

# City of Hudson Planning Board Meeting Agenda

Date: March 11, 2025

Location: City Hall, 520 Warren Street, Hudson, NY 12534. In-person meeting for all board members, and the public. Videoconferencing on Zoom will not be available for the public's view. 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.

- 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 called 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.**
- **Meetings of the Board will adjourn not later than 9:00 p.m. Unheard business will be carried over to next month's regularly scheduled meeting. Where possible, this business will be placed first in order on the agenda.**
- **1. 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 for 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.**

## **Escrow:**

- The Planning Board (PB) will not accept any form of payment at its meetings or in person. All fees and escrow payments are to go to the City Treasurer's office.
- The PB will not discuss applicants' escrow balances with applicants. All questions and requests regarding escrow balances are to go to the city treasurer's office,
- The PB will not discuss or issue vouchers (bills) to applicants. All vouchers (bills) will be entered into the PB's portal, MuniCollab, for the applicant's review. All questions and requests for vouchers are to be referred to the city clerk's office.
- Request to release escrow: upon completion of your project applicants may request to have the remaining balance of their escrow account released and sent to them via USPS. All applicant are to send an email to Eugene Shetsky, [eugene.shetsky@cityofhudson.org](mailto:eugene.shetsky@cityofhudson.org), and Theresa Joyner, [tjoyner@cityofhudson.org](mailto:tjoyner@cityofhudson.org) with proof of the completion of their project requesting that their remaining balance of their escrow account be returned.

## **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 30 Residential units and 8-commercial spaces.
- 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. Housing a total of 70 residential units between the two buildings. The project also proposes new parking, utilities, and amenities to serve future tenants.

### 2) **Old Business:**

- A. **175 South Front Street:** - Tax ID #: 109.15-1-1, Owner: Colarusso & Son, Inc., Conditional Use Permit for the continued Dock Operations, triggered by the Order to Remedy dated January 24th, 2017, for bulkhead repair on the north of the property.

B. **State Street Loft, N.4<sup>th</sup> Street & State Street**: - Tax ID #: 109.44-2-66, Applicant: Kearney Realty & Development Group. The proposed project is for the construction of on (1) 3+/- story residential buildings with a total of twenty-four (24) units. To go with the buildings there will be commercial space on the ground floor, utilities (water, sewer, electric etc) installed, and limited spaces for residents.

3) **New Business:**

A. **Hudson Housing Authority (HHA), 41 N. 2<sup>nd</sup> Street**: - Tax ID #: 109.35-2-29, (PHASE 1), Applicant: Hudson Housing Authority. In conjunction with HUD and the NYS Housing Finance Agency, HHA is planning a two-phase redevelopment effort. **Phase I:** Involves the construction of two five-story buildings, Building A1, and Building B1. Building 1A will contain 52 units, and Building B1 will contain 101 units, which in total will contain approximately 153 units. Upon completion of the construction of Phase I, all residents of Bliss Towers will be moved into the new multifamily housing (Buildings A1 & B1 of Phase I). Phase II of the HHA's plan will entail the demolition of Bliss Towers and the redevelopment of a four-to five-story building with approximately 100 units (Building A2).

4) **Other Business:**

A. **Informal presentation and discussion from Assemblage Landscape Architecture.**

A. **PB Committee's reports and discussion:**

- **PB members questions and concerns**
- **PB Escrow Procedures update**

B. **Approve PB bills for payment.**

C. **Approve PB minutes from February 11, 2025**

4) **Adjourn**