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June 15, 2021

Kathleen Moss, Zoning Administrator  
Town of Hyde Park NY  
4383 Albany Post Road  
Hyde Park, NY 1253

Re: Bellefield: Application to amend Concept Development Plan/Comprehensive Development Plan approved by the Town Board on August 29, 2007 under the name "St. Andrew's at Historic Hyde Park Development in the Bellefield Planned Development District"<sup>1</sup>

Dear Tad:

As you and I discussed on Friday morning, T-Rex Hyde Park Owner LLC hereby requests a Preapplication conference with the Town Board and Planning Board under Section 108-7.3 A of the Hyde Park Code, relating to the above application.

We agreed that the fees for this application include:

- \$800 application fee
- \$1000 escrow fee for engineer and planner (to be apportioned by the Town after receipt)
- \$500 fee for Town Attorney and \$500 for Planning Board Attorney (two separate checks)

These three checks are being delivered under separate cover to you.

We also agreed that, while the pre-application meeting does not require the advance filing of the (amended) PUD concept plan or plat (108-7.3 A), it would be helpful to file materials supporting the amendment, as these will assist in your upcoming review under 108-7.3 B, and would be

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<sup>1</sup> The Concept Plan approval was granted by Resolution dated August 29, 2007 and consisted of a 5-page Document entitled "Comprehensive Development Plan for the St. Andrew's Property" and a 4-sheet map set stamped as received June 29, 2007. (see letter from Warren Replansky to Jennifer Van Tuyl dated September 1, 2017.)



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helpful to Town Board and Planning Board members, and to Town Consultants. This submission includes a digital copy of all the following materials. In addition, 19 copies of same are being delivered to the Town Hall tomorrow. The paper copies include a file copy for the Planning Board, and a copy for Warren and for Bonnie. The remainder are for those on the Town Board and Planning Board who may prefer paper copies. The materials include:

- Cover Letter
- Project Narrative (Application for Amended PUD Concept Development Plan Approval)
- BPDD Compliance Document
- PUD Compliance Document
- SEQR Comparison Technical Report and FEAF part 1
- Chazen Concept Development Plan (CDP) Plan Set
- Chazen Open Development Plan
- Hart Howerton (HH) Figures
- Hart Howerton (HH) Design Guidelines
- Project Fiscal Report
- Project Marketing Report

We look forward to meeting with the two Boards at the pre-application meeting on June 28<sup>th</sup>. In the meantime, if you require any additional paper copies, or, at the appropriate time, have any questions relating to your review of the materials under 108-7.3 B, don't hesitate to contact either Larry Boudreau(845-486-1510) or me (914-582-5234)

Very truly yours,

A handwritten signature in blue ink, appearing to read 'JL Van Tuyl', is written over a light blue horizontal line.

Jennifer L. Van Tuyl

cc:

Aileen Rohr, Town Supervisor  
Neil Krupnick, Deputy Supervisor  
Warren Replansky, Attorney to the Town  
Michael Dupree, Planning Board Chair

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Victoria Polidoro, Attorney to the Planning Board  
Cynthia Witman, Planning Board Secretary  
Pete Setaro, Town Engineer  
Bonnie Franson, Town Planner  
Emily Svenson

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