

City of Hudson Planning Board Meeting Agenda

Date: January 14, 2025

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: On November 13, 2024, the majority of the Hudson Planning Board members voted to adopt a "Hard Stop Policy." Under this policy, Planning Board meetings will begin at 6:30 PM and conclude by 9:00 PM. All other business, except for any public hearings scheduled for that evening, will be arranged for a separate meeting within the same month. The date for this additional meeting will be determined and agreed upon just before the current meeting ends. 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.
- 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.**
- **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. **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 26 residential units and seven office spaces, and parking at 23 Oakwood Boulevard, Tax ID #110.39-1-24
- B. **Mill Street Lofts** Tax Map #109.36-1-10: Applicant: Kearney Realty and Development Group, Amended Site Plan Application to build two four-story apartment buildings with 70 units between them on a 3.31-acre vacant lot at Mill and North Second streets, and a height variance pursuant to the incentive zoning provisions in Section 325-29.2 of the Zoning Law.

2) **Old Business:**

- A. **41-43 N. 7th Street-** Tax ID #110.53-2-20: Applicant and Owner: Andrew McArdle. Amendment to previously approved Site Plan Application (12/8/2020), to build an 18’ x 40’ retractable enclosure on the back patio of Isaan Thai Star restaurant.
- B. **175 South Front Street** Tax ID #: 109.15-1-1: Owner: Colarusso & Son, Inc., Conditional Use Permit for continued dock operations, triggered by an Order to Remedy dated January 24, 2017, for bulkhead replacement on the north of the property.

3) **New Business:**

- A. **60 South Front Street** Tax ID #109.43-1-69.3, Owner: South Front Street Holdings LLC, Applicant: Sjaak Smeele. Modification to previously approved Site Plan to change the use of the second floor from office space to an extension of Kitty's Restaurant (dining).

4) Other Business:

A. PB Committees reports and discussion:

- PB members questions and concerns

B. Escrow Procedures & Approve PB bills for payment.

C. Approve PB minutes for December 10, 2024, (With Changes)

4) Adjourn