



April 1, 2022

Chairman David McNary
ZBA Board Chairman
Town of Hyde Park
4383 Albany Post Road
Hyde Park, NY 12538

**RE: The Enclave at Hyde Park
Request for Extension or Area Variance**

Dear Chairman McNary:

As requested by the board below is a brief timeline and status of the permits as provided by the owner of the property.

The original variance for the above project was granted March 22, 2017, subject to Planning Board approved Subdivision and Site Plan. Working through the conditions of approval we obtained the final signed subdivision and Site Plans on June 11, 2019. At this juncture in time, we had already requested two extensions of the variance approval despite not being able to do anything on the property.

Shortly after full Site Plan approval, we obtained our first building permit from Town of Hyde Park Building Inspector, Don Westermeyer issued August 9, 2018. Thereafter, we began construction of the structure on Lot #1, which is our model and a second unit. The model is now complete.

The owner and developer then attempted to pull building permits for Lots 2, 3 and 4 in August/September 2020, but were told that no further building permits for any lots would be issued until permits for water and sewer were issued. At that time, the design team was in the process of seeking Dutchess County Department of Health approval to utilize the existing water and sewer buildings and equipment.

Dutchess County Department of Health approval for WWTP was received October 2021. The state approval (from 2007) for water treatment building still stands as the building is essentially

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complete and did not require re-approval. The applicant is currently seeking the building permits for both buildings to allow the work to be completed. A meeting with Don Westermeyer to obtain building permits is scheduled for April 22. Once the building permits are received for water and sewer treatment plants the applicant plans to immediately pursue building permits for Lots 2, 3 and 4.

Simultaneously, the applicant is prepared to put in a new application for Highway Work Permit for the southern entrance. The northern entrance, part of the Nexamp Solar farm, was the construction entrance and was closed as part of the completion of that project.

The SPDES permit expires 8/18/22 and will be renewed pending issuance of building permit from Don Westermeyer for the Water and Sewer improvements. The SPDES SWPPP permit expires 6/30/23.

We look forward to seeing you at the next ZBA meeting.

Sincerely,
LRC Engineering and Surveying, DPC

By:


Kenneth Casamento, CPESC
Principal