



PLANNING CONSULTANTS, INC.

February 18, 2021

Acting Chair, Anne Dexter  
Kathleen Moss, Zoning Administrator and  
Members of the Planning Board  
Town of Hyde Park Town Hall  
4383 Albany Post Road  
Hyde Park, NY 12538

**Re: Key Construction Services, LLC Office Space & Self Storage  
1234 Route 9G  
Site Plan Application/Response Letter**

Dear Acting Chair Dexter & Ms. Moss,

Enclosed/Attached please find the following:

1. Responses to Comments
2. SWPPP prepared by the LRC Group dated February 15, 2022
3. Site Plan Set prepared by the LRC Group amended February 15, 2022

**Following are the responses to the comments prepared by Clark Patterson Lee dated January 12, 2022:**

**SWPPP**

1. *Please provide a phasing plan as there is more than 5 acres of disturbance proposed. NOI #5 was answered in the negative. The Town must approve disturbance over 5 acres which can be incorporated in the site plan approval resolution.*

**Response:** A phasing plan has been provided and the NOI #5 has been answered.

2. *NOI#4 area does not match the area represented in the model.*

**Response:** The areas for area disturbed matches and the future impervious area matches. The total site area doesn't match the overall area in the HydroCAD model because the HydroCAD model doesn't include the entire property. There is wetland area that isn't modeled in the HydroCAD, but it is part of the total site area.

## PLANS

1. Our October 4, 2021 letter requested that the wetland buffer be labeled on applicable plans to repeat the Note 19 (SP-1) requirements for construction fencing. Although the response letter states it was labeled, we don't see it on the plans.

**Response:** The wetland buffer is listed and labeled on all applicable plan sheets.

## EXISTING DRIVEWAY EASEMENT

1. *The easement document describes a centerline easement for residential access for the residential property to the north. This easement document is referenced on the original Dalbo Survey, FM 12227, filed 1/16/2009, and the current Johnson survey dated 9/16/2020 for Key Construction. However, the centerline bearings on the filed easement document do not match the bearings on both the Dalbo and Johnson surveys. The distances do match. Sometimes if the bearings are 180 degrees out the course description will be different but that doesn't appear to be the case. Please have the surveyor explain this discrepancy.*

**Response:** The Brandon Johnson survey is in the State Plane Coordinate System (NAD 83). This is common practice for modern surveys. All the geometry will be the same as previous surveys and descriptions, just the bearing system is different.

2. *Other than the above the easement appears to be a simple document that allows access over the Key Construction property providing that the use on the parcel to the north remains residential. I note right now the property is owned by a commercial entity and is vacant. The land use code is residential.*

**Response:** Comment noted.

Kindly advise the number of copies and drawing sizes you require for this review.

We look forward to discussing this further at the Public Hearing scheduled for March 2, 2022.

Thank you.

Sincerely,



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Kelly Libolt