

City of Hudson Planning Board Meeting Agenda

Date: October 8, 2024

Location: City Hall, 520 Warren Street, Hudson, NY 12534. In-person meeting for all board members. Videoconferencing on Zoom is allowed for the public, and the Links 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: 6:30 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.

Order of Business for PB Meetings:

- **During Public Hearings Only:** the applicant will present, after which the planning board members will voice their concerns, comments and ask questions. Finally, the public will be call upon to comment, voice their concerns, and ask questions pertaining to the present application only. Time limits will be imposed on public comments, and all public speakers will be asked to state their full name and the street name or number that they currently live on.

- **All public comments are required to be made on the agenda items only, and during the perspective time of presentation.**
- **Meetings of the Board will adjourn not later than 9:00 p.m. Unheard business will be carried over to the next month's regularly scheduled meeting. Where possible, this business will be placed first in order on the agenda.**
- **1. When recognized by the Chair or other presiding officer, persons addressing the Board will be asked to state their name and street number or name where they currently reside. 2. Unless otherwise determined by the Board, the time to be allotted is three (3) minutes to each speaker. Once all persons wishing to speak have spoken once, if time allows, persons wishing to speak a second time may be called upon to speak for a maximum of two (2) minutes. 3. Comments must pertain to the agenda subjects and presenting applications of the Public Hearing.**

Decorum:

- **No member of the public is permitted to address the Planning Board during Meeting or Public Hearing unless recognized by the Chair or other presiding officer.**
- **All persons speaking will be given respect and courtesy and in return are expected to be respectful and courteous. The use of profane language, slanderous or personal remarks and boisterous conduct, including booing or hand clapping, is not acceptable. 3. Any person speaking to the Board, with the consent of the Chair or other presiding officer, shall address their remarks to the Planning Board, not to other members of the audience, in the form of a debate.**
- **The public will not be allowed to speak on Non-Agenda items at no time during Planning Boards meetings. Board members are not obligated to respond to your public comments or questions. The public is required to make their point brief and focused without engaging in personal attacks, insults or debates.**
- **Failure to comply with any of the above requirements, may subject any violator to be asked to leave the building and escorted out of the meeting and building where the meeting is taking place.**

Call to Order:

1) **Public Hearings:**

- A. **735 Columbia Street:** - Tax Map #: (110.53-2-64), Carla Kaya Perez-Gallard, (the “Applicant”) Site Plan Application to convert the existing auto service center into a restaurant and event space.
- B. **117, 119 & 121 Fairview Avenue, 2 & 4 Parkwood Blvd., and 1 Oakwood Blvd: - (The Boulevards).** Tax Map #'s: (110.10-2-12 / 110.10-2-6 / 110.10-5 / 110.10-2-11 / 110.10-2-10 / 110.10-2-7), HQO Properties LLC, (the “Applicant”) Site Plan Application proposal to merge all lots creating one large building lot and construct a mixed-use building with 30 Residential units and 8-commercial spaces.
- C. **Mill Street Lofts:** - Tax Map#: (109.36-1-10), Applicant: Kearney Realty and Development Group, Site Plan Application to develop the vacant lot at Mill Street and North 3rd Street. The proposed project includes constructing two (2) new four-story buildings on the existing 3.31-acre lot. Housing a total of 70 residential units between the two buildings. The project also proposes new parking, utilities, and amenities to serve future tenants.

2) **Old Business:**

- A. **309 -311 State Street:** - Tax Map#: (109.44-2-42), Sit Plan Application submitted by Owner and Applicant Andrew Trudead to subdivide existing vacant lot to build two attached single-family homes. As per statement from Hudson CEO, the property is in the R4 zoning district and is permitted but will require a variance from the City of Hudson’s ZBA.
- B. **State Street Lofts:** - Tax Map#: (109.44-2-66), Site Plan Application submitted by Kearney Realty & Development Group, Site Plan Applicant to build a 3-story building on the vacant lot. The building will have 24 residential units and commercial space on the ground floor. Zoning: The site is in the Multiple Dwellings (R-4) zoning district. To proceed with the construction, the developer will need to obtain variances for lot coverage, front, and side yard, lot area per dwelling unit, and parking space dimensional reduction as per the regulations for this district.

3) **Other Business:**

- A. PB Policies:**
 - **Hard Stop**
 - **Posting to PB page**

- B. PB Committee's, reports and discussion:**
 - **PB members questions and concerns**
 - **HIDA**

- C. Escrow & Approve PB bills for payment.**

- D. Approve PB minutes for June, and September 2024**

- 5) Adjourn**