



PLANNING CONSULTANTS, INC.

January 16, 2023

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 - Self Storage
1234 Route 9G
Amended Site Plan Application/Response Letter**

Dear Acting Chair Dexter & Ms. Moss,

If you recall, the Planning Board granted conditional Site Plan Approval for the above noted project. The project included the development of the following:

11,025 Square feet of Office Space/Warehouse
22,510 Square feet of Commercial Storage Space
20,642 Square feet of Residential Style Storage Space
15 parking spaces

As noted on several occasions, the project has not yet been able to meet the outstanding conditions of approval, specifically NYSDEC Approval and DCDOH Approval.

The DCDOH Approval was pending additional deep tests at the site. The NYSDEC Approval is pending a Take Permit which is estimated to take an additional 3-6 months.

Given the long duration required to complete the conditions of approval, the applicant has chosen to convert the proposed/approved office building (11,025 sq ft.) to storage space (12,705 sq. ft.). This revision will result in less water, less sanitary discharge, and less traffic, and less impervious area.

Please see the following information which compares the two building uses:

Use	Office (11,025 sq. ft.)	Storage (12,705 sq. ft.)	Difference
ITE Trip Generation: ITE 715 = Single Tenant Office Building trips = per 1000 sq. ft. of AM & PM Peak Hour AM = 1.80 PM = 1.73 ITE 151 = Mini-Warehouse trips = per 1000 sq. ft. of peak hour of adjacent street traffic AM & PM AM = 0.02 PM = 0.03	AM = 19.8 PM = 19.0	AM = 0.22 PM = 0.33	AM = -19.5 PM = -18.7
Water / Sanitary	225	30	-195
Impervious	23.57%	23.07%	-0.50%
Parking	25	24	-1

Enclosed for your review please find nine (9) copies of the Amended Site Plan Set prepared by the LRC Group dated January 16 ,2023.

We ask that this matter be placed on the next Planning Board meeting agenda for review and discussion.

Sincerely,



Kelly Libolt