

City of Hudson Planning Board Meeting Agenda

Date and Time: June 11, 2024, 6:30 PM

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.

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, copies of these documents may be viewed by appointment at the city code enforcement office in the Central Firehouse.

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. When recognized by the Chair or other presiding officer, persons addressing the Board will be asked to state their name and address but may not be compelled to do so. 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, any person wishing to speak a second time may do so for a maximum of two (2) minutes. 3. Comments must pertain to the subject of the Public Hearing.**

Decorum:

- **1. No member of the public is permitted to address the Planning Board during the Meeting or Public Hearing unless recognized by the Chair or other presiding officer. 2. 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 persons 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.**

Call to Order:

1) Public Hearings:

- A. **6 -12 Hudson Ave:** - Tax Map #: (109.16-01-05.2), Walter Chatham, (the 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, (the “Applicant”) Site Plan application to convert an auto service center into a restaurant and event space.
- C. **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 to merge all lots creating one large building lot and construct a mixed-use building with 32 residential units and 1 commercial space.

2) Old Business:

- A. **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.

- B. **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 with a total of 70 residential units.

3) New Business:

- A. **State Street Lofts:** - Tax Map#: (109.44-2-66), Site Plan Proposal submitted by Kearney Realty & Development Group, 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.

4) Other Business:

- A. **Hudson Housing Authority & Mountco Construction, Presentation Only:** the redevelopment of HHA's site as well as four small, scattered sites.

B. **Pay Bills.**

C. **Approve minutes for April 2024, & May 2024.**

D. **Proposed PB procedures for 2024.**

E. **PB committee reports:**

- **The Boulevards**
- **Escrow**
- **Technology.**

F. **PB Training – 4-Hours Requirement (June 27, 2024 @ 10:00 AM)**

5) Adjourn