

**Date: July 8, 2025**

**Location: City Hall, 520 Warren Street, Hudson, NY 12534. In person meeting for all board members and the public. Videoconferencing is available via Zoom for viewing only. Please visit the Planning Board page for more information, including agendas and minutes.**

**Time: 6:30 p.m.**

**The agenda and associated materials are posted for your convenience at:**

**<https://www.cityofhudson.org>**

- Departments**
- Boards and Committees**
- Planning Board**

**Some documents, such as maps, site plans and renderings, may not be posted online because of their size and/or format. Hard copies of these documents may be viewed as they become available at the Code Enforcement Office, 77 North Seventh St., Suite #2, Hudson, NY 12534**

**Order of Business: On November 11, 2024, the majority of Planning Board members voted to adopt a “*Hard Stop Policy*. Under this policy, Planning Board meetings will begin at 6:30 p.m. and may conclude by 9:00 p.m. 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 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 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 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 where they currently reside. 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. Comments must pertain to the agenda subjects and applications presented in the public hearing.**

**Decorum:**

- No member of the public is permitted to address the Planning Board during meetings or public hearings 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. 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 any time during Planning Board meetings. Board members are not obligated to respond to public comments or questions. The public is required to make their points brief and focused without engaging in personal attacks, insults or debate.

- Failure to comply with any of the above requirements may subject a violator to be asked to leave the building and be escorted out of the meeting and building.

#### **Escrow:**

- The Planning Board will not accept any form of payment at its meetings or in person. All fees and escrow payments are to go to City Treasurer's Office.

- The Planning Board will not discuss applicants' escrow balances with the applicant. All questions and requests regarding escrow balances are to go to the City Treasurer's Office.

- The Planning Board will not discuss or issue vouchers to applicants. All vouchers will be entered on the Planning Board portal, MuniCollab, for the applicant's review. All questions and requests for vouchers are to be referred to the City Clerk's Office.

- 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 applicants 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 completion of their project requesting that their remaining balance of their escrow account be returned.

#### **Call to Order:**

#### **Old Business:**

A. **21 North Sixth St.** (Tax ID: #110.53-1-32), Amended site plan application from Chris Lindstrom to convert the use of the property known as Hudson Harmonic for the additional of an external lift.

B. **Mill Street Lofts:** (Tax ID: #109.36-1-10), Return to Planning Board in response to Conditions #5 and #6 of their Site Plan Approval, dated May 29, 2025.

C. **59 N. Front St.** (Tax ID: #109.35-1-23), Site Plan Application from Kite's Nest to build a public education center.

#### **New Business:**

A. **300 State Street, JLE School** (Tax ID: #110.37-1-1), 5.3 Acres, Pennrose NY Developer LLC is proposing adaptive reuse of the former JLE school building with 65 affordable

studio and one-bedroom apartments for senior citizens. The property lies within the R-1 zoning district.

**B. 70-72 North 5<sup>th</sup> Street.** (Tax ID: #110.45-2-27), .09 Acres Ausfeild and Waldruff Land Surveyors LLD currently have 2 single family homes on a single lot and we would like to create two fee simple units on separate lots.

**Other Business:**

- A. Committee reports and discussion**
- B. Escrow**
- C. Approve payment of bills**
- D. Approve minutes from June 11, 2025**
- E. Adjourn**