

## **A JEWEL ON THE RIVER**

This lot is one of the most iconic examples of life on the Hudson River. It is coveted for its unsurpassed views of the River, mountains, wildlife and of course, the incredible sunsets offered by mother nature. Those sunset views are shown at the top of the home page of the Hyde Park Landing website and here.

Lot 1A is now available for purchase by someone sensitive to its location, and who is interested in developing the lot, cognizant of its remarkable traits.

This is a piece of land that has much history, from the early days of settlers at the confluence of the River and the Crum Elbow Creek, early River commerce, commercial fishing, River travel, the railroad, and finally as a family property.

The lot and surrounding property have been in the stewardship of one family for over 80 years. That family has taken pride in its maintenance.

It is time now to pass the stewardship of Lot 1A to a new owner.

## **THE APPROVAL PROCESS**

Creating Lot 1A was no easy task. It has been over 3 years in the making. The map filed in the Dutchess County Clerk's office represents only a portion of the opus. The results of those efforts are presented in the various approval documents presented as part of this listing.

The Filed Map shows no proposed development. While creation of Lot 1A was approved by the Town Planning Board as a "non-realty" subdivision, that process included several hurdles, one of which was that it be demonstrated that a sewage disposal system could be designed for the lot.

Enter the County Health Department, which approved such a design. The current approval is for a two-bedroom single family dwelling. (See "Approvals" section). Why only 2 bedrooms? Read on.

While a three-bedroom system was originally proposed and was poised for approval by the Health Department, the driveway permit application reviewer at the Dutchess County Department of Public Works ("DPW") created issues related to the Health Department purview, further stressing the approval process. In light of the claim made by the reviewer, and in the interest of drawing to an end this journey through the spider web of approvals, it was decided to reduce the size of the sewage disposal system to 2-bedrooms, thereby circumventing governmental over-reach. The requisite driveway access and work permit were then approved by the DPW. (See "Approvals" Section).

The DPW was recently apprised of this situation. Objective heads prevailed, and the DPW has acquiesced to the notion of providing documentation to the Health Department that will allow for a 3-bedroom system to be reconsidered by that department. A resubmittal is in process.

Finally, the Dutchess County Water and Wastewater Authority has issued a tapping permit that will allow connection to its public water supply (see "Approvals" section).