

WHITEMAN  
OSTERMAN  
& HANNA LLP

Attorneys at Law  
[www.woh.com](http://www.woh.com)

One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax

Daniel T. Hubbell  
Partner  
518.487.7692 phone  
dhubbell@woh.com

April 6, 2021

**VIA EMAIL**

City of Hudson Industrial Development Agency  
520 Warren Street  
Hudson, New York 12534  
Attn: Tiffany Garriga, Chair  
Email: [tiffany.garriga@cityofhudson.org](mailto:tiffany.garriga@cityofhudson.org)

**Re: *Amendment to Applications – Galvan Initiatives Foundation***  
***Property: 65-75 N. 7th Street and 708 State Street, City of Hudson, New York***

Dear Chair Garriga and Board Members:

On behalf of Galvan Initiatives Foundation (“Galvan”), the owner of property located at 65-75 N. 7th Street, 708 State Street and 602 Washington Street, in the City of Hudson New York (tax IDs: 110.53-2-4, 110.53-2-3, 110.53-2-2, 110.9-1-66.1, and 110.9-1-54) (the “Project Site”), we submit this letter to amend Galvan’s Applications to the City of Hudson Industrial Development Agency (the “IDA”) for financing and other assistance (the “Applications”) relative to Galvan’s proposed development of a mixed use building (75 apartments and +/- 4,000 SF of commercial spaces) on the “N. 7th Street Lot”; a mixed use building (63 apartments and +/- 5,000 SF of commercial spaces) on the “State Street Lot”; and a 40-space parking lot on the “Washington Street Lot” (collectively, the “Project”). The Applications are amended, in relevant part, as follows:

1. The initial project contemplated the development of two mixed use buildings and related site improvements on the N. 7<sup>th</sup> Street Lot and State Street Lot. After receiving initial comments from the City of Hudson Planning Board (the “Planning Board”) and the public, Galvan has amended the Project to include the development of a 40-space parking lot on the Washington Street

Lot, which will provide additional parking for the Project (the “Parking Lot”). Galvan is not seeking a Payment in Lieu of Taxes Agreement (“PILOT Agreement”) nor any financing or other assistance from the IDA with respect to the development of the Parking Lot. A revised site plan, which includes the development of the Parking Lot, is enclosed herewith.

2. Based on initial comments received from Board Members of the IDA, the proposed breakdown and income/rent limits for the affordable units to be constructed on the N. 7<sup>th</sup> Street Lot has been amended as follows:

<b>75 North 7th Street</b>				
<b>Proposed Income and Rent Limits</b>				
<b>Income Tier</b>	<b>Number of Bedrooms</b>	<b>Number of Units</b>	<b>Rent</b>	<b>Maximum Income</b>
40% of AMI	1	8	\$580	\$24,420
	2	6	\$695	\$29,280
	3	3	\$804	\$33,840
50% of AMI	1	8	\$724	\$30,525
	2	6	\$869	\$36,600
	3	3	\$1,004	\$42,300
80% of AMI	1	10	\$869	\$48,840
	2	8	\$1,043	\$58,560
	3	2	\$1,205	\$67,680

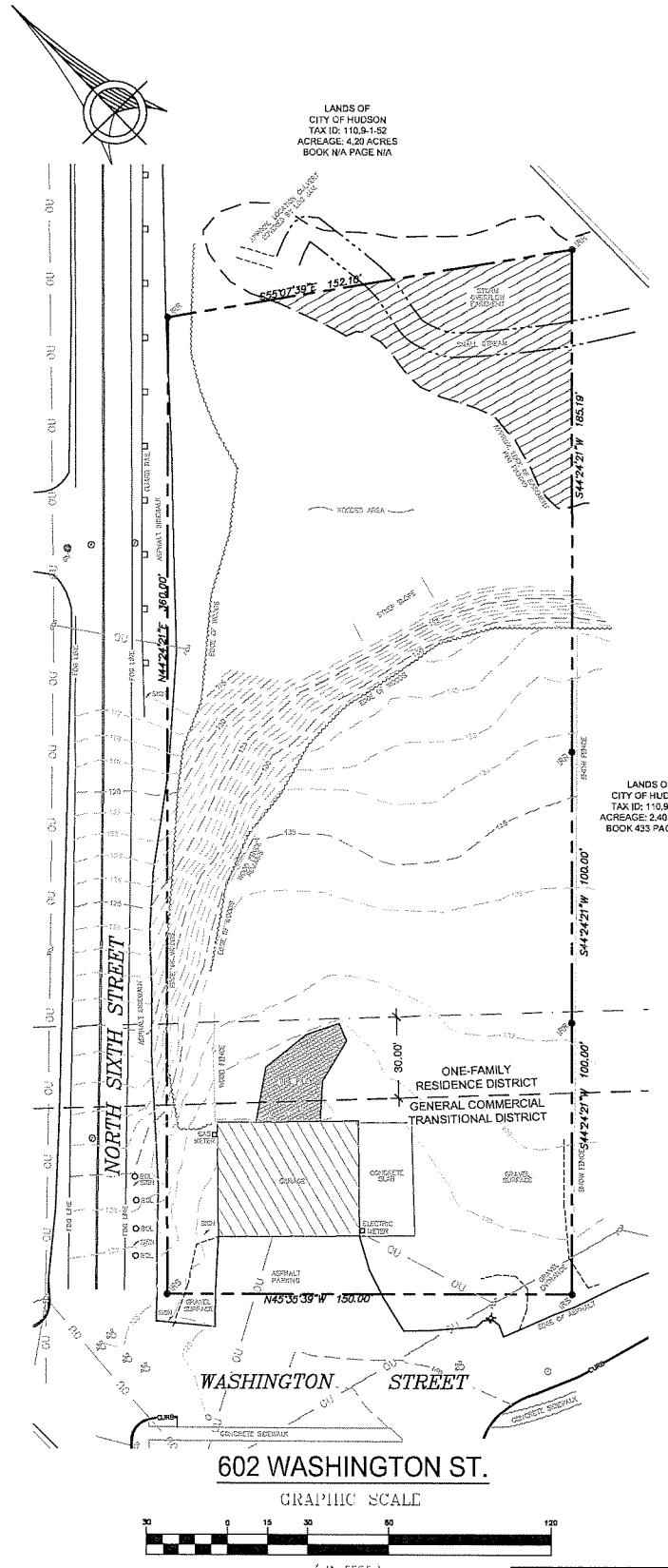
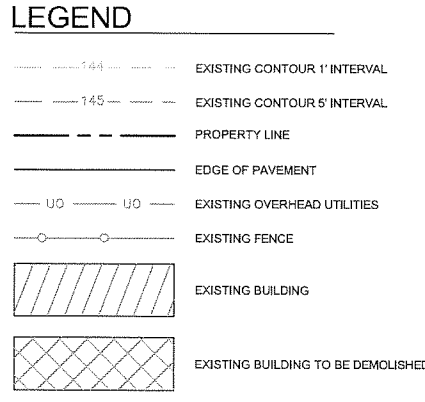
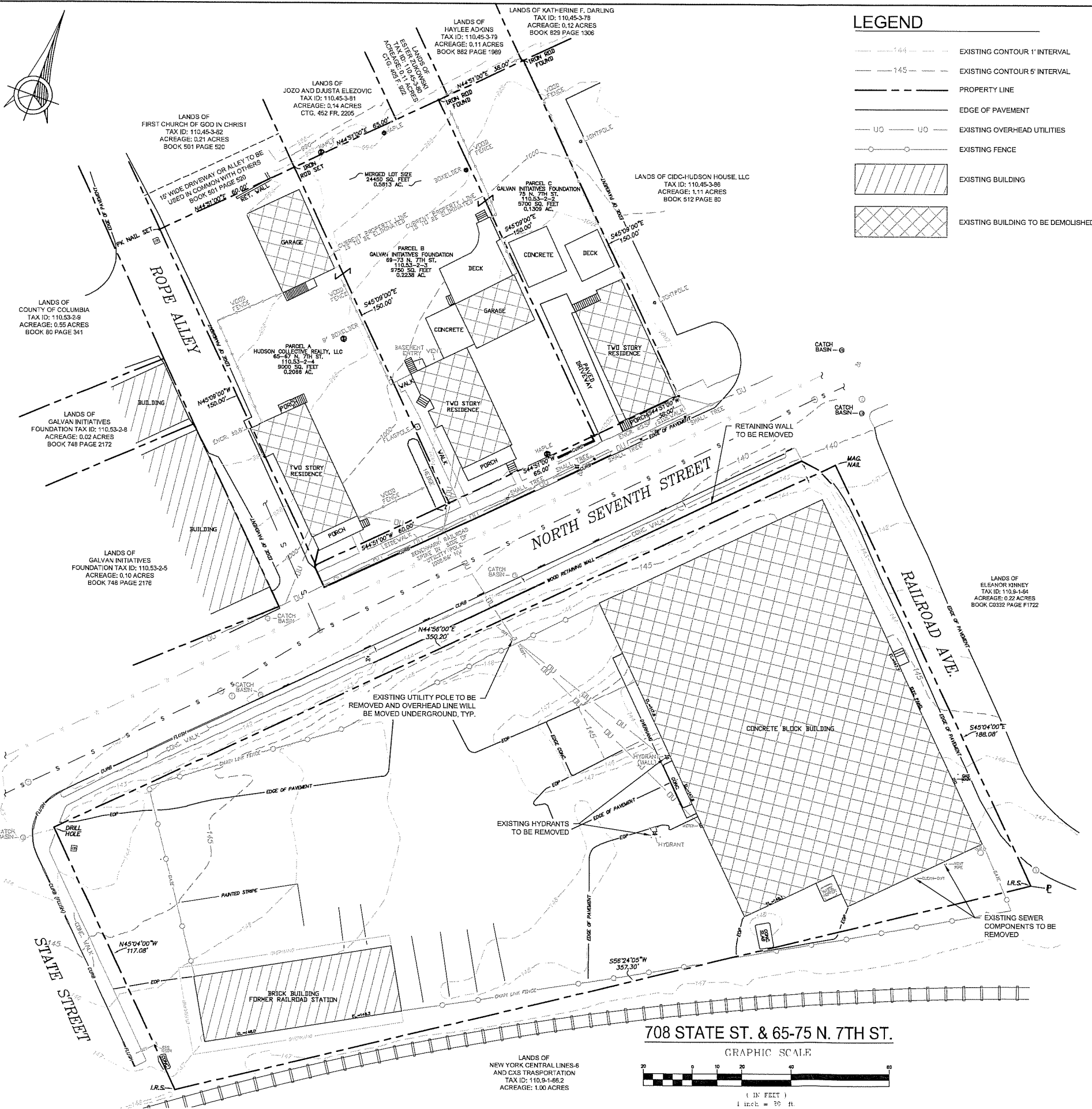
We thank you for your continued attention to this matter.

Very Truly Yours,

*/s/ Daniel T. Hubbell*

Daniel T. Hubbell

cc: Michael Tucker ([mike@tuckerstrategies.com](mailto:mike@tuckerstrategies.com))  
 Christine Chale ([cchale@rodenhausenchale.com](mailto:cchale@rodenhausenchale.com))  
 Galvan Initiatives Foundation



- NOTES:**
1. BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY FOR THE MERGER OF LANDS OF PARCEL A- HUDSON COLLECTIVE REALTY, LLC AND PARCEL B AND C- GALVAN INITIATIVES FOUNDATION" BY DANIEL J. RUSSELL, P.L.S., DATED APRIL 27, 2020.
  2. BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY OF PROPERTY OF GALVAN INITIATIVES FOUNDATION" BY JEFFREY W. PLASS, NYSLS, DATED MAY 1, 2014.
  3. NEIGHBORING PROPERTY INFORMATION OBTAINED FROM COLUMBIA COUNTY TAX MAP, 2020.
  4. AS A RESULT OF SITE PLAN APPROVAL, THE THREE (3) TAX PARCELS (LABELED PARCEL A-C) ON NORTH SEVENTH STREET WILL BE CONSOLIDATED. SURVEY PLAT WITH NEW SURVEY BOUNDARY WILL BE FILED WITH THE COUNTY.

**C101**

SCALE:  
AS SHOWN

REV. NO.	DATE	BY	DESCRIPTION
1	2/22/21	SJC	ISSUED FOR PERMITS AND RECORDING
2	3/31/21	SJC	ADD PROPOSED PARKING LOT PARCEL

**SITE PLAN-  
EXISTING CONDITIONS**

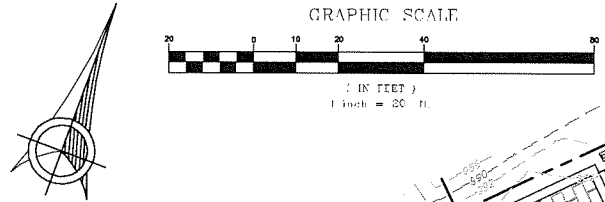
**HUDSON DEPOT  
DISTRICT**

COLUMBIA COUNTY  
CITY OF HUDSON

**TACONIC ENGINEERING, DPC**  
PO BOX 272 CHATHAM NY 12037 (518) 395-9660

TACONIC JOB#  
20200  
SHEET

DRAWN BY: SJC  
DESIGNED BY: SJC  
APPROVED BY: CAL  
ISSUED  
12-23-20



DENSITY REQUIREMENTS - ZONE G-C-T (GENERAL COMMERCIAL TRANSITIONAL SERVICE FACILITY) <sup>1</sup>								
	USE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK <sup>2</sup>	MINIMUM SIDE YARD SETBACK	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM HEIGHT (FEET)	
<b>65-75 N. 7<sup>th</sup></b>	<b>PROPOSED</b>	RESIDENTIAL/COMMERCIAL	0.56 ACRES	0.0'	-	3.32'	±62.5%	56.5'
<b>708 STATE</b>	<b>PROPOSED</b>	RESIDENTIAL/COMMERCIAL	1.2 ACRES	0.0'	0.0'	9.27'	±61.2%	66.49'

- PER SECTION 325-16 OF THE CITY OF HUDSON ZONING CODE, G-C-T DISTRICT ARE SUBJECT TO THE BULK REGULATIONS OF THE G-C-DISTRICT. PER BULK REGULATIONS TABLE OF ZONING CODE, G-C-DISTRICT DOES NOT HAVE ANY ZONING REQUIREMENTS, CONFIRMED BY A LETTER FROM THE DEPARTMENT OF CODE ENFORCEMENT DATED NOVEMBER 18, 2020.
- THE CITY OF HUDSON ZONING CODE DEFINITIONS, THE SUBJECT LOTS ARE CONSIDERED A "CORNER LOT". CORNER LOTS HAVE 2 FRONT YARDS, 2 SIDE YARDS AND NO REAR YARD.

PARKING SCHEDULE		
USE	PROPOSED SPACES	
65-75 N. 7 <sup>th</sup> / 708 STATE	RESIDENTIAL/ COMMERCIAL	6 SPACES <sup>1</sup>
602 WASHINGTON	PARKING AREA	40 SPACES
TOTAL		6 ADA SPACES 40 SPACES

**LEGEND**

- 1' --- EXISTING CONTOUR 1' INTERVAL
- 5' --- EXISTING CONTOUR 5' INTERVAL
- --- PROPERTY LINE
- --- EDGE OF PAVEMENT
- UO --- EXISTING OVERHEAD UTILITIES
- [Hatched Box] EXISTING BUILDING
- [Hatched Box] PROPOSED BUILDING
- [CB] [CE] PROPOSED STORMWATER CATCH BASIN
- S --- EXISTING/PROPOSED SANITARY SEWER LINE
- W --- EXISTING/PROPOSED WATER LINE

**C102**

SCALE:  
AS SHOWN

REV. No.	DATE	BY	S/C
1	2/22/21	SJC	
2	3/31/21	SJC	

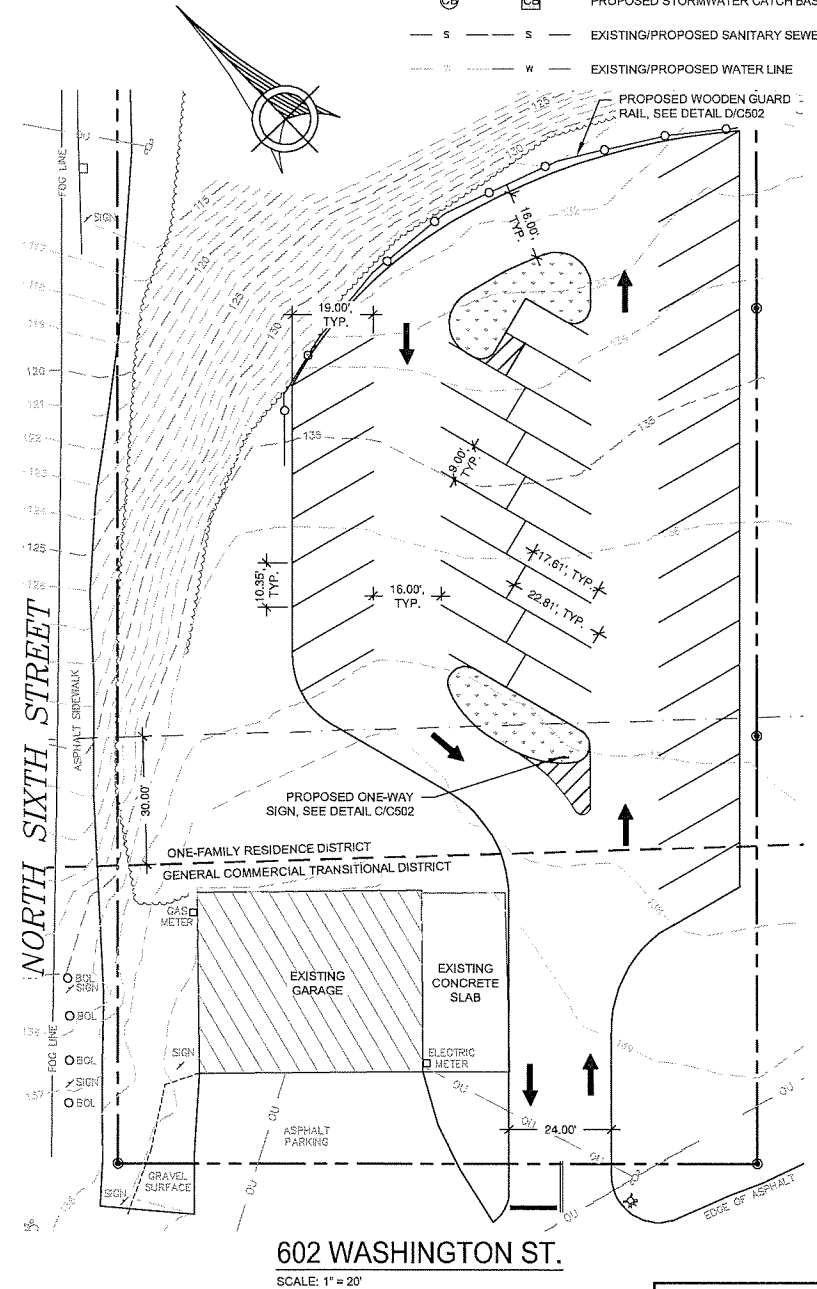
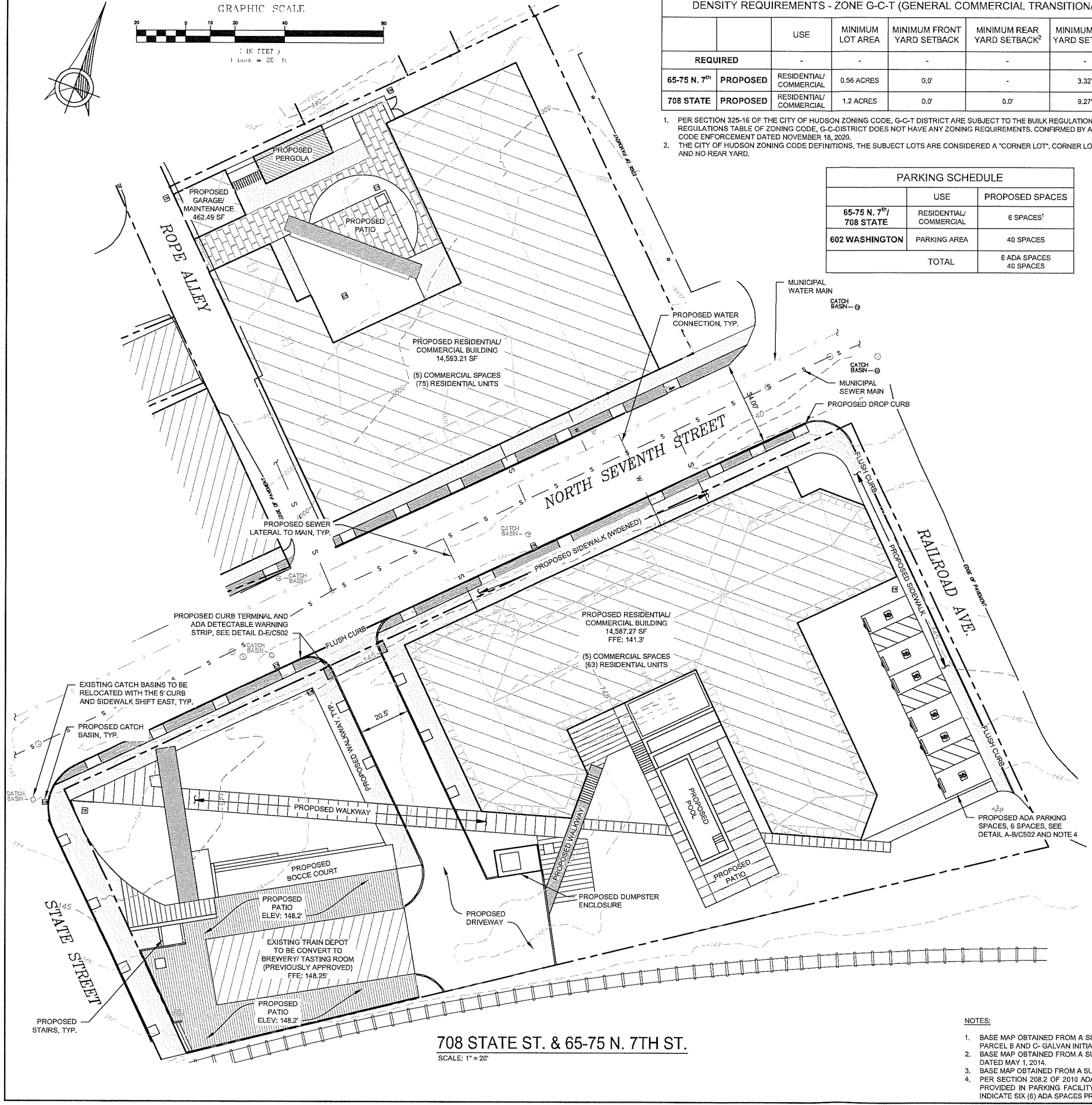
**SITE PLAN-  
PROPOSED CONDITIONS**

**HUDSON DEPOT  
DISTRICT**

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PO BOX 272 CHATHAM NY 12037 (516) 382-6660

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DRAWN BY: SJC  
DESIGNED BY: SJC  
APPROVED BY: CAL  
ISSUED  
12-23-20



**708 STATE ST. & 65-75 N. 7TH ST.**  
SCALE: 1" = 20'

**602 WASHINGTON ST.**  
SCALE: 1" = 20'

- NOTES:**
- BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY FOR THE MERGER OF LANDS OF PARCEL A- HUDSON COLLECTIVE REALTY, LLC AND PARCEL B AND C- GALVAN INITIATIVES FOUNDATION" BY DANIEL J RUSSELL, PLS, DATED APRIL 27, 2020.
  - BASE MAP OBTAINED FROM A SURVEY TITLED "SURVEY OF PROPERTY OF GALVAN INITIATIVES FOUNDATION" BY JEFFREY W. PLASS, NYSLS, DATED MAY 1, 2014.
  - BASE MAP OBTAINED FROM A SURVEY TITLED "PROPERTY OF 602 WASHINGTON STREET, LLC" BY DANIEL RUSSELL, PLS, DATED FEB. 19, 2021.
  - PER SECTION 208.2 OF 2010 ADA STANDARDS, FIVE (5) ADA SPACES ARE REQUIRED FOR 101 TO 150 TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY; 1138 UNITS ARE PROPOSED WITH ONE (1) CAR PER UNIT, FIVE (5) SPACES ARE REQUIRED. THE PLANS INDICATE SIX (6) ADA SPACES PROPOSED.

IF IT IS A VIOLATION OF THE ZONING CODE OR ANY OTHER REGULATIONS, THE CITY ENGINEER SHALL BE NOTIFIED AND THE CITY ENGINEER SHALL BE ADVISED OF THE VIOLATION. THE CITY ENGINEER SHALL BE ADVISED OF THE VIOLATION AND SHALL BE ADVISED OF THE VIOLATION AND SHALL BE ADVISED OF THE VIOLATION.