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## **St. Andrews Village Concerns Residents**

**By J.D. Goldsmith**

The people of Hyde Park are beginning to feel the winds of change, and responding in a number of ways.

At a Feb. 27 meeting of the Town Board, the hot topic was, once again, the vast number of residential properties currently being planned for the town. The largest, called St. Andrews Village, anticipates bringing 96 townhouses, 82 duplexes and 50 single-family homes to the 340 acres across from the Culinary Institute of America on Route 9, as well as a hotel and numerous commercial properties.

Resident John Bickford thought the town needed to prepare itself for the consequences of forthcoming developments.

“If projects throughout town keep going forward, we have to make sure they consider the impact to the overall community,” he said.

Fire and police departments, libraries and schools were listed as area services that may need modification once these new housing areas are inhabited.

“There’s more pressure put on the services,” Bickford said.

Many residents felt that developers should assume some of the financial burden that their presence will initially put on the town.

Town officials clarified that they cannot charge fees of that nature to developers, but are appealing to the state to reform property taxes in order to ease potential hikes.

**Hopeful for sewer**

Other residents were hopeful that the St. Andrews Village project would bring a sewer to the Route 9 corridor's northern end.

While board members said negotiations were still under way to address many of these concerns, some movement has been made to remedy as much impact to the town, and its taxpayers, as possible.

Councilman Bob Kampf (D-3rd Ward) noted that the town has been working with the Hyde Park Central School District to collaborate on future projects, in order to conserve town funds.

The school district is in the process of planning a major facility proposal, scheduled for a referendum vote this fall. Kampf suggested the possibility of a shared space for the town's highway department and the school district's main garage.

"We saved \$30,000 in 2002 by working with the schools," said Kampf. "This could really benefit everyone."