

# City of Hudson Planning Board Meeting Agenda

**Date: July 9, 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 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 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.

**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 the existing auto service center into a restaurant and event space.
  - C. **(The Boulevards), 117,119 & 121 Fairview Ave., 2 & 4 Parkwood Blvd., & 1 Oakwood Blvd. – Committee’s Report, Board discussion and comments.**
  - D. **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 **AppliCcation** proposal to merge all lots creating one large building lot and construct a mixed-use building with 30 Residential units and 8-commercial spaces.

2) **Old Business:**

- A. **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.
- 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.
- C. **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

3) **New Business:**

- A. **North Second Street Ext.:** - Tax Map#: (110.05-01-01.2), Lot Line Adjustment Application submitted by Owner: City of Hudson’s Industrial Development Agency (IDA), for the sale of 2.137 acres to the City of Hudson, Applicant.
- B. **10-12 Warren Street:** - Tax Map#: (107.35-1-23), Site Plan Application submitted by Applicant /Owner: Ben Rinzler, Eco-Friendly 81 Halsey Development LLC, to renovate and expand an existing 3-story building and basement into a 27-room hotel without a restaurant and bar. The proposal will include five off-street parking spaces which will include one handicap space. The proposal is in the CC Central Commercial Zoning District, and is permitted per city code chapter 325-14, assessed by the city of Hudson’s CEO.
- C. **MuniCollab Inc.** Technology presentation.

- 4) **Other Business:**
  - A. **PB committee's reports and discussion:**
    - **Letter to BOS, Parking.**
    - **Escrow**
  - B. **Pay Bills.**
  - C. **Approve PB minutes for May 14, 2024.**
  - D. **Proposed PB procedures for 2024.**
- 5) **Adjourn**