

City of Hudson Planning Board Agenda

Date: May 13, 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 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, and Theresa Joyner, tjoyner@cityofhudson.org, with proof of completion of their project requesting that their remaining balance of their escrow account be returned.

Call to Order:

Public Hearings:

A. **117, 119 & 121 Fairview Ave., 2 & 4 Parkwood Blvd. and 1 Oakwood Blvd.** (Tax ID #s 110.10-2-12, 110.10-2-6, 110.10-5, 110.10-2-11, 110.10-2-10 and 110.10-2-7):

Site plan application from HQO Properties LLC to merge all lots creating one large building lot and construct a mixed-use building with 26 residential units and seven office spaces known as The Boulevards, and parking at 23 Oakwood Boulevard, Tax ID #110.39-1-24.

B. **Mill Street Lofts** (Tax ID #109.36-1-10): Amended site plan application from Kearney Realty and Development Group 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.

Old Business:

A. **431 Union St.** (Tax ID #109.52-3-72): Conditional use permit from Dr. William Lytle to

house five adult hens in a 4' by 6' full enclosed run with a raised nesting box in the rear of Christ Church Episcopal.

- B. 10-12 Warren St.** (Tax ID #109.35-1-23): Site plan application from Ben Rinzler to convert a former day care center into a 27-room hotel.
- C. 59 North Front St.** (Tax ID #109.8-1-5-8): Site plan application from Kite's Nest to build a public education center.
- D. 41 North Second St.** (Tax ID #109.35-2-29): Site plan application from the Hudson Housing Authority for a two-phase redevelopment project. Phase One involves the construction of two five-story buildings, one with 52 units and the other with 101. Phase Two involves the demolition of Bliss Towers and construction of a four- or five-story building with approximately 100 units.

New Business:

- A. 708 State St., 65-75 North Seventh St. & 602 Washington Ave.** (Tax ID #110.9-1-66.1): Amended site plan application from the Galvan Initiatives Foundation to convert a co-working space into a two-bedroom apartment for a total of 64 units instead of 63 in the Depot District.

Other Business:

- A. Committee reports and discussion:**
 - Questions and concerns
 - Escrow
- B. Approve payment of bills.**
- C. Approve minutes from March 11 and April 8, 2025.**
- D. Adjourn**