



PLANNING CONSULTANTS, INC.

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  
SEQRA Responses**

Enclosed please find the following:

1. Memo from Chazen dated September 21, 2021 which includes the Introduction section of the Traffic Impact Study dated June 21, 2017.
2. Memo from Storrs Associates dated January 11, 2023.
3. Trails Map with Recreation Areas prepared by Passero Associates dated January 13, 2023.
4. Amended Site Plan (3 sheets) prepared by Passero Associates dated January 13, 2023.
5. Amended Landscaping Plan (3 sheets) prepared by Passero Associates dated January 13, 2023.

**Below please find responses to SEQRA comments only prepared by Nelson Pope Voorhis dated December 23, 2022:**

***D. SEQRA Consistency***

*We have reviewed the plans against the SEQR Findings Statement and offer the following comments.*

**Geology, Topography and Soils**

1. *The need for blasting needs to be determined at this time, to ensure appropriate measures are incorporated into any approval. This includes pre-blast surveys, etc. The intent is to minimize blasting. This needs to be reviewed and appropriate notes added to the site plan.*

- 2. The noise mitigation plan for blasting also needs to be reviewed to determine if there are any revisions.*

**Response:** See the attached amended Site Plan dated January 13, 2023. All Noise Mitigation Notes and Blasting Notes which were on the approved Site Plan for the hotel have been added to the attached amended Site Plan.

### **Traffic and Transportation**

- 3. Ensure that the Core shows locations for school bus pick-ups and drop offs. Where is this occurring? What is status?*

**Response:** See the attached amended Site Plan dated January 13, 2023. The location for the proposed school bus pick-up and drop off has been added to the plan. The location is adjacent to West Dorsey Road. Currently the Hyde Park School District has an allocated bus stop on West Dorsey. The plan illustrates the location of the school bus stop and includes eight (8) parking spaces for parent parking.

### **Landscaping**

- 4. Update plan to identify exfoliating trees*

**Response:** See the attached amended Landscaping Plan dated January 13, 2023 which includes and identifies the exfoliating trees.

### **Air Quality and Noise**

- 5. Please call out locations for any rock crushers. Notes should be added regarding the limitations on hours of operation for rock crushing and hammering operations.*

**Response:** The need for and therefore the location of any rock crushers has not yet been confirmed or identified. All Noise Mitigation Notes and Blasting Notes which were on the approved Site Plan for the hotel have been added to the attached amended Site Plan.

- 6. What is status of baseline ambient noise measurements? Also, additional measurements are to occur during construction activities.*

- 7. Has a Noise Mitigation Plan been developed?*

**Response:** All noise mitigation notes from the Sub-Phase I-A Hotel Plan have been incorporated on the site plan drawings for Phase II.

## **Economic and Fiscal**

8. *Some positive fiscal impacts were based on the assumption that the townhouses would be located on fee simple lots. Are the townhouses shown in Phase II on individual lots? The amount of property tax revenue generated by a townhouse in condominium ownership will be less than one that is fee simple. Will this be the case with other townhouses for future phases?*

**Response:** The townhouses shown in Phase II are all located on a single separate lot (proposed Lot # 10). Please see the attached memo prepared by Storrs Associates dated January 11, 2023 for a response regarding the tax generation comparison. The fiscal analysis provided during the review of the amended concept plan was not based on an assumption or consideration of the townhouses as fee simple ownership. The application materials for the amended concept plan explicitly confirmed that the townhouses were not fee simple.

9. *When will the for-sale multifamily dwellings in the Village be constructed?*

**Response:** The timing of this construction will be market driven but it is expected that these units will enter the market in 2024.

## **Community Facilities and Services**

10. *What are the anticipated schoolchildren population and total resident population? This speaks to the need for certain recreational activities and the Planning Board needs to determine whether the need is met.*

**Response:** See the attached memo prepared by Storrs Associates dated January 11, 2023. According to the Report, the number of school-aged children expected to be generated only by the Phase 2 residential portion of the project is sixty-nine (69). It is also understood that the absorption rate for the children in the school system could take approximately 4-5 years and that these children may enter either public or private school.

11. *Provide information regarding School Bus pick up and drop off*

**Response:** See the attached amended Site Plan dated January 13, 2023. The location for the proposed school bus pick-up and drop off has been added to the plan. The location is adjacent to West Dorsey Road. Currently the Hyde Park School District has an allocated bus stop on West Dorsey. The plan illustrates the location of the school bus stop and includes several parking spaces for parent parking.

## **Recreation**

12. *The recreational uses initially proposed – three parks, bike lanes, pools, trail system and pocket parks – do not seem to be proportional to the numbers of dwelling units proposed. As most are multifamily and vertical in nature, none have back yards or dedicated play areas. The Board should discuss how to ensure that new residents do not over burden existing recreational facilities and programs.*

*The Planning Board needs to determine whether the changes in the recreational amenities are significant. If the recreation demand is not being met onsite, the Planning Board can require a fee in lieu of parkland. Gazebos, kiosks, playground equipment, etc., were to be provided in parks and pocket parks. The pocket parks are no longer really parks, but landscaped areas. Site-specific recreation installations are to be determined at this time, as part of final development plan approval.*

**Response:** See the attached amended Site Plan, including the sheet showing trail connections and recreation amenities in Phase II, which includes the addition of a multi surface multi seasonal sports court.

## **Trails Map**

13. *Update Trails Map*

**Response:** See the attached Trails Map with Recreation Areas prepared by Passero Associates dated January 13, 2023.

## **Barn Driveway**

14. *Update plan to eliminate driveway.*

**Response:** See the attached amended Site Plan which includes the removal of the driveway at the barn location.

Kindly advise if you require anything further for your review.

Sincerely,



Kelly Libolt, Agent for Applicant