

Columbia County, New York
Planning Board

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2018 JAN 29 AM 11:07

**CITY CLERK'S OFFICE
HUDSON, NEW YORK**

24 January 2018

The Honorable Tom DePietro
Common Council President
City of Hudson
520 Warren Street
Hudson, NY 12534

RE: Referral #18-002rs – City of Hudson Common Council, Adoption of a Local Law No. 9

Dear Common Council President DePietro:

Pursuant to the provisions of New York State General Municipal Law (NYSGL) §239-1 and §239-m, please find the Columbia County Planning Board (CCPB) recommendation concerning the proposed adoption of the City of Hudson Local Law No. 9 of 2017 - A local law amending the City Zoning Law as it pertains to the allowance of certain additional Conditional Uses. The proposed amendments would apply to Hudson City Code Chapter 325, § 325-8 One- and Two-Family Residence R-2 District.

Pursuant to NYSGL §239-1 and §239-m, the CCPB reviews proposed actions for inter-community or county-wide considerations and shall recommend Approval, Modification or Disapproval of the proposed action, or report that the proposed action has no significant county-wide or intercommunity impact. Upon recommendation of Modification or Disapproval, "...the referring body shall not act contrary to such recommendation except by a vote of majority plus one of all the members thereof". The CCPB may make informal comments to the referring body on the proposed action with any of the recommendations made.

Recommendation: The CCPB finds that this proposed action has no significant county-wide or intercommunity impacts associated with it. Therefore, the City of Hudson Common Council may take final action with a simple majority vote. However, the following informal comments are offered for consideration:

Comments:

1. Residential District: CCPB notes that the R2 zoning district is comprised of three (3) distinctly residential areas in the City, primarily characterized by single-family and 2-family residential dwelling units. Review and consider the "Conditional Uses" allowed in the R-2 District under the existing Zoning Law. Consider the potential impacts of re-introduction of new commercial uses in these residential areas. The existing R-2 Zoning district encompasses three (3) areas in the City and includes the following streets:

401 State Street, Hudson, NY 12534 (518) 828-3375
Fax (518) 828-2825

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- Majority of Worth Avenue and the south side of upper Union Street;
- Carroll Street and portions of North Fifth, Clinton, Washington, and Prospect Streets;
- Oakwood, Parkwood, and a portion of Glenwood Boulevard and Spring Street;
- Bailey Boulevard and Jenkins Parkway;
- Aitken and Storm Avenues.


(See attached City of Hudson, NY Zoning Map, Updated February 2013.)

2. Establishment of zoning plan: This proposed local law will allow for the establishment of non-conforming commercial uses in an existing residential zoning district. The CCPB suggests that the following provisions be considered, Code of the City of Hudson, Chapter 325: Article I Purposes, §325-1 Establishment of zoning plan; purposes, sets forth, in part:
 - A. *There is hereby established a Comprehensive Plan and a Local Waterfront Revitalization Program for the City of Hudson, New York, which plans are set forth in the text and maps that constitute this chapter and the policies and programs identified in the Local Waterfront Revitalization Program. The Comprehensive Plan is adopted for the purposes set forth in Subdivisions 24 and 25 of § 20 of Article 2-A of Chapter 21 of the Consolidated Laws of the State of New York. The Local Waterfront Revitalization Program is adopted for the purposes set forth in Subdivisions 1 to 7 and 10 of § 912 of Article 42 of Chapter 18 of the Consolidated Laws of the State of New York. In addition, the plans and maps are adopted for the following purposes:*
 - (4) *Maximum protection of residential areas*
 - (5) *Gradual elimination of nonconforming uses*
3. Permits: The CCPB notes that the City of Hudson Planning Board has been granted the authority to review proposed “Conditional Uses” pursuant to §325-34 Permits for Conditional uses. Consider if establishment of “conditional uses” should be subject to §325-35 Site Development plan approval.
4. Central Business District: The CCPB suggests that consideration be given to any potential impacts to the Central Business District resulting from increased establishment of commercial uses in residential neighborhoods.
5. Parking and Circulation: The CCPB suggests that consideration be given to potential impacts of traffic and circulation associated with commercial uses in residential neighborhoods. Also, consider the parking requirements, especially in terms of availability of the required off-street parking for business uses, as set forth in §325-35 Detailed regulations for off-street parking.
6. Non-Conforming Uses: Consider the look back period established for cessation of non-conforming uses, as set forth in Article VI: Nonconforming Building and Uses.
7. Use Table: The CCPB suggests that consideration be given to establishing a table of permitted uses and incorporating said table into the zoning law.

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Please note that within thirty (30) days after final action is taken, the City of Hudson Common Council shall file a report of the final action it has taken with the CCPB. Please contact Columbia County Planning Department at 518.828.3375 or patrice.perry@columbiacountyny.com for additional information.

Sincerely yours,


Timothy Stalker
Chair

Enclosure

Cc: The Honorable Rick Rector, Mayor of the City of Hudson
Tracy Delaney, City Clerk
Andrew B. Howard, Esq., City Attorney -- Freeman Howard, PC

COMPREHENSIVE PLAN 2000 UPDATE

CITY OF HUDSON, NEW YORK

Existing Zoning

- R-1 One-Family Residence
- R-2 One and Two-Family Residence
- R-3 Multiple-Residence
- R-4 Three Story Multiple Residence
- R-5 Residential Transitional Service
- RSC Residential Special Commercial
- B2H One and Two-Family and Conditional Office
- C-C Central Commercial
- G-C General Commercial
- G-C-T General Commercial Transitional
- I-1 Industrial
- I-R-C Institutional-Residential Conservation District
- R-C Recreational Conservation District
- R-G Riverfront Gateway District
- C-R Core Riverfront District

- County Boundary
- Railroad
- Rivers, Streams
- Lakes, Ponds



OCTOBER 2001
THE SARATOGA ASSOCIATES

1400 WEST 10TH AVENUE, SUITE 200, ALBANY, NY 12206-3000
TEL: 518/865-1000 FAX: 518/865-1001

UPDATED SEPTEMBER 2019
BFG Planning

