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Builder seeks final OK in Hyde Park
State might speed permits if nod is given
By John Davis
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HYDE PARK — The developer of the proposed 74-lot Meadows subdivision off Cream Street is asking the town for final approval even though several state permits are needed to begin construction.

Consultants for developer BVC Land Development, of Hopewell Junction, say final approval from the town planning board would help the firm convince the state Department of Environmental Conservation to act on its pending permit applications.

"Getting 'final' will help us get a little bit of leverage with the DEC," the developer's attorney, Neil Alexander, said. "It will give us a little bit of weight."

BVC Development plans to build 74 homes on a 117-acre parcel on Cream and Henry streets. The homes would be priced in the \$400,000 range. Construction of well-water and sewer treatment plants are planned.

The Hyde Park planning board in July granted preliminary approval of the Meadows. A number of conditions, including agency approvals, were placed on the firm before it could return for final approval.

The developer's consultants told the planning board at its Feb. 15 meeting nearly all the conditions had been met. Still needed are permits from the DEC for the proposed water and sewer plants and wetlands disturbance during construction.

More speed hoped

The developer is confident the DEC will issue the permits but said the agency is moving slowly in acting on the applications.

"We're not getting any negative feedback," Alexander said. "We're getting no feedback."

DEC representatives at the regional headquarters in New Paltz Friday would not comment on Alexander's statements.

The seven planning board members say they want to hear what the public has to say on granting the Meadow developer final approval. The board plans to hold a public hearing March 1.

Some new planning board members, however, who were not on the board in July, are interested in

revisiting a couple of issues.

Board member Michael Dupree said he is not convinced the developer has met one of the conditions: mitigating the impact of the 74 homes on enrollment in Hyde Park's school system.

"In effect, you're doing nothing," Dupree said to the developer's consultants at a recent meeting.

Neil Wilson, the developer's planning consultant, said the plan to build the subdivision over a three-year period would reduce the impact on the schools.

"We actually had a good conversation," Wilson said of a meeting he had with school district administrators.

Board member Richard Perkins asked if the developer could eliminate or reduce the number of the planned four cul-de-sacs. Perkins said the town highway superintendent asked the board to not approve more of the dead-end roads since in snow storms they are difficult and time-consuming to plow.

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