

March 14, 2023

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

Re: **Bellefield Phase II**
Conditional Final Development Plan Approval

Enclosed please find the requested copies of the following:

1. Sign Manual prepared by GNS dated December 28, 2022.
2. Site Plan Set prepared by Passero Associates amended March 13, 2023.
3. Elevations prepared by LMV Architecture amended March 13, 2023.

Please note that the following revisions were made to the enclosed plans:

- a. Scale – Note that the Plans are designed using a Sheet Size of 30" x 42". If you are examining plans that are printed smaller than 30" x 42" then please utilize the graphic scale for your review.
- b. Cover Sheet – We have updated the Sheet Index so that each sheet is numbered against a total of 75 sheets.
- c. We have added a sheet with the ODA Road Sections which were approved by the Town Board.
- d. We have added a sheet to include all 11 x 17 Figures on a single sheet. These figures include:
 - Parking Allocation Plan
 - Trails Plan with linear feet
 - Solid waste Dumpster areas
 - Construction Phasing Plan with Development Density Allocation (note that the maximum residential percentage pursuant to the construction Phase is 67%.)
- e. Coordinated the footprint of Building 2000 on the civil set so that it is consistent with the architectural set and is correctly shown as a one-story structure.

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- f. Coordinated the footprint of Building 2400 on the civil set so that it is consistent with the architectural set and is correctly shown as a three-story structure. We have also relocated entrance drive into 2400.
- g. We have coordinated the lighting, layout, and grading plans with the above changes.

Kindly place this matter on the March 15, 2023 Planning Board Agenda for your further review and consideration for Conditional Final Development Plan Approval.

Thank you for your continued assistance with this matter.

Sincerely,



Kelly Libolt

Cc: Larry Boudreau, RLA (Bellefield)
Chris LaPorta, PE (Passero)
Jennifer Van Tuyl Esq. (Cuddy & Feder)