

January 13, 2023

Michael Dupree, Chairman
Town of Hyde Park Planning Board
4283 Albany Post Road
Hyde Park, NY 12538

Re: **Bellefield Phase II
Planning Board Application for Final Development Plan Approval
Preliminary Plat Responses**

Enclosed please find the requested copies of the following:

1. ODA Drawings prepared by Passero Associates dated November 29, 2022.
2. Amended drawings entitled "Preliminary Plat Major Subdivision" prepared by LaBella last revised January 13, 2023.

The Applicant is requesting the following waivers from the Town of Hyde Park Zoning Code:

- Section 96-20.A.2.e – Title Block. Total number of proposed lots, acreage, and square footage of each.
- Section 96-20.A.7 – Topographic contours are not more than two-foot intervals referred to the United States Coast and Geodetic Survey data of mean seal level or datum satisfactory to the Town Engineer.
- Section 96-20.A.7.a – Smaller intervals may be required by the Planning Board when advisable due to terrain.
- Section 96-20.A.7.b – Topographic and planimetric information shall extend 200 feet beyond the subdivision boundary.
- Section 96-20.A.7.c – Proposed finish grades shall be included.
- Section 96-20.A.8.a – An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified to by a licensed

land surveyor. **The corners of the tract shall also be located on the ground and marked by substantial monuments of such size and type as approved by the Town Engineer and shall be referenced and shown on the plat.**

- Section 96-20.A.8.b.3 – Street rights-of-way and widening on the subdivision and within 200 feet of its boundaries, which shall include the following: Center line elevations at intersections and other critical points.
- Section 96-20.A.8.d.1 – Drainage structures on the subdivision and within 200 feet of its boundaries, which shall include the following: Type of structure.
- Section 96-20.A.8.d.2 – Drainage structures on the subdivision and within 200 feet of its boundaries, which shall include the following: Location, invert elevations, gradients, types and sizes of all pipe and of all other structures, where applicable, and direction of flow.
- Section 96-20.A.9.a.2 – Proposed site development. Streets, which shall include the following: The width and location of any streets or public ways or places shown on the Official Map within the area to be subdivided, together with street profiles of all streets or public ways proposed by the developer.
- Section 96-20.A.9.a.3 – Proposed site development. Streets, which shall include the following: Right-of-way width.
- Section 96-20.A.9.a.4 – Proposed site development. Streets, which shall include the following: Tentative center line elevations at intersections and at principal changes in gradient.
- Section 96-20.A.9.a.5 – Proposed site development. Streets, which shall include the following: Tentative center line gradient shown in percent of slope.
- Section 96-20.A.9.a.6 – Proposed site development. Streets, which shall include the following: Conceptual plans of any bridges which may be required.
- Section 96-20.A.9.a.7 – Proposed site development. Streets, which shall include the following: Unless the subdivision is adjacent to an existing street intersection, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown.

Below please find responses to comments prepared by the Zoning Enforcement Officer dated January 4, 2023:

1. *Deed overlap needs to be looked at.*

Response: The deed/conflict/overlap relates to the boundary between the outside boundary line of the entire Bellefield parcel where it borders the southeasterly boundary of the Guardian Self storage parcel, an out-parcel near the northwest corner of the Bellefield site. The overlap seems to be minor, and appears to relate to the method of surveying the Maritjekill creek.

It is our understanding that for purposes of setting the public hearing on the preliminary plat, this overlap has nothing whatsoever to do with the presently proposed subdivision, all of which is located substantially south of the overlap.

2. *Application is incomplete and some items can be a condition of approval.*

Response: Comment Noted

3. *Proposed easements and restrictions are lacking. these must be shown on the plan and proposed language submitted. Access, utility, stormwater infrastructure and facilities with agreements.*

Response: Please see attached amended Preliminary Subdivision Plat dated January 13, 2023.

4. *Reference the ODA*

Response: See attached ODA documents which are made a part of the Preliminary Plat submission.

5. *Proposed grading is not shown on any plan*

Response: The Applicant has requested a waiver of this requirement.

6. *Proposed drainage structures to be shown and details provided*

Response: The Applicant has requested a waiver of this requirement.

7. *Proposed road names are not included*

Response: Please see attached amended Preliminary Subdivision Plat dated January 13, 2023 which includes the proposed road names.

8. All lot corners are to be marked in the field for the PB to observe

Response: The Applicant has requested a waiver of this requirement.

9. Centerline elevations and road cross sections not shown

Response: The Applicant has requested a waiver of this requirement.

10. Preliminary SWPPP incomplete

Response: It is our understanding that the completion of a SWPPP is not required for the independent review/approval of a Subdivision Plat.

11. Conclude SEQRA first

Response: Comment noted.

Please place this matter on the January 18, 2023 Planning Board agenda for continued review of this application.

Thank you for your continued assistance with this matter.

Sincerely,



Kelly Libolt, Agent for Applicant