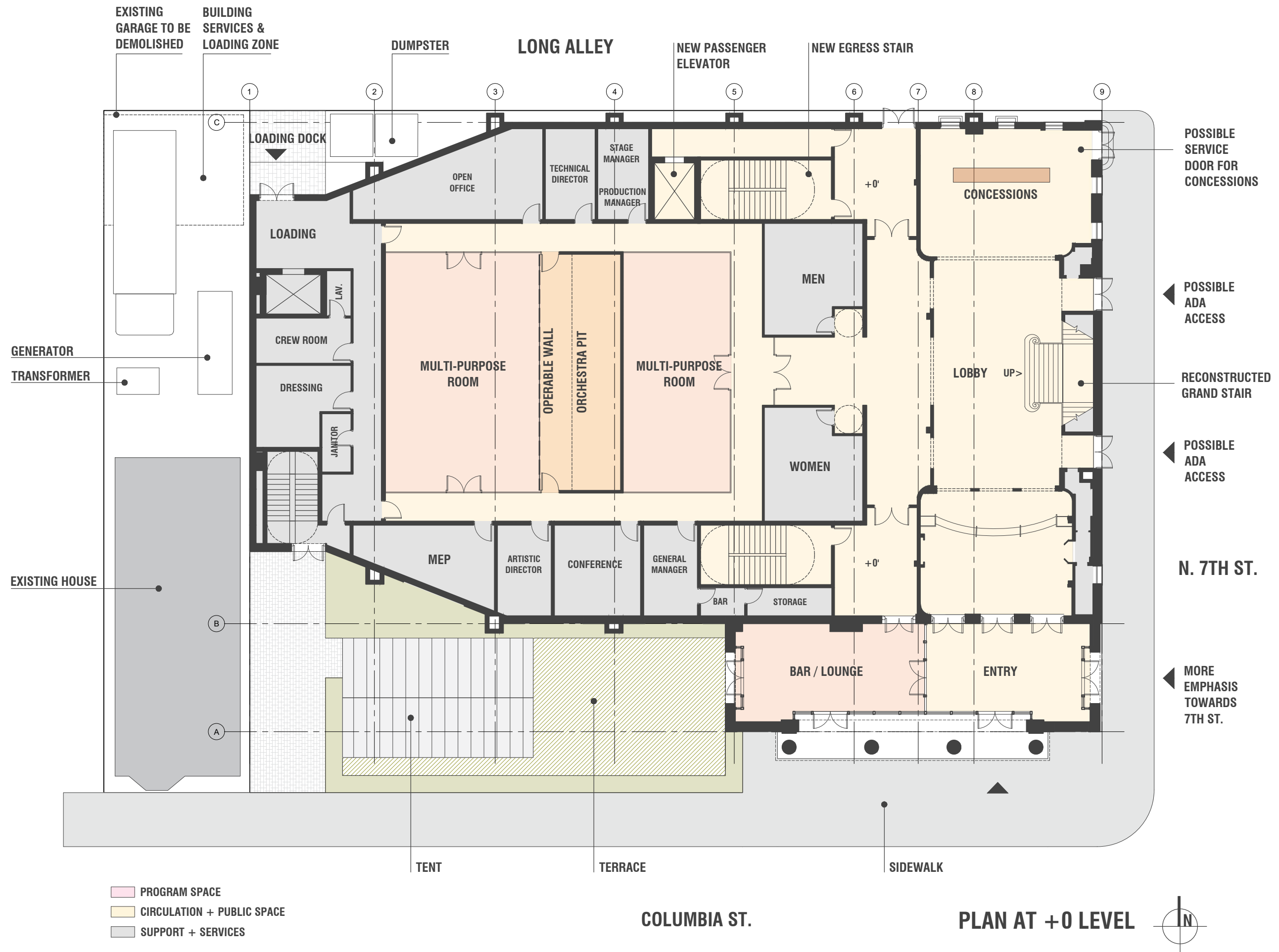
Attachment A Site Plan

The Hudson Forum
City of Hudson, New York

SMALL TRUCK LOADING
AREA



SITE PLAN OPTION 1



NOTES

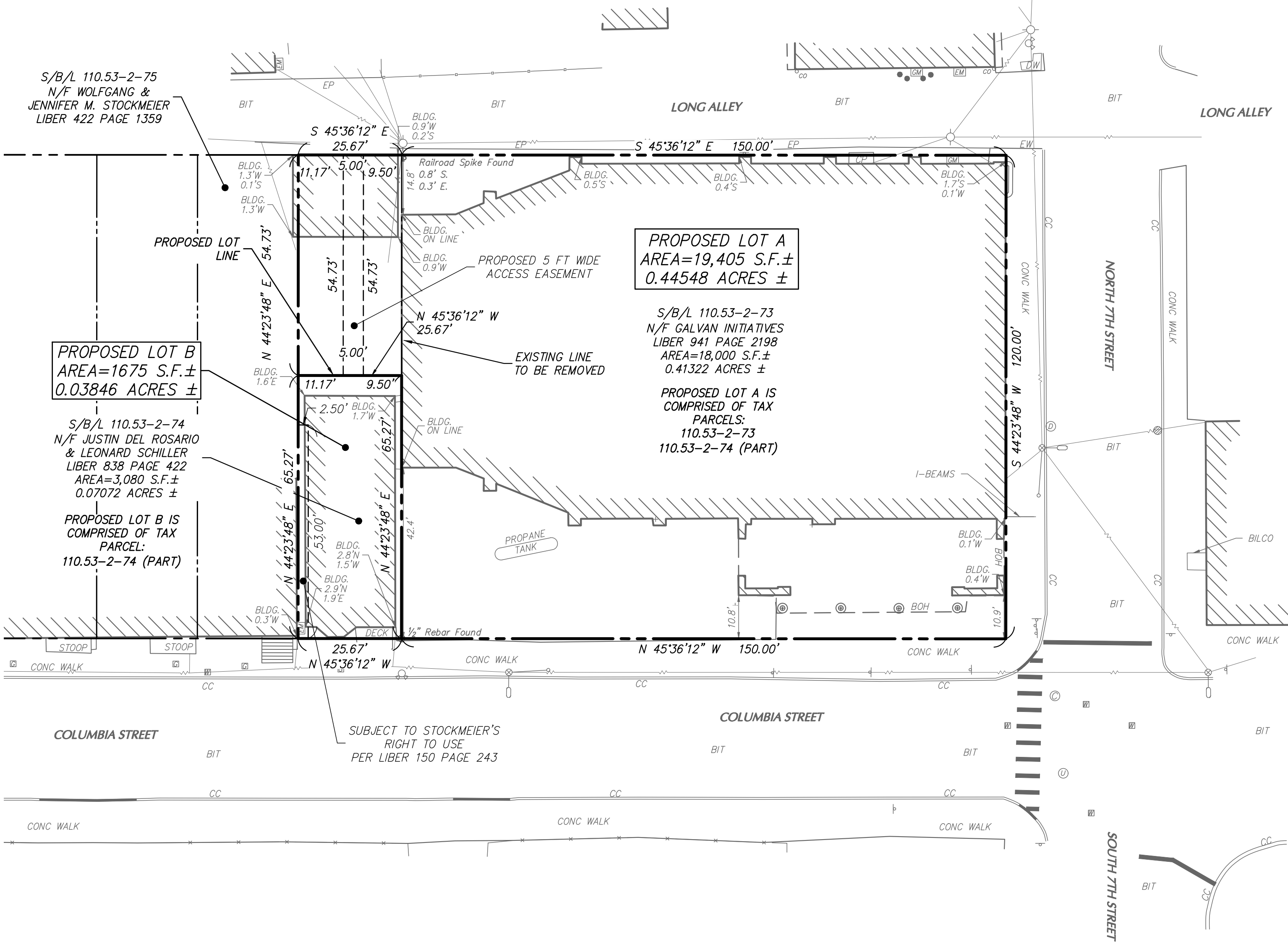
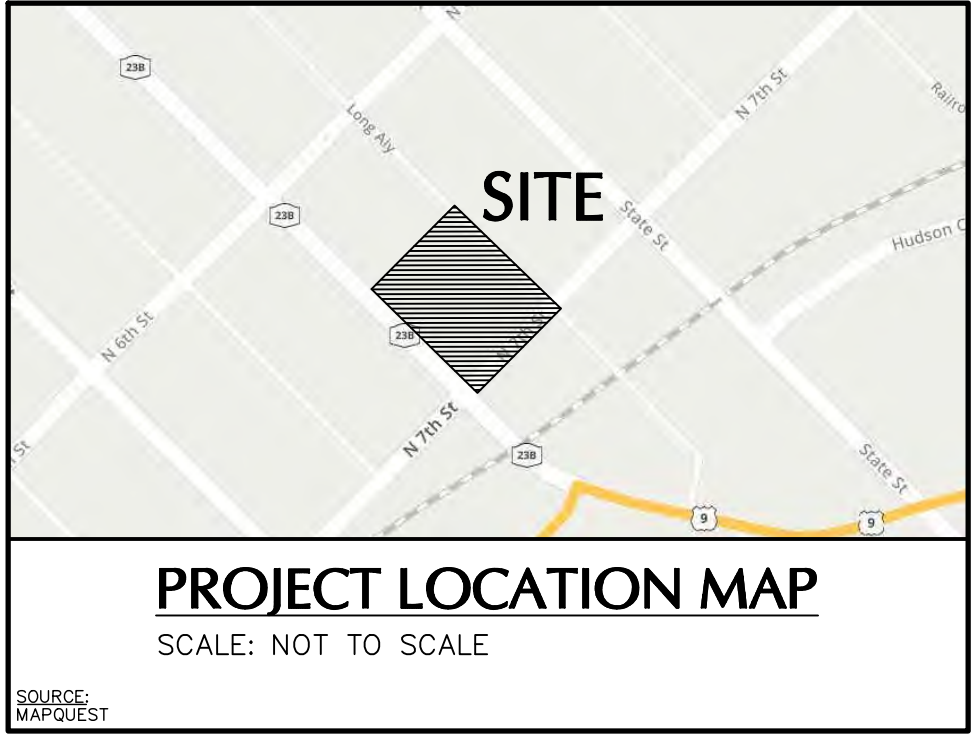
1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
- A. TAX MAP
- B. SURVEY TITLED "SURVEY OF PROPERTY OF DANA SCHILLER DEL ROSARIO AND LEONARD SCHILLER, CITY OF HUDSON, COLUMBIA COUNTY, NY", BY ALVIN B. HUEHNEL, PROFESSIONAL LAND SURVEYOR, A DIVISION OF CRAWFORD & ASSOCIATES ENGINEERING P.C., DATED MAY 23, 2017.
- C. SURVEY TITLED "TOPOGRAPHIC SURVEY PREPARED FOR ABRAMOVIC, LLC, CITY OF HUDSON, COLUMBIA COUNTY, NY", BY ALVIN B. HUEHNEL, PROFESSIONAL LAND SURVEYOR, A DIVISION OF CRAWFORD & ASSOCIATES ENGINEERING P.C., DATED OCTOBER 22, 2013, LAST REVISED DECEMBER 13, 2013.
- D. SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, CITY OF HUDSON COMMUNITY THEATER, SECTION No. 110.53, BLOCK No.2, LOT 73 & 74, 612 & 620 COLUMBIA STREET, CITY OF HUDSON, COLUMBIA COUNTY, NEW YORK", BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C., PROJECT NO. 190074201, DRAWING NO. VB-101, DATED FEBRUARY 24, 2022.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- A. (NONE PROVIDED)
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 1,244,902.22 AND AN EAST COORDINATE OF 686,268.95. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.0006889 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99931101. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID18) AS DETERMINED BY GNSS.
5. STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.
6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING FEBRUARY OF 2022.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
11. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
12. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
13. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
14. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
15. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
16. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND

- (NOT SHOWN TO SCALE)
- BOLLARD
- COLUMN
- DOOR
- DOUBLE DOOR
- PARKING METER
- SIGN
- TREE
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- TRAFFIC SIGNAL POLE
- WATER VALVE
- BITUMINOUS
- CONCRETE
- CONCRETE PAD
- BUILDING OVERHANG
- BOTTOM OF WALL
- EDGE OF PAVEMENT
- EDGE OF WALK
- DETECTABLE WARNING
- CONCRETE CURB
- GRANITE CURB
- STOCKADE FENCE
- CHAINLINK FENCE
- IRON FENCE
- OVERHEAD WIRE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DRAINAGE MARK OUT LINE
- COMMUNICATION MARK OUT LINE
- GAS MARK OUT LINE
- WATER MARK OUT LINE
- UNKNOWN MARK OUT LINE
- REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
- D —
- C —
- G —
- W —
- UNK —
- R+ —

ZONING TABLE:				
LOT A - CENTRAL COMMERCIAL (C-C) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED	COMPLIANCE
325-14	PRINCIPAL USE	THEATER	THEATER	YES
325 attachment 2	MIN. LOT AREA	-	N/A	YES
325 attachment 2	MIN. LOT WIDTH	20	120	YES
325 attachment 2	MIN. FRONT YARD	-	0	YES
325 attachment 2	MIN. REAR YARD	-	0	YES
325 attachment 2	MIN. SIDE YARD	0 ¹	1.8' (EXISTING) ³	YES
325 attachment 2	MAX. LOT BUILDING COVERAGE	-	N/A	YES
325 attachment 2	MAX. BUILDING HEIGHT	45	60 (2)	YES
325 attachment 2	MAX. LOT SURFACE COVERAGE	-	N/A	YES
Note:				
1. None required, but ten-foot minimum if provided.				
2. Variance required.				
3. Pre-existing nonforming condition.				

ZONING TABLE:				
LOT B - CENTRAL COMMERCIAL (C-C) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED	COMPLIANCE
325-14	PRINCIPAL USE	RESIDENTIAL	RESIDENTIAL	YES
325 attachment 2	MIN. LOT AREA	-	N/A	YES
325 attachment 2	MIN. LOT WIDTH	20	25	YES
325 attachment 2	MIN. FRONT YARD	-	0	YES
325 attachment 2	MIN. REAR YARD	-	5	YES
325 attachment 2	MIN. SIDE YARD	0 ¹	1.8' (EXISTING) ²	YES
325 attachment 2	MAX. LOT BUILDING COVERAGE	-	N/A	YES
325 attachment 2	MAX. BUILDING HEIGHT	45	<45	YES
325 attachment 2	MAX. LOT SURFACE COVERAGE	-	N/A	YES
Note:				
1. None required, but ten-foot minimum if provided.				
2. Pre-existing nonforming condition.				



CITY OF HUDSON APPROVAL BOX
CITY PROJECT # _____

PLANNING BOARD CHAIRWOMAN
THERESA JOYNER

DATE

I CERTIFY THAT THIS MAP WAS APPROVED FOR FILING AT A MEETING OF THE PLANNING BOARD OF THE CITY OF HUDSON IN THE COUNTY OF COLUMBIA HELD ON THE _____ DAY OF _____ AND FINAL PLAT ACCEPTED ON THE _____ DAY OF _____.

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property".

SIGNATURE _____ DATE SIGNED _____
ANDREW IVES
PROFESSIONAL LAND SURVEYOR
NY Lic. No. 50794

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

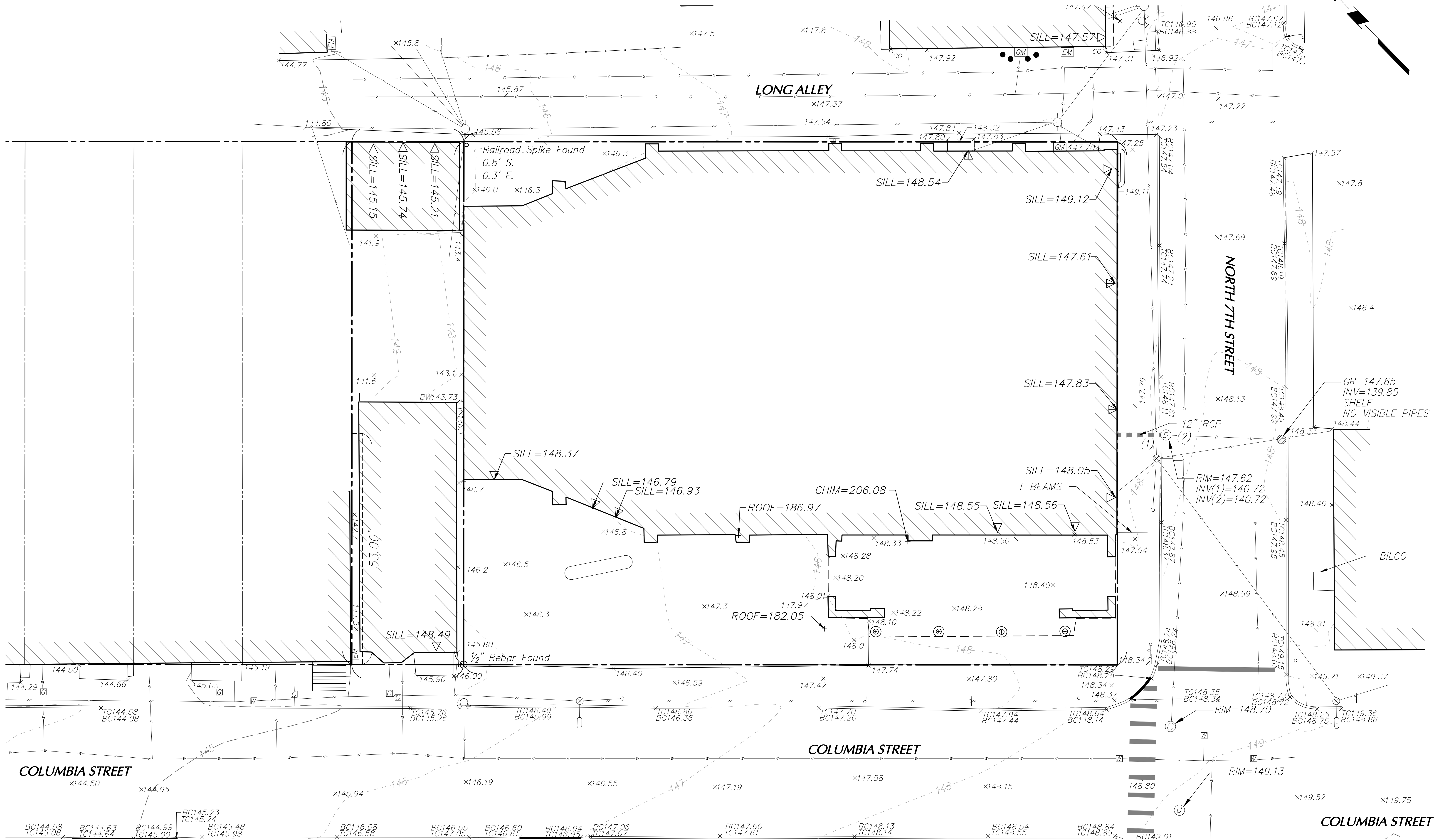
Project
**CITY OF HUDSON,
COMMUNITY THEATER**
SECTION No. 110.53, BLOCK No. 2, LOT No. 73 & 74
612 & 620 COLUMBIA STREET
CITY OF HUDSON
COLUMBIA COUNTY
NEW YORK

Drawing Title
LOT LINE CHANGE

Project No.
190074201
Date
JULY 27, 2022
Drawn By
DJG
Checked By
ACI

Drawing No.
CB201
Sheet 1 of 1

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7/27/2022	PLANNING BOARD REVISIONS	3
6/01/2022	ISSUED TO CITY	2
2/10/2022	ISSUED TO CITY	1
Date	Description	No.
Revisions		

Signature _____ Date _____
W. CHARLES UTSCHIG JR.
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN

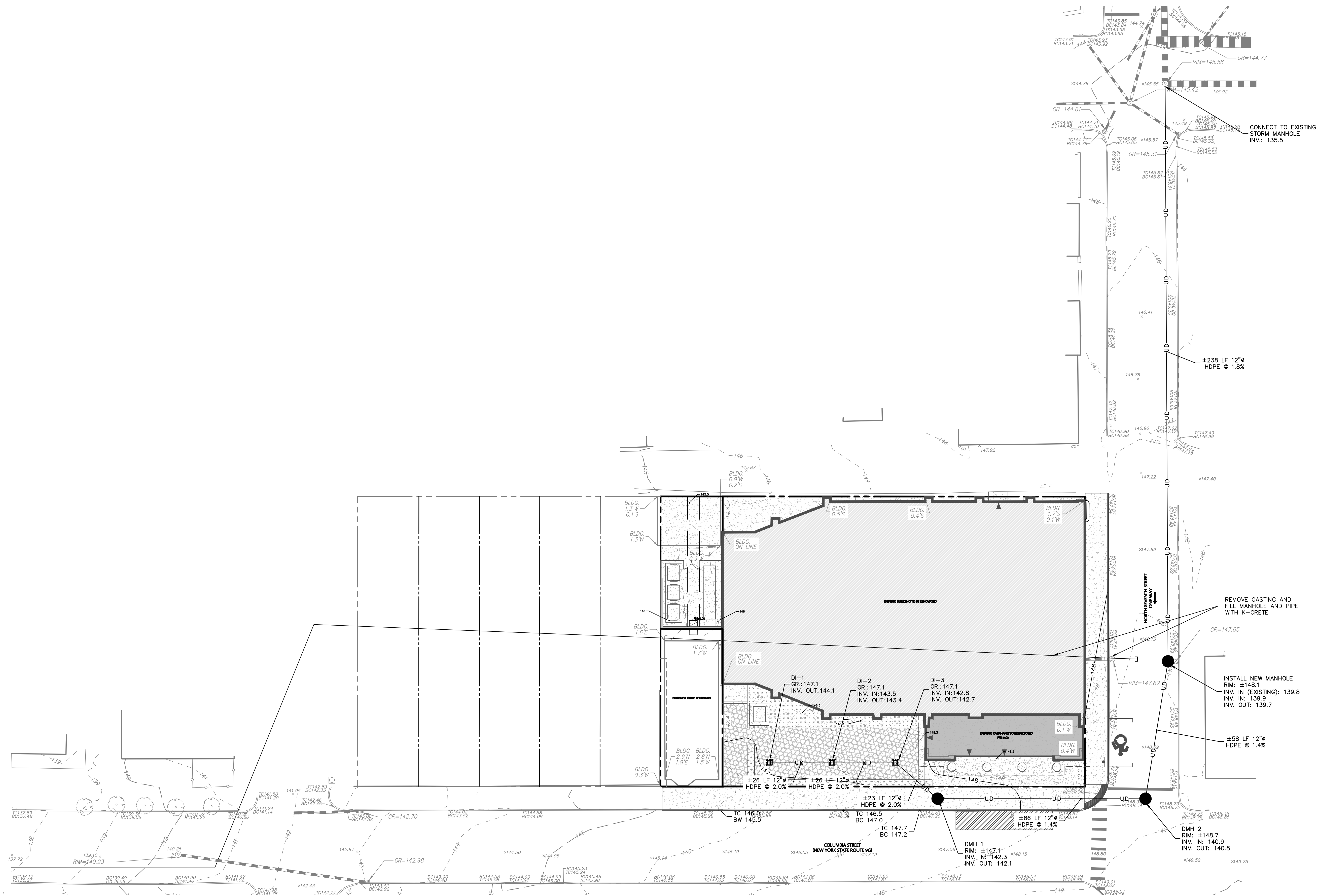
Langan Engineering and
Environmental Services, Inc.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**CITY OF HUDSON,
COMMUNITY THEATER**
HUDSON
COLUMBIA COUNTY NEW YORK

Drawing Title
**EXISTING CONDITIONS
PLAN**

Project No. 190074201	Drawing No. VT101
Date 10/28/2021	
Drawn By LM	
Checked By CU	
Sheet 1 of 6	

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SCALE: 1 INCH = 10 FEET



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7/27/2022	PLANNING BOARD REVISIONS	3
6/01/2022	ISSUED TO CITY	2
2/10/2022	ISSUED TO CITY	1
Date	Description	No.
Revisions		

Signature _____ Date _____
W. CHARLES UTSCHIG JR.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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White Plains, NY 10601

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Project

**CITY OF HUDSON,
COMMUNITY THEATER**

COLUMBIA COUNTY HUDSON NEW YORK

Drawing Title

**GRADING &
DRAINAGE PLAN**

Project No.

190074201

Date

10/28/2021

Drawn By

LM

Checked By

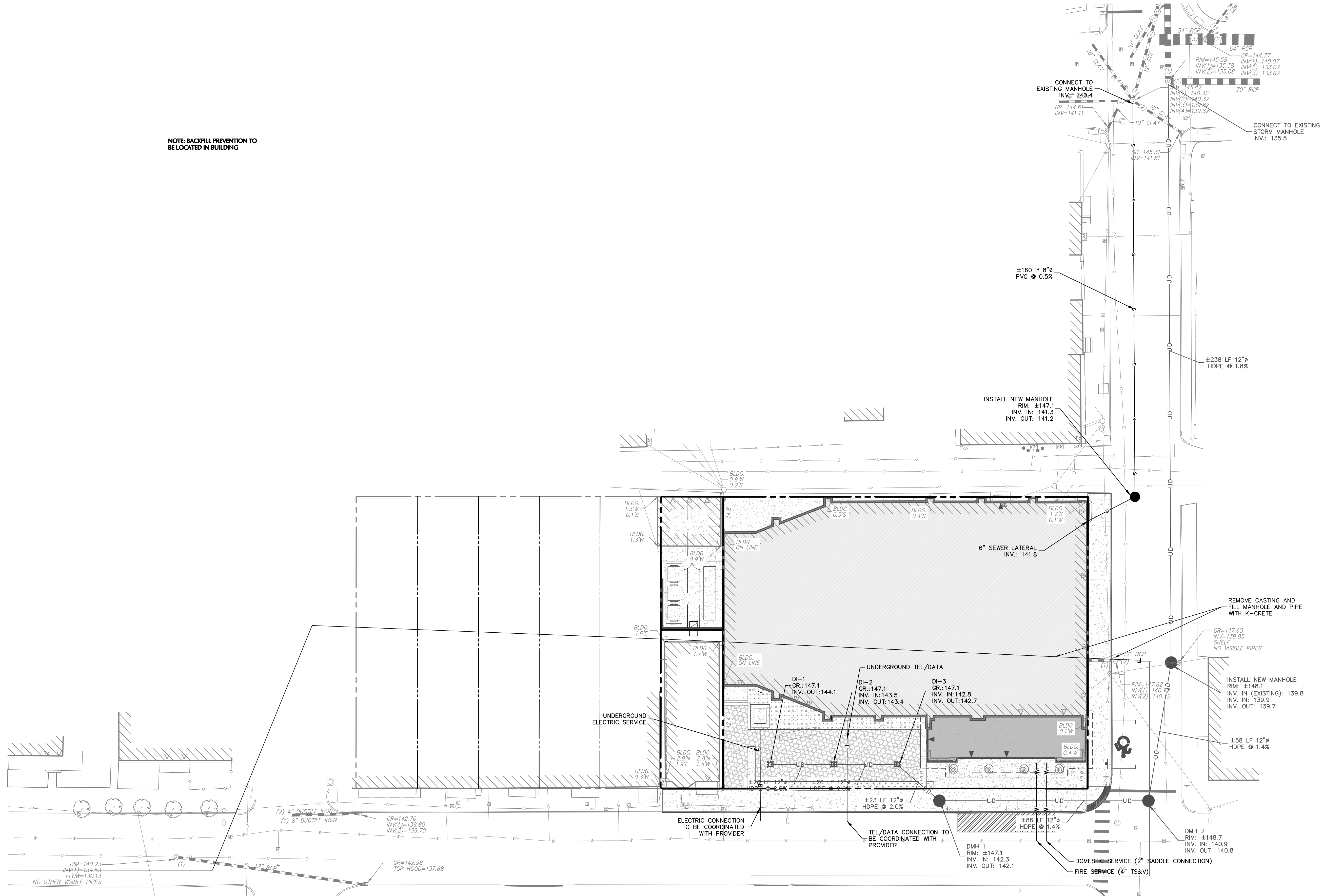
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Drawing No.

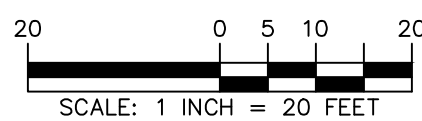
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Sheet **3** of **6**

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7/27/2022	PLANNING BOARD REVISIONS	3
6/01/2022	ISSUED TO CITY	2
2/10/2022	ISSUED TO CITY	1
Date	Description	No.
Revisions		

Signature _____ Date _____
W. CHARLES UTSCHIG JR.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Environmental Services, Inc.

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Project

**CITY OF HUDSON,
COMMUNITY THEATER**

COLUMBIA COUNTY HUDSON NEW YORK

Drawing Title

UTILITY PLAN

Project No.

190074201

Date

10/28/2021

Drawn By

LM

Checked By

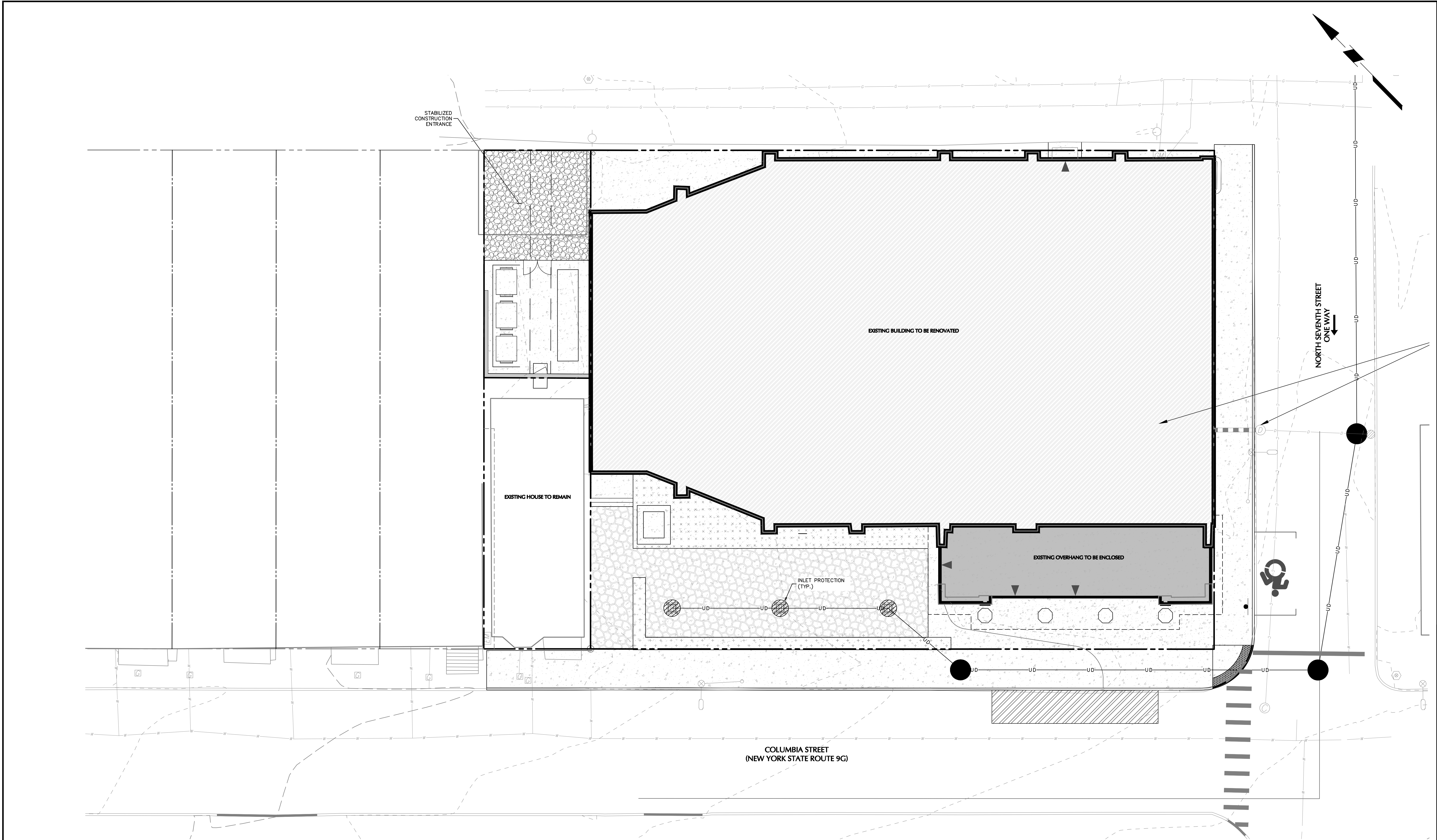
CU

Drawing No.

CU101

Sheet **4** of **6**

Date: 7/26/2022 Time: 13:26 User: mkrajnczyzn Style Table: Langan.stb Layout: CS101 Document Code: 190074201-0501-CU101-0101



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10 0 2 4 10
SCALE: 1 INCH = 10 FEET

7/27/2022	PLANNING BOARD REVISIONS	3
6/01/2022	ISSUED TO CITY	2
2/10/2022	ISSUED TO CITY	1
Date	Description	No.
Revisions		

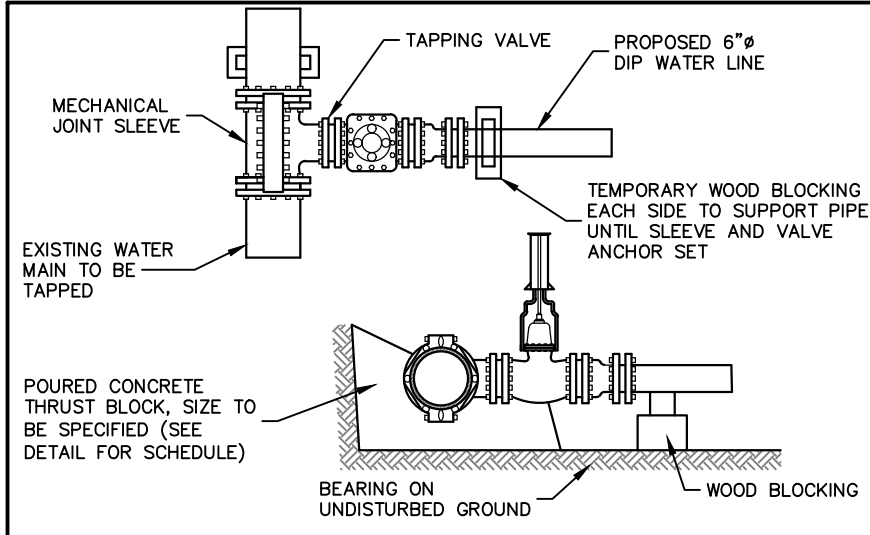
Signature _____ Date _____
W. CHARLES UTSCHIG JR.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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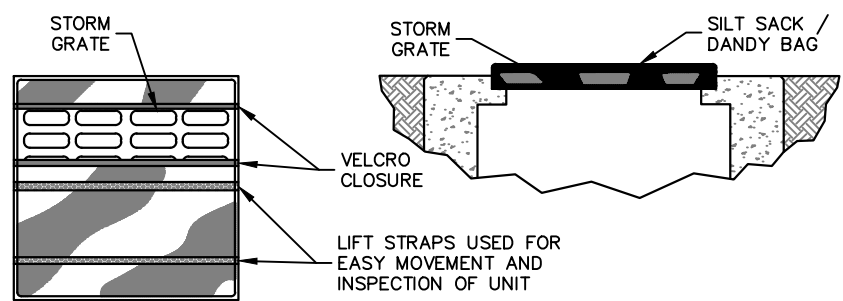
Project
**CITY OF HUDSON,
COMMUNITY THEATER**
HUDSON
COLUMBIA COUNTY NEW YORK

Drawing Title
**SOIL EROSION &
SEDIMENT
CONTROL PLAN**

Project No. 190074201	Drawing No. CE101
Date 10/28/2021	
Drawn By LM	
Checked By CU	
	Sheet 5 of 6

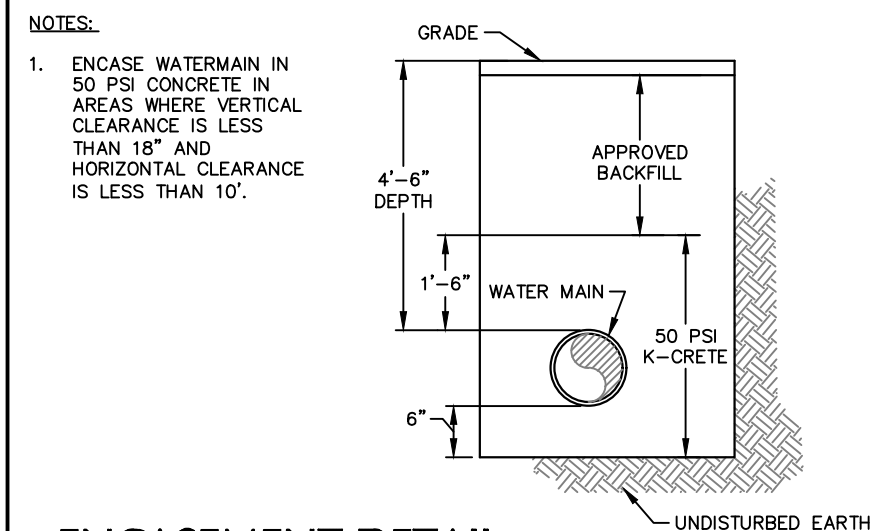


TAPPING SLEEVE AND VALVE ASSEMBLY
SCALE: NTS

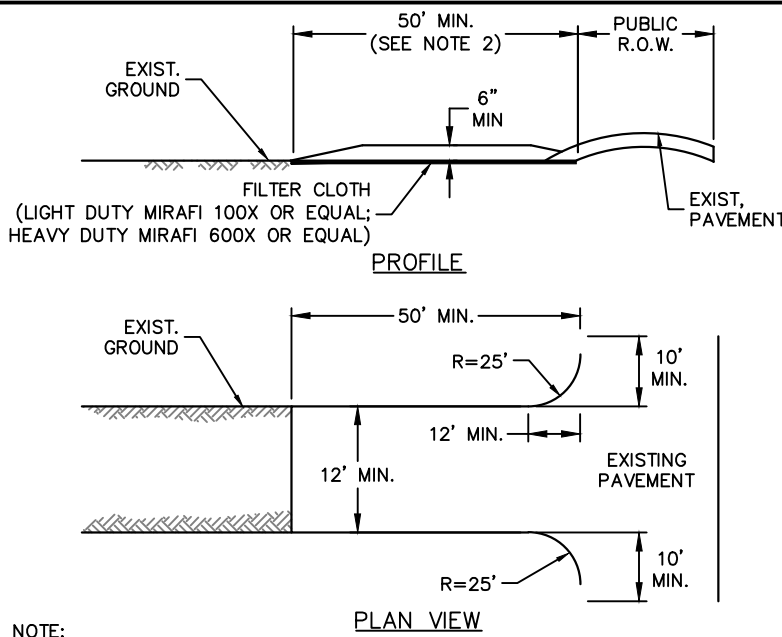


- NOTES:**
1. INLET SEDIMENT CONTROL DEVICE SHALL BE SILT SACK BY ACF ENVIRONMENTAL PRODUCTS, DANDY BAG BY DANDY PRODUCTS, OR APPROVED EQUAL.
 2. INLET SEDIMENT CONTROL DEVICE SHALL BE MAINTAINED AS PER THE STANDARDS AND SPECIFICATIONS OF THE NYSDEC STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
 3. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED (GREATER THAN 75% VEGETATIVE COVER), THE INLET SEDIMENT CONTROL DEVICE SHALL BE CLEANED OUT AND REMOVED FROM THE STRUCTURE.

INLET PROTECTION - SILT SACK
SCALE: NTS



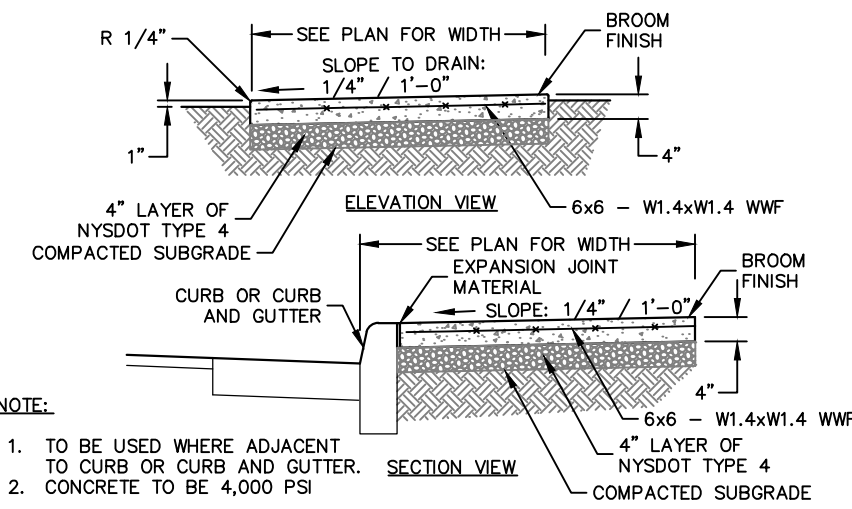
ENCASEMENT DETAIL
SCALE: NTS



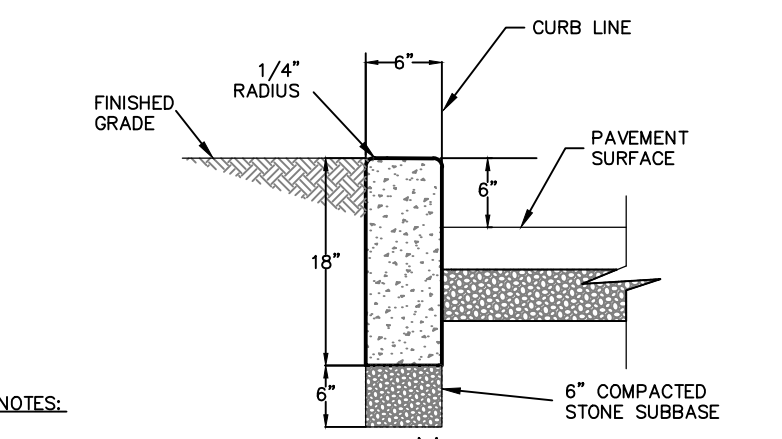
NOTE: PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50-FEET (EXCEPT ON SINGLE FAMILY LOT, 30-FEET MINIMUM LENGTH WOULD APPLY)
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTR. ENTRANCE
SCALE: NTS

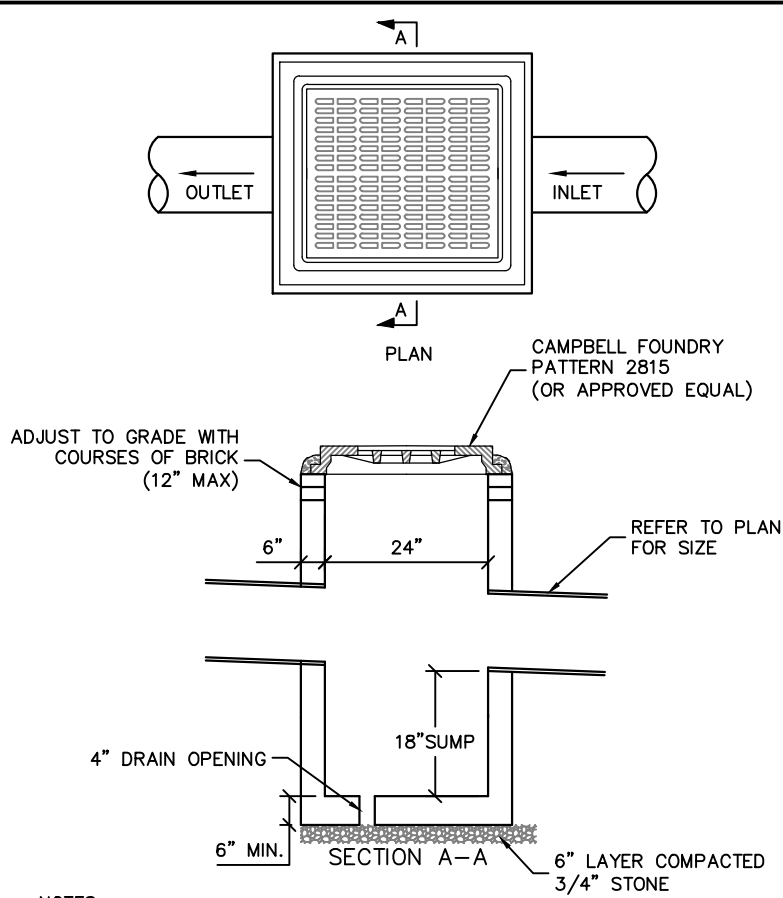


CONCRETE SIDEWALK
SCALE: NTS



- NOTES:**
1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
 2. TRANSVERSE JOINTS 1/2\"/>
 3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

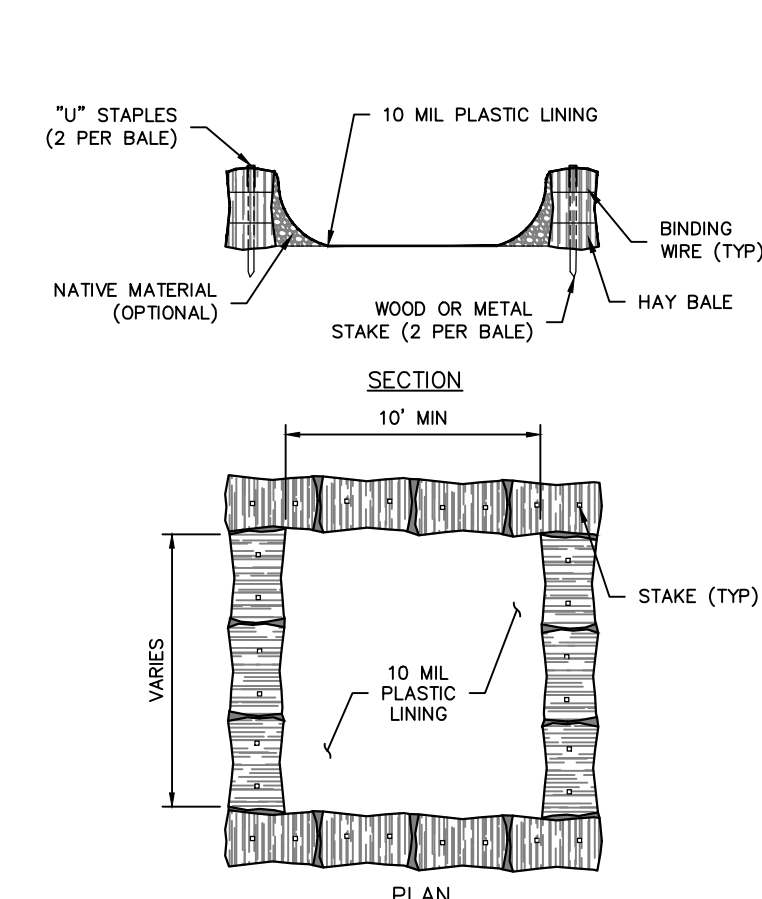
6-INCH CONCRETE CURB
SCALE: NTS



NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED.

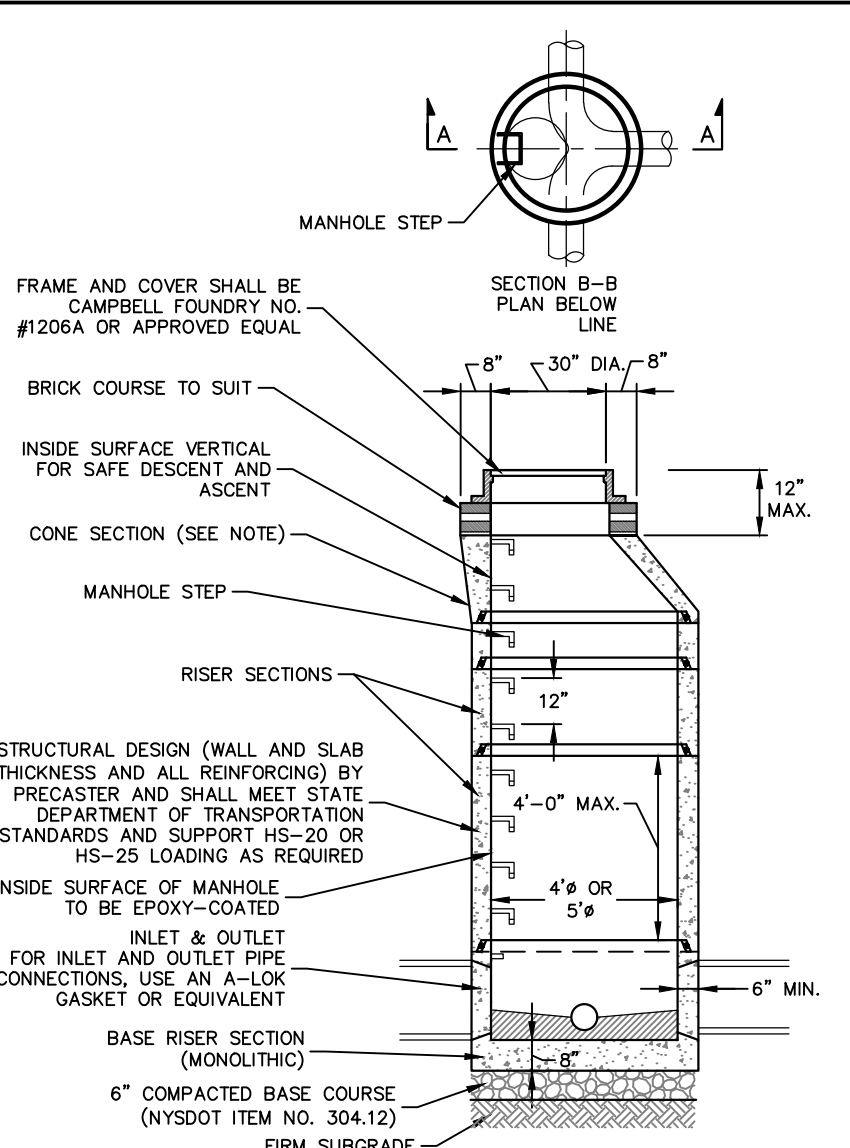
AREA DRAIN (24"x24")
SCALE: NTS



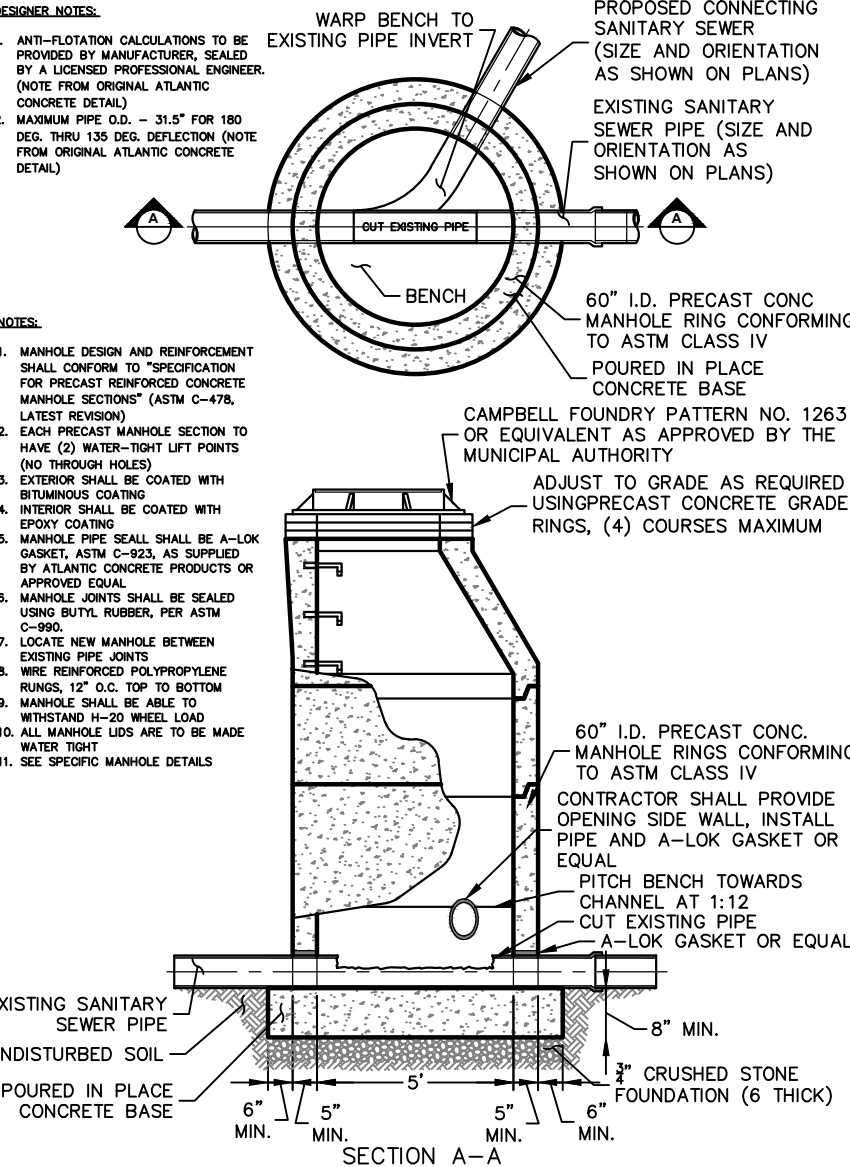
NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDEN CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. UNDER, HAY BALES, ETC. SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIR PROMPTLY.

ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY
SCALE: NTS



SANITARY MANHOLE
SCALE: NTS

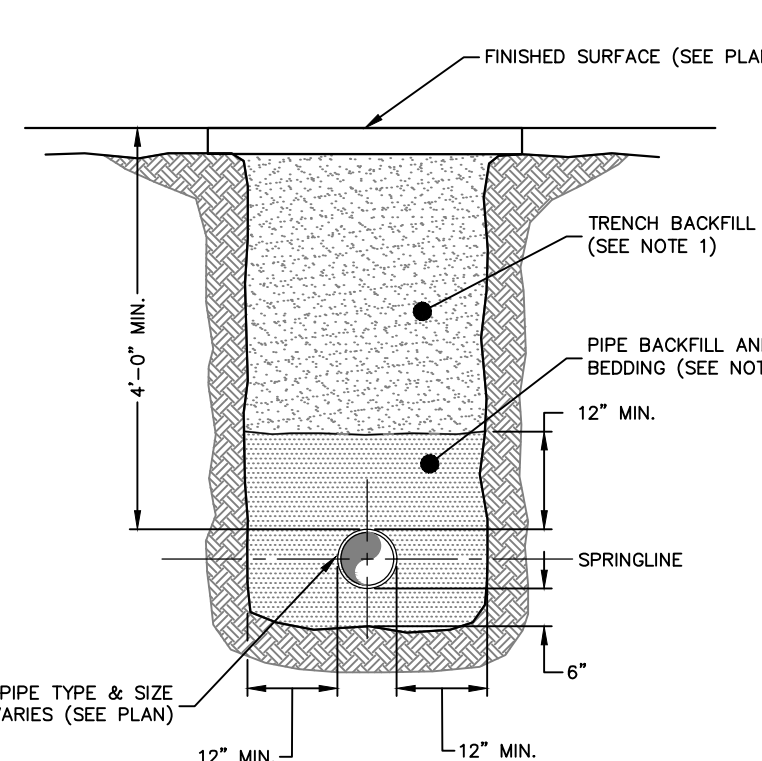


TYPICAL DOG HOUSE MANHOLE
SCALE: NTS

SANITARY MANHOLE NOTES:

1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
4. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
5. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.
6. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, KOPPERS 300M PENNOXY TAR 32-8-4, OR APPROVED EQUAL.
7. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE IN ACCORDANCE WITH SPECIFICATIONS.
9. 4" DIA. MANHOLE - FROM 8" TO 30" PIPES
10. MANHOLES THAT RECEIVE FORCE MAIN DISCHARGE OR THAT ARE LOCATED ON INTERCEPTORS OR TRUNK SEWERS SHALL BE CONSTRUCTED WITH A DIP LINE.
11. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER", AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON THE COVERS.
12. THE PRECAST CONCRETE STRUCTURE SHALL COMPLY WITH ASTM SPECIFICATIONS C478.
13. ALL SANITARY SEWER MANHOLES ARE TO BE CONSTRUCTED WITH THE COMPRESSION TYPE RESILIENT SEAL ASSEMBLY EQUAL TO "OMEGA CONCRETE PRODUCTS INC."
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK, AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST.
15. ALL NECESSARY PATCHING SHALL BE ACCOMPLISHED WITH A NON-SHRINK GROUT MORTAR GROUT EQUAL TO "SIKA-SET" AS MANUFACTURED BY THE SIKI CHEMICAL CORPORATION.

DEPTH 'A'	WIDTH 'B'
< 10'-0"	4'-0"x6"
> 10'-0"	5'-0"x8"



- NOTES:**
1. PREDOMINATELY GRANULAR FILL MATERIAL, OR ON SITE MATERIAL HAVING A MAX. PARTICLE SIZE 4" COMPACT IN MAX. 8" LOOSE LIFTS TO 95% (98% IN PAVEMENT) MODIFIED PROCTOR DENSITY.
 2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE 3/4"
 3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL, FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

SEWER PIPE TRENCH
SCALE: NTS

7/27/2022	PLANNING BOARD REVISIONS	3
6/01/2022	ISSUED TO CITY	2
2/10/2022	ISSUED TO CITY	1
Date	Description	No.
Revisions		

Signature _____ Date _____
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Project
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COMMUNITY THEATER**
HUDSON
COLUMBIA COUNTY NEW YORK

Drawing Title
DETAILS

Project No.
190074201
Date
10/28/2021
Drawn By
LM
Checked By
CU
Drawing No.
CS501
Sheet **6** of **6**