



August 26, 2024

Theresa Joyner
Planning Board Chair
City of Hudson Planning Board
520 Warren Street
Hudson, NY 12534

**Re: Mill Street Lofts
Site Plan Application Review
CPL Proj #: R23.01044.00**

Dear Ms. Joyner:

CPL is submitting the enclosed materials on behalf of the applicant, Kearney Realty & Development Group, for review and discussion at the September 10, 2024, Planning Board meeting.

- Site Plan drawing set, dated last revised August 26, 2024

We are in receipt of the August 7, 2024 Traffic and Parking Study Review letter and the August 9, 2024 Site Plan Application Review letter, both prepared by Barton & Loguidice. The comments provided in those letters will be addressed in a future submission. The enclosed plans have been revised to address the SEQR review comments received during the Special Planning Board meeting held on August 20, 2024.

During the August 20th meeting it was clear that traffic and transportation were areas of concern to the Board and the Public. In order to address these concerns, the plans have been revised as follows:

1. Bus Shelter. As discussed during the meeting, the Applicant will work with the City and County to provide a bus route to the project. This shelter will be located at the end of the proposed pedestrian connection between the project and Mill Street to maximize the convenience to future residents.
2. Fire Apparatus Turnaround. A hammerhead turnaround has been added that complies with Appendix D of the NYS Fire Code. This turnaround will utilize the existing paper street adjacent to the project which will require construction of a third box culvert to convey flow around the site to the proposed stilling basin and the City drainage infrastructure. The turnaround will be adequate to allow buses associated with the proposed bus route to turnaround.
3. Bicycle Repair Station. A bicycle repair station is proposed along Mill Street to benefit future residents and riders on the Empire State Trail.



4. Scenic Overlook Station. A sidewalk has been extended to a bench at the western end of the site at the top of the proposed retaining wall where residents can enjoy the undeveloped open space on the subject property and adjacent to it.

We respectfully request that this application be placed on the agenda for the next planning board meeting scheduled for September 10, 2024. If you have any questions or require additional information, please do not hesitate to contact the undersigned at 845.686.2306.

Very truly yours,

Andrew Learn, PE
Associate Principal

Enclosures

Cc:

Chris Bertram, PE, Planning Board Engineer via Email
Craig Haigh, Code Enforcement Officer, City of Hudson, via email
Mario Salpepi, Coppola Associates, via email
Sean Kearney, Kearney Realty & Development Group, via email
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