



DEPARTMENT of CODE ENFORCEMENT

77 North 7th Street, Suite 2
Hudson, New York 12534
Phone 518 828-3133

Lisa Kenneally
Chairwoman; ZBA
City of Hudson
520 Warren Street
Hudson, NY 12534

January 7, 2025

RE: 9 Partition Street, Hudson, NY 12534
ID# 109.43-1-33

Attached is an area variance application from the Architect for the owner of the above referenced property who has proposed to demolish the existing single-story structure and construct a new 3 story single family dwelling on the existing parcel. The proposal does not meet the required schedule bulk as per our zoning code. The applicant is seeking a 2508.5 sqft lot area variance, 14.42 ft lot width variance, 42.45 ft lot depth variance, 14.3 ft front yard variance, 7.5 ft each side yard variance, 30ft rear yard variance, 65% lot coverage variance, 9ft building height variance and a ½ story height variance.

The property is located in the RSC, Residential Special Commercial zoning district and is a permitted use as per City of Hudson Code. The schedule bulk for the R4 zoning district applies to the RSC as per Ch 325-13E of our city code.

Any questions you may have please contact my office.

Craig Haigh

Code Enforcement Official





RECEIVED
1/9/25

BOHL ARCHITECTS, 9 HALLENBECK ROAD, HUDSON, NEW YORK 12534 - 410-991-4834

Craig Haigh
Chief Enforcement Officer City of Hudson
77 N. 7th Street, Suite 2
Hudson, New York 12534

January 9, 2025

RE: 9 Partition Street, Zoning Board of Appeals, Variance Summary

Dear Mr. Haigh,

The following is a summary of variance requests for 9 Partition Street for Mike and Patti Wenzel. Please attach this to the full application for the 1.15.25 meeting:

Lot Area Variance:

Requirement: 4,000 square feet

Provided: 1491.5 square feet

Variance request: reduce the requirement by 2,508.5 square feet

Lot Minimum Width Variance:

Requirement: 40 feet

Provided: 25.58 feet

Variance request: reduce the requirement by 14.42 feet

Lot Minimum Depth Variance:

Requirement: 100 feet

Provided: 57.55 feet

Variance request: reduce the requirement by 42.45 feet

Front Yard Variance:

Requirement: 15 feet

Provided: .75 feet (9") > 14'3"

Variance request: reduce the requirement by ~~11~~25 feet

This variance aligns with the prevailing building setback for the street.

Side Yard Variances:

Requirements: 7.5 feet each side

Provided: 0

Variance request: reduce the requirement on each side by 7.5 feet

Rear Yard Variance:

Requirement: 30 feet

Provided: 0

Variance request: reduce the requirement by 30 feet

Lot Coverage Variance:

Requirement: 35% coverage maximum

Provided: 100% coverage

Variance request: increase the maximum coverage by 65% to 100% coverage

Building Height Variance:

Requirement: 35 feet

Provided: 44 feet

Variance request: increase the requirement by 9 feet

Thank you for your attention to this matter.

Sincerely,

C.H. Bohl

Chip Bohl Bohl Architects, P.A.

*also 1/2 story var.
Code only allows 2 1/2 stories
~~up~~ proposed 3 stories*

cc: M. Wenzel

OFFICE USE ONLY

Case#
Application filed Hearing Date
Decision filed



**APPLICATION TO THE CITY OF HUDSON, NEW YORK
ZONING BOARD OF APPEALS
FOR AREA VARIANCE**

Name of Applicant: Mike Wenzel

Mailing Address: 34 Front Street

City State Zip Hudson NY 12534

Telephone # 518-755-7546

Location of Property 9 Partition Street

Tax Map Number 971-P597 ; Map 8300; CCRPTS Pcl. N. 109.43-01-33

Zoning District RSC

A. Article and Section Number of Zoning Ordinance being appealed: 325-13 RSC District;
325-13 E. RSC Bulk Regulations; Attachment 1, R-4, 1&2 Family

(Attach Decision of Code Enforcement Officer)

B. Nature of Variance Requested. Describe Project in Detail.

(Attach additional sheets as needed) See attached letter, drawings and images.

Construct new single family residence on existing lot. Remove existing wood shop building,

Zoning relief is requested for lot area, coverage, depth and width; front yard; side yards; rear yard;

and building height. Lot is unique and character of neighborhood is unique to RSC zoning regulations.

Important: A site plan must accompany this application. It should be drawn to scale by a licensed engineer, landscape, architect or surveyor. The professional's name, address, and phone number noted on drawing. The plan shall show the location of all existing and proposed buildings, parking areas and any other pertinent information. SURVEY ATTACHED

C. Justification of Variance. (Attach additional sheets as needed): SEE ATTACHED DOCUMENTS

(1) An undesirable change will not be produced in the CHARACTER of the neighborhood or a detriment to nearby properties, if granted, because:

The relief will not change the character of the neighborhood.

The building design is consistent with the character of the immediate properties and buildings.

(2) The benefit sought by the applicant CANNOT be achieved by some method Feasible for the applicant to pursue, other than an area variance, because:

The existing lot was created before the zoning ordinance. It is a unique lot because it is small and does not extend to a thru street. Single family dwelling is a permitted use. The size of the proposed home is modest in living area, consistent with neighborhood standards.

(3) The amount of relief is not substantial because:

Typical of the neighborhood are properties with zero side yards; zero back yards; zero front yards; lot sizes and coverage requirements exceeded. The relief requested is the minimal amount needed to construct a typical 3 bedroom family home.

(4) The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The proposed home is consistent with the historical building patterns of the neighborhood. The removal of the existing substandard building and change of use to SFD will be an improvement for the quality of the neighborhood.

(5) Has the requested variance been self created () Yes or (X) No.

(6) Additional information about the surrounding topography and building areas that Relate to the difficulty in meeting the code requirements:

The existing historical building pattern in the neighborhood is of zero side yard, zero back yard and zero front yard construction. The lot is surrounded by historic dense urban construction. The RSC zoning regulations typically apply to larger land tracts in the city. This block of RSC zone is unique, composed of smaller lots, and has considerable topographic slope in each direction.

D. County Referrals. General Municipal Law Section 239-m requires certain zoning actions be referred to the County Planning Board before any action is taken. (The Hudson Zoning Board of Appeals by Resolution dated July 8, 1992 and in agreement with the County Planning Board have exempted certain actions that would not be subject to referral.)

(1) Is the property for which the variance is requested within 500 feet of any of the following?

	Yes	No	If yes, please describe
Boundary Line of the City of Hudson	_____	<u> X </u>	_____ _____ _____
Boundary of any existing or proposed County or State Park or recreation area	_____	<u> X </u>	_____ _____ _____
Right of Way of any existing or proposed County or State Parkway, Thruway, Expressway, road, or highway	_____	<u> X </u>	_____ _____ _____
Any existing or proposed right of way of any stream or drainage channel owned by the County	_____	<u> X </u>	_____ _____ _____
The existing or proposed boundary of any County or state land on which public building or institution is situated.	_____	<u> X </u>	_____ _____ _____

This is the MINIMUM that is necessary and adequate, and at the same time preserves and protects the character of the neighborhood and the health, safety, and welfare of the community.

Signature of Appellant or Authorized Agent
(Agent must submit Authorization from Owner)

Sworn to me this _____ day of _____,

200_.

Notary Public

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
New home for M & P Wenzel at 9 Partition St. Hudson NY 12534			
Name of Action or Project: Construct new single family residence on existing lot. Remove existing wood shop building,			
Project Location (describe, and attach a location map): 9 Partition St. Hudson NY 12534 See attached neighborhood site plan.			
Brief Description of Proposed Action: Construct new single family residence on existing lot. Remove existing wood shop building,			
Name of Applicant or Sponsor: Mike and Pattie Wenzel		Telephone: 518-755-7546	
		E-Mail: mww580@yahoo.com	
Address: 34 Front Street			
City/PO: Hudson		State: NY	Zip Code: 12534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
Hudson City: Code Enforcement building permit; Historic Preservation Commission			
3.a. Total acreage of the site of the proposed action?		_____ 0.034 acres	
b. Total acreage to be physically disturbed?		_____ 0.034 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.034 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>C. Bohl Architect</u>		Date: <u>January 6, 2025</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

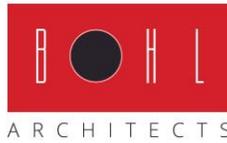
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



BOHL ARCHITECTS, 9 HALLENBECK ROAD, HUDSON, NEW YORK 12534

Craig Haigh
Chief Enforcement Officer City of Hudson
77 N. 7th Street, Suite 2
Hudson, New York 12534

January 6, 2025

RE: 9 Partition Street, Zoning Board of Appeals, Variance

Dear Mr. Haigh,

Please find attached architectural drawings for the design of a new single-family home to be built at 9 Partition Street for Mike and Patti Wenzel. The house has been carefully designed to fit into the existing neighborhood.

Existing condition: The existing lot is improved with a garage/shop, one-story building with a full walkout basement. Most recently the building has been used as a commercial woodworking shop. The lot is 25.58' wide by 58.30 deep; the area is 1491.31 square feet. The existing building is 20.3' wide by 47.8' deep. The lot is in the RSC zone, completely surrounded by the RSC zone, and does not adjoin any other residential zone. The lot is atypical in that it does not extend all the way through to Allen Street. The lot was created prior to the adoption of the current zoning.

Lot Area Variance: The RSC zone extends along Front Street from Cherry Alley south to the Industrial Zone I-1 warehouse area at the rail spur into Hudson. The existing lots within this RSC zone vary in size, from some of the smallest lots to some of the largest lots in Hudson. Achieving compliance with the requirements of the bulk and area requirements is therefore difficult simply because the zoning ordinance is applied to such a diverse cross section of Hudson neighborhoods. The lot area requirement of 4,000 SF and the lot area per dwelling of 2,400 SF cannot be met by the existing lot. Variations that reduce the lot area requirement by 2534 SF and reduce the lot area per dwelling by 909 SF are requested.

Lot Minimum Width and Depth Variance: The minimum lot width requirement is 40 feet; the minimum lot depth requirement is 100 feet. The existing lot is 25.58' wide which is the original lot width throughout Hudson. This lot is one of the few lots that do not run the full depth of the block from Partition Street thru to Allen Street. This existing lot was created prior to the adoption of the current zoning. Variations that reduce the lot width requirement by 14.42 linear feet and reduce the depth by 41.7 are requested.

Front Yard Variance: The minimum front yard requirement of 15 feet may be varied to conform to the prevailing setback. The four properties flanking this lot establish a clear line of prevailing setback. This setback continues consistently on the south side of Partition Street. The prevailing setback and the existing building is 9" into the lot from the front property line as indicated by the attached survey. Variance to reduce the front yard setback of the main building wall to 9" is requested. The house design features a front bay window for the second and third floors that projects 21" over the city sidewalk. Upper story bay windows projecting over the sidewalk are a customary feature in Hudson historic architecture. Variance to allow the front bay window to project 21" over the sidewalk is requested. Permission from the Common Council will additionally be requested for the bay window projection.

Side Yard Variations: The side yard requirement is 7'-6". There are 5 immediately adjacent properties with buildings "that have zero side yards. Zero side yards are typically found throughout the RSC zone, the City of Hudson and

Partition Street specifically. If new construction on this lot were to adhere to the requirements, the building could be only 11 feet wide. Variations to reduce both side yard requirements to zero feet are requested.

Rear Yard Variance: The rear yard requirement is 30 feet. The immediately adjacent building to the east has a zero rear yard and a zero front yard, it is built continuously from Partition Street to Allen Street. Two properties to the west of this lot are also built to the rear property line with no rear yard. The design of the home moderates this variance request by the inclusion of 10' deep porches at the rear. The property at the corner of Partition and Front (just west of this lot) has a similar multi-story porch arrangement with greatly diminished rear yard setback. Variance to reduce the rear yard setback to zero is requested.

Lot Coverage Variance: The maximum lot coverage requirement is 35%. As pointed out above, the unique size of this lot does not allow compliance with the current zoning requirement. This maximum lot coverage requirement is not consistent with the immediately adjacent properties, many are at 100% coverage, and the requirement is not consistent with the larger neighborhood. Variance to reduce the lot coverage requirement to zero is requested.

Building Height Variance: The building height limit for a one family home is 35 feet (2.5 stories); the building height for a multi-family home is 45 feet (3 stories) in the RSC zone. A house design on this small lot needs 3 stories to create a typical 3-bedroom family home. The proposed design has only 2200 square feet of living space. The proposed house has a roof height of 35 feet. We are requesting relief from the 35 feet for only two items: the inclusion of handrails and the stair and elevator enclosures that provide access to the roof. The handrails will protrude only 3 feet above the 35' limit, and the stair/elevator will protrude only 9 feet above the 35' limit. Nothing will reach the 45' limit. Two immediately adjacent buildings each exceed 45 feet limit: the building at 10 Allen Street is over 50 feet high, 4 stories, with a stair/elevator enclosure above that; the building at the corner of Partition and Front also exceeds 45 feet and is 4 stories. Variations to increase the building from 2.5 to 3 stories and the height from 35 feet to 44 feet is requested.

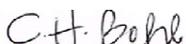
The proposed home design is consistent with the historic architecture and development patterns of the city of Hudson. It is consistent with the immediate neighborhood. The relief that is sought is the minimum necessary to achieve a typical 3-bedroom family home. Relief is not the result of actions by the owner, relief is necessary because the zoning ordinance creates broad requirements that do not fairly apply to this unique lot.

Attached architectural documents illustrate the home design prepared by NYS licensed architect and site plan prepared by NYS licensed surveyor:

1. Site plan
2. Building floor plans
3. Building cross sections and elevations
4. Neighborhood streetscape 3-D images with proposed design

Thank you for your attention to this matter.

Sincerely,



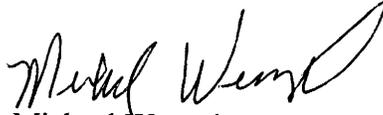
Chip Bohl Bohl Architects, P.A.

cc: M. Wenzel

December 19, 2024

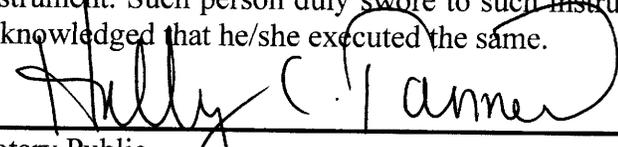
Craig Haigh
Chief Enforcement Officer
City of Hudson
77 N. 7th Street, Suite 2
Hudson, New York 12534

I hereby authorize C.H. Bohl to represent me in all matters regarding the City of Hudson and the proposed construction of a new single-family residence on my property at 9 Partition Street, Hudson New York, 12534.


Michael Wenzel

On the 19 day of Dec, 2024, before me personally came
Michael Wenzel,

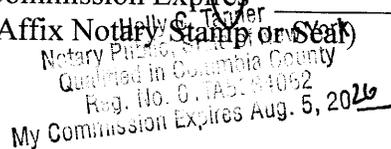
to me known to be the person described in and who executed the foregoing instrument. Such person duly swore to such instrument before me and duly acknowledged that he/she executed the same.



Notary Public

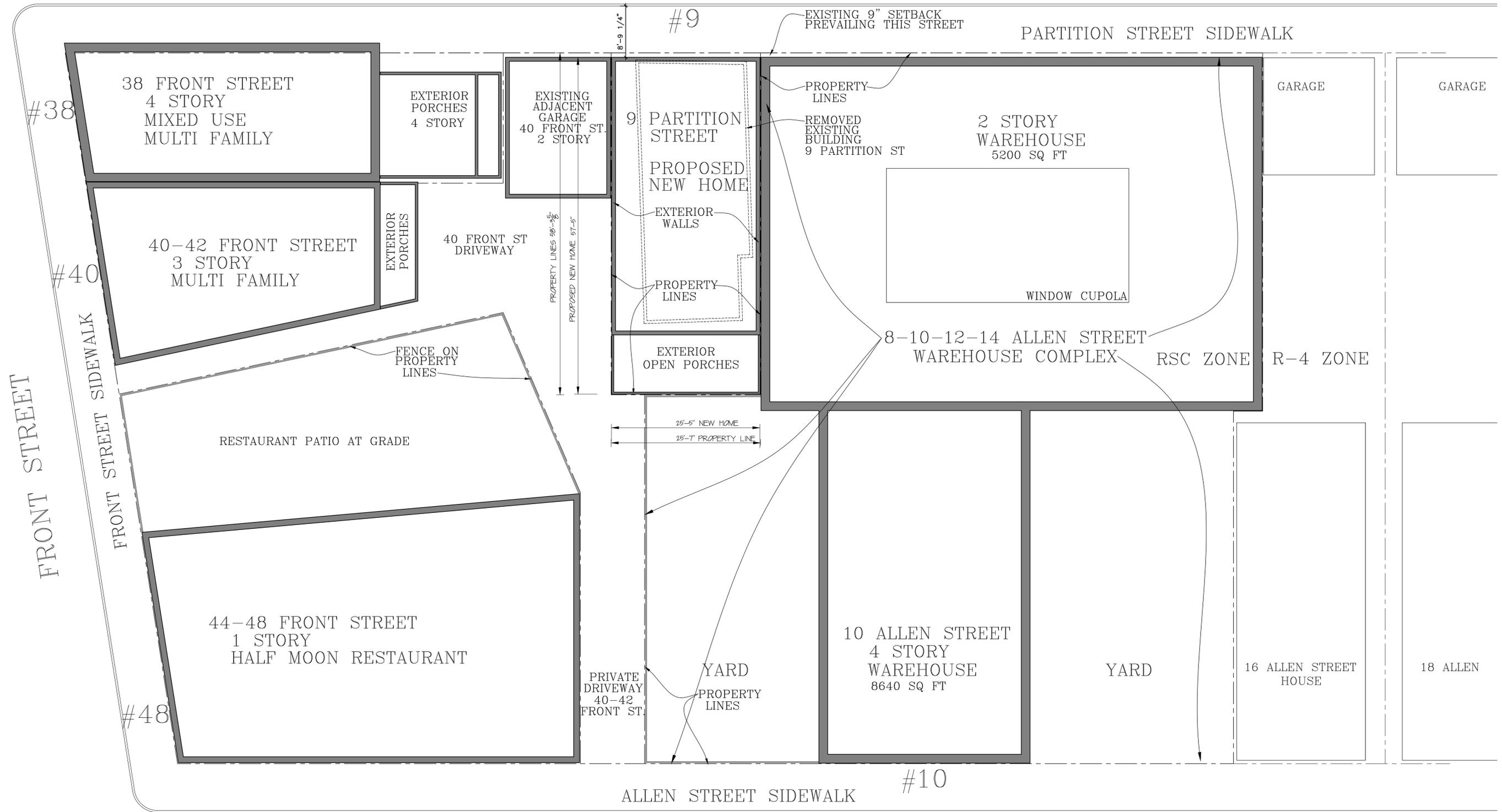
Commission Expires _____

(Affix Notary Stamp or Seal)


Kelly C. Tanner
Notary Public, State of New York
Qualified in Columbia County
Reg. No. 017AB194092
My Commission Expires Aug. 5, 2026

ONE PAGE ONLY

PARTITION STREET



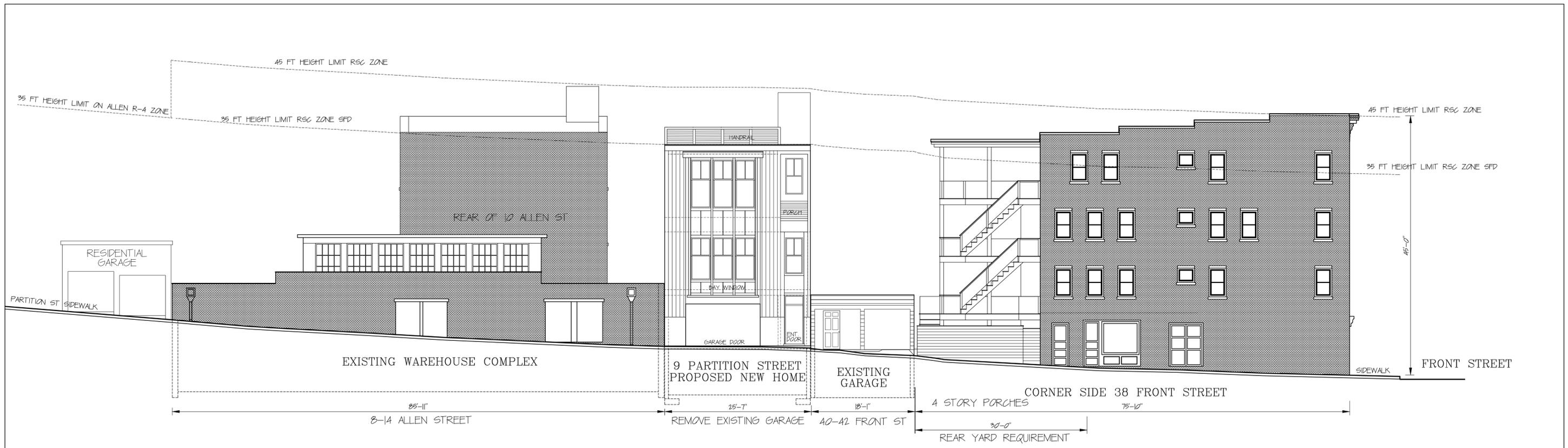
1 SITE PLAN NEIGHBORHOOD RSC ZONE
1/8" = 1'-0"

NOTE: THESE DRAWINGS ARE NOT FOR ANY CONSTRUCTION. ALL CONTENT IS OWNED BY BOHL ARCHITECTS AND NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF C. BOHL.

NOTE: THE PROPERTY LINES AND OTHER FEATURES IN THIS DRAWING ARE DIAGRAMMATIC. FOR PROPERTY SURVEY OF 9 PARTITION STREET SEE PROFESSIONAL SURVEY PROVIDED IN FULL APPLICATION.

NOTE: THIS DRAWING FOR REVIEW BY THE HUDSON ZONING BOARD OF APPEALS. SEE FULL APPLICATION FOR DETAILS.

<p>Bohl Architects</p>	<p>9 Hallenbeck Road Hudson New York 12534 67 Franklin Street Annapolis Maryland 21401 BohlArchitects.com</p>
	<p>Mike and Patti Wenzel 9 Partition Street Hudson, New York 12534</p>
<p>Adjacent Properties RSC ZONE SITE PLAN</p>	
<p>HUDSON ZBA APPLICATION</p>	<p>A-1</p>
<p>JAN. 2, 2015</p>	<p>1 of 4</p>



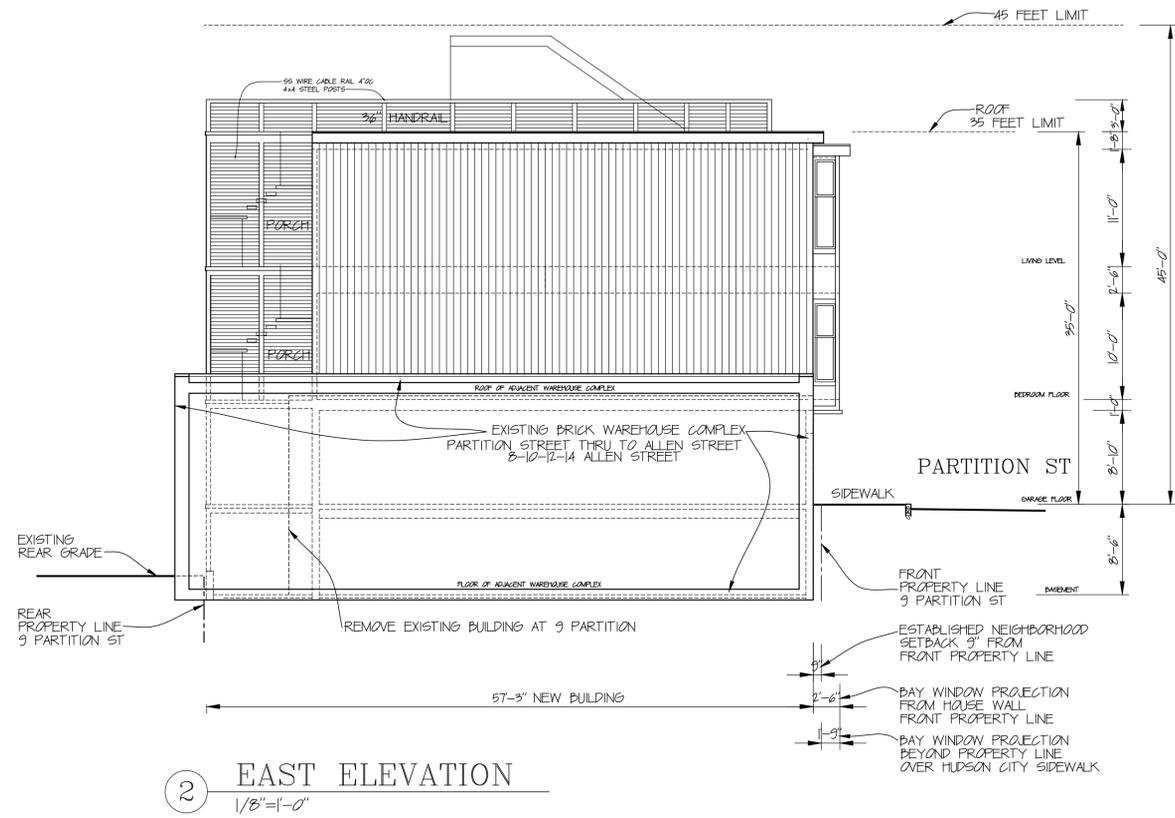
① ELEVATION PARTITION STREET
1/8"=1'-0"



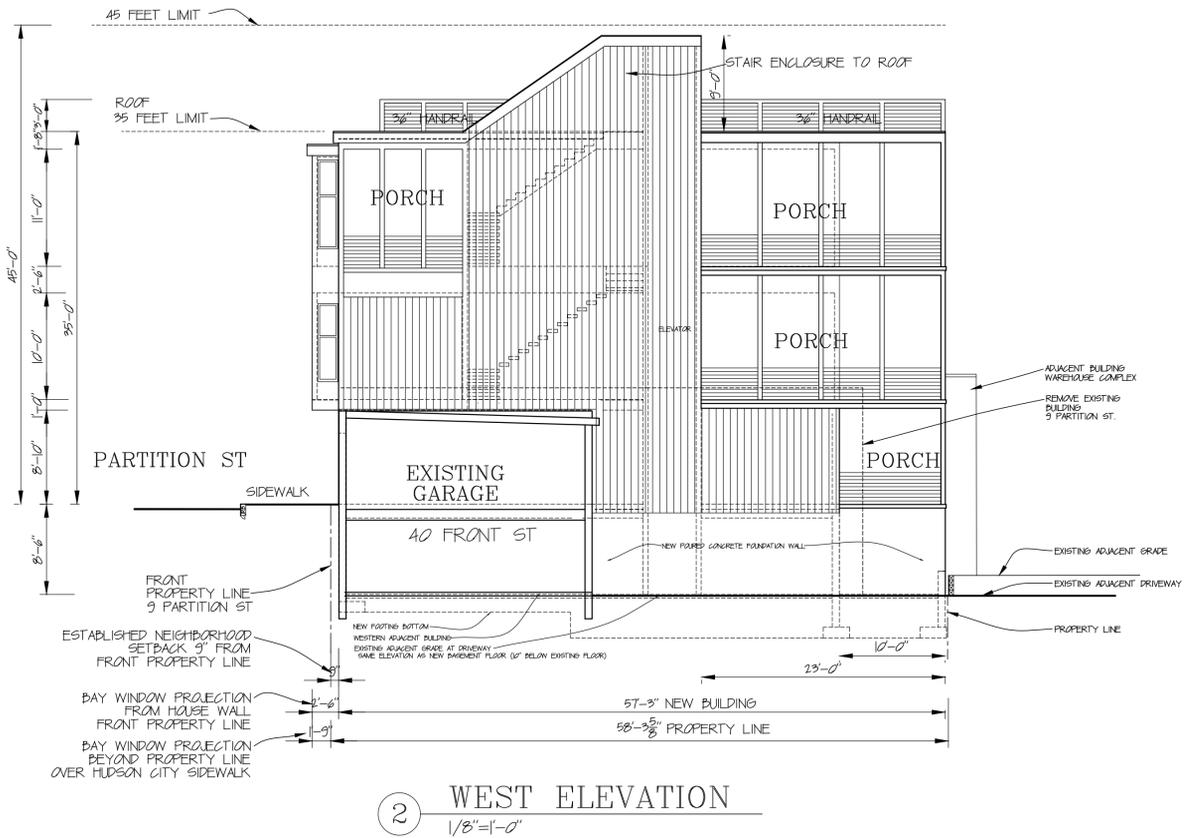
② ELEVATION VIEW FROM ALLEN STREET
1/8"=1'-0"

NOTE: THIS DRAWING FOR REVIEW BY THE HUDSON ZONING BOARD OF APPEALS. SEE FULL APPLICATION FOR DETAILS.

<p>Bohl Architects</p>	<p>9 Hallenbeck Road Hudson New York 12534 67 Franklin Street Annapolis Maryland 21401</p>
	<p>BohlArchitects.com</p>
<p>Mike and Patti Wenzel 9 Partition Street Hudson, New York 12534</p>	
<p>FRONT AND REAR EXTERIOR ELEVATIONS</p>	
<p>HUDSON ZBA APPLICATION</p>	<p>A-3</p>
<p>JAN. 2, 2015</p>	<p>3 of 4</p>



2 EAST ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"

NOTE: THESE DRAWINGS ARE NOT FOR ANY CONSTRUCTION. ALL CONTENT IS OWNED BY BOHL ARCHITECTS AND NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF C. BOHL.

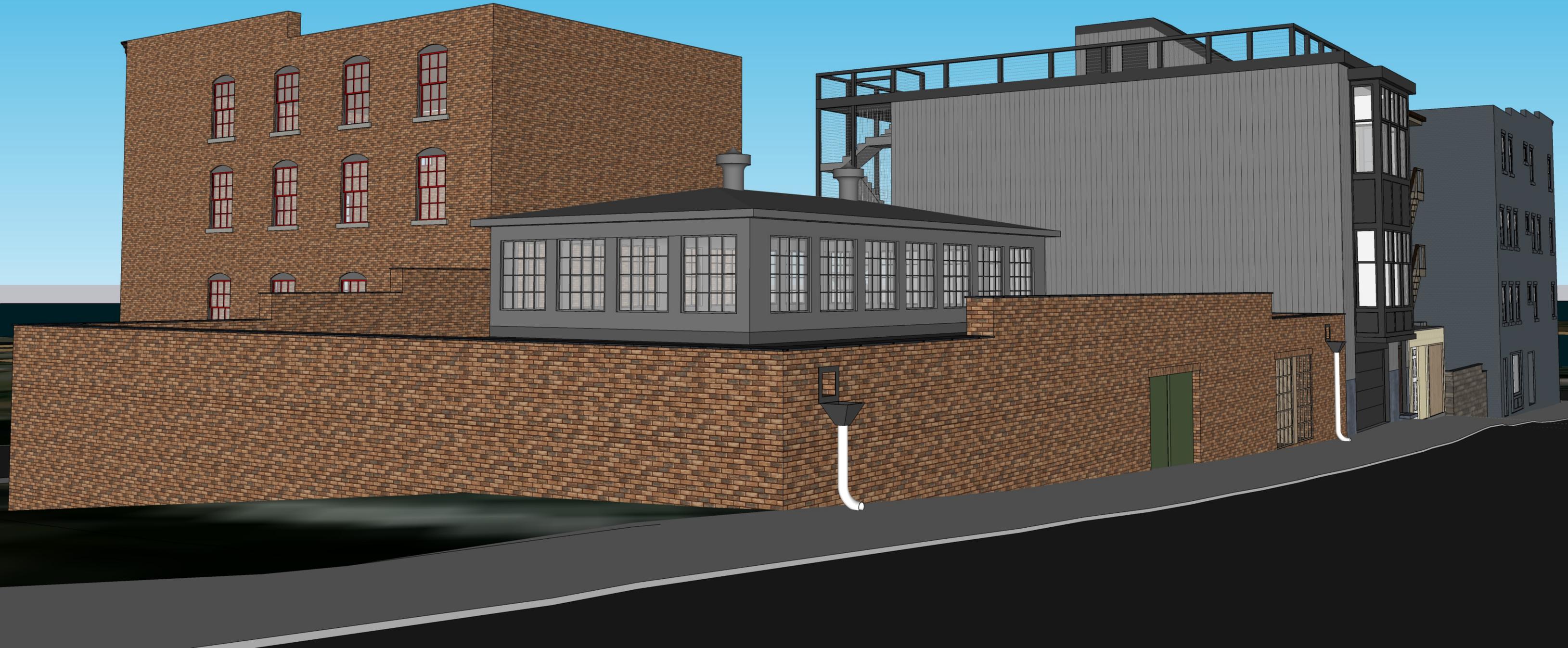
NOTE: THIS DRAWING FOR REVIEW BY THE HUDSON ZONING BOARD OF APPEALS. SEE FULL APPLICATION FOR DETAILS.

BOHL Architects
 9 Hallenbeck Road
 Hudson New York 12534
 67 Franklin Street
 Annapolis Maryland 21401
 BohlArchitects.com

Mike and Patti Wenzel
 9 Partition Street
 Hudson, New York 12534

EAST AND WEST EXTERIOR ELEVATIONS

Partition St down



Corner Front St

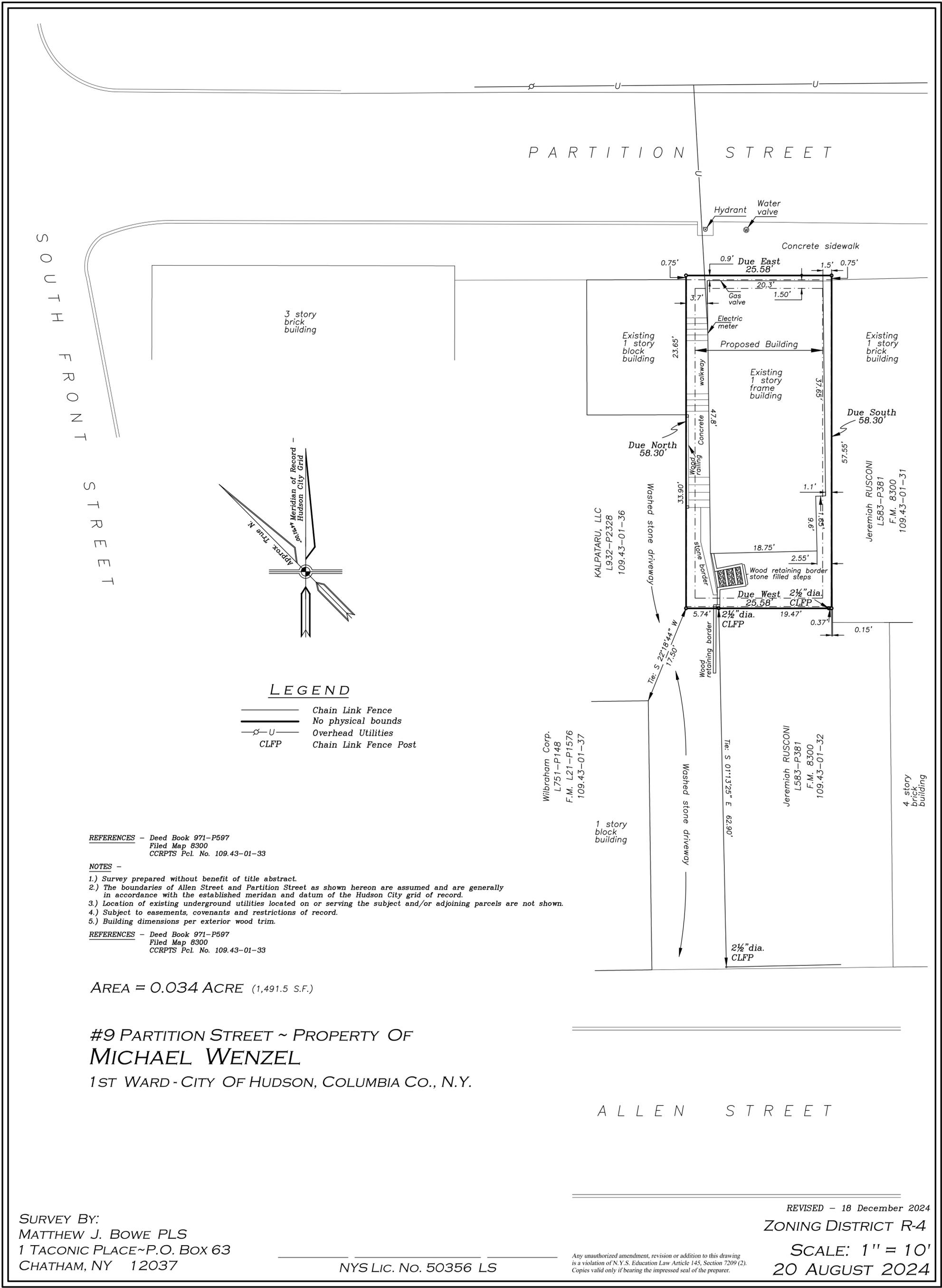


View from the bridge



Allen St rear

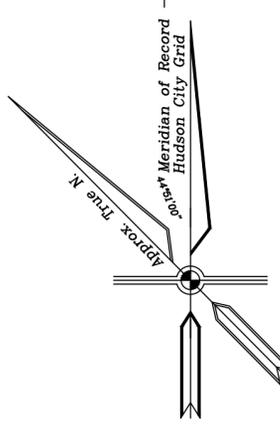




PARTITION STREET

SOUTH FRONT STREET

ALLEN STREET



LEGEND

	Chain Link Fence
	No physical bounds
	Overhead Utilities
	Chain Link Fence Post

REFERENCES - Deed Book 971-P597
 Filed Map 8300
 CCRPTS Pcl. No. 109.43-01-33

- NOTES** -
- 1.) Survey prepared without benefit of title abstract.
 - 2.) The boundaries of Allen Street and Partition Street as shown hereon are assumed and are generally in accordance with the established meridian and datum of the Hudson City grid of record.
 - 3.) Location of existing underground utilities located on or serving the subject and/or adjoining parcels are not shown.
 - 4.) Subject to easements, covenants and restrictions of record.
 - 5.) Building dimensions per exterior wood trim.

REFERENCES - Deed Book 971-P597
 Filed Map 8300
 CCRPTS Pcl. No. 109.43-01-33

AREA = 0.034 ACRE (1,491.5 S.F.)

**#9 PARTITION STREET ~ PROPERTY OF
 MICHAEL WENZEL**
 1ST WARD - CITY OF HUDSON, COLUMBIA Co., N.Y.

SURVEY BY:
 MATTHEW J. BOWE PLS
 1 TACONIC PLACE ~ P.O. BOX 63
 CHATHAM, NY 12037

NYS LIC. No. 50356 LS

Any unauthorized amendment, revision or addition to this drawing is a violation of N.Y.S. Education Law Article 145, Section 7209 (2). Copies valid only if bearing the impressed seal of the preparer.

REVISED - 18 December 2024
 ZONING DISTRICT R-4
 SCALE: 1" = 10'
 20 AUGUST 2024