

City of Hudson Planning Board Meeting Agenda

Date: March 12, 2024

Location: Temporarily at the Central Fire Station, 77 North 7th Street, Hudson, NY 12534.
In-person meeting for all board members. Videoconferencing on Zoom and Microsoft Teams 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: 6:00 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 members will voice their concerns, and comment and ask questions. Finally,

the public will be encouraged to comment, 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 all participants respect this time limit.**

1) **Public Hearings:**

- A. **6-12 Hudson Ave.:** - Tax Map#: 109.16-01-05.2, Walter Chatham, Applicant & Owner, Site Plan application to subdivide the parcel and create 16 building lots for eight detached single-family dwellings and eight attached rowhouses.
- B. **735 Columbia Street,** - Tax Map#: 110.53-2-64, Carla Kaya Perez-Gallard, Applicant, Site Plan application to convert the existing auto service center into a restaurant and event space.
- C. **601 Union Street,** - Tax Map#: 109.16-1-9, Kristal Heinz, ESQ, Applicant, Site Plan application with proposal to develop the existing structure into a 31-room hotel and build an additional structure on the property that will house 10 additional hotel rooms, a gym, spa, outdoor swimming pool, kitchen, bar, and event space.

2) **Old 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**), Applicant and Owner HQO Properties LLC, site plan application proposal to merge all lots together creating one large building lot and construct a mixed-use building with 28 residential units and 2 commercial spaces. As stated by the City of Hudson's CEO, the 117, 119 & 121 Fairview parcels are in the General zoning district and are permitted. 2 & 4 Parkwood Blvd., and 1 Oakwood Blvd. properties are in the R2 zoning district which does not allow multifamily and commercial properties.

3) **New Business:**

- A. **309 & 311 State Street:** - Tax Map#: 109.44-2-42, Owner and Applicant, Andrew Trudeau, Site Plan application proposal to subdivide existing vacant parcel at 309-311 State Street for the purpose of building 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.

4) **Other Business:**

- A. **Proposed PB procedures for 2024.**
- B. **Pay Bills.**
- C. **Approve minutes for February 2024.**
- D. **PB committees report**
- E. **PB Training – 4-Hours Requirement**

5) **Adjourn**