

# City of Hudson Planning Board Meeting Agenda

**Date:** July 11, 2023

**Location:** Temporarily at the Central Fire Station, 77 North 7<sup>th</sup> Street, Hudson, NY 12534. **In-person meeting for all board members. Videoconferencing on Zoom is allowed for the public, and the Zoom Link will be posted on the city website, (calendar). The public may also listen to the proceedings on YouTube at Hudson City Zoom Meetings. Please visit the Planning Board page for more information including agendas and minutes.**

**Time:** 6:00 PM

## **AGENDA:**

The online version of the agenda and associated materials are posted for your convenience at:

<https://www.cityofhudson.org>

- Departments
- Board and Committees
- Planning Board

Some documents may not be posted online because of their size and/or format such as maps, site plans, and renderings. As they become available, hard copies of these documents may be viewed by appointment at the city code enforcement office, 751 Warren St, Suite #3, Hudson NY 12534.

## **Call to Order:**

Order of business for PB meetings:

- During regular meetings: the applicant will present, after which there will be questions and comments from planning board members. If time allows, we welcome pertinent questions and comments of concern from the public. If time does not allow for public comments, the public is then encouraged to send their concerns and comments in writing to the planning board chair.
- During public hearings only: the applicant will present, after which the planning board will voice their concerns, and comment and ask questions. After, concerns will be encouraged to make their comments, voice their concerns, and ask questions until the conclusion.

- Planning Board meetings are not expected to exceed a maximum of two hours in duration, we ask that this time limit is respected by all participants.

## 1) **Public Hearings:**

A. **6-12 Hudson Ave.**, (Tax ID# 109.16-1-5.2), a site plan application presented by the property owner, **Walter Chatham**, proposing to subdivide 6-12 Hudson Ave. into 16 building lots. Eight of the 16 proposed building lots are for eight detached single-family dwellings, and the remaining eight proposed building lots are for eight attached rowhouses. As per the City of Hudson's CEO, this property is located in the residential Special Commercial (RSC) zoning district in the City of Hudson and is permitted.

B. **735 – 737 Columbia Street**, (Tax ID#: 110.53-2-64), a site plan application submitted by the potential owner, **Carla Kava Perez-Gallardo** PB seeking approval to convert the existing auto Service Center into a restaurant and event space. As stated by the City of Hudson's CEO, the property is in the General Commercial Transitional (GCT) zoning district and is permitted to use.

## 2) **New Business:**

A. **117, 119 & 121 Fairview Avenue, 2&4 Parkwood Blvd., and 1 Oakwood Blvd.**, (110.10-2-12 / 110.10-2-6 / 110.10-5 / 110.10-2-11 / 110.10-2-10 / 110.10-2-7), (**The Boulevards**) a site plan application to merge the lots together with the Fairview Ave. parcel to create one large building lot to construct a mixed use 28 residential units and 2 commercial spaces on the lot. As stated by the City of Hudson's CEO, the parcels are in the General zoning district and is permitted, and also the Parkwood Blvd. and Oakwood Blvd. properties and located in the R2 zoning district which does not allow multifamily and commercial properties.

B. **241 Warren Street**, (Tax ID#: 109.43-2-43), a site plan application from owners: Michael & Bernadette Fitzgerald, to renovate the existing 4-family residential structure and add two commercial spaces for retail/office space on the first floor of property. As stated by the City of Hudson's CEO, the property is located in the CC, zoning district and is permitted,

**3) Other Business:**

- A.** Sewer Ext. process review
- B.** Application submittal time language changed, more defined.
- C.** Attorney Client Session
- D.** PB Training review
- E.** Approve June 2023 PB minutes.
- F.** Approve bills.
- G.** Committee reports.

**4) Adjourn**