City of Hudson Zoning Board of Appeals

REQUEST FOR DETERMINATION OF ZONING DISTRICT BOUNDARY, PURSUANT TO SECTION 325-37 OF THE CODE OF THE CITY OF HUDSON

Dear Chairman Kenneally and Members of the ZBA,

Pursuant to subdivision A. of section 325-37 of the Code of the City of Hudson, the Zoning Board of Appeals is empowered, on request by any official, board or agency of the City, to make a “determination of the exact location of any district boundary shown on the Zoning Map.”

In accordance with that provision of the Code, I am requesting that the ZBA issue a determination of the exact location of the boundaries between the Core Riverfront (C-R) District and the Recreation Conservation (R-C) districts. (The short boundary between the C-R and R-C districts aligned with Dock Street in the vicinity of North Bay is excluded from this request).

This request is spurred by several recent events or inquiries: a request was made to the City and forwarded to my office from a member of the public—Timothy O’Connor on behalf of the South Bay Coalition—asking for such a determination; a member of the ZBA, Steve Dunn, published a letter and information raising the question of whether the boundaries of the C-R district fully encompassed the “haul road” that is currently the subject of Planning Board review; and a letter dated September 14 from engineers Barton & Loguidice to the Planning Board in relation to the haul road recommended “the Planning Board solicit a formal decision from the appropriate City authority in relation to the zoning district,” noting further that “The official Zoning Map appears to show that the proposed haul road may require crossing the Recreational Conservation (R-C) and the Industrial (I-1) Districts.”

Because of the inquiries and questions already raised, the relevance of this to matters currently under review in the City, and the importance and value to all parties involved to establish clarity, I am placing this matter before the ZBA in accordance with the City Code.

In light of the timing of this request it is my suggestion and hope that the ZBA will, at this time, simply initiate requests to such engineering, legal, or other expert advisors as may be relevant, to begin to gather, inquire into, and provide to the ZBA such information as may be necessary to answer the question, so that the Zoning Board of Appeals may issue a determination as soon as reasonably possible.

Sincerely,

Tiffany Martin Hamilton
Mayor