

NORTH CROSS, LLC
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August 15, 2023

Tad Moss, Zoning Administrator
Town of Hyde Park
4383 Albany Post Rd.
Hyde Park, NY 12538

Re: Jeffrey Groves Estates
Revisions to Site Plan; Daniels Way

Dear Tad;

Enclosed please find the following in connection with our application to revise the Site Plan approval for Jeffrey Groves Estates, North Cross Rd, Hyde Park, NY:

1. Site Plan Application
2. Revised sheet CS-103A
3. Short form EAF

The revisions to the Site Plan for Daniels Way include;

- 150' long Chain Link Fence set off 1.5' from boundary stone wall with Trubisz;
- Soil restoration and erosion controls along top of rock face in northern boundary;
- Chain link fence at toe of slope along exposed rock face by #34;
- Geotech Note regarding inspection of rock face;
- Concrete sidewalk from end of public sidewalk connecting sidewalk to additional sidewalk along north side yard of #34;
- Concrete patio along width of rear of unit and extending 10' out to the concrete ledge behind #24-34 Daniels way and #10-20 Daniels Way;
- Privacy fencing between townhouse units 1' off boundary between units,
- Curtain drain behind buildings housing #24-34 Daniels Way and #10-20 Daniels Way receiving storm runoff between concrete patios and rock ledge behind buildings and directed out to street storm system;
- Pump Station pad with generator, propane tank control panel etc.;
- Storm swale realignment with box culvert;
- Proposed monument sign ("Jeffrey Groves Estates");
- Required Underground utility vault placed by utility company;

Other notations on the plan are reprinted from the original approved sheet CS103.

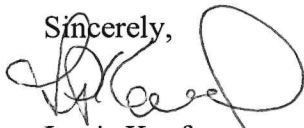
Regarding the checklist, I suggest much of it is not relevant to the proposed changes in this application. Most of the items listed are unchanged from the current approved plans. Going through the checklist, the following applies:

- ❖ **Adaptive Reuse**-No request
- ❖ **Elements of 108-9.4**
 - No change from approved plan or not applicable
 - Legal info-property owner list attached
 - Deed restrictions ROW and Easements unchanged
 - Land use zoning, existing uses unchanged
- ❖ **Site Plan elements**-To extent that they are relevant for current amendment requested, they are included
- ❖ **Access**-no change
- ❖ **Screening**-changes are on plan
- ❖ **Sign**-location only. Details of sign to be provided at later date
- ❖ **Landscaping**-No change
- ❖ **Off-street parking**-no change
- ❖ **Transportation corridors**-no change
- ❖ **Architectural Features**-No change to buildings
- ❖ **Architectural Features to protect adjacent uses, open space**-No change
- ❖ **Exceptions**-Applicant seeks waiver of non-relevant information

Kindly advise if anything further is needed. Please let me know what the fees are for the submission. Please notify us of the date for any pre-submission meeting and the public hearing.

Thank you for your cooperation in this matter.

Sincerely,



Louis Kaufman

cc: Cynthia Witman, Planning Board Administrator
Peter Setaro, Town Engineer