

City of Hudson Planning Board

Application For: Site Plan Review
 Special Exception Use

Applicant:

Owner (if different)

Name Kristal Heinz, Esq.

Name Hudson Mansion Partners, LLC

Address PO Box 1331, 551 Warren St
Hudson, NY 12534

Address 10 E. Yanonolist St., Ste 105
Santa Barbara, CA 93101

Telephone No.: (518) 755 - 4269

Telephone No.: () -

If applicant is not the owner, the owner must complete the following:

I, Atticus Lowe, authorized agent of, am the owner of the property located at 601 Union Street, Hudson, New York, and authorize Kristal Heinz to act as my agent for this application.

Signature:  Date: 12/21/2022

Project Information:

Location of Site: 601 Union Street

Tax Map Parcel Number: 109.16-1-9

Current Zoning Classification: 482 (Detached row building)

Proposed use(s) of Site: 41 room hotel with gym, spa, kitchen and bar, and event space

Total Parcel Size: _____ feet x _____ feet Total square Ft. 4.1 acres

Anticipated Construction Time: 18-20 months Will development be staged? _____

Current Land Use of Site: The site was most recently used as an event space.

Current condition of site: significant deferred maintenance

-over-

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 Enclosures: _____ Application form required by the Z.B.A. or Planning Board
_____ 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 Information _____ Parcel's Tax Map Number: _____
_____ 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.

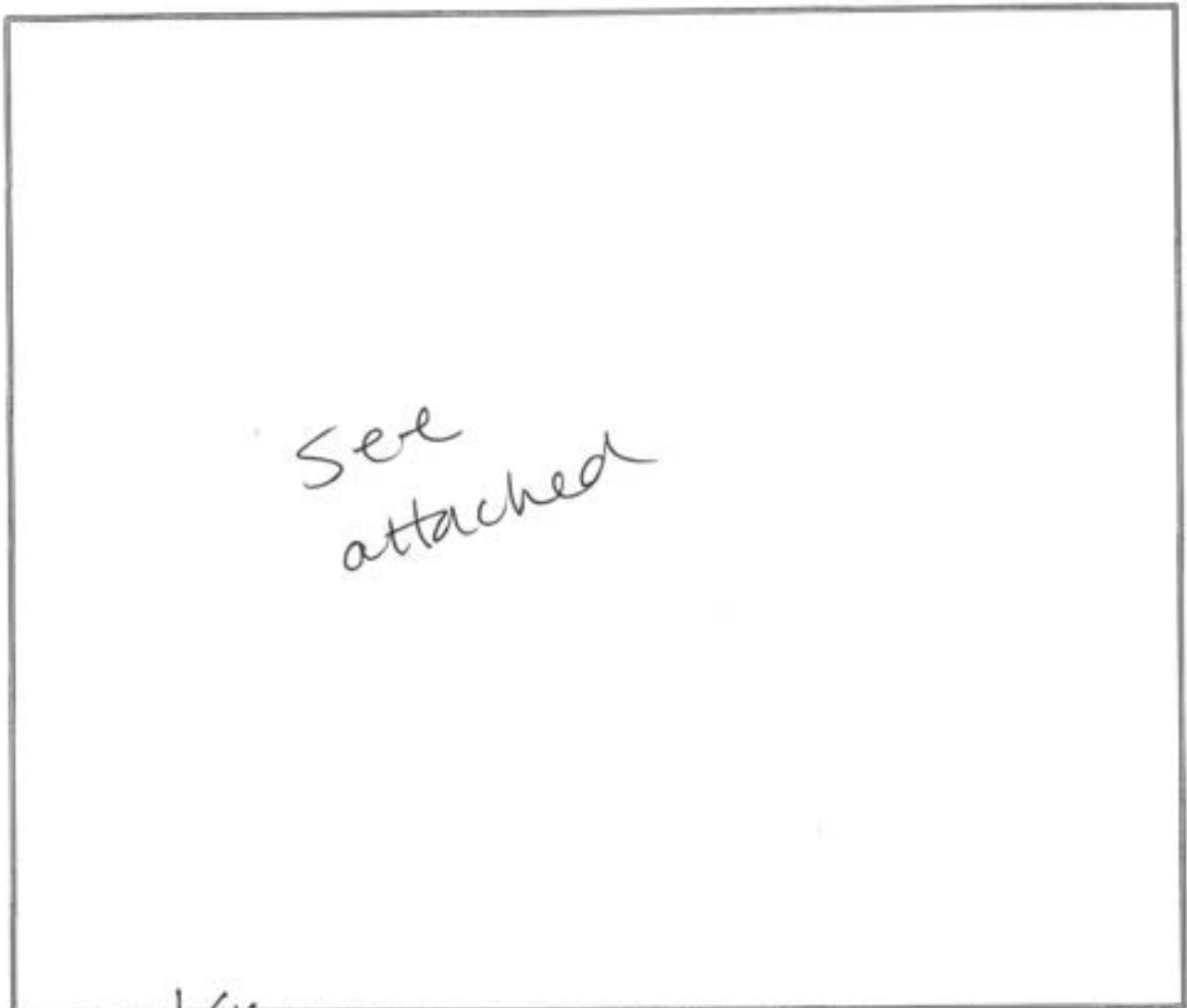
Date: ____ / ____ / ____ Signature: _____ Title: _____
If you would like the response to this referral forwarded via a FAX, please provide your FAX phone number (____) _____ - _____

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 attached

Applicant: [Signature] Date: 12/28/2022

ADDENDUM TO SITE PLAN APPLICATION
Hudson Mansion Partners, LLC
601 Union Street
Hudson, New York

Proposed Use(s) of Site:

The Owner intends on developing the existing structure into 31 hotel rooms. Behind said existing structure, the Owner is proposing additional structures which will house an additional 10 hotel rooms, a gym and spa, kitchen and bar, event space and swimming pool, as indicated in the attached site plan.

Character of Abutting Parcels:

The eastern boundary of the Premises abuts the following parcels:

607-609 Union Street – municipal parking lot (110.53-3-74)
611-615 Union Street – 1-family residential (110.53-3-75)
617 Union Street – vacant residential lot (110.53-3-76)
619-631 Union Street – 1-family residential (110.53-3-77)
Railroad (109.16-1-3)

The southern boundary of the Premises abuts the following parcel:

1 Hudson Avenue – vacant manufacturing facility (109.16-1-5.1)

The western boundary of the Premises abuts the following parcels:

Hudson Avenue – athletic field (109.16-1-8)
555 Union Street – 1-family residential (110.53-3-73)

Anticipated increase in the number of residences, shoppers, employees, etc.:

The property owner anticipates 20+ full time employees (or the equivalent) and approximately 11,000 visitors annually.

Short Environmental Assessment Form

Part 1 - Project Information

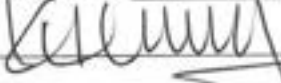
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 601 Union Street hotel project			
Project Location (describe, and attach a location map): 601 Union Street			
Brief Description of Proposed Action: Applicant proposes a 41 room hotel (with 10 rooms in the mansion and lodge and 10 rooms in a new building to be located behind the mansion and lodge), gym, spa, kitchen and bar, and event space.			
Name of Applicant or Sponsor: Kristal Heinz, Esq.		Telephone: 518-755-4269 E-Mail: kristal@kristalheinz.com	
Address: PO Box 1331, 551 Warren Street, Suite 3F			
City/PO: Hudson		State: NY	Zip Code: 12534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval; ZBA use variance was previously obtained CoA will be required from HPC.			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			4.057 acres approx 2.1 acres 4.057 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): municipal <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. 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?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kristal Heinz, ESG</u> Date: <u>12/22/2008</u> Signature: <u></u> Title: <u>applicant</u>		

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.

Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri
Greenport, Inc., NIGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 4

Spill Number: 1400333

Spill Date/Time

Spill Date: 12/01/2013 **Spill Time:** 09:00:00 AM

Call Received Date: 04/10/2014 **Call Received Time:** 09:54:00 AM

Location

Spill Name: UNION STREET BLDG

Address: 601 UNION STREET

City: HUDSON **County:** Columbia

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

mercury UNKNOWN Unknown

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 04/26/2017

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

[Refine This Search](#)

Historic Preservation Commission City of Hudson NY

February 24, 2023

Via E-mail: tjoyner@cityofhudson.org
Theresa Joyner, Chair
City of Hudson Planning Board
520 Warren Street
Hudson, NY 12534

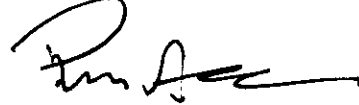
Re: Casetta Hotel
601 Union Street

Dear Chair Joyner:

The City of Hudson Historic Preservation Commission ("HPC") has conducted a preliminary review of the Casetta Hotel project and has approved in concept the restoration and adaptation of the former Terry-Gillette Mansion. While final approval in the form of a Certificate of Appropriateness is still pending, this project demonstrates respect for a historic structure through careful restoration while creating economic value to the community that could have been lost without careful restoration and adaptive reuse.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Forman', written in a cursive style.

Phil Forman, Chair

CASSETTA HUDSON HOTEL

SITE PLAN

PREPARED FOR:

HUDSON MANSION PARTNERS, LLC
 10 E. YANONALI STREET, SUITE 109
 SANTA BARBARA, CA 93101

DECEMBER 2022

DRAWING SUMMARY

- C100 - TITLE
- C101 - EXISTING CONDITIONS SITE PLAN
- C102 - PROPOSED CONDITIONS SITE PLAN
- C102.1 - UTILITY PLAN
- C103 - GRADING PLAN
- C106 - EROSION & SEDIMENT CONTROL PLAN
- C107 - SITE DETAILS



SITE LOCATION MAP
SCALE: 1" = 500'

SITE LOCATION
601 UNION STREET
HUDSON, NY 12534
TAX ID: 109.16-1-9

C100

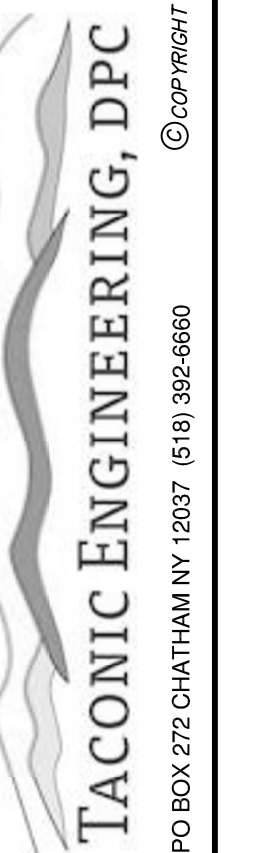
SCALE:
AS SHOWN

REV. NO.	DATE	BY	DESCRIPTION

TITLE

CASSETTA
HUDSON HOTEL

CITY OF HUDSON
COLUMBIA COUNTY















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NOT FOR
CONSTRUCTION

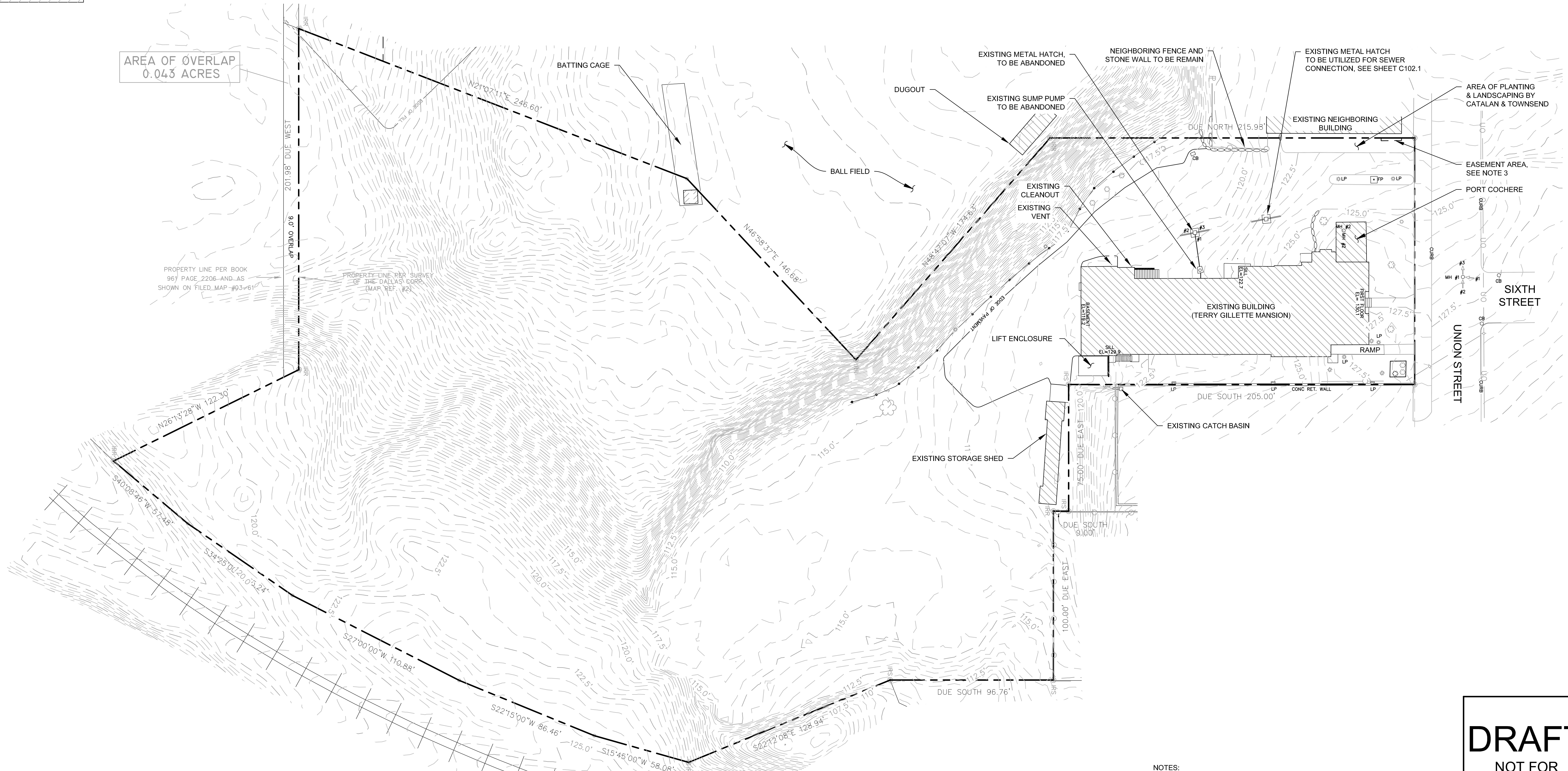
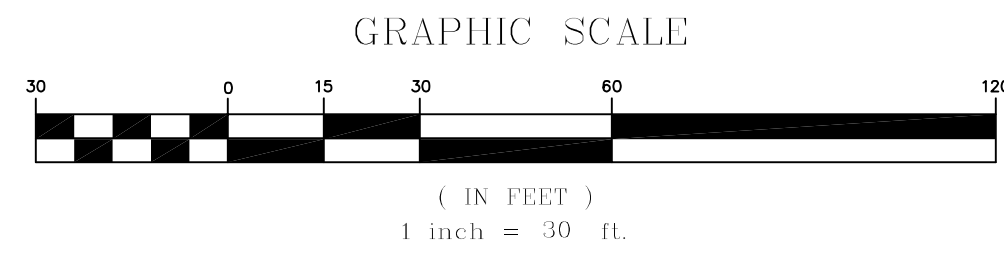
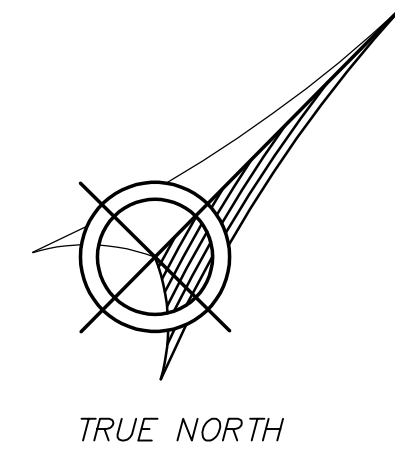
TACONIC JOB#
21204
SHEET
1 OF 7

DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW
FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS
OR REPORTS IN ANY MANNER UNLESS HE IS ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

LEGEND

-  126.5 ——— EXISTING CONTOUR 0.5' INTERVAL
-  127.5 ——— EXISTING CONTOUR 2.5' INTERVAL
-  EXISTING CURB
-  PROPERTY LINE
-  EXISTING EDGE OF DRIVEWAY
-  EXISTING CURB
-  EXISTING FENCE
-  OU ——— OU ——— EXISTING OVERHEAD UTILITIES
-  EXISTING UTILITY POLE
-  EXISTING LIGHT POLE
-  CB MH
○ ○ EXISTING CATCH BASIN/MANHOLE
-  EXISTING BUILDING



- NOTES:**
1. BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY OF PROPERTY OF HUDSON MANSION PARTNERS, LLC" BY DANIEL RUSSELL, PLS. DATED MAY 7, 2022.
 2. ADDITIONAL SITE TOPOGRAPHY OBTAINED VIA ROBOTIC TOTAL STATION BY TACONIC PERSONNEL ON JULY 15, 2022.
 3. PER SURVEY, "SUBJECT TO AN EASEMENT FOR MAINTENANCE OF HEAT & AIR CONDITIONING EQUIPMENT AS DESCRIBED IN L762-P157 AND AS SHOWN ON FILED MAP NO. 94-81 (MAP REFERENCE #3). NO EQUIPMENT CURRENTLY EXISTS. REFER TO SURVEY MENTIONED IN NOTE 1 FOR MAP REFERENCE #3.

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NOT FOR
CONSTRUCTION

C101

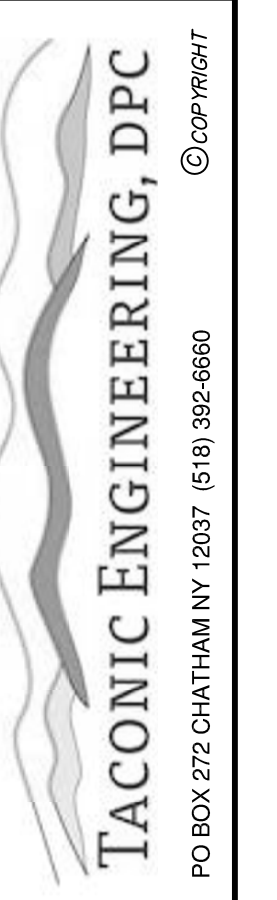
SCALE:
AS SHOWN

REV. NO.	DATE	DESCRIPTION

EXISTING
CONDITIONS SITE PLAN

CASETTA
HUDSON HOTEL

COLUMBIA COUNTY
CITY OF HUDSON



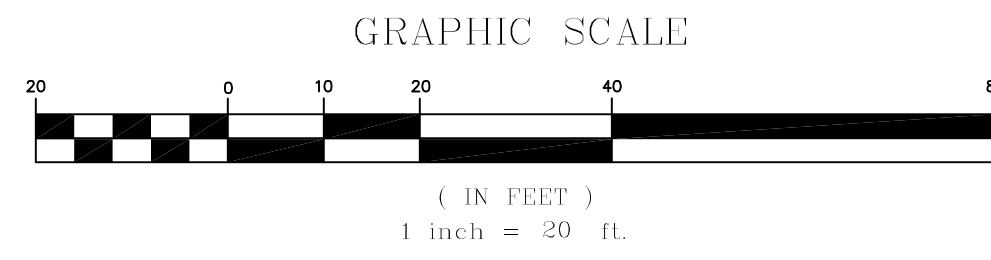
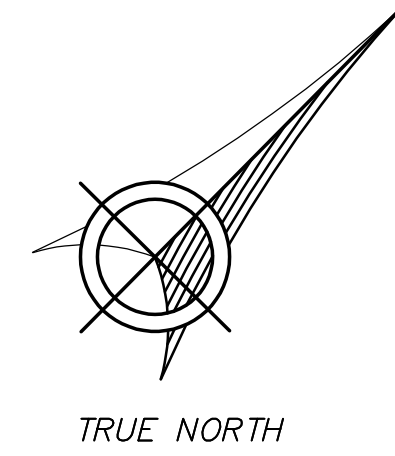
TACONIC JOB#
21204
SHEET
2 OF 7

DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

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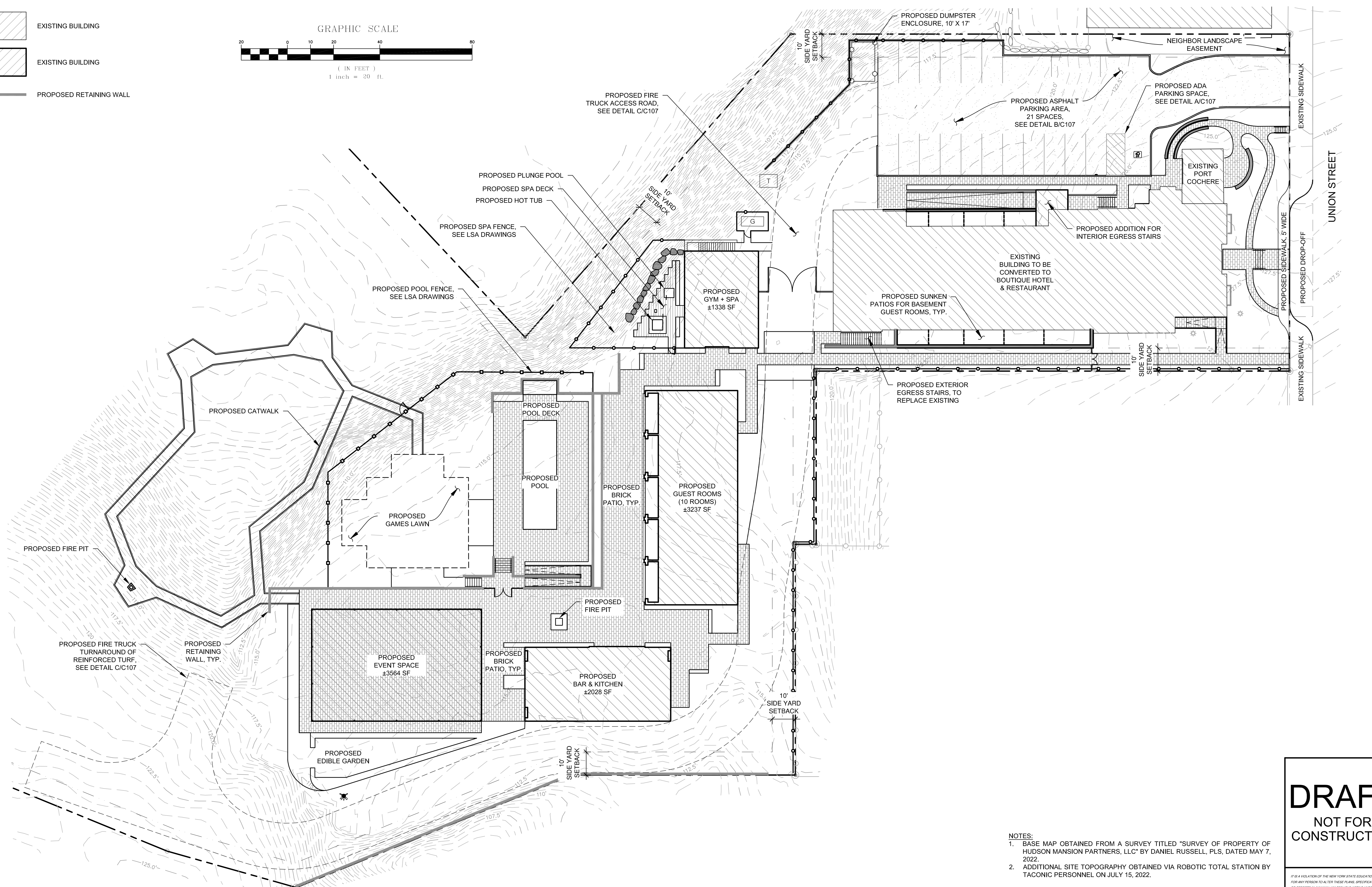
LEGEND

- 126.5 EXISTING CONTOUR 0.5' INTERVAL
- 127.5 EXISTING CONTOUR 2.5' INTERVAL
- EXISTING CURB
- PROPERTY LINE
- SETBACK LINE
- PROPOSED EDGE OF DRIVEWAY
- EXISTING BUILDING
- EXISTING BUILDING
- PROPOSED RETAINING WALL



DENSITY REQUIREMENTS: C-C (CENTRAL COMMERCIAL) ¹										
	USE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MAXIMUM IMPERVIOUS COVERAGE	STORIES	HEIGHT
REQUIRED	-	-	-	30'	10'	20'	-	-	4	45'
EXISTING	FRATERNAL ORGANIZATION	4.057 ACRES	27'	463'	5'	144'-0"	677'-0"	14%	3	47'-11"
PROPOSED	BOULIQUE HOTEL, CAFE & LOUNGE ²	NO CHANGE	NO CHANGE	262'	10'	NO CHANGE	NO CHANGE	25%	NO CHANGE	NO CHANGE

1. PER THE CODE ENFORCEMENT OFFICER, THE ZONING DISTRICT BULK REGULATIONS TO FOLLOW FOR THE USE VARIANCE IS THE CENTRAL COMMERCIAL DISTRICT (C-C).
 2. USE VARIANCE FOR BOULIQUE HOTEL, CAFE, AND LOUNGE WAS APPROVED AT THE MARCH 16, 2022 ZBA MEETING.



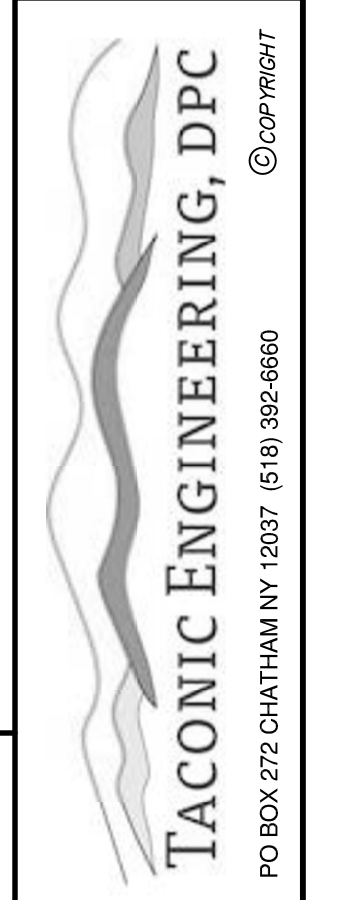
C102

SCALE:
AS SHOWN

REV. No.	DATE	BY	DESCRIPTION

**PROPOSED
CONDITIONS SITE PLAN**

**CASETTA
HUDSON HOTEL**
COLUMBIA COUNTY
CITY OF HUDSON



TACONIC JOB#
21204
SHEET
3 OF 7
DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

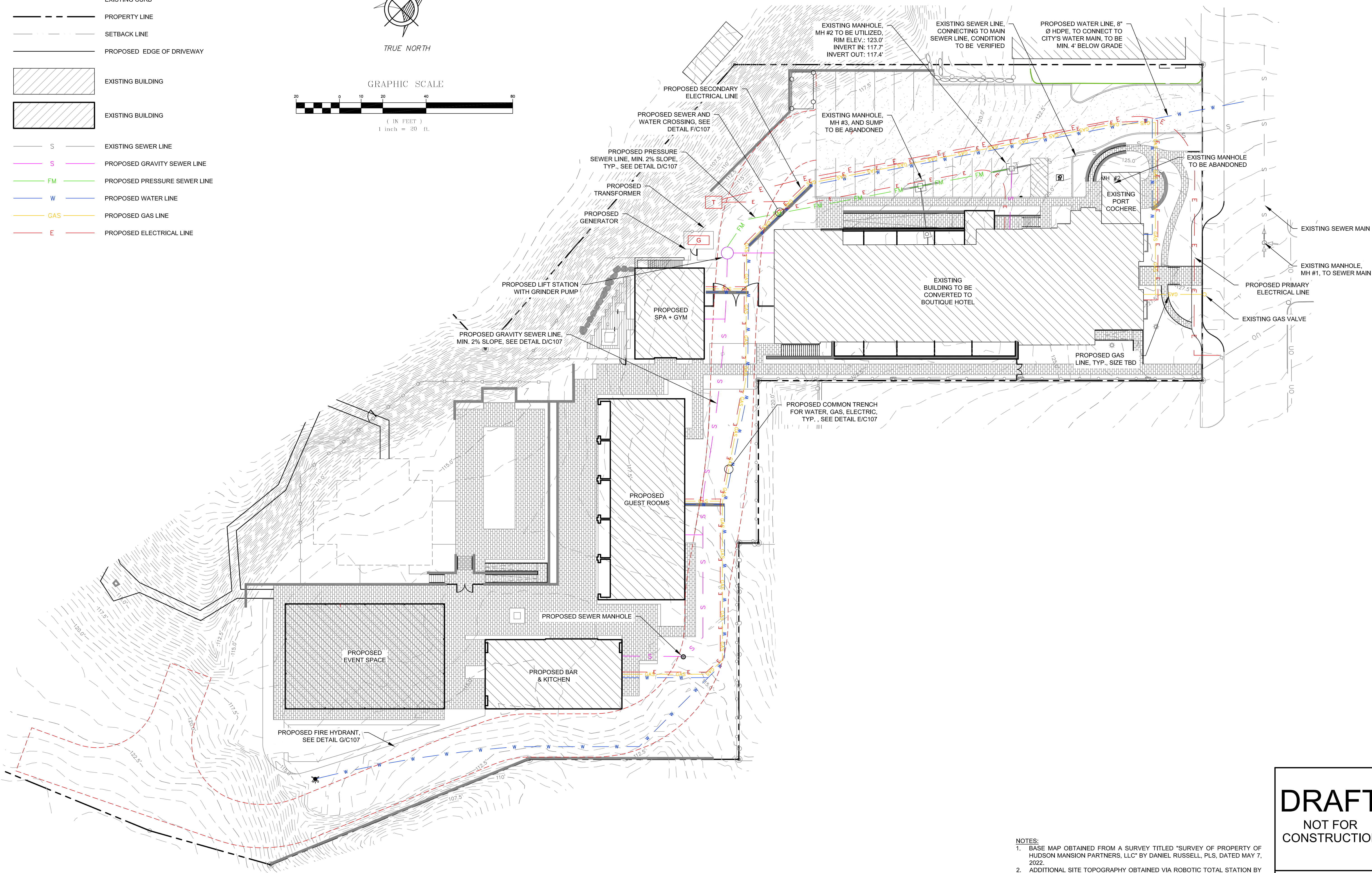
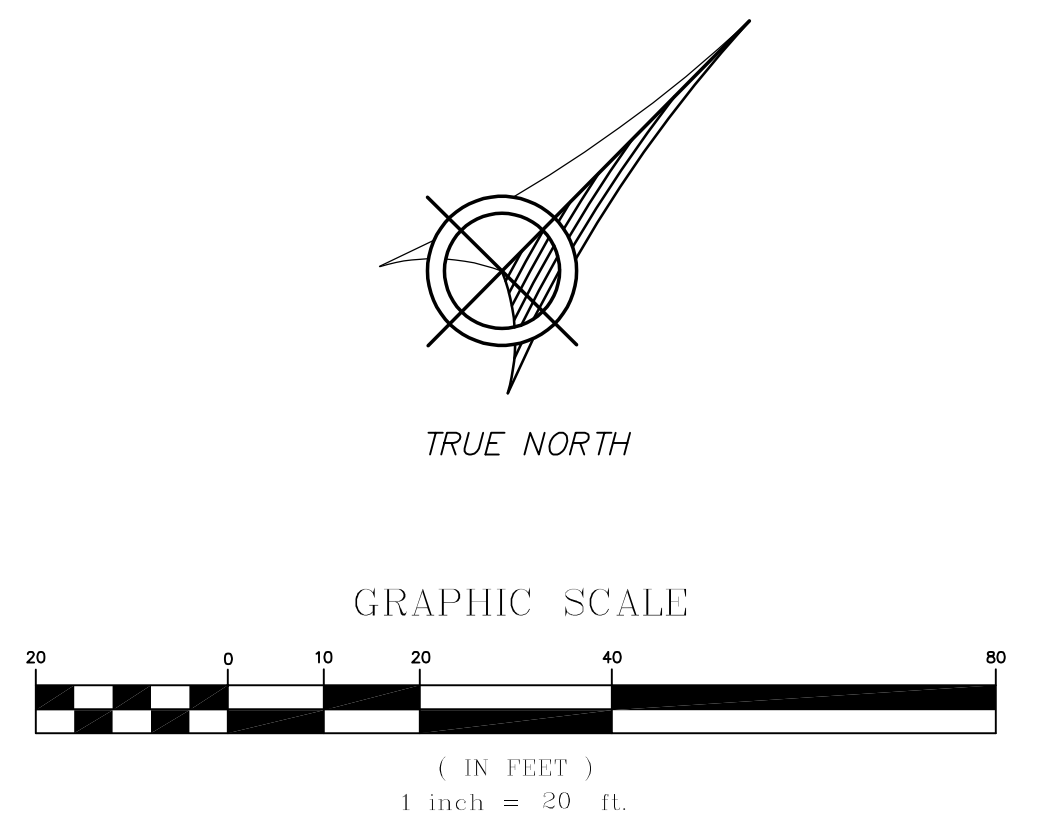
**DRAFT
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CONSTRUCTION**

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- PROPERTY LINE
- SETBACK LINE
- PROPOSED EDGE OF DRIVEWAY
- EXISTING BUILDING
- EXISTING BUILDING
- EXISTING SEWER LINE
- PROPOSED GRAVITY SEWER LINE
- PROPOSED PRESSURE SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE



C102.1

SCALE:
AS SHOWN

DATE	BY	DESCRIPTION

UTILITY PLAN

CASETTA HUDSON HOTEL
COLUMBIA COUNTY
CITY OF HUDSON



TACONIC JOB#
21204
SHEET
4 OF 7
DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

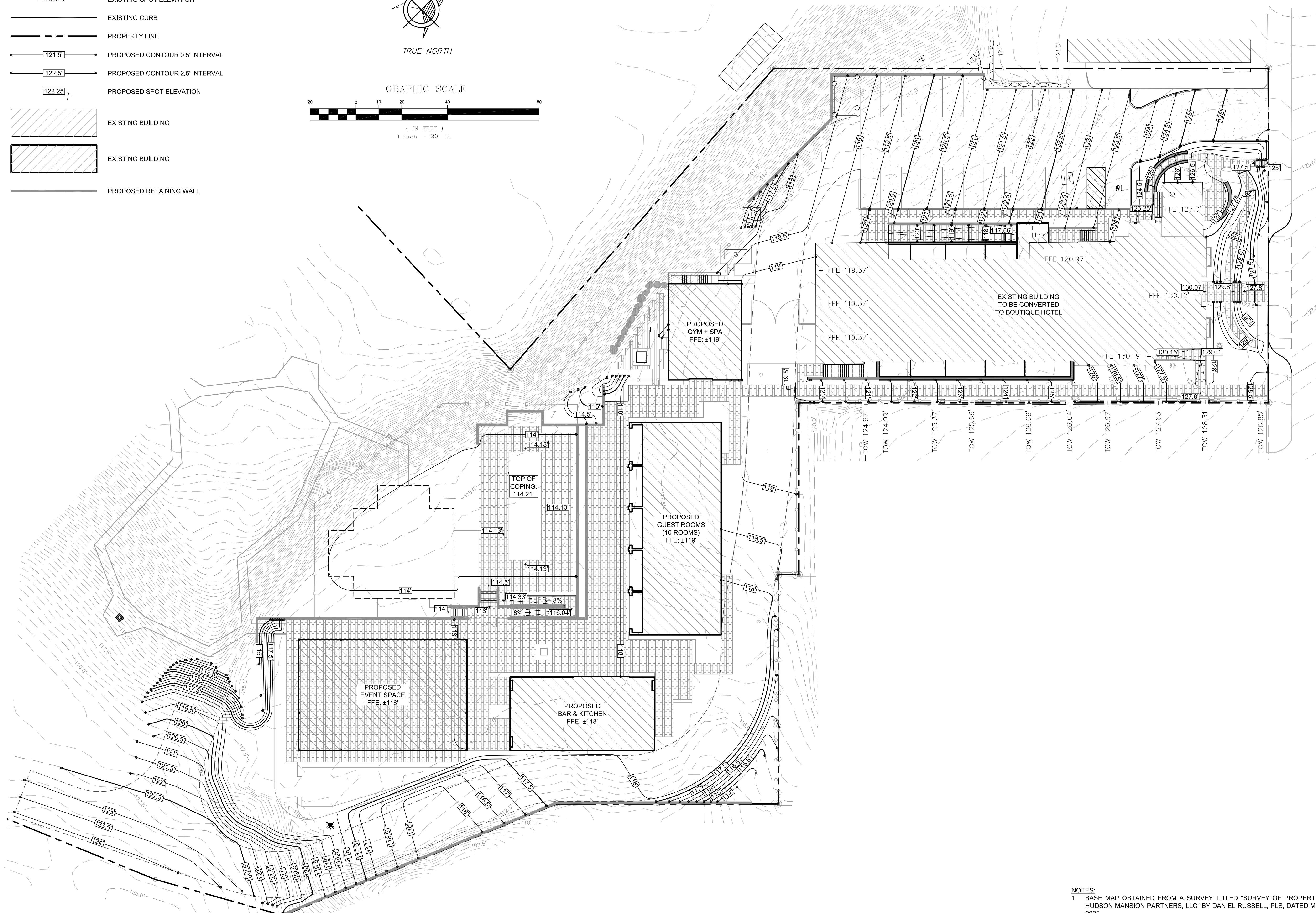
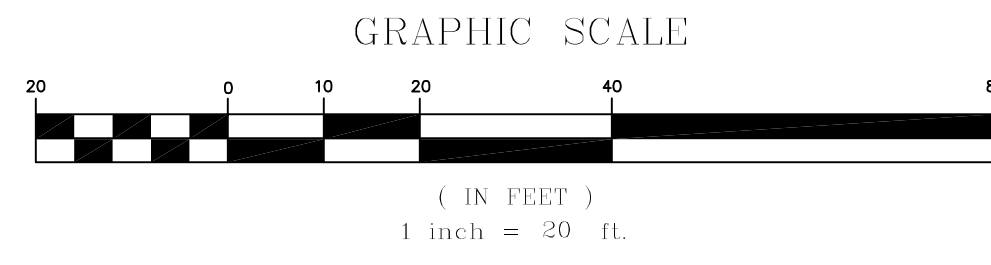
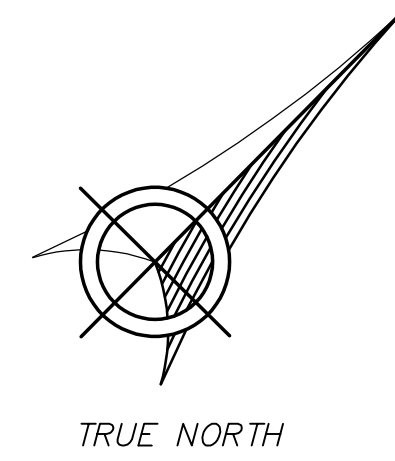
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LEGEND

- 126.5 — EXISTING CONTOUR 0.5' INTERVAL
- 127.5 — EXISTING CONTOUR 2.5' INTERVAL
- + 1208.75 — EXISTING SPOT ELEVATION
- EXISTING CURB
- PROPERTY LINE
- 121.5' — PROPOSED CONTOUR 0.5' INTERVAL
- 122.5' — PROPOSED CONTOUR 2.5' INTERVAL
- 122.25' — PROPOSED SPOT ELEVATION
- EXISTING BUILDING
- EXISTING BUILDING
- PROPOSED RETAINING WALL



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DRAFT

NOT FOR
CONSTRUCTION

C103

SCALE:
AS SHOWN

REV. No.	DATE	DESCRIPTION

GRADING PLAN

CASETTA
HUDSON HOTEL

COLUMBIA COUNTY
CITY OF HUDSON



TACONIC JOB#
21204

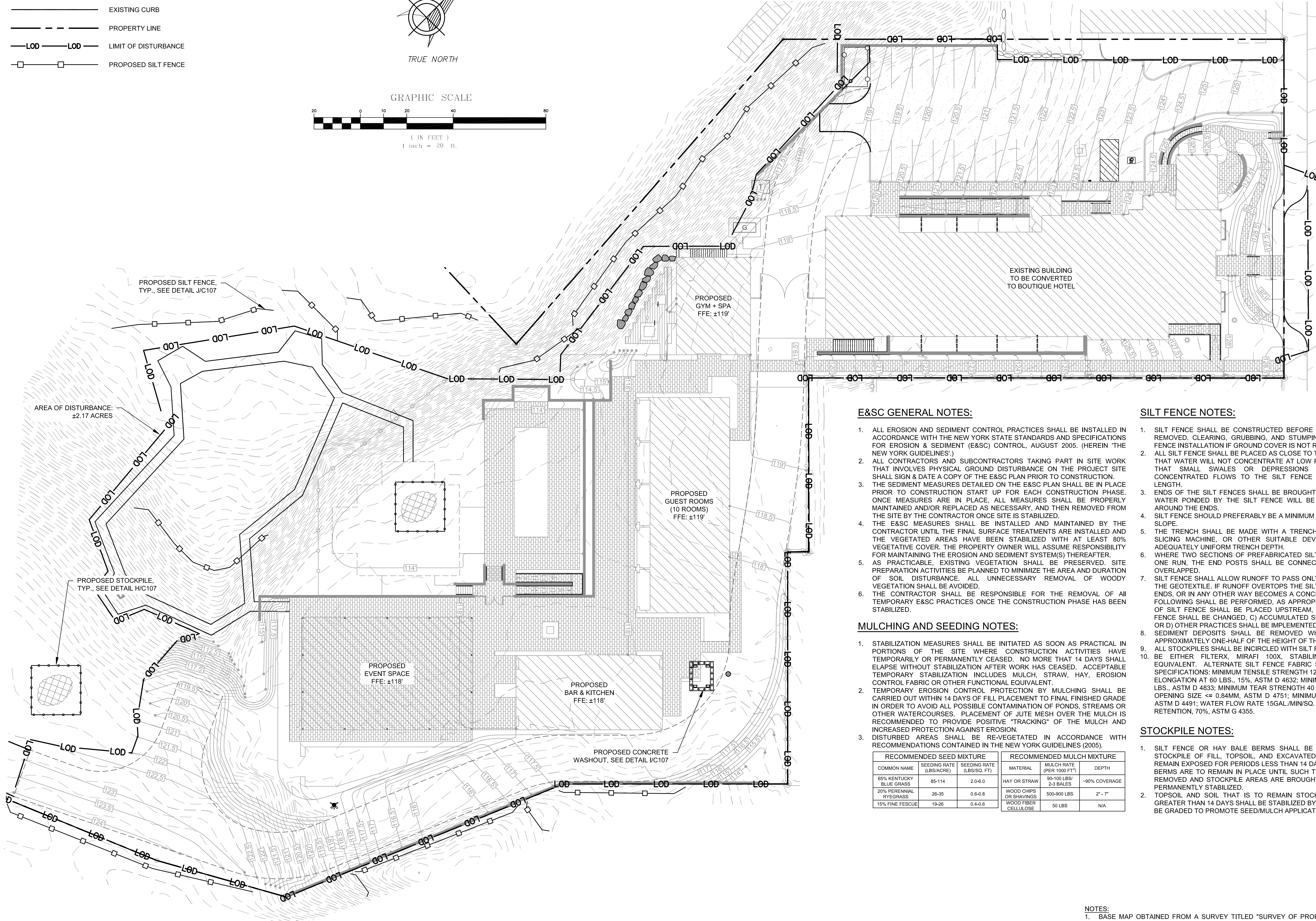
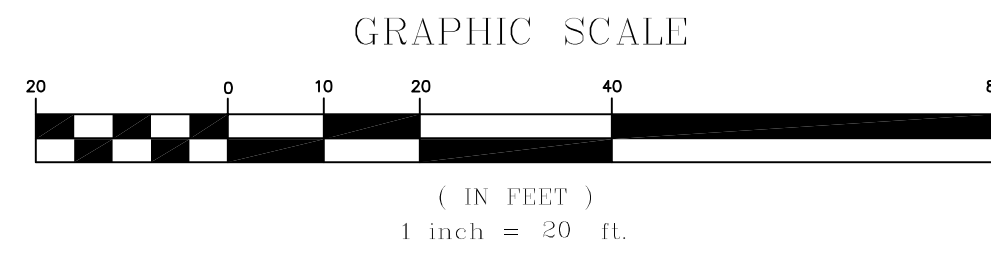
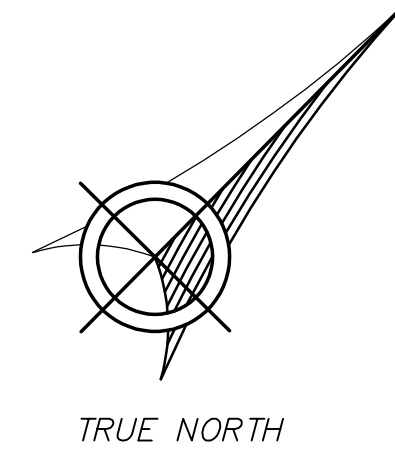
SHEET
5 OF 7

DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW
FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS
OR REPORTS IN ANY WAY UNLESS HE IS ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

LEGEND

- 126.5 — EXISTING CONTOUR 0.5' INTERVAL
- 127.5 — EXISTING CONTOUR 2.5' INTERVAL
- — EXISTING CURB
- - - - PROPERTY LINE
- LOD — LOD LIMIT OF DISTURBANCE
- — □ — PROPOSED SILT FENCE



E&SC GENERAL NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, AUGUST 2005. (HEREIN "THE NEW YORK GUIDELINES".)
- ALL CONTRACTORS AND SUBCONTRACTORS TAKING PART IN SITE WORK THAT INVOLVES PHYSICAL GROUND DISTURBANCE ON THE PROJECT SITE SHALL SIGN & DATE A COPY OF THE E&SC PLAN PRIOR TO CONSTRUCTION.
- THE SEDIMENT MEASURES DETAILED ON THE E&SC PLAN SHALL BE IN PLACE PRIOR TO CONSTRUCTION START UP FOR EACH CONSTRUCTION PHASE. ONCE MEASURES ARE IN PLACE, ALL MEASURES SHALL BE PROPERLY MAINTAINED AND/OR REPLACED AS NECESSARY, AND THEN REMOVED FROM THE SITE BY THE CONTRACTOR ONCE THE SITE IS STABILIZED.
- THE E&SC MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR UNTIL THE FINAL SURFACE TREATMENTS ARE INSTALLED AND THE VEGETATED AREAS HAVE BEEN STABILIZED WITH AT LEAST 80% VEGETATIVE COVER. THE PROPERTY OWNER WILL ASSUME RESPONSIBILITY FOR MAINTAINING THE EROSION AND SEDIMENT SYSTEM(S) THEREAFTER.
- AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED. SITE PREPARATION ACTIVITIES BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISTURBANCE. ALL UNNECESSARY REMOVAL OF WOODY VEGETATION SHALL BE AVOIDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY E&SC PRACTICES ONCE THE CONSTRUCTION PHASE HAS BEEN STABILIZED.

MULCHING AND SEEDING NOTES:

- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN 14 DAYS SHALL ELAPSE WITHOUT STABILIZATION AFTER WORK HAS CEASED. ACCEPTABLE TEMPORARY STABILIZATION INCLUDES MULCH, STRAW, HAY, EROSION CONTROL FABRIC OR OTHER FUNCTIONAL EQUIVALENT.
- TEMPORARY EROSION CONTROL PROTECTION BY MULCHING SHALL BE CARRIED OUT WITHIN 14 DAYS OF FILL PLACEMENT TO FINAL FINISHED GRADE IN ORDER TO AVOID ALL POSSIBLE CONTAMINATION OF PONDS, STREAMS OR OTHER WATERCOURSES. PLACEMENT OF JUTE MESH OVER THE MULCH IS RECOMMENDED TO PROVIDE POSITIVE "TRACKING" OF THE MULCH AND INCREASED PROTECTION AGAINST EROSION.
- DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE NEW YORK GUIDELINES (2005).

RECOMMENDED SEED MIXTURE			RECOMMENDED MULCH MIXTURE		
COMMON NAME	SEEDING RATE (LBS/ACRE)	SEEDING RATE (LBS/SQ. FT.)	MATERIAL	MULCH RATE (PER 1000 FT ²)	DEPTH
65% KENTUCKY BLUE GRASS	85-114	2.0-6.0	HAY OR STRAW	90-100 LBS/2-3 BALES	~90% COVERAGE
20% PERENNIAL RYEGRASS	26-35	0.6-0.9	WOOD CHIPS OR SHAVINGS	500-900 LBS	2"-7"
15% FINE FESCUE	19-26	0.4-0.6	WOOD FIBER CELLULOSE	50 LBS	N/A

SILT FENCE NOTES:

- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHOULD PREFERABLY BE A MINIMUM OF 10 FEET FROM THE TOE OF SLOPE.
- THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- WHERE TWO SECTIONS OF PREFABRICATED SILT FENCE ARE COMBINED INTO ONE RUN, THE END POSTS SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
- SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: A) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM; B) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; C) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR D) OTHER PRACTICES SHALL BE IMPLEMENTED.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
- ALL STOCKPILES SHALL BE INCIRCLED WITH SILT FENCE.
- BE EITHER FILTERX, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT. ALTERNATE SILT FENCE FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS: MINIMUM TENSILE STRENGTH 120 LBS., ASTM D 4632; MAXIMUM ELONGATION AT 60 LBS., 15%; ASTM D 4632; MINIMUM PUNCTURE STRENGTH 50 LBS., ASTM D 4833; MINIMUM TEAR STRENGTH 40 LBS., ASTM D 4533; APPARENT OPENING SIZE <= 0.84MM, ASTM D 4751; MINIMUM PERMITTIVITY 1X10-2SEC-1, ASTM D 4491; WATER FLOW RATE 15GAL./MIN./SQ. FT.; UV EXPOSURE STRENGTH RETENTION, 70%, ASTM G 4355.

STOCKPILE NOTES:

- SILT FENCE OR HAY BALE BERMS SHALL BE CONSTRUCTED AROUND ALL STOCKPILE OF FILL, TOPSOIL, AND EXCAVATED OVERBURDEN THAT ARE TO REMAIN EXPOSED FOR PERIODS LESS THAN 14 DAYS. SILT FENCE OR HAY BALE BERMS ARE TO REMAIN IN PLACE UNTIL SUCH TIME AS SAID STOCKPILES ARE REMOVED AND STOCKPILE AREAS ARE BROUGHT BACK TO FINAL GRADE AND PERMANENTLY STABILIZED.
- TOPSOIL AND SOIL THAT IS TO REMAIN STOCKPILED ONSITE PER PERIODS GREATER THAN 14 DAYS SHALL BE STABILIZED BY SEEDING. STOCKPILES SHALL BE GRADED TO PROMOTE SEED/MULCH APPLICATION AND PROPAGATION.

NOTES:

- BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY OF PROPERTY OF HUDSON MANSION PARTNERS, LLC" BY DANIEL RUSSELL, PLS, DATED MAY 7, 2022.
- ADDITIONAL SITE TOPOGRAPHY OBTAINED VIA ROBOTIC TOTAL STATION BY TACONIC PERSONNEL ON JULY 15, 2022.

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C106

SCALE:
AS SHOWN

REV. No.	DATE	DESCRIPTION

EROSION & SEDIMENT
CONTROL PLAN

CASETTA
HUDSON HOTEL

COLUMBIA COUNTY
CITY OF HUDSON

TACONIC ENGINEERING, DPC
PO BOX 272 CHATHAM NY 12037 (518) 395-6660

TACONIC JOB#
21204
SHEET
6 OF 7
DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED
12-23-22

REV. NO.	DATE	DESCRIPTION

SITE DETAILS

CASETTA HUDSON HOTEL

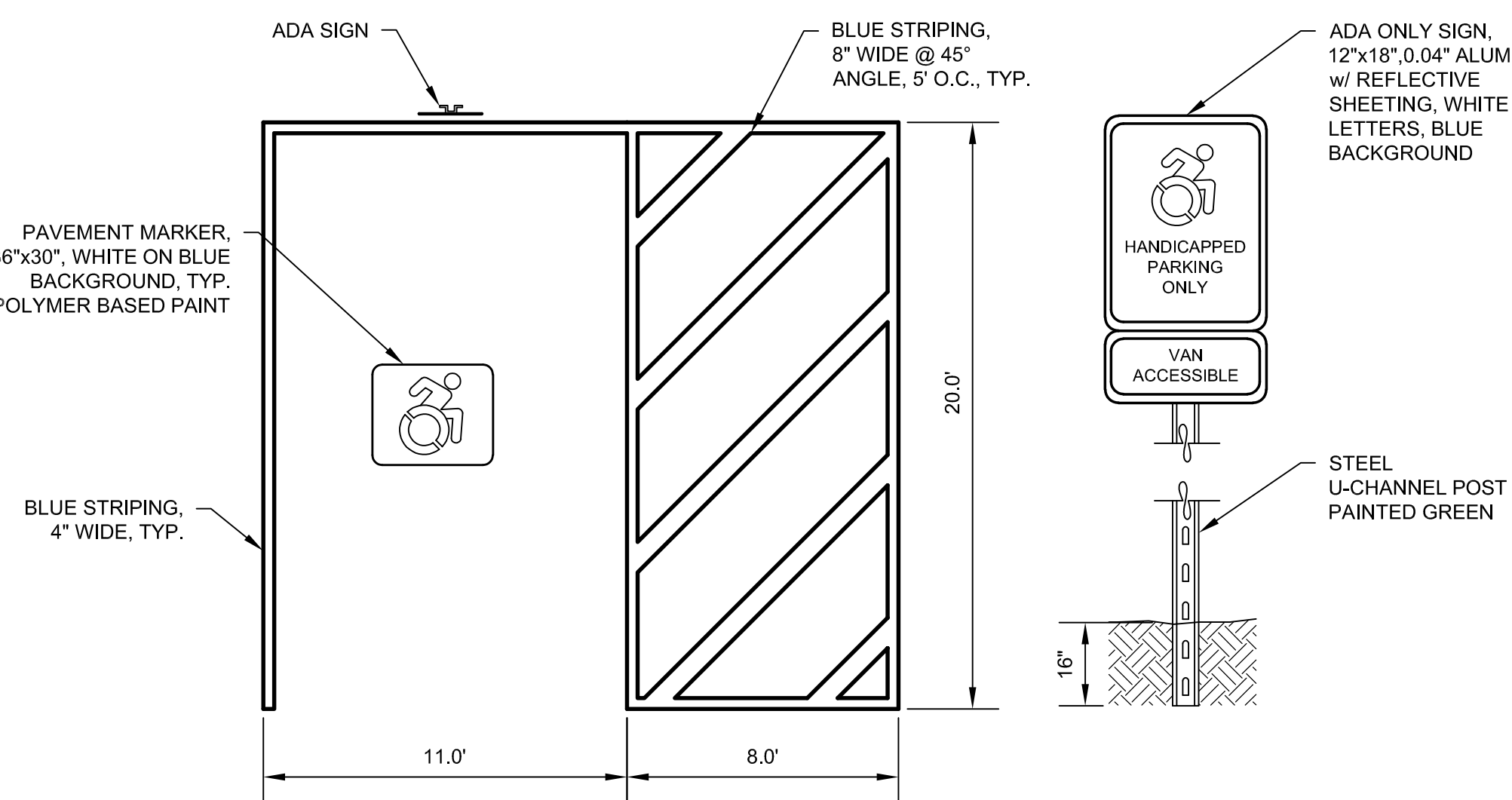
COLUMBIA COUNTY CITY OF HUDSON

TACONIC ENGINEERING, DPC
PO BOX 272 CHATHAM NY 12037 (518) 395-6660 © copyright

TACONIC JOB# 21204
SHEET 7 OF 7
DRAWN BY: SJC
DESIGNED BY: SJC
APPROVED BY: CAL
ISSUED 12-23-22

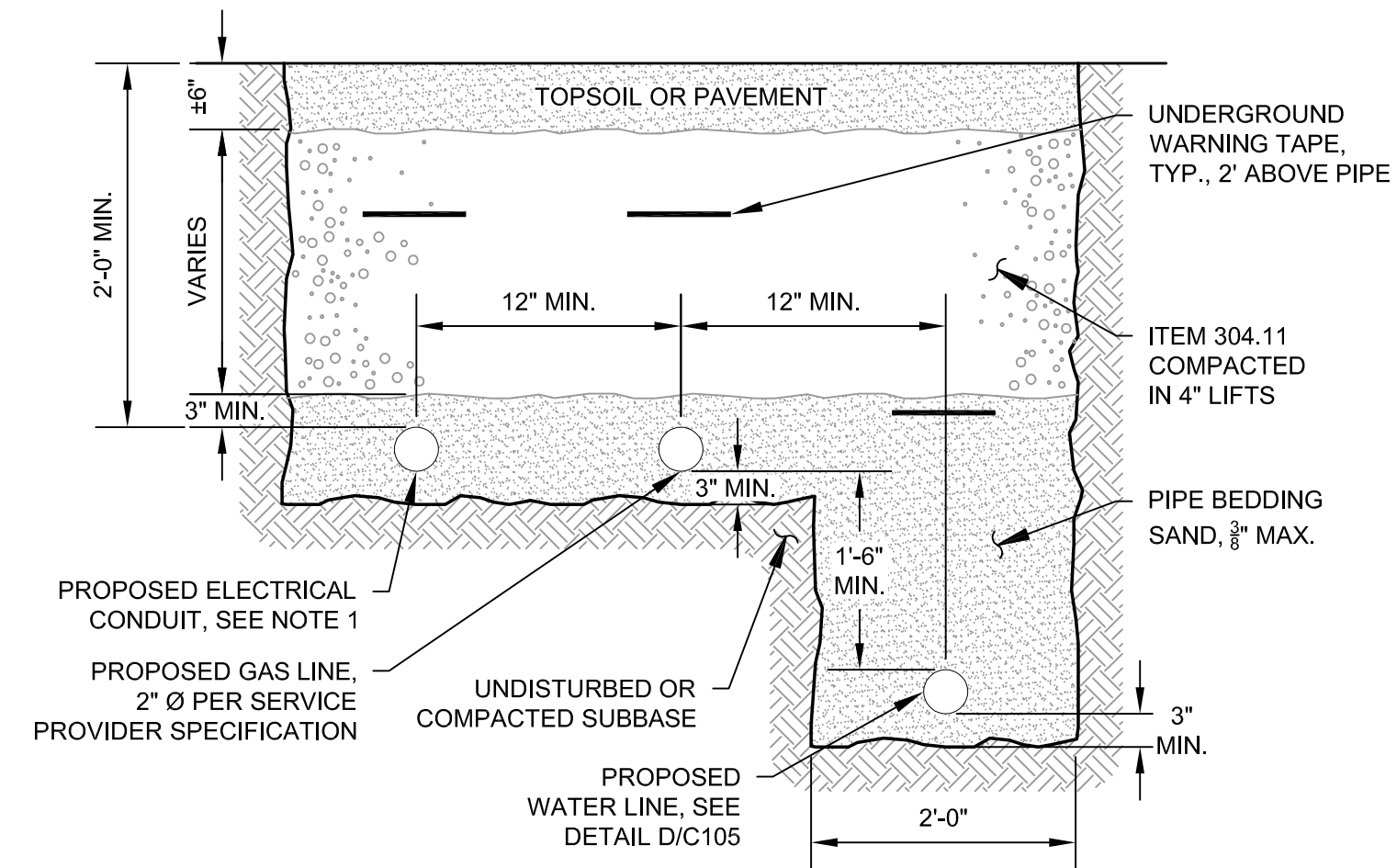
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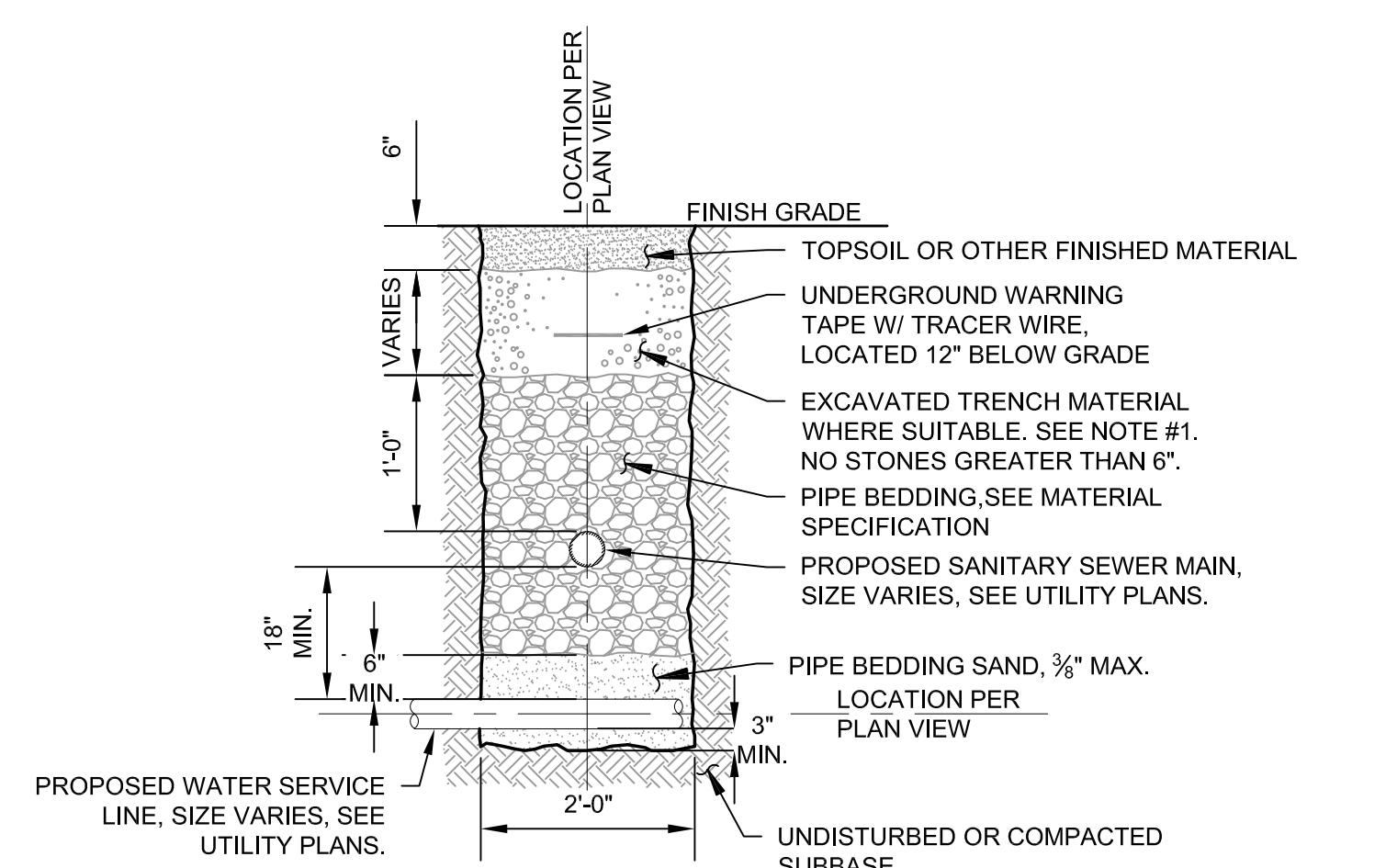
A ADA STALL AND SIGN DETAIL
C107 SCALE: N.T.S.

NOTE:
1. MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.



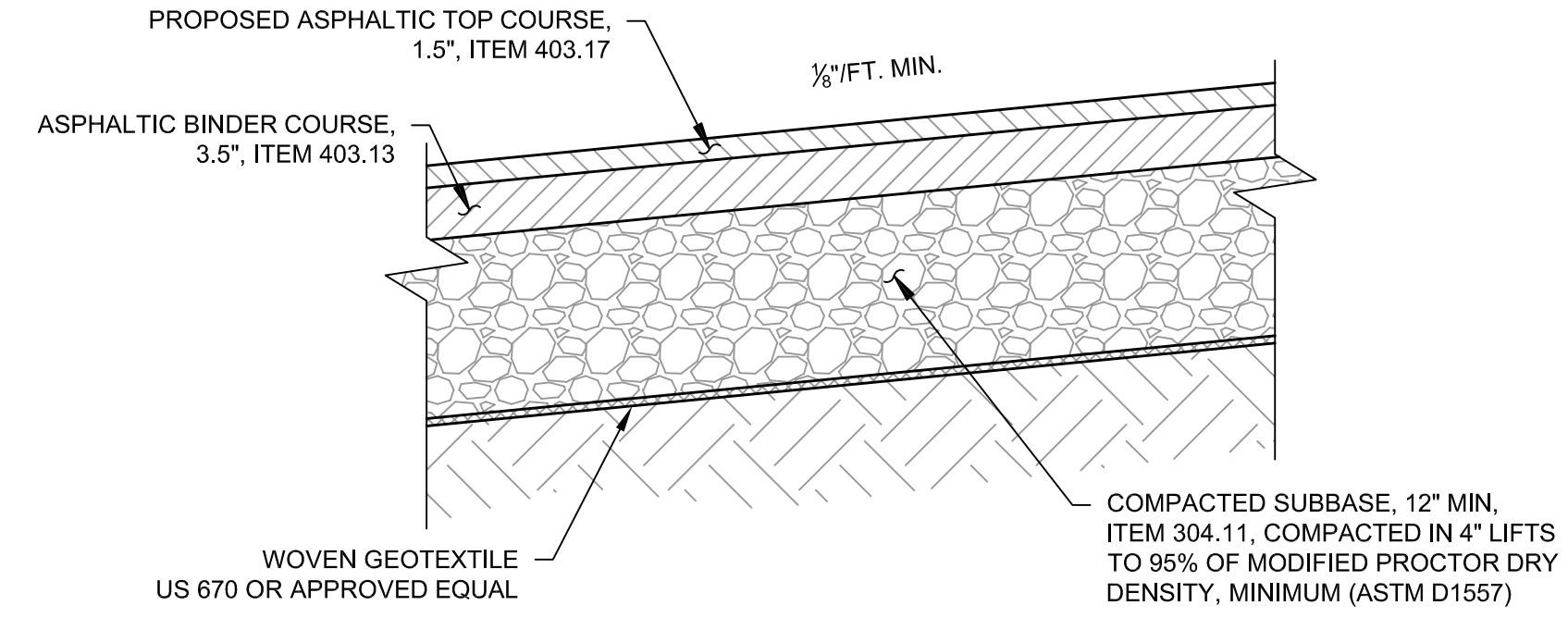
E UTILITY TRENCH SEPARATION DETAIL
C107 SCALE: N.T.S.

NOTE:
1. 24" OF COVER MIN. FOR DIRECT BURIAL ELECTRIC 0-1000V. 18" COVER MIN. FOR NON-METALLIC CONDUIT.

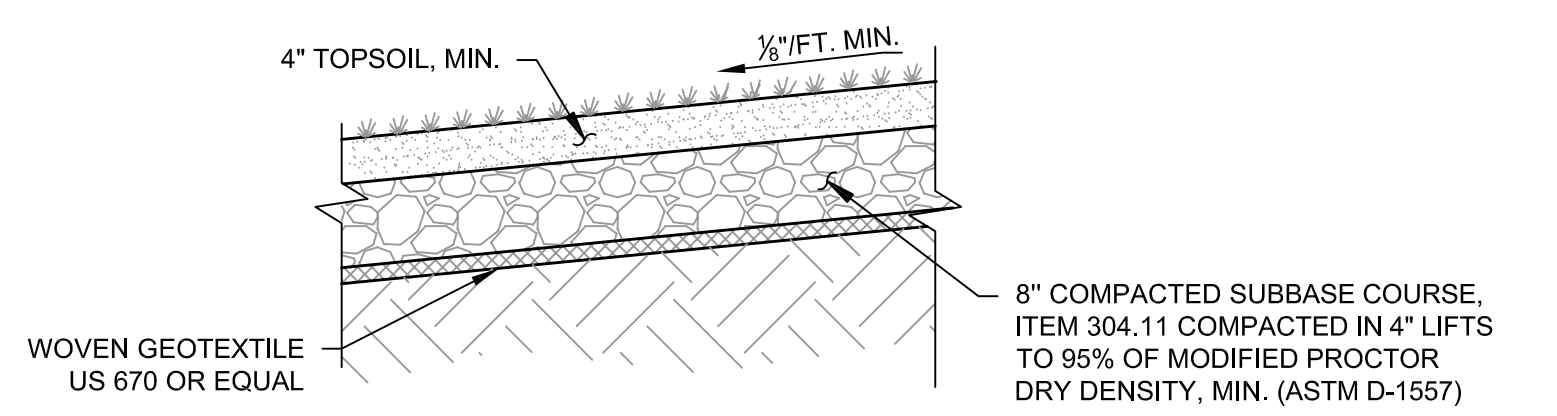


F WATER/SEWER CROSSING DETAIL
C107 SCALE: N.T.S.

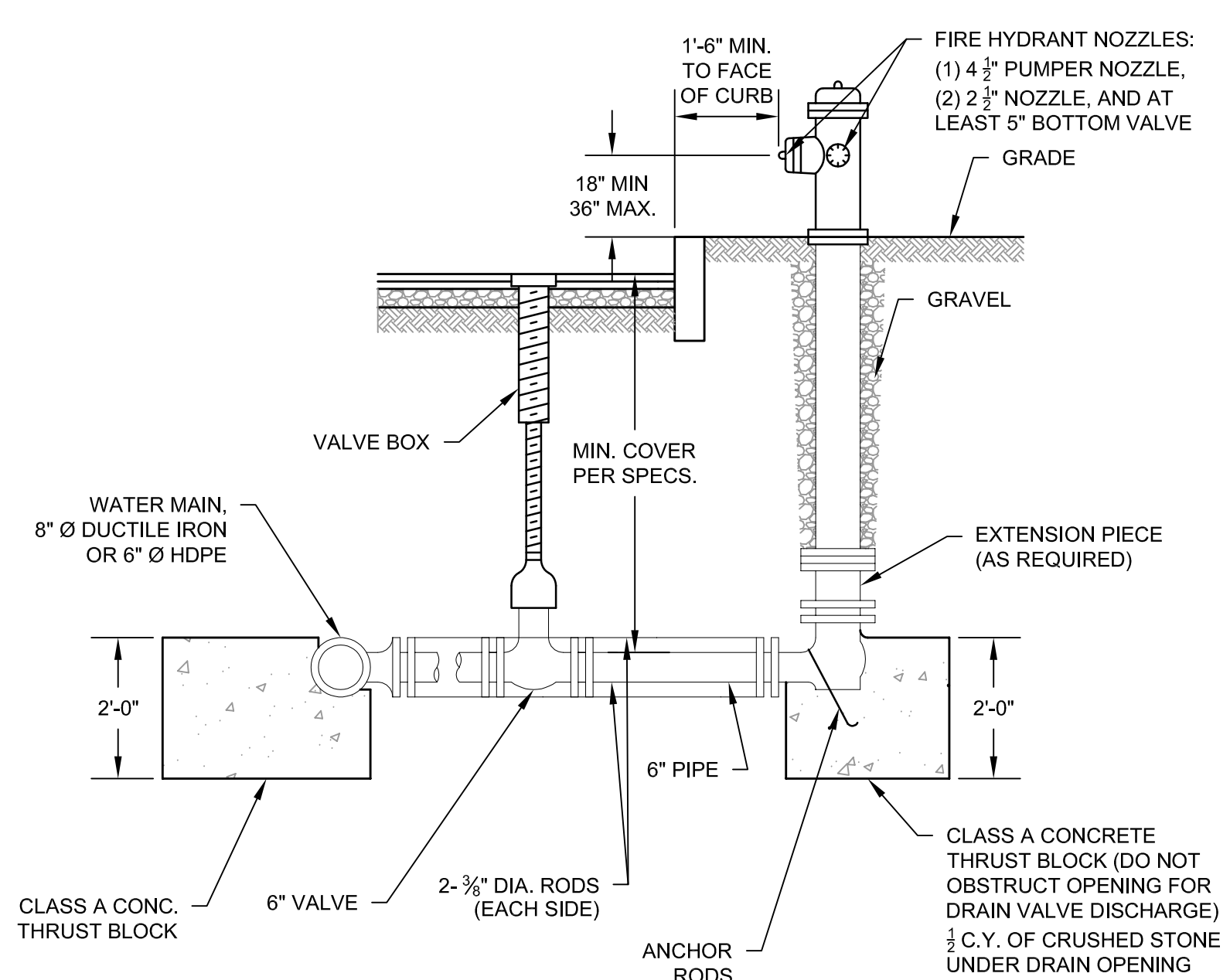
NOTES:
1. TRENCH BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED BY MECHANICAL TAMPERS TO 95% OF MODIFIED PROCTOR OPTIMUM DENSITY.
2. 8" ADDITIONAL EXCAVATION FOR ROCK ENCOUNTER. USE RUN OF BANK AS BACKFILL MATERIAL. SEE MATERIAL SPECIFICATIONS.
3. WATER AND SEWER JOINTS SHALL BE LOCATED NO LESS THAN 10' FROM THE PROPOSED UTILITY CROSSING. STRUCTURAL SUPPORT FOR THE WATER AND SEWER JOINTS MAY BE REQUIRED.



B PARKING SURFACE SECTION DETAIL
C107 SCALE: N.T.S.

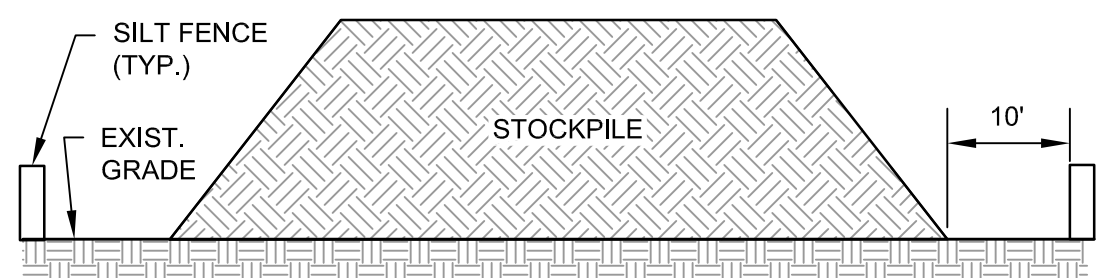


C REINFORCED TURF SECTION DETAIL
C107 SCALE: N.T.S.



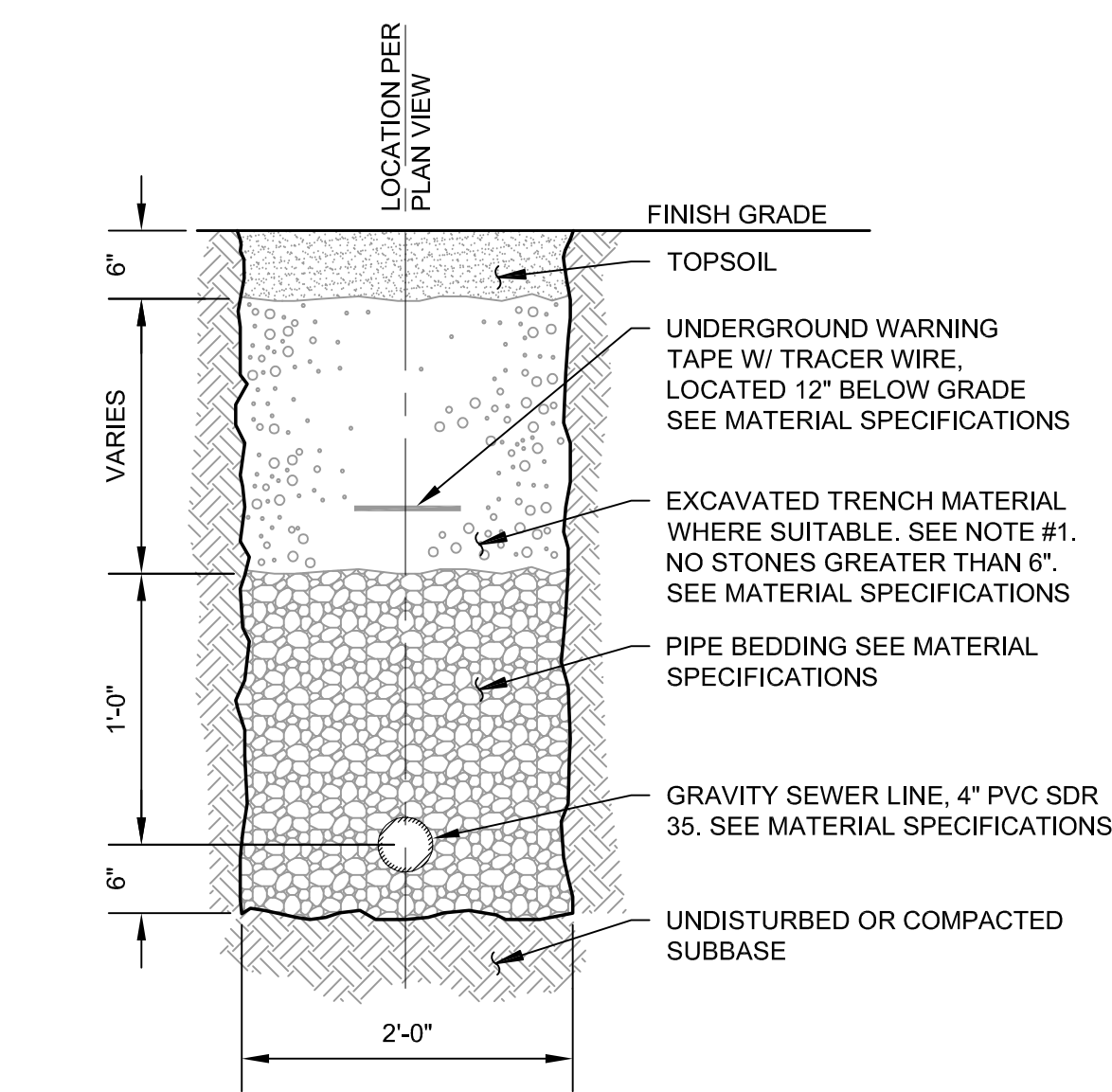
G HYDRANT SETTING DETAIL
C107 SCALE: N.T.S.

NOTES:
1. FIRE HYDRANT TO CONFORM TO TOWN OR FIRE DISTRICT STANDARDS.
2. ALL CONCRETE THRUST BLOCKS TO BEAR ON UNDISTURBED GROUND.
3. 4 3/4" Ø BITUMINOUS COATED RODS WILL BE REQUIRED TIEING HYDRANT TO VALVE TO WATER MAIN.



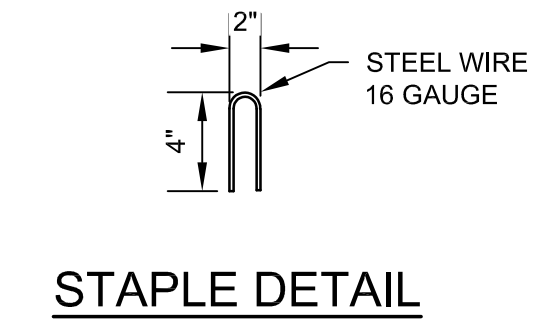
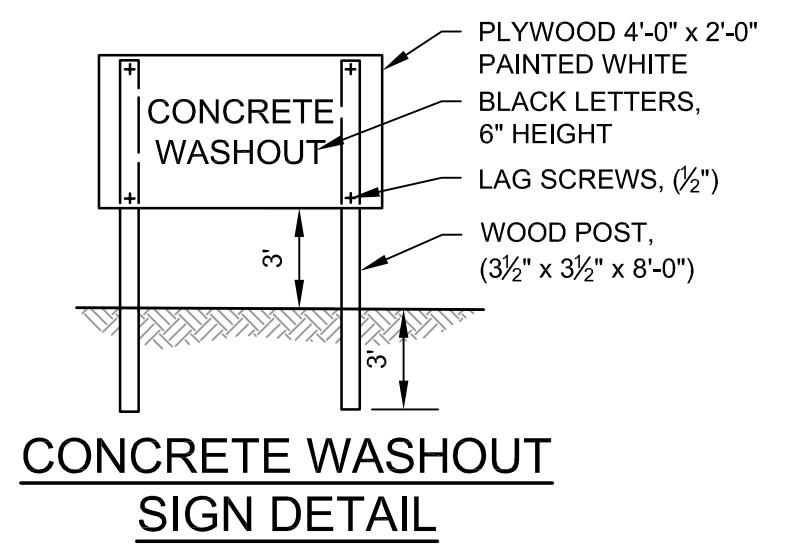
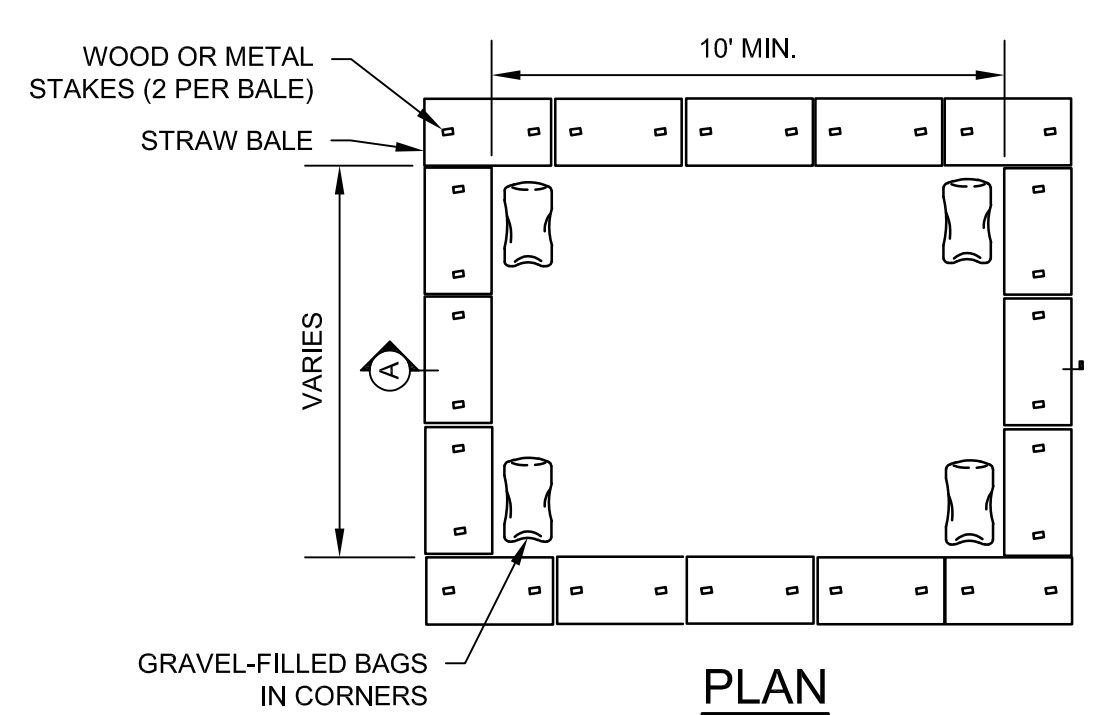
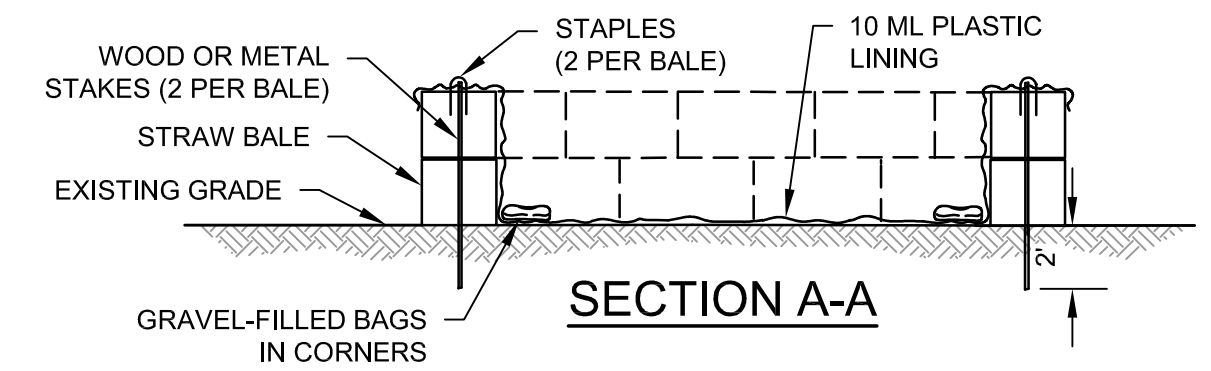
H STOCKPILE DETAIL
C107 SCALE: N.T.S.

NOTES:
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE OR TO EXTEND AROUND DOWNSTREAM PORTION IF STOCKPILE IS ON A SLOPE.

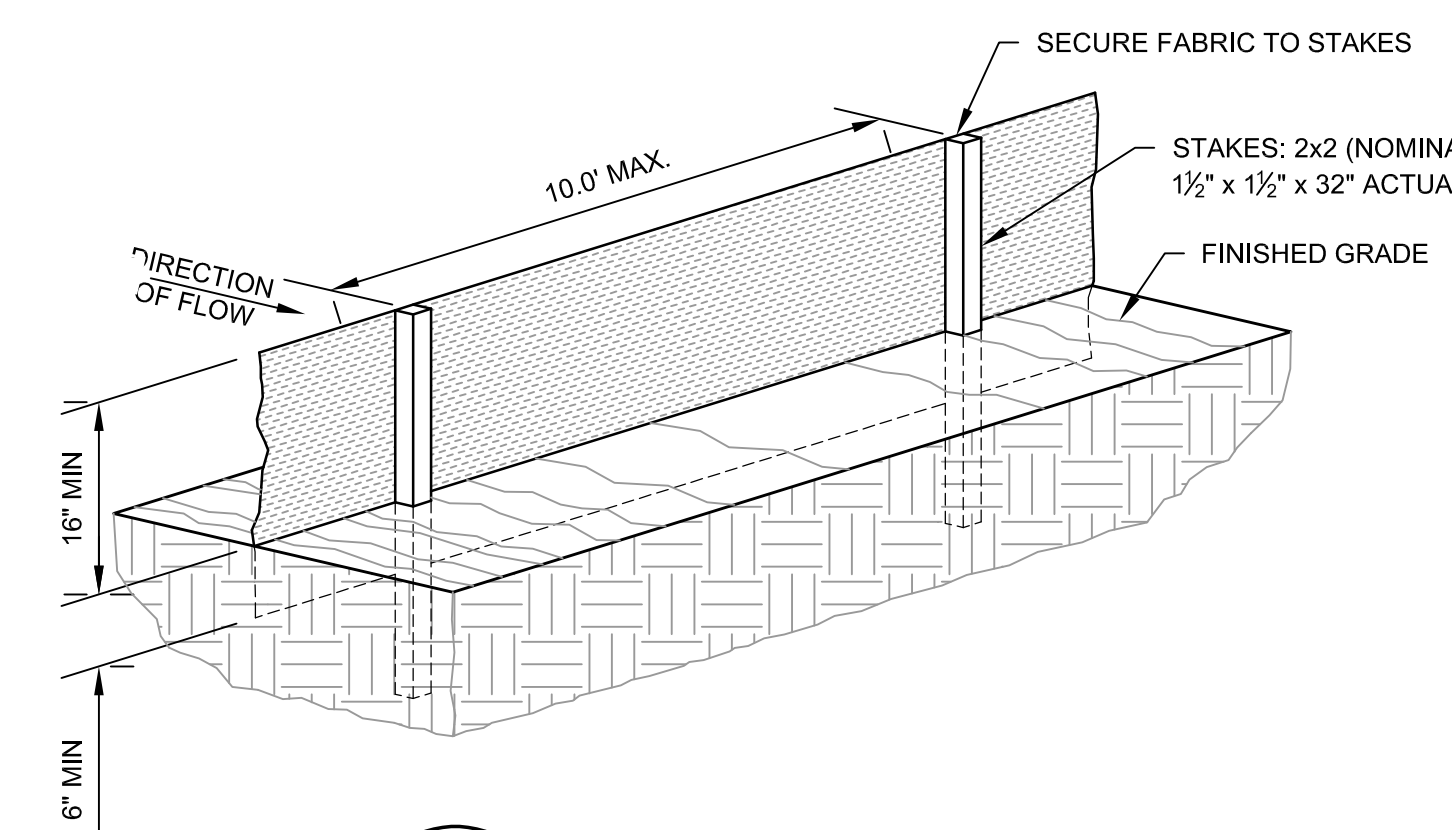


D SEWER TRENCH DETAIL
C107 SCALE: N.T.S.

NOTES:
1. TRENCH BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED BY MECHANICAL TAMPERS TO 95% OF MODIFIED PROCTOR OPTIMUM DENSITY.
2. 8" ADDITIONAL EXCAVATION FOR ROCK ENCOUNTER. USE RUN OF BANK AS BACKFILL MATERIAL. SEE MATERIAL SPECIFICATIONS.



I CONCRETE WASHOUT DETAIL
C107 SCALE: N.T.S.



J SILT FENCE DETAIL
C107 SCALE: N.T.S.