

**Application for Amended PUD Concept Development Plan Approval  
US Route 9 (Albany Post Road)  
Town of Hyde Park  
Dutchess County, New York**

**BELLEFIELD**



**AT HISTORIC HYDE PARK**

*June 14, 2021*

*Prepared for:  
T-Rex Capital Group*

*Prepared by:  
The Chazen Companies  
Cuddy + Feder LLP  
Hart Howerton*



## TABLE OF CONTENTS

1.0	PROJECT NARRATIVE.....	1
1.1	Introduction .....	1
1.2	Zoning Background and Project History.....	1
1.3	The 2021 Proposed Plan .....	3
1.3.1	Introduction .....	3
1.3.2	Development Program and Description .....	6
1.4	Proposed Comprehensive Development Plan for Bellefield Property and Comparison to the 2007 Approved Plan .....	22
1.5	Utilities .....	44
1.6	Construction Process and Construction Sequencing .....	44

### Tables

Table 1:	Amended PUD Concept Plan – by Neighborhood.....	11
Table 2:	Bellefield - 2021 Proposed Plan - Bulk Table.....	18
Table 3:	Summary of Requested Modifications to the 2007 Approved Plan .....	30
Table 4:	2007 Approved Plan vs. 2021 Proposed Plan.....	31

### Figures

Chazen 2021 Proposed Plan – Concept Development Plan, provided separately  
 Chazen Open Development Plan, provided separately

Hart Howerton (HH) Figure 1: Bellefield Overall Concept Plan, provided separately  
 Hart Howerton (HH) Figure 2: Bellefield Program Concept Plan, provided separately  
 Hart Howerton (HH) Figure 3: Bellefield Circulation and Trails, provided separately  
 Hart Howerton (HH) Figure 4: Bellefield Height Exhibits, provided separately  
 Hart Howerton (HH) Figure 5: Bellefield Program by Neighborhood, provided separately  
 Hart Howerton (HH) Figure 6: Bellefield Route 9 Visual Assessment, provided separately  
 Hart Howerton (HH) Design Guidelines, provided separately



## 1.0 PROJECT NARRATIVE

### 1.1 Introduction

This is an application for approval of a PUD Concept Plan (hereafter, “the 2021 Proposed Plan”) for the Bellefield Property described in the paragraph below. The 2021 Proposed Plan also constitutes an amendment to the Plan approved by the Town Board in 2007 (hereafter, “the 2007 Approved Plan”). Approvals are sought under Article 7: Planned Unit Development, and other related sections of the Town Code.

The Bellefield Property consists of 339.62 acres on the east side of US Route 9, located at 3760, 3780 and 3834 US Route 9, bounded by St. Andrews Road to the north and West Dorsey Lane to the south [tax lots 133200-6163-01-131849-0000 (335.55 ac.), 133200-6163-01-010622-0000 (3.49 ac.) and 133200-6163-01-000897-0000 (0.58 ac.)]. The Culinary Institute of America is immediately across from the main frontage of the property on US Route 9. Together, these two large parcels form an important gateway to the Town of Hyde Park from points south along US Route 9, the major business highway through the Town. Immediately north of Bellefield on US Route 9 lies the Corridor Business zoning district (formerly Town Center Historic District (TCHD)), with important highway commercial, utility uses (water tower), and shopping center uses, including the ongoing construction of Asahi Shuzo’s Sake Facility which has replaced the former Stop and Shop grocery. Just beyond the shopping center north of St. Andrews Road, approximately one-half mile north of Bellefield, lies the Franklin D. Roosevelt (FDR) Presidential Library and Museum. The Town is also home to other important historical sites located farther to the north, including the Vanderbilt mansion, located north of the Town Core Business District and approximately 2½ miles north of Bellefield, and Val-Kill, the home of Eleanor Roosevelt, located north and east of Bellefield on NY Route 9G.

### 1.2 Zoning Background and Project History

The Bellefield Property is located within the BPDD Overlay Zoning District. This Zoning District requires that the land be developed as a PUD.

Prior to 2005, the Bellefield Property was classified within several different zoning districts, including Medium/High Density Residential, Low Density Residential, Office Laboratory, and Land Conservation. As part of a major Town Planning and Zoning initiative in 2005, the Town adopted an updated Comprehensive Plan and a Town-wide rezoning law.

Under this rezoning, the entire Bellefield Property, was placed within the Bellefield Planned Development District (BPDD), a zoning district which required that the property be developed under the newly-enacted PUD Overlay District (Article 7, Section 108-7). The purpose of the PUD Overlay is to allow “the planned creation of new communities” and to allow “substantial flexibility in planning and designing” the proposed mixed-use community. The new law granted the Town Board significant discretion to determine the uses and development standards to be applied to a PUD site in order to carry out the purposes of the Comprehensive Plan and Greenway Connections (see Town Code Section 108-7.5), and to meet the objectives of the PUD zoning law (108-7.1.B), which include:

- Allowing new communities that are architecturally and environmentally innovative and achieve better utilization of land than would be possible under standard zoning and subdivision controls.
- Combining and coordinating land uses, building types and building relationships which would not be possible under standard zoning and subdivision controls.
- Providing a wider range of housing costs and settings for Town residents.
- Permitting smaller networks of streets and use of shared facilities and more economical building types.
- Creating new community centers, while providing orderly and organic transitions and connections to adjacent lands.
- Providing abundant, accessible, and properly located public open and recreation space.

The BPDD set additional objectives for PUD development:

- Promoting tourism-related businesses and build the Town's commercial tax base.
- Maintaining an estate-like setting along US Route 9, complementing the FDR Home and Val-kill National Historic Sites.
- Developing a trail corridor or other transportation link between the FDR Home and Val-kill.
- Supporting existing commercial activity in the Town Center historic District (now Corridor Business District).
- Expanding the existing mixed use in the TCHD (now Corridor Business) in a sensitive manner.
- Maintaining and develop an attractive gateway entrance to the TCHD (now Corridor Business) District at Teller Hill.
- Preserving and protecting important views and natural features of the landscape.
- Serving the Mid-Hudson region beyond the boundaries of the Town of Hyde Park.
- Supporting and enhancing safe and efficient pedestrian circulation.

The PUD Overlay District requires that nonresidential uses be clustered in a center (108-7.2) and requires that not less than 30% of the gross square feet of floor space in the project, and not more than 50% of such gross square feet, shall be devoted to nonresidential uses. The BPDD standards provide that residential square footage shall not exceed 50% of the gross square footage (108-5.12.B (3)), but this provision can be altered by the Town Board upon a determination that a different ratio would better carry out the purposes of the Town's Comprehensive Plan and zoning, as provided in section 108-7.5.A.

In 2005, the owner of the Bellefield Property, (then known as "St. Andrews"), applied to the Town Board for CDP approval to develop the Property as a PUD. A coordinated State Environmental Quality Review

(SEQR) review was conducted, a Draft Environmental Impact Statement (DEIS) and Final Environmental Impact Statement (FEIS) were prepared, public hearings were held, and a SEQR Findings Statement was adopted. On August 29, 2007, the Town Board adopted a CDP approval for the property, described here as the 2007 Approved Plan. The central features of the approved project included:

- Access from US Route 9 and from West Dorsey Lane and St. Andrews Road.
- A layout featuring a Village mixed-use core, a large hotel and conference center, commercial uses including high-end retail and office uses, and a variety of single-family, duplex and townhouse uses surrounding the mixed-use core.
- Preservation of approximately 120 acres of the site through a permanent conservation easement, with 10 miles of trails and 5 miles of sidewalks, and public and pocket parks.
- Maintenance of all internal roads as private roads open to the public.
- Establishment of Master Association and Homeowners/Condo Associations to manage the property.

In its design, the Village core was modeled on a European market square. Design guidelines were incorporated in the project. The commercial element of the project was supported by underground parking. The 2007 project included a variety of residential unit types including single family, duplex, townhouse, and 119 multifamily units above retail and 19 live-work units.

The Town Board adopted a SEQR Findings Statement and approved the CDP for the St. Andrew's PUD on August 29, 2007, with an approved development ratio of 53% residential and 47% non-residential/commercial. An amended SEQR Findings Statement, relating to sewer mitigation for the project was adopted by the Hyde Park Town Board on June 13, 2017.

## **1.3 The 2021 Proposed Plan**

### **1.3.1 Introduction**

World events and long-term trends in life-style have changed the hospitality industry, the nature of tourism, and the range of housing demand. The major recession of 2008 disrupted the retail industry, as did the trend to online purchasing, both encouraging a decline in brick-and-mortar retail. The growth in telecommuting has reduced demand for office space, a trend strengthened by the COVID-19 epidemic. Demographic changes in household size have decreased demands on local schools and changed tastes in housing types. The trend of the early-aughts where upstate residents increasingly left their local communities for employment in large cities has now been reversed, with growing interest in rural and semi-rural living, using technology to create links to business and industry. Interest in smaller housing units has grown significantly, and many people prefer the flexibility and independence of living in rental communities with amenitized living. There is a growing desire for a wider variety of housing types in all

markets. The multi-family apartment market has experienced rent growth at a compound annual rate of 1.4% over the last ten years.<sup>1</sup>

In the years since the 2007 approvals, the Hudson Valley has been recognized as a distinct region, with an identity bringing many of the above factors together, grounded in history, technical innovation, agriculture, and proximity to the natural beauty of its landscapes. The Hudson Valley is increasingly recognized for its wineries, breweries, cideries, and all kinds of innovative food sourcing, serving, and associated hospitality.

In 2018, the Project Sponsor received Final Development Plan approval by the Planning Board for Sub-Phase 1-A of the 2007 Approved Plan to construct the Inn at Bellefield and to begin construction of the wastewater treatment plant (WWTP) to serve the project. A three-lot subdivision to provide separate tax lots for the Hotel and WWTP was approved on June 20, 2018. The COVID-19 pandemic has delayed the start of vertical construction, but millions of dollars have been invested in the site to develop the access and utility infrastructure to serve the site.

In Summer 2020, the Project Sponsor conducted a formal design charrette to develop design improvements for the project to address the changes described above. The consultant team on the design planning included:

Nygren Placemaking - Serenbe, Terrapin Bright Green, Weitzman Real Estate Consultants,  
Corcoran Sunshine, Hart Howerton, The Chazen Companies, Newmark Knight Frank

The Charrette led to an improved vision for the design of the Bellefield community, leading to development of the 2021 Proposed Plan which is the subject of this application.

**Essential Characteristics of the 2021 Proposed Plan are consistent with the 2007 Approved Plan:**

The 2021 Proposed Plan is not a wholesale revision of the 2007 Approved Plan. The essential characteristics of the 2007 Approved Plan have been retained:

- The basic form of the project is a Village core surrounded by residential neighborhoods.
- Hospitality remains a key component of the project.
- The 2021 Plan has the same entrance points on the surrounding road systems, the same general internal road circulation system, and the same general overall area of disturbance, although it eliminates the proposal for excavation for underground parking.
- The extensive open space and publicly-accessible trail/sidewalk system is maintained.<sup>2</sup>

---

<sup>1</sup> Residential Marketability Study of the Proposed Development of Bellefield for T-Rex Capital, LLC. Weitzman Associates, LLC. Page 1.

<sup>2</sup> The 2017 Amended SEQR Findings specify 200 acres (58%) in permanent conservation easement; page 3 in the 2007 Approved plan specifies a minimum of 50% of site is required to be open space. The Chazen Companies did a trace of the 2007 site plan and found only 115.5 acres of conservation area identified on the approved plan. Article 7 of the Zoning Law, section 108-7.2 C requires that a minimum of 30% of the total PUD acreage shall be designated as open space for all PUD parcels. The 2021 PUD CDP includes 117.6 acres in conservation easement (east parcel and Maritje Kill) in addition to public and pocket parks, trails, agricultural fields and natural vegetated areas.

- Project roads remain privately owned and maintained, but accessible to the public.
- The property will continue to be managed by the Master Association and a series of Homeowner/Condominium owner associations.
- Public Water/Sewer will continue to be available to serve the project. The project site is wholly within the Hyde Park Regional Water District owned and maintained by the Dutchess County Waste Water Authority (DCWWA) and the TR Sewer Works Corp. will provide sanitary sewer for the entire project with a potential full buildout of 342,000 gallons a day (gpd).

#### **New Features in the 2021 Proposed Plan:**

At the same time, the 2021 Proposed Plan proposes certain features that are different than the 2007 Approved Plan:

- The amended project enhances its tourism and hospitality base by providing for two hotels which cater to varied elements of the tourism market. The first hotel (already approved) is an extended stay and all-suite hotel with 137 keys. The second hotel (300 keys) is a larger hotel and conference center with related amenities which will support and expand the existing commercial and tourism industry within the Town.
- The 2021 Proposed Plan incorporates elements of biophilic design, agriculture, and food into the design of all aspects of the project, resulting in strengths in culinary and agricultural tourism and a greater interaction with nature and the native landscape.
- The Village Core has become a stronger mixed-use center for the project, and the 2021 Proposed Plan includes “placemaking” design to support the center, including a greater number, and a wider variety of housing types, including highly-amenitized rental buildings, condominium buildings, as well as apartment lofts over retail. This proposed residential density and variety of unit types within the central core of the project will provide year-round economic support of restaurant/winery/brewery/food businesses in the Village Center.
- The proposed ratio of residential to non-residential uses increases residential use from 53% to 62% and decreases non-residential from 47% to 38%. Increased housing will bring a critical mass of residents to support Bellefield’s commercial program. The 2021 Proposed Plan will include: 105 detached single-family units and 739 attached and multi-family residential units for a total of 844 dwelling units, or an increase of 286 dwelling units from the 2007 Approved Plan of 558 dwelling units. The 2021 Proposed Plan includes an 820,578 square foot (SF) non-residential program that includes commercial (mixed-use, retail (stand-alone and in-line), service, and office uses), hospitality use (approximately 469 keys<sup>3</sup>), and educational/culinary/agricultural space (which was labeled “tax exempt” in the 2007 Approved Plan) (approximately 130,000 SF). Overall, this is a reduction of approximately 185,317 SF from the 2007 Approved Plan non-residential program of 1,005,895 SF. The type of commercial uses proposed are more oriented towards tourism and

---

<sup>3</sup> Of these, 137 keys/106,328 SF have already been approved under the 2007 Approved Comprehensive Development Plan as The Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018.

hospitality uses grounded in food and beverage and have moved away from the mall-oriented commercial uses in the 2007 Approved Plan.

- The 2021 Proposed Plan incorporates a more traditional street layout in the Village neighborhood, which features buildings that vary in height and includes select residential buildings of three stories in height over one story of parking. The Terrace neighborhood proposes Townhouses which can provide elevator access to three stories, adding accessibility and value, as illustrated in the proposed Design Guidelines (submitted separately).
- The 2021 Proposed Plan will enhance the visual aspect of entry to the Town's gateway along US Route 9 with a beautiful estate-like entrance featuring stone walls, specimen trees, views of the Village center coupled with continued views as you drive north of open fields, agriculture, forest and undulating topography. These views of fields in the foreground of development are congruent with other views into historic settings (such as the FDR Home and Library), and are reflective of the open views at the Town's southern gateway to the west overlooking the Culinary Institute of America Campus.
- The design ethos of the 2021 Proposed Plan design is now more authentically Hudson Valley, and less European/Mediterranean than the 2007 Approved Plan.

### 1.3.2 Development Program and Description

The PUD zoning provisions provide for Final Development Plan approval by the Planning Board after the Town Board approval of the Concept Plan/Comprehensive Development Plan.

The 2021 Proposed Plan consists of:

- 1,307,742 SF residential uses, including 844 dwelling units:
  - 105 single-family units
    - 30 Estate homes
    - 75 Cottage homes
  - 129 condominium units
  - 80 duplex units (Patio homes)
  - 158 townhouse units
  - 372 apartment units
    - 120 units above retail
    - 252 units in stand-alone building.
- 46,250 SF of accessory non-residential spaces serving the residential uses
  - 15,000 SF sales office/misc. use
  - 31,250 SF community building space for amenities: barn, fitness studio, pool(s), salon rooms, juice bar, clubhouse, children's play areas, game room, outdoor lounge area, courts, and cyclist services.
- 774,328 SF of non-residential commercial uses comprised of:
  - 192,000 SF of stand-alone and in-line retail, including retail in mixed-use buildings
  - 31,000 SF of restaurants
    - Craft Breweries with tasting room

- Wineries with tasting room
  - Distilleries with tasting room
  - Artisanal food manufacturers
- 25,000 SF of office use
- 437 hotel keys (340,728 SF)
  - Extended stay and all suite type hotels
  - Includes 137 keys/106,328 SF previously approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018
- 32 hotel villas (25,600 SF)
- 15,000 SF spa
- 15,000 SF event barn
- 130,000 SF of tax exempt/educational uses
  - Culinary and educational uses
- 244.73 ac. of open space
  - 117.6 ac. of permanently preserved conservation area
  - 127.13 ac. of parks, natural and cultural resources areas
- Approximately 2,751 parking spaces<sup>4</sup> comprised of the following
  - Surface parking lots
  - On-street parking
  - Two (2) parking garages

The program described above would be developed within five distinct neighborhoods connected by an internal road hierarchy and open space network. Table 1 also describes the development program according to neighborhoods. The neighborhoods and open space are described as follows:

### **The Village**

The Village neighborhood is the center of the Bellefield community. The Village comprises approximately 42.35 acres and includes approximately 436 residential dwelling units, including attached rental lofts, townhouses, condominiums, and multi-family rental apartment buildings. The total commercial area comprises approximately 271,328 SF and includes commercial (mixed-use, restaurants, retail (stand-alone and in-line), craft wineries, breweries, distilleries and food manufacturing with tasting rooms, service, and office uses), and hospitality use (137 keys<sup>5</sup>). The Village will also include approximately 65,250 SF of non-residential use (in addition to the commercial uses specified immediately above), including 25,250 SF of community building space and approximately 25,000 SF culinary/educational/agricultural tax exempt space, which is designed to serve the Bellefield community and culinary and agricultural tourists. The

---

<sup>4</sup> Proposed parking total does not include on-street parking that will be available in the Terrace and Ridge neighborhoods.

<sup>5</sup> 137 keys/106,328 SF previously approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018.

Village includes open spaces, including public and pocket parks, including the historic Roosevelt Foundation and Jesuit water tower.

The Village neighborhood is highly accessible, both from the two US Route 9 accesses (which were constructed in 2019/2020) and the internal roadway system. The estate-like main entry will feature stone walls and a barn at the entry which will signify the dominant agricultural and culinary character of Bellefield and provide an opportunity for custom signs that include a barn vernacular appropriate in scale and congruent with the Village character. The neighborhood is characterized by a Village-scale commercial main street with mixed-use buildings, curbs, pedestrian crossings, and street furnishings. The layout is based on a framework spine roadway (Main Street) which connects the entire property with irregular/transitional blocks and parcels fronting the main street. The layout provides transition between neighborhoods, with vegetated open space and screening located along the US Route 9 corridor, commercial and mixed-use located at the center, and residential located at the eastern edge, which forms the transition to The Ridge neighborhood. The design of streets is pedestrian-friendly with consideration of the pedestrian experience prioritized over the vehicle. Street designs include on-street parking, sidewalks, and street trees in the Village while residential neighborhoods may include curbless roadways with green infrastructure (drainage swales) and street trees or landscape that transition to natural areas.

Total parking will include approximately 2055 spaces. Most of this parking is proposed to be located below residential and commercial buildings (approximately 646 spaces), either partially submerged or at grade, but obscured from view by topography, orientation, and adjacent buildings. Access to parking will be oriented away from the traditional street-facing front of the building and oriented to the interior of the parcel from side streets or alleys. Parking will also occur on street (approximately 245 spaces) and within surface parking lots (approximately 764 spaces total). Where appropriate, surface parking will be screened from US Route 9 by architecturally contextual ancillary structures (see “parking shed” on page 85 in HH Design Guidelines, submitted separately) in addition to landscaping elements. Additionally, two, two-story parking garages are featured with approximately 200 spaces each.

### **The Terrace**

The Terrace neighborhood is located to the northeast of The Village and comprises approximately 38.28 acres. This neighborhood is accessed by the entrance from the north of the site along St. Andrews Road and via the internal roadway system. The Terrace is primarily residential including approximately 195 residential dwelling units, including townhouses and cottages. The neighborhood also features two community buildings (3,000 SF total), which are accessory to the residential uses. Parking is proposed to be located at the dwellings (two spaces) and on street. Open space in the Terrace includes public and pocket parks. The Terrace is characterized by detached single family dwellings or townhouses, with front yard setbacks, including streets with tree planting along sidewalks where sidewalks occur.

### **The Ridge**

The Ridge neighborhood is located directly east of The Village neighborhood and occupies 31.69 acres. This neighborhood is accessed by the internal roadway system and is primarily residential and includes approximately 118 residential dwelling units comprised of estate, cottage, and patio homes. Parking is proposed to be located at the dwelling units and on street. The Ridge includes public and pocket parks. The Ridge is a mostly linear neighborhood intermixed with open spaces and characterized by single family homes with planted front yards, limited curbs, and limited hardscape.

## **The Crescent**

The Crescent neighborhood is located at the southeast corner of the site and occupies approximately 37.33 acres. This neighborhood is accessed by the West Dorsey Lane entrance and by the internal roadway system. This neighborhood includes both residential and hospitality uses. The residential portion includes approximately 95 residential dwelling units comprised of attached housing (condominiums, townhouses) and detached housing (patio homes). The total commercial area comprises approximately 290,000 SF featuring hospitality uses including: a 332-key hotel/conference center, 32 hotel villas, a spa, and an event barn. The commercial uses noted here comprise the hotel program. The hotel villas are commercial uses that are used for long-term rentals. All rental agreements will be managed by the management company as stipulated in the Master Association. There will be no third party rental of these buildings. The total non-residential area (exclusive of the commercial uses described above) would include 105,000 SF of culinary/educational/agricultural tax exempt use. Interior roadways will provide access throughout this neighborhood, including alleys and loading areas. Parking is proposed to be located on street and within surface parking lots. The Crescent includes public and pocket parks.

The Crescent neighborhood forms a large semi-circle in the southeast corner of the site and is centered around open space. The development sites provide views overlooking Bellefield's natural areas, The Village, and beyond to the Hudson River. The condominium flats and townhouses have limited front yard setbacks and sidewalks and are surrounded by patio homes, with front yard setbacks and streets with tree planting along the sidewalks.

## **St. Andrews**

The St. Andrews neighborhood is located at the northwest corner of the site and occupies approximately 12.85 acres. It is separated from the other neighborhoods by the Maritje Kill and derives access from St. Andrews Road and from US Route 9. This neighborhood includes approximately 83,000 SF of commercial area, including commercial retail and restaurants. In the St. Andrews neighborhood, commercial buildings are clustered along US Route 9 and St. Andrews Road away from the Maritje Kill basin and provided with an integrated sidewalk system to link the development to the developing neighborhood in this area. The Bellefield project (see HH Figure 3) will include an internal path system that links to the St. Andrews neighborhood to foster connectivity to the St. Andrews/US Route 9 intersection and the uses beyond.

The property immediately north of the western portion of this neighborhood is currently under construction for the Asahi Shuzo Sake Facility featuring a tasting room and visitor tours. A new building housing a rice polishing facility, which is part of the Sake Facility is located with a 150 foot setback from St. Andrews Road. Depending on the proposed layout, a similar setback may be appropriate here for the Bellefield development to enhance the character of this intersection which is undergoing a transformation to a more pedestrian scale interface between neighborhoods. The eastern portion of this neighborhood, which was originally proposed to be the location for the previous project's WWTP, will be the location of a new restaurant within a uniquely beautiful natural setting including a view of the Maritje Kill. In order to protect the views and because of the limited total distance from St. Andrew's Road to the sensitive slopes of the Maritje Kill, the surface parking area to serve this use (approximately 316 spaces) is proposed to be located off St. Andrews Road within the 150 foot setback. While this is normally not appropriate, the unique circumstances make this the better solution. The parking area will include a planted landscaped area that will partially buffer views from St. Andrews Road toward the parking area on the

south side of the road. Parking is designed in this manner so that the portion of site with the best views can house the restaurant program and be enjoyed by guests and visitors to the site.

### **Open Space**

Bellefield will include 117.6 acres in conservation easement (east parcel and Maritje Kill) in addition to public and pocket parks, trails, agricultural fields and natural vegetated areas. The 2021 Proposed Plan includes approximately ten miles of trails, approximately five miles of sidewalks, and shared access for bicyclists along roadways providing safe and efficient access throughout the interior of the development. The system will connect the residential areas, St. Andrews, The Village, and the conservation area. Public and pocket parks will be located throughout the development and will feature amenities (community buildings or structures, playgrounds, etc.) in addition to agricultural fields and related activities. In addition, there will be interior gardens, courts, and other amenity structures to provide inviting, active areas for residents. Visitors will be able to park within Bellefield to utilize the on-site parks, trail system and bicycle accommodations. The trail system is designed to link to off-site Town-wide existing and future proposed trail systems leading to Val-kill.

**Table 1: Amended PUD Concept Plan – by Neighborhood**

Neighborhood	Use		# of Units/ # of Keys	SF/Unit	Subtotal SF	Total SF	Status
The Village	Commercial Program	The Inn at Bellefield	137 keys	--	106,328	106,328	Approved
	Residential Program	Rental Apartments	252 units	1,116	281,232	533,824	Proposed
		Rental Loft Apartments in Mixed-use Building	120 units	1,246	149,520		
		Condominiums (Multifamily)	60 units	1,594	95,640		
		Townhouses	4 units	1,858	7,432		
	Non-Residential Program	Retail/Restaurant	--	--	165,000	205,250	
		Barn/Community Building	--	--	25,250		
		Sales Office/Misc.	--	--	15,000		
		Tax Exempt Culinary/Educational/Agricultural Center	--	--	25,000	25,000	
	<b>Village Total Units/Keys</b>			<b>436 units 137 keys</b>	<b>Village Total SF</b>		
The Terrace	Residential Program	Townhouses	150 units	1,858	278,700	377,700	
		Cottages (Single-family)	45 units	2,200	99,000		
	Non-Residential Program	Community Building	--	--	3,000	3,000	
	<b>Terrace Total Units</b>			<b>195 units</b>	<b>Terrace Total SF</b>		<b>380,700</b>
The Ridge		Patio Homes (Two-family)	58 units	1,535	89,030	245,030	Proposed

Neighborhood	Use		# of Units/ # of Keys	SF/Unit	Subtotal SF	Total SF	Status
	Residential Program	Estate Homes (Single-family)	30 units	3,000	90,000		
		Cottages (Single-family)	30 units	2,200	66,000		
	Non-Residential Program	Community Building	--	--	3,000	3,000	
	<b>Ridge Total Units</b>		<b>118 units</b>	<b>Ridge Total SF</b>		<b>248,030</b>	
<b>The Crescent</b>	Residential Program	Condominium Flats (Multifamily)	69 units	1,594	109,986	151,188	Proposed
		Patio Homes (Two-family)	22 units	1,535	33,770		
		Townhouses	4 units	1,858	7,432		
	Non-Residential Program	Hotel/Conference Center	300 keys	--	234,400	290,000	
		Hotel Villas	32	800	25,600		
		Spa	--	--	15,000		
		Event Barn	--	--	15,000		
		Tax Exempt Culinary/Educational/Agricultural	--	--	105,000	105,000	
<b>Crescent Total Units/Keys</b>		<b>95 units/ 332 keys</b>	<b>Crescent Total SF</b>		<b>546,188</b>		
<b>St. Andrews</b>	Non-Residential Program	Retail	--	--	50,000	83,000	Proposed
		Office	--	--	25,000		
		Restaurant	--	--	8,000		
	<b>St. Andrews Total Units/Keys</b>		<b>None</b>	<b>St. Andrews Total SF</b>		<b>83,000</b>	
<b>Totals</b>	<b>Total Units/Keys</b>		<b>844 units/</b>	<b>Total Residential SF</b>		<b>1,307,742 SF</b>	
			<b>Total Non-Residential SF</b>		<b>820,578 SF</b>		
			<b>Total SF</b>		<b>2,128,320 SF<sup>1</sup></b>		

Neighborhood	Use	# of Units/ # of Keys	SF/Unit	Subtotal SF	Total SF	Status
		469 keys <sup>1</sup>				

<sup>1</sup> 137 keys/106,328 SF previously approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018.



### **Development Design Guidelines (prepared by Hart Howerton)**

The 2007 Approved Plan included development standards and design guidelines to be used by the Planning Board as a guide during the review of individual Final Development Plans (Site Plan Review) for project development. The 2021 Proposed Plan includes new, updated, Design Guidelines that are congruent with the design principles of the Amended Plan.

These Design Guidelines are intended to be part of the overall Development Standards for the Amended PUD Concept Plan. The Design Guidelines have been developed in keeping with the Town's zoning provisions and policy initiatives to assure the development of a community that is architecturally and environmentally innovative, while also being compatible with the character of the BPDD and consistent with Greenway Connections, so as to create a community which provides a fitting gateway entrance to the Town of Hyde Park.

The vision for this community is based on the following principles:

- Create a community focused on agriculture and the natural environment anchored within the greater context of the Hudson Valley.
- Connect with the culinary strength of the region to celebrate the farm-to-table lifestyle - its seasonality, sustainability, and emphasis on Biophilic holistic wellness.
- Reflect the sense of place and strong history of Hyde Park while also encouraging contemporary building and site designs that draw upon that heritage and local tradition.

These guidelines encourage contemporary building designs that draw upon regional heritage and local traditions. Designs are to draw inspiration from Hudson Valley villages and rustic traditions. The Design Guidelines provide information on building proportion and façade organization, massing and articulation, lighting, and signage for all building types included in the 2021 Proposed Plan. In addition, the Design Guidelines provide locational and design standards for freestanding and integrated parking decks in the Village and Terrace neighborhoods to accommodate the parking needs of hospitality, multi-family, and/or mixed-use buildings, while assuring that the design and aesthetics of the structures are appropriate for the Bellefield PDD District.

### **Landscape Guidelines (prepared by Hart Howerton)**

The Design Guidelines include a landscape framework. The landscape vision for the 2021 Proposed Plan is to build upon the natural beauty of the site, and to create a distinctively Hudson Valley landscape experience. The project includes extensive landscaping with a focus on species native to the region using the following landscaping zones:

- Agrarian Zone: This zone will be accessible, woven throughout the community, and along the US Route 9 corridor.
- Common Space: These are the spaces where the community comes together for seasonal festivals, weekly farmers' markets, or more informal gatherings/uses. The landscape in these areas will have a more formal edge, blending historic landscapes with Hudson Valley sustainable solutions.

- Neighborhood Planting: Residential planting character will reinforce the overall plant palette and desired landscape character. Planting will be kept refined yet natural in layout and used to reinforce what is unique about the Hudson Valley.
- Natural Areas: Natural areas of the site will be protected and managed for health and succession. These areas provide key context to the community and are the backbone of the open space and trail network.

While zones of Agriculture, Common Space and Natural Areas are defined and used to categorize plant communities, there is overlap in material between these zones. This helps to create a unified landscape that blends zones and spaces in a refined yet natural way throughout the site. Nonnative invasive species are prohibited throughout the various landscape zones.

Throughout the community, clustered development allows for increased areas of open space. In the neighborhoods, open spaces will include natural areas, forest, farmland, and parks. Within the Village, building arrangement and architecture work with site design to create a series of outdoor rooms and public open spaces in the landscape, including historic and cultural resource areas (Roosevelt Compound). The residential neighborhoods (Terrace, Ridge and Crescent) will include pocket parks.

### **Architectural Character**

Massing and articulation of building forms for the various use types will be developed in accordance with the Design Guidelines. Residential building forms will be designed with a simple massing and façade organization strategy and are described in more detail below.

- Multi-family residential buildings will incorporate overhangs, balconies, and porches to facilitate and reinforce the public atmosphere of the Village center. Building architecture will be contemporary, with each building maintaining a distinctive identity. Buildings will be articulated to reduce massing effects using varied roof forms and heights and massing breaks (full building height, approximately every 100 feet) and a focus on vertical proportions. Multi-family residential buildings will be three stories in height over one story of parking and 51 feet tall.<sup>6</sup>
- Townhouse units will be attached with units located side-by-side (no units above) featuring ground floor entries off a street or common open space and garages loaded from the street or alley. Townhouse buildings will be three stories in height and 46 feet tall.
- Estate homes will be detached single-family homes with front, side and rear yards with entry will be primarily from the street. Estate Home buildings will be 2.5 stories in height and 35 feet tall.
- Cottages are smaller detached single-family homes with front, side and rear yards with entry will be primarily from the street. Cottage buildings will be 2.5 stories in height and 35 feet tall.
- Patio homes are duplexes (attached, containing two dwelling units). Similar to the townhouse units, no units will be stacked above. Garage access will be front or rear loaded. Patio home buildings will be 2.5 stories in height and 35 feet tall.

Commercial and non-residential building forms will be designed to vary from one another and be massed and articulated in a manner fitting to the use within the building. Buildings will vary in height, width of

---

<sup>6</sup> Proposed heights are shown in the enclosed bulk table. Heights are based on average finished grade around the building. Buildings with parking below feature a substantial change in grade from front to rear of building.

street frontage, setbacks and roof profile to fundamentally distinguish unique uses and attractions, while maintaining an overall impression of a low-rise, “small town” center. These building types are described in more detail below.

- Mixed-use buildings will be designed to encourage storefront retail on the ground floor with residential loft units above. Residential entries will be separate from public entries to non-residential or commercial spaces. Buildings will be 3 stories in height with a height of 51 feet to the parapet, and 59 feet to a shaped roof, which accommodates a 20-foot high retail floor on the ground floor and 10 foot ceilings for residential floors.
- Retail, community buildings (housing amenities for either residential or non-residential uses), and educational buildings will be designed to encourage year round village-type public activities of various types. Using elements such as arcades, overhangs and awnings, the retail experience will be designed for the pedestrian, creating sheltered outdoor areas that provide fluid transitions between the street, parking areas and internal spaces. Glazing will be maximized to enhance visibility of storefronts. Sidewalks, streets and plazas will be designed in concert with ground floor non-residential uses. Retail and community buildings will be 2.5 stories in height and 35 feet tall and culinary/educational/agricultural center buildings will be three stories in height and 46 feet tall.
- Hotel and conference center, event barn and spa will be designed to reflect the traditions of the local architectural vernacular, but contemporary architecture and will address entries and circulation needs depending on use with seasonal variations in indoor and outdoor function space. Hotel and conference buildings will be five stories in height and 75 feet tall. The event barn and spa will be 2.5 stories in height and 35 feet tall. Note that the Village Hotel design, including proposed height of 5 stories, is approved pursuant to Sub-Phase-1-A.

Proposed building lengths range from 80 to 300 feet to create the scale and sense of place that are integral to a successful village core. Building length along Main Street is used to create a walkable pedestrian experience without large gaps or ‘missing teeth’ in the walkable Village-core framework. The proposed hotel/conference center in the Crescent neighborhood is proposed to have a maximum 600 feet maximum length, which is consistent with appropriate size of these facilities.

As shown in HH Figure 4, the proposed heights within the Village are typical of those found in other historic Hudson Valley villages. The residential development in the Crescent will be comprised of attached housing (condominiums, townhouses) and detached housing (patio homes), see also the Design Guidelines. In this part of the Crescent, the residential development will resemble the small lot village residential development that surrounds a typical village’s central business core. The proposed five-story height for hotels is consistent with the approved 2007 Approved Plan. The proposed hotel in the Crescent neighborhood will feature attractive design as part of the gateway, with substantial landscaping, to enhance the placemaking within the site and provide services to nearby residents and other visitors throughout the year.

Ground-level or partially submerged parking will be designed to reduce visibility. Where parking is exposed on an interior court or drive the façade of the parking level will be articulated as part of the overall massing and façade articulation for the structure. Openings at the parking level will be louvered or screened to allow natural light and air. Parking structures will not front or be accessible from main streets, pedestrian ways, or recreational areas unless that exposed parking structure façade is above the second story and is designed and architecturally treated to resemble the façade of an occupied building.

Freestanding surface and structured parking will be constructed with a 20-foot landscaped buffer, which can include the use of small structures (“parking sheds” see page 85 in the Design Guidelines) to assist in screening and softening views toward the parking area.

Amongst the various use groups, a wide variety of roof styles (including front and side-facing gable, gambrel, hip, mansard, shed roofs, and flat roofs) will assist in varying building forms. For larger buildings, vertical roof plane breaks, changes in ridge height or other roof accent forms will be used to reduce the overall perceived scale of the building. Flat roofs with parapet walls may be utilized as roof decks. Building proportions will be further controlled through vertical (regular rhythm of bays, component vs. larger masses, alternate materials) and horizontal (establishment of base, middle, and top, use of arcade/gallery, use of step-backs) articulation strategies. Other massing strategies will employ corner massing (change of material, tower elements, lantern effect) and massing breaks (full building height, approximately every 100 feet), including recessed building portions to create depth in the façade, step backs, change in materials, and variation in size. Table 2 provides a summary of the massing and articulation of building forms in the 2021 Proposed Plan.

**Table 2: Bellefield - 2021 Proposed Plan - Bulk Table**

Neighborhood	General Type	Type	Max. No. Of Units/Keys	Max. Building Dimensions in Length	Max. Height/Stories	Max. Unit Size in SF	Parking Below Y/N	Notes
Village	Residential	Rental (Stand-alone)	252	300' maximum overall length. 100' maximum length without a massing break.	51' / 3 stories	1,116	Y	Height does not include parking below first floor
		Rental Loft Apartments (part of mixed-use building)	120	200' in length	51' Parapet 59' Shaped Roof 3 Stories	1,246	N	Height assumes 20-foot commercial first floor
		Condominiums (Stand-alone)	60	300' maximum overall length. 100' maximum length without a massing break.	51' / 3 stories	1,594	Y	Height does not include parking below first floor
		Townhouse	4	150' in length	46' / 3 stories	1,858	N	Height includes walkout terrace/ basement
	Non-residential/Commercial and mixed use	Hotel	137	350' in length	Approved 5 stories	--	N	2007 CDP Approval based on stories not feet
		Retail in mixed use building (beneath	--	200' in length	51' Parapet	--	N	Length for mixed use and

Neighborhood	General Type	Type	Max. No. Of Units/Keys	Max. Building Dimensions in Length	Max. Height/Stories	Max. Unit Size in SF	Parking Below Y/N	Notes
		Rental Loft Apartments), includes restaurants			59' Shaped Roof 3 stories			standalone retail
		Retail Standalone, including restaurants	--	200' in length	35'/ 2.5 stories	--	N	Height accommodates breweries and other specialty retail
	Non-Residential, other	Community Building/ Barn	--	125' in length	35'/ 2.5 stories	--	N	
		Sales Office/Misc.	--	100' in length	35'/ 2.5 stories	--	N	
		Tax-Exempt/ Culinary/Educational /Agricultural Center	--	300' maximum overall length. 100' maximum length without a massing break.	46'/ 3 stories	--	N	
		Parking Structures	--	300' maximum overall length.	46'/ 3 stories	--	N/A	
		Parking Sheds	--	150' in length	12'/ 1 story	--	N/A	
Terrace	Residential	Townhouses	150	150' in length	46'/ 3 stories	1,858	N	Height includes walkout terrace/ basement
		Single-Family (Cottages)	45	N/A	35'/ 2.5 stories	2,200	N	
	Non-Residential	Community Building	--	100' in length	35'/ 2.5 stories	--	N	

Neighborhood	General Type	Type	Max. No. Of Units/Keys	Max. Building Dimensions in Length	Max. Height/Stories	Max. Unit Size in SF	Parking Below Y/N	Notes
Ridge	Residential	Duplex (Patio Homes)	58	100' in length	35' / 2.5 stories	1,535	N	
		Single-Family (Estate Homes)	30	N/A	35' / 2.5 stories	3,000	N	
		Single-Family (Cottages)	30	N/A	35' / 2.5 stories	2,200	N	
	Non-Residential	Community Building	--	125' in length	35' / 2.5 stories	--	N	
Crescent	Residential	Condominium (Stand-alone)	69	300' maximum overall length. 100' maximum length without a massing break.	51' / 3 stories	1,594	Y	Height does not include parking garage
		Duplex (Patio Homes)	22	100' in length	35' / 2.5 stories	1,535	N	
		Townhouses	4	150' in length	46' / 3 stories	1,858	N	Height includes walkout terrace/ basement
	Non-residential/Commercial	Hotel/Conference Center	300	600' in length. 100' maximum length without a massing break.	75' / 5 stories	--	N	
		Hotel Villas	32	N/A	35' / 2.5 stories	800	N	
		Spa	--	100' in length	35' / 2.5 stories	--	N	
		Event Barn	--	125' in length	35' / 2.5 stories	--	N	

Neighborhood	General Type	Type	Max. No. Of Units/Keys	Max. Building Dimensions in Length	Max. Height/Stories	Max. Unit Size in SF	Parking Below Y/N	Notes
	Non-Residential, other	Tax-Exempt/ Culinary/Educational/ Agricultural Center	--	300' maximum overall length. 100' maximum length without a massing break.	46'/ 3 stories	--	N	
St. Andrews	Non-residential/Commercial /mixed use	Retail, including restaurant	--	200' in length	35'/ 2.5 stories	--	N	Assumes 20-foot first floor with office above.
		Office, including restaurant beneath	--	100' in length	35'/ 2.5 stories	--	N	

## Overall Visual Character

The 2021 Proposed Plan will enhance the gateway to the Town. Traveling north on US Route 9, first by the estate-like main entry complete with stone walls, will be a momentary view of a barn, fields with preserved specimen trees, and the Village core located further east (approximately 300-350 feet), complementing the CIA development across US Route 9 to the west, see HH Figure 6 Bellefield Visual Assessment. The view a bit further north will reveal views of agricultural fields and farmland, followed by a more heavily vegetated natural area, the Maritje Kill basin. Views toward the St. Andrews neighborhood will respond to and complement the views of recent development that has occurred off site to the north at the St. Andrews/Route 9 intersection. The parking area in front of the restaurant off St. Andrews Road will include a planted landscaped area that will partially buffer views from St. Andrews Road toward the parking area on the south side of the road. Further east on St. Andrews Road, views to the south will be dominated by the Bellefield conservation area, established in the 2007 Approved Plan. The overall site design works in tandem with the natural landscape, incorporating the more sensitive areas (e.g. steep slopes, Maritje Kill, specimen trees) in the open space and trail network while introducing agrarian areas with maintained forested areas where appropriate.

### 1.4 Proposed Comprehensive Development Plan for Bellefield Property and Comparison to the 2007 Approved Plan

In approving a Planned Unit Development, the Town Board explicitly sets forth, as part of the approvals, the permitted uses and permitted bulk, density, and other relevant regulatory provisions applying to the unique "Planned Unit," which can be different than those in any underlying zoning district. (See generally Section 108-7.5). The Development Provisions applicable to the 2007 Approved Plan were set forth in a 5-page document entitled "COMPREHENSIVE DEVELOPMENT PLAN FOR THE ST. ANDREW'S PROPERTY," (hereafter, "CDP Document") adopted as part of the PUD approvals and dated August 29, 2007. This section discusses the CDP regulatory provisions that the Applicant is requesting for the 2021 Proposed Plan and compares them to the regulatory provisions of the 2007 CDP Document. See also Tables 3 and 4.

#### **Density and General Use Classifications, Dimensional Regulations:**

##### **Overall Requirements:**

The 2021 Proposed Plan Concept Development Plan has been included separately as part of this application. In addition, the existing conditions plan, design guidelines, open development plan, and several detailed graphics have been included to demonstrate proposed land uses, buildings, roads, parking areas and open spaces.

##### **Permitted Uses: Residential**

The 2021 Proposed Plan proposes to include the following permitted uses which were included in the 2007 Approved Plan: single family residences, attached units, semi-attached units, townhouse, duplex units, multi-family dwellings, condominiums, and rental loft apartments within mixed-use buildings. The 2021 Proposed Plan introduces free-standing multi-family buildings.

The Applicant is seeking Concept Plan approval to include free-standing multi-family (including rental) buildings. This use is appropriate pursuant to 108-7 B (7) as it promotes housing diversity.

**Permitted Uses-Non-Residential/commercial:** The 2021 Proposed Plan proposes to include the following permitted uses which were included in the 2007 Approved Plan: hospitality uses, general commercial, retail, restaurant, office, educational uses, tourist-related uses, governmental uses, community uses, with accessory utility, open space, and other incidental uses in support of the overall development. The 2021 Proposed Plan introduces additional tourism, commercial, and agricultural uses, including:

- Craft brewery, winery, distillery, and/or food manufacturing
- Tasting room
- Mixed-use
- Commercial recreation
- Event barn
- Agriculture, farm, roadside stand
- Animal husbandry, shed
- Membership club

The Applicant is seeking Concept Plan approval to include the additional permitted uses. These uses are appropriate pursuant to 108-5.12B(1) as they promote tourism, contribute to the estate-like entry and gateway to the Town complementing other local historic resources and the CIA, are supportive of other Town commercial areas due to the convenience scale commercial uses proposed, and complement the new culinary oriented development (sake facility) across St. Andrews within the Corridor Business Zone.

### **Residential-to-Non-Residential Ratio**

As described above, the mixed-use character of the development remains similar, but with uses focused more towards culinary and agricultural and convenience themes than the 2007 Approved Plan's focus on destination retail. The 2021 Proposed Plan also increases the variety of residential housing types and provides residential development to support place-making in the Village Center to support and sustain the commercial development. As shown in Table 4, the residential portion of the development program is proposed to increase from 53% in the 2007 Approved Plan to 62% in the 2021 Proposed Plan, with the non-residential percentage shifting accordingly from 47% to 38%.

As explained above, the PUD Provisions in section 108-7.2 B require that nonresidential uses be clustered in a center and require that not less than 30% of the gross square feet of floor space in the project, and not more than 50% of such gross square feet, shall be devoted to nonresidential uses. The BPDD standards provide that residential square footage shall not exceed 50% of the gross square footage (108-5.12.B (3)), but the Town Code authorizes the Town Board to approve an increase in that amount, within the overall requirements of 108-7.2 B, upon a determination that a different ratio would better carry out the purposes of the Town's Comprehensive Plan and zoning. See, section 108-7.5.A.

As shown in HH Figure 2, the 2021 Proposed Plan includes a clustered center that is devoted to non-residential uses. The clustered center comprises 42.35 acres. The remaining commercial (non-residential) uses proposed for the development are located within the St. Andrews neighborhood. Note that the clustered center includes residential uses as well. As described above and shown in Table 4, the residential development portion of the development will be modified to be 62% or 9% greater than the total

residential area proposed as part of the 2007 Approved Plan and 12% greater than what is permitted by the BPDD standards. As such, the Applicant is seeking a Town Board determination, as part of the PUD Concept Plan approval, that the modified ratio will support the purposes of the Town's Comprehensive Plan and zoning. The proposed 2021 Proposed Plan is consistent with the Town's Comprehensive Plan as it would result in a mixed-use PUD (which is required in the BPDD District) that is contextual with its surroundings and suited to the natural landscape, which also aligns with the following Comprehensive Plan goals/objectives.

The 2007 Approved Plan addressed the BPDD/PUD provisions covering ratio of residential and non-residential development, and how these should be addressed during build out. The conclusion in 2007<sup>7</sup> was that flexibility should be accorded during the buildout of the project, by allowing temporary increases in the ratio of residential to non-residential. Increases up to a certain ceiling as a matter of course, with any further temporary increases subject to Town Board review. The Applicant proposes that the flexibility approved in 2007 be retained for the updated plan. Given that the 2021 Proposed Plan provides a higher percentage of residential than 2007, the Applicant requests that a similar level of temporary increase of residential development be allowed during construction, i.e., up to 72% (with 32% non-residential). Any requests to increase the ratio beyond 72% would have to be approved by the Town Board after review of the Applicant's justification for the request.

### **Residential Density**

Section 108-7.2 A sets for the minimum area and density requirements for a PUD. All residential density increases above the underlying density maximums shall be subject to review and approval by the Town Board as part of the PUD approval. This section also sets forth the methodology for calculating density.

Due to the increase in residential dwelling units, the 2021 Proposed Plan will result in increased residential density as compared to the 2007 Approved Plan, as follows:

#### 2007 Approved Plan:

- Residential: 1.75 dwelling units per area of gross site area.
- 2.2 dwelling units per net area (less wetlands).
- Hotel villas are counted as dwelling units. Note that these are commercial uses that are part of the hotel program in the Crescent neighborhood.

---

<sup>7</sup> The 2007 FEIS [page III-9] provided that: Although this project does not include defined phases, it will be required as part of PUD Concept Plan approval that the residential/non-residential ratio of floor space be observed as construction proceeds. The intention of the Bellefield District is in part to attract taxable commercial businesses to the town that will improve tourist trade....Recognizing that there will be fluctuations in market demand and that the commercial space cannot be built in lockstep with the residential, no building permit for residential will be issued if the residential floor space built and requested would exceed 60% of the total floor space of the project for which building permits have been issued." However, the FEIS gives the developer an opportunity to apply to the Town Board for a temporary increase of the 60% limit if developer provides assurance that in a "reasonably short time" the balance will be restored.

2021 Proposed Plan<sup>8</sup>:

- Residential: 2.58 DU per area of gross site area.
- 2.96 DU per net area (less wetlands).
- The 32 hotel villas count as dwelling units. Note that these are commercial uses that are part of the hotel program in the Crescent neighborhood.

The 2021 Proposed Plan would increase residential density by approximately 51% from the 2007 Approved Plan, which allowed 558 dwelling units. As compared to the 2007 Approved Plan, the 2021 Proposed Plan's additional density is mostly comprised of multi-family buildings. Increased housing will not only increase range of housing choice, but also supply residential support necessary to support Bellefield's commercial program. Therefore, the Applicant is seeking Town Board approval of the increased density pursuant to 108-5.12B (2).

**Maximum Non-Residential Floor Area**

In the 2007 Approved Plan, the mixed-use center comprised approximately 122 ac. whereas in the 2021 Proposed Plan the mixed-use center comprises approximately 160 ac. Therefore, 34 acres or 1,481,040 SF of non-residential development would be permitted under the approved maximum non-residential floor area of 0.25 times the mixed-use center gross site area. Note that the 122 ac. used in the 2007 Approved Plan is assumed to have consisted of the entire commercial parcel although some portions were not considered mixed-use. The same methodology has been used for the 2021 Proposed Plan to determine the gross area. No modifications to maximum non-residential floor area are being requested as part of this application.

**Variation of Uses within Non-Residential FAR**

The 2007 Approved Plan allowed retail, office, hotel and community area as shown in the approved program to vary by up to 10%, provided the total area of commercial uses is not decreased. No modification is being sought as part of this application.

**Maximum Building Heights**

The 2007 Approved Plan allowed the following maximum building heights:

- Hotel/conference center: 5 stories
- Rest of mixed-use center: 3 stories
- Other areas: 2.5 stories

The 2021 Proposed Plan would be developed according to the following height maximums:

---

<sup>8</sup> Based on the existing conditions plan approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018 the site is comprised of 339.62 ac. The 2007 Approved Plan uses 339.5 ac. This difference results in a negligible change in the calculation.  $876 \text{ dwelling units} / 339.5 \text{ acres (gross site area)} = 2.58$ . 876 dwelling units includes 32 villas and 844 dwelling units. The wetlands as shown on the Sub-Phase 1-A existing conditions plan total 44.023 acres (which is a reduction from the total wetlands as shown in the 2007 Approved Plan). As part of the Sub-Phase 1-A approval in 2018, a permit was approved by the US Army Corps of Engineers to fill 0.087 acres, which was completed during construction and reduced the total wetland area to 43.936 acres. Therefore,  $876 \text{ DU} / 295.56 \text{ ac. } ((339.5 \text{ ac. gross area} - 43.936 \text{ ac. aquatic resources)}) = 2.96$ .

- Hotel\*/conference center: 5 stories, 75 FT
- Standalone condominium and rental buildings: 3 stories over a 1 story parking level, 51 FT
- Townhouses: 3 stories, 46 FT
- Single-family, duplexes (patio homes), and hotel villas: 2.5 stories, 35 FT
- Retail and Restaurant: 2.5 stories, 35 FT
- Office: 2.5 stories, 35 FT
- Spa: 2.5 stories, 35 FT
- Event barn: 2.5 stories, 35 FT
- Mixed-use buildings: 3 stories, 51 FT to parapet, 59 FT to shaped roof
- Community, sales office buildings: 2.5 stories, 35 FT
- Culinary/Educational/Agricultural Center buildings: 3 stories, 46 FT

\*Note the height of the proposed five-story Village hotel is approved pursuant to Sub-Phase-1A.

For buildings with parking, the non-inhabited parking level is not proposed to be counted towards the maximum stories. Furthermore, the Village includes buildings with multiple roofs in one building, roofs with parapets rather than shaped/peaked roofs, and for buildings that feature parking below the building, at least 50% of the garage perimeter must allow natural ventilation. Therefore, new provisions for measuring height applicable in the Bellefield PUD are being sought, which determine how height in feet is calculated for a building with one shaped roof, multiple shaped roofs, or parapet roofs. The provisions also identify permitted height encroachments deemed appropriate by the Planning Board, including architectural features (e.g. parapets, equipment screening elements), stair and elevator bulkheads, and utility and telecommunication equipment. The provisions also specify that height in stories shall include all habitable or occupiable stories from the first habitable floor of the building. Note that an area below the first habitable floor of the building shall not count as a story. The proposed height provisions are included in Attachment A. As shown in HH Figure 4, the proposed heights within the Village are typical of those found in other historic Hudson Valley villages.

Pursuant to 108-5.12B(10)(h), building height shall be appropriate for an historic area in the BPDD Overlay District. The Bellefield Property does not include any historic architectural resources listed or eligible for listing the National or State Registers of Historic Places, but the proposed Village neighborhood does include the historic water tower and the property is located opposite the CIA, which is a listed historic architectural resource. The CIA is located within the St. Andrew's District where height limits allow 45-foot tall dormitories, 60-foot tall lodging and conference facilities, and 60 feet tall educational buildings (with some exceptions). According to the Town's code the height limits for any PUD are set as part of the PUD determination by the Town Board. The Applicant is seeking a modification and clarification of the maximum heights approved in the 2007 Approved Plan to allow for building functionality, contemporary design, and market demand. The proposed heights are consistent with existing building heights at the CIA campus, which is home to a National Register listed historic architectural building.

### **Minimum Open Space**

The 2007 Approved Plan required that 50% of the gross site area be allocated as open space. This requirement is higher than the requirement of Section 108-7.2 that a PUD provide at least 30% open space. No modification is being sought as part of this application.

### **Maximum Building Coverage**

The 2007 Approved Plan allowed a maximum of 10% of the gross site area to be developed with buildings. No modification is being sought as part of this application.

### **Building and Parking Setback on Route 9**

The 2007 Approved Plan required a 150 foot setback off Route 9. No modification is being sought as part of this application. The 2007 Approved Plan also included a further setback of 250 feet from Route 9 at the intersection with St. Andrews. The 2021 Proposed Plan proposes a modified development that is not based on large office retail and may be a better complement to the recently developed sake facility just north of St. Andrews Road, which includes a tasting room and facility buildings at 150 feet setback off the road. The pedestrian scale is increasing in the area and with Bellefield's integrated trail system and reduced traffic flows there will be an easy transition between neighborhoods and north to the recently zoned Corridor Business District and other trails beyond. A similar setback may be appropriate here for the Bellefield Master Plan to enhance the character of this intersection which is undergoing a transformation to a more pedestrian scale interface between neighborhoods. The Applicant is requesting that the Town Board approvals authorize the Planning Board to allow the 150 foot setback applicable to other portions of the site, provided it is satisfied that the proposed site plan warrants that setback.

### **Variations from Bulk and Lot Controls**

The 2007 Approved Plan allowed any variation that exceeds zoning requirements other than individual buildings, yards and setbacks, as set forth in Individual Buildings – Yard and Setbacks (below), may be approved by the Town Board upon request by the Applicant, subject to a review that considers pertinent environmental issues related to the specific request for the variation of said standard.

In addition to the requirement above, the 2021 Proposed Plan seeks to modify this requirement to allow the Planning Board, as part of its Final Development Plan review, to authorize the transfer of residential development area amongst neighborhoods, provided that it would not result in an increase in overall dwelling units or introduce new residential use types. The ability to vary the residential program amongst the different neighborhoods is being requested to provide flexibility to respond to market demands and consistent with the character of the development.

### **Individual Buildings – Yards and Setbacks – Minimum Yards**

The 2007 Approved Plan required a 20-foot front yard, 15-foot side yard, and 20-foot rear yard within the clustered residential area and a no minimum required yards in the mixed-use center. No modification is being sought as part of this application.

### **Individual Buildings – Minimum Setbacks from Principal Buildings to Right-of-Way (ROW)**

The 2007 Approved Plan required a minimum 20-foot setback for principal buildings from the right-of-way within the clustered residential area and a no minimum required setback in the mixed-use center. No modification is being sought as part of this application.

### **Individual Buildings – Minimum Distance Between Buildings**

The 2007 Approved Plan required a minimum of 25-feet between buildings within the clustered residential area and a no minimum distance between buildings in the mixed-use center. No modification is being sought as part of this application.

### **Modifications per 108-4.5**

The 2007 Approved Plan allowed that, “where good cause is shown by Applicant, any modification to minimum yards, minimum setbacks from principal building to ROW, and minimum distance between buildings the Planning Board has the authority to modify the above requirements per § 108-4.5. Any such modification must be in keeping with the intent of the concept plan as approved by the Town Board.” No modification is being sought as part of this application.

### **Parking Requirements**

The 2007 Approved Plan included required parking ratios for the proposed uses within the mixed-use center. On-street parking was permitted and could be counted for up to 25% of the parking requirements. No modification is being sought as part of this application. Note that the approved project utilized underground parking structures, which is not proposed as part of the 2021 Proposed Plan. The 2021 Proposed Plan includes two parking garages, parking on ground-level or partially submerged below buildings, surface parking, and on street parking.

### **Shared Parking**

The 2007 Approved Plan allowed, “As part of its review of individual site plans, the Planning Board may consider a reduction in the total number of parking spaces by up to 10%, if it is demonstrated by the Applicant that two or more uses have significantly different peak parking times (e.g., office/residential) and that reasonable sharing of spaces is appropriate.” No modification is being sought as part of this application.

### **Land Banking**

The 2007 Approved Plan allowed, “as part of its review of individual site plans, the Planning Board may consider a waiver of the paving of up to 10% of the required parking as specifically identified on the site plan, with the condition that the Applicant may be required to pave said spaces in the future if the Planning Board determines that such spaces are needed to meet actual demand.” No modification is being sought as part of this application.

### **Road Specifications**

The 2007 Approved Plan required that road specifications should be designed to meet Town road construction specifications; however, minimum pavement width shall be 20 feet. Detailed roadway designs are subject to site plan approval by the Planning Board. The layout of all privately maintained roads are to be finalized in accordance with specific Site Plan approvals by the Planning Board. No modification is being sought as part of this application. It is noted that the 2021 Proposed Plan proposes to incorporate the road specifications adopted as part of the Open Development Area Plan that was

approved for Sub-phase 1A of the Bellefield Project. The development utilizes a hierarchy of streets, with different style streets corresponding to the context of each neighborhood and featuring the appropriate pedestrian and cyclist treatments.

### **Operations and Maintenance**

Operations and Maintenance for the 2021 Proposed Plan is as follows:

Common property including open space areas (outside designated conservation areas) and the parking lots and parking structures in the Mixed-Use Center and the 24-space parking lot in the residential cluster: Homeowners' association and a property owners' association.

Mixed-Use Center portion of the project: Condominium association for the residential component; separate condominium association for the retail/commercial component. Every owner of one of these units will automatically become a member of the respective association and will be required to pay dues and/or common charges to fund the operation of the association. A mixed-use area master association will consist of the residential and the retail/commercial associations and will be responsible for operation and maintenance of the common areas and roads in the mixed-use portion of the development.

Residential portion of the project to be developed outside of the mixed-use center: Condominium association for the 96 townhouse units, a Class A membership homeowners association for the 50 single-family homes, and a Class A membership homeowners association for the 82 duplex units. Every resident of one of these units automatically becomes a member of the respective association and will be required to pay dues and/or common charges to fund the operations of the association. In addition, there will be a master s association for all condominium/ HOA/Single Family Homes outside the mixed-use area.

The Master Association will be responsible for maintaining all of the private roads outside of the mixed-use portion of the development together with the associated private utilities and improvements, such as pavement, curbing, sidewalks, signage, stormwater system, rubbish collection., lighting, etc. The respective HOAs will also be responsible for maintaining yard landscaping, irrigation, mailbox clusters, siding, roofing, leaders and gutters, etc.

An overall master association will be responsible for coordinating operation and maintenance of those portions of the development that affect both the residential components and the retail/commercial component, such as the entrance to the project. This overall master association will also be responsible for coordinating the overall design precepts for the project as a whole.

Apportionment of the maintenance costs will be established in the declarations to be submitted to, and approved by, the Attorney General.

### **Signage**

As part of the 2021 Proposed Plan, unique signage standards are being sought for the project. A signage master plan will be prepared for each Final Development Plan (site plan) that describes the overall intent of the signage program, types of signage to be employed, graphic examples of such signage with size, position, materials, colors and lighting identified for approval by the Planning Board. The Design

Guidelines stipulate requirements for materials and types that will be suitable for the purposes of the development.

**Summary of Requested Modifications to 2007 Approved Plan**

The following tables provide a summary of the modifications to the 2007 Approved Plan that are being sought.

**Table 3: Summary of Requested Modifications to the 2007 Approved Plan**

<b>Description</b>	<b>Proposed 2021 Plan</b>	<b>Purpose</b>
Permitted Uses	Additional Permitted Uses	To support housing diversity, tourism, commercial trends, and development aesthetic
Residential-to-Non-Residential Ratio	Increased residential development	To support commercial program and flexibility during build out
Residential Density	Increased residential development	To support commercial program
Maximum Building Heights	Increased maximum building heights, including new height provisions applicable in the Bellefield PUD	To support building functionality, contemporary design, and market demand
Variations from Bulk and Lot Controls	Allow transfer of residential development area amongst neighborhoods with no increase in dwelling units or introduction of new uses by approval of the Planning Board at Final Development Plan (site plan) approval	To support residential program
Signage	Unique plan per Master Plan	To support program and contribute to overall aesthetic and tourism



**Table 4: 2007 Approved Plan vs. 2021 Proposed Plan**

Criteria	2007 Approved Plan			2021 Proposed Plan				
	Land Use	Permitted Uses	Residential	Type	Town Definition	Proposed Uses	Residential	Type
					Single-Family Residences		One-Family Dwelling	
			Attached Units	Not defined			Attached Units	Not defined
			Semi-Attached Units	Not defined			Semi-Attached Units	Not defined
			Townhouse Units	Townhouse			Townhouse	Townhouse
			Duplex Units	Two-Family			Duplex Units: Patio Homes	Two-Family
			Multi-family Dwellings	Multiple Dwelling			Multi-family Dwellings	Multiple Dwelling
			Condominiums	Multiple Dwelling			Condominiums	Multiple Dwelling
			Apartments above stores and other commercial establishments	Apartments			Rental Apartments; Rental Loft Apartments in Mixed Use building	Apartments
			Live-work units, with ground floor space for retail, professional offices and home occupations	Not defined, except for Home Occupation			Not proposed	
		<b>Non-Residential</b>	Hotels and Conference Centers	Lodging Facility		<b>Non-Residential</b>	Hotels and Conference Centers; Hotel Villas	Lodging Facility

Criteria	2007 Approved Plan		2021 Proposed Plan		
			Educational Buildings and Facilities	Educational Institution; Community Use	Educational Buildings and Facilities
		General Office / Research and Development	Commercial Use (General)	General Office / Research and Development	Commercial Use (General)
		Health Spas	Not defined	Health Spas	Not defined
		Retail	Retail Sales	Retail	Retail Sales
		--	--	Craft Brewery, winery, distillery, and/or food manufacturing; Winery; Tasting Room	Craft Brewery, winery, distillery, and/or food manufacturing; Winery; Tasting Room
		Restaurants and drinking establishments with entertainments (no restaurants with drive-through windows)	Commercial Use (General)	Restaurants and drinking establishments with entertainments (no restaurants with drive-through windows)	Commercial Use (General)
		--	--	Mixed Use	Mixed Use
		--	--	Commercial Recreation	Commercial Recreation
		--	--	Rural Event Venue, Event Barn	Rural Event Venue, Event Barn
		Business, Governmental, Professional, Medical	Commercial Use (General); Civic Facility; Health Care Facility	Business, Governmental, Professional, Medical Offices, and Bank	Commercial Use (General); Civic Facility;

Criteria	2007 Approved Plan			2021 Proposed Plan			
			Offices, and Bank				Health Care Facility
			Tourist-related uses (public, quasi-public or private)	Not defined			Tourist-related uses (public, quasi-public or private)
			Governmental offices and uses	Civic Facility			Governmental offices and uses
			Community space/facilities (post office, library, community center)	Cultural Facility, Community Use, Community Facility			Community space/facilities (post office, library, community center)
			--	--			Membership club
			--	--			Agriculture, Animal Husbandry, Farm, Shed
		<b>Accessory</b>	Open space and recreational facilities	Open Space		<b>Accessory</b>	Open space and recreational facilities
			Utilities	Public Utility Facility			Utilities
			--	--			Roadside stand
			Other incidental uses in support of the overall development	Not defined			Other incidental uses in support of the overall development

Criteria	2007 Approved Plan				2021 Proposed Plan					
	Residential	Fee Simple	Type	Dwelling Units / Square Feet	Residential	Fee Simple	Type	Dwelling Units / Square Feet		
			Single-Family Housing	50 DU / 175,000 SF			Estate Homes	30 DU / 90,000 SF		
			Village Homes	45 DU / 114,750 SF			Cottage Homes	75 DU / 165,000 SF		
			--	--			--	--		
			Condominium Flats	129 DU / 205,626 SF						
		Fee Simple	Duplex	82 DU / 202,376 SF		Fee Simple	Patio Homes/Duplex	80 DU / 122,800 SF		
			Townhouse	243 DU / 453,936 SF			Townhouse	158 DU / 293,564 SF		
		Rental	Live/Work	19 DU / 34,200		Rental	--	--		
			Apartment Flats above Retail	119 DU / 142,800 SF			Apartment Lofts above Retail	120 DU / 149,520 SF		
			--	--			Rental Apartments	252 DU / 281,232 SF		
		<b>Residential Total</b>				558 DU / 1,123,062 SF	<b>Residential Total</b>			844 DU / 1,307,742 SF
	Commercial	<b>Type</b>		<b>Square Feet</b>		Commercial	<b>Type</b>		<b>Square Feet</b>	
		Retail/Restaurant		393,735 SF			Retail/Restaurant		223,000 SF	
		Office		207,910 SF			Office		25,000 SF	
		Hotel/Villas/Conference Center		260,000 SF			Hotel/Conference Center		437 Keys, 340,728 SF <sup>1</sup>	
		--		--			Hotel Villas		25,600 SF	
--		--		Spa			15,000 SF			
--		--		Event Barn			15,000 SF			
Community Building Space		14,250 SF		Community Building Space			31,250 SF			
--		--		Sales Office/Misc.			15,000			

Criteria	2007 Approved Plan		2021 Proposed Plan		
		Tax Exempt/CIA Facilities	130,000 SF	Tax Exempt/Culinary/Educational/Agriculture	130,000 SF
	Commercial Total	1,005,895 SF	Commercial Total	820,578 SF	
<b>Program Total</b>	Percent Residential	53%	Percent Residential	62 %	
	Percent Commercial	47%	Percent Commercial	38 %	
<b>Zoning</b>	<b>Lot and Bulk Controls</b>	<b>Maximum Residential Density:</b>	Residential: 1.75 DU per area of gross site area; 2.2 DU per net area (less wetlands). Maximum units based on entire site (339.5 ac.) regardless of future subdivisions. Villas counted as dwelling units.	<b>Maximum Residential Density<sup>2</sup>:</b>	Residential: 2.58 DU per area of gross site area; 2.96 DU per net area (less wetlands). Maximum units based on entire site (339.5 ac.) regardless of future subdivisions. The 32 Villas count as dwelling units.  Based on the existing conditions plan approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018 the site is comprised of 339.62 ac. The 2007 Approved Plan uses 339.5 ac. This difference results in a negligible change in the calculation.
		<b>Maximum Non-Residential Floor Area<sup>3</sup>:</b>	Non-Residential: 0.25 times the Mixed-Use Center's (122 ac.) gross site area. Maximum non-residential floor area applies to entire site regardless of future subdivisions.	<b>Maximum Non-Residential Floor Area:</b>	Non-Residential: 0.25 times the Mixed-Use Center's (136 ac.) gross site area. Maximum non-residential floor area applies to entire site regardless of future subdivisions. Therefore, 34 acres or 1,481,040 SF of non-residential development would be permitted.
		<b>Variation of Uses within Non-Residential FAR:</b>	The retail, office, hotel and community SF shown in the approved program may each vary by up to 10%,	<b>Variation of Uses within Non-Residential FAR:</b>	The retail, office, hotel and community SF shown in the above program may each vary by up to 10%, provided the total SF of commercial uses is not decreased.

Criteria	2007 Approved Plan		2021 Proposed Plan	
			provided the total SF of commercial uses is not decreased.	
		<p><b>Maximum Building Height:</b></p> <p>Hotel/Conference Center: 5 Stories</p> <p>Rest of Mixed-use Center (not hotel): 3 Stories</p> <p>Other Areas: 2.5 Stories</p>	<p><b>Maximum Building Height:</b></p>	<ul style="list-style-type: none"> <li>• Hotel*/conference center: 5 stories, 75 FT</li> <li>• Standalone condominium and rental buildings: 4 stories, 51 FT</li> <li>• Townhouses: 3 stories, 46 FT</li> <li>• Single-family, duplexes (patio homes), and hotel villas: 2.5 stories, 35 FT</li> <li>• Retail and Restaurant: 2.5 stories, 35 FT</li> <li>• Office: 2.5 stories, 35 FT</li> <li>• Spa: 2.5 stories, 35 FT</li> <li>• Event barn: 2.5 stories, 35 FT</li> <li>• Mixed-use buildings: 3 stories, 51 FT to parapet, 59 FT to shaped roof</li> <li>• Community building and sales office: 2.5 stories, 35 FT</li> <li>• Agricultural buildings: 3 stories, 46 FT</li> <li>• Educational buildings: 3 stories, 46 FT</li> <li>• New height provisions applicable in the Bellefield PUD are being sought to facilitate buildings with multiple roofs in one building, roofs with parapets rather than shaped/peaked roofs, and for buildings that feature parking below the building,</li> <li>• The new height provisions will determine how height in feet is calculated for a building with one shaped roof, multiple shaped roofs, or parapet roofs. The provisions also identify permitted height encroachments deemed appropriate by the Planning Board, including architectural features (e.g. parapets, equipment screening elements), stair and elevator bulkheads, and utility and telecommunication equipment. The provisions also specify that height in stories shall include all habitable or occupiable stories from the first habitable floor of the building. Note than an area below the first</li> </ul>

Criteria	2007 Approved Plan		2021 Proposed Plan	
				habitable floor of the building shall not count as a story, see Attachment A.  • * The Village hotel is approved pursuant to Sub-Phase-1-A.
		<b>Minimum Open Space<sup>4</sup>:</b>  50% of gross site area (339.5 ac.)		<b>Minimum Open Space<sup>3</sup>:</b>  50% open space/gross site area  Based on the existing conditions plan approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018 the site is comprised of 339.62 ac. The 2007 Approved Plan uses 339.5 ac. This difference results in a negligible change in the calculation.
		<b>Maximum Building Coverage:</b>  10% of gross site area (339.5 ac.)		<b>Maximum Building Coverage:</b>  10% maximum building coverage/gross site area  10% of 339.5 ac = 1,478,862 SF. 10% of 339.62 ac. = 1,479,384.72 SF  Based on the existing conditions plan approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018 the site is comprised of 339.62 ac. The 2007 Approved Plan uses 339.5 ac. This difference results in a negligible change in the calculation.
		<b>Residential-to-Non-Residential Ratio:</b>  53%-to-47%. Mixed use center development must include residential and non-residential uses.  Temporary increase to 60% residential and 40% non-residential during buildout by		<b>Residential-to-Non-Residential Ratio:</b>  62%-to-38% Mixed use center development includes residential and non-residential uses.  Temporary increase to 72% residential and 32% non-residential during buildout by approval of Town Board.

Criteria	2007 Approved Plan			2021 Proposed Plan		
			approval of Town Board.			
	<b>Building and Parking Setback on Route 9:</b>		150 Feet	<b>Route 9 Setback:</b>	150 feet setback off Route 9, with 250 feet setback off Route 9/St. Andrews.	
	<b>Variations from Bulk and Lot Controls</b>		Any variation that exceeds zoning requirements other than individual buildings, yards and setbacks, as set forth in Individual Buildings – Yard and Setbacks (below), may be approved by the Town Board upon request by the Applicant, subject to a review that considers pertinent environmental issues related to the specific request for the variation of said standard.	<b>Variations from Bulk and Lot Controls</b>	Any variation that exceeds zoning requirements other than individual buildings, yards and setbacks, as set forth in Individual Buildings – Yard and Setbacks (below), may be approved by the Town Board upon request by the Applicant, subject to a review that considers pertinent environmental issues related to the specific request for the variation of said standard.  Allow transfer of residential development area amongst neighborhoods with no increase in dwelling units or introduction of new uses by approval of the Planning Board at Final Development Plan (site plan) approval	
<b>Individual Buildings – Yards and Setbacks</b>	<b>Minimum Yards</b>		Mixed-Use Center: No minimum required	<b>Minimum Yards</b>	Mixed-Use Center: No minimum required	
			Clustered Residential Area:		Front: 20 feet	Clustered Residential Area:

Criteria	2007 Approved Plan				2021 Proposed Plan			
				Side: 15 feet			Side: 15 feet	
				Rear: 20 feet			Rear: 20 feet	
		<b>Minimum Setbacks From Principal Buildings to Right-of-Way (ROW)</b>	Mixed-use center: 0 feet		<b>Minimum Setbacks From Principal Buildings to Right-of-Way (ROW)</b>	Mixed-use center: 0 feet		
		<b>Minimum Distance Between Buildings</b>	Mixed-use center: 0 feet		<b>Minimum Distance Between Buildings</b>	Mixed-use center: 0 feet		
			Clustering Residential Area: 20 feet			Clustering Residential Area: 20 feet		
			Clustering Residential Area: 25 feet			Clustering Residential Area: 25 feet		

Criteria	2007 Approved Plan		2021 Proposed Plan
	<ul style="list-style-type: none"> <li>○ Retail/Restaurants: 1 space per 200 SF of floor area;</li> <li>○ Office: 1 space per 333 SF of floor area</li> </ul>		<ul style="list-style-type: none"> <li>○ Educational facility, Hotels, Conference Centers, and Spas: 1 space per 1,000 SF;</li> <li>○ Retail/Restaurants: 1 space per 200 SF;</li> <li>○ Office: 1 space per 333 SF</li> </ul> <p>Note that the approved project utilized underground parking structures, which is not proposed as part of the 2021 PUD CDP. The modified plan includes two parking garages, parking on ground-level or partially submerged below buildings, surface parking, and on street parking.</p>
	<p><b>Shared Parking</b>                      As part of its review of individual site plans, the Planning Board may consider a reduction in the total number of parking spaces by up to 10%, if it is demonstrated by the Applicant that two or more uses have significantly different peak parking times (e.g., office/residential) and that reasonable sharing of spaces is appropriate.</p>	<p><b>Shared Parking</b></p>	<p>As part of its review of individual site plans, the Planning Board may consider a reduction in the total number of parking spaces by up to 10%, if it is demonstrated by the Applicant that two or more uses have significantly different peak parking times (e.g., office/residential) and that reasonable sharing of spaces is appropriate.</p>
	<p><b>Land Banking</b>                      As part of its review of individual site plans, the Planning Board may consider a waiver of the paving of up to 10% of the required parking as specifically identified on the site plan, with the condition that the Applicant may be required to pave said spaces in the future if the Planning Board determines that such spaces are needed to meet actual demand.</p>	<p><b>Land Banking</b></p>	<p>As part of its review of individual site plans, the Planning Board may consider a waiver of the paving of up to 10% of the required parking as specifically identified on the site plan, with the condition that the Applicant may be required to pave said spaces in the future if the Planning Board determines that such spaces are needed to meet actual demand.</p>
<p><b>Road Specifications</b></p>	<p>Proposed road specifications should be designed to meet Town road construction specifications; however, minimum pavement width shall be 20 feet.</p> <p>Detailed roadway designs shall be subject to site plan approval by the Planning Board. The layout of all privately maintained roads will be finalized in accordance with specific Site Plan approvals by the Planning Board.</p>	<p><b>Road Specifications</b></p>	<p>Road specifications for the 2021 Master Plan will be consistent with the approved Open Development Plan approved for Sub-phase 1A.</p>
<p><b>Operations and Maintenance</b></p>	<p>WWTP: Owned and operated by a Transportation Corporation (now TR Sewage Works Corp.).</p>	<p><b>Operations and Maintenance</b></p>	<p>WWTP: Owned and operated by TR Sewage Works Corp.</p> <p>Common property including open space areas (outside designated conservation areas) and the parking lots and</p>

Criteria	2007 Approved Plan	2021 Proposed Plan
	<p>Common property including open space areas (outside designated conservation areas) and the parking lots and parking structures in the Mixed-Use Center and the 24-space parking lot in the residential cluster: Homeowners' association and a property owners' association.</p> <p>Mixed-Use Center portion of the project (except that controlled by the CIA): Condominium association for the residential component; separate condominium association for the retail/commercial component. Every owner of one of these units will automatically become a member of the respective association and will be required to pay dues and/or common charges to fund the operation of the association. A master association will consist of the residential and the retail/commercial associations and will be responsible for operation and maintenance of the common areas and roads in the mixed-use portion of the development.</p> <p>Residential portion of the project to be developed outside of the mixed-use center: Condominium association for the 96 townhouse units, a Class A membership homeowners association for the 50 single-family homes, and a Class B membership homeowners association for the 82 duplex units. Every resident of one of these units automatically becomes a member of the respective association and will be required to pay dues and/or common charges to fund the operations of the association. In addition, there will be a master homeowners association consisting of the condominium association, the Class A membership HOA and the Class B membership HOA. The HOAs will be responsible for maintaining all of the private roads outside of the mixed-use portion of the development together with the associated private utilities and improvements, such as pavement, curbing, sidewalks, signage, stormwater system, rubbish collection., lighting, etc. The respective HOAs will also be responsible for maintaining yard landscaping, irrigation, mailbox clusters, siding, roofing,</p>	<p>parking structures in the Mixed-Use Center and the 24-space parking lot in the residential cluster: Homeowners' association and a property owners' association.</p> <p><b><u>Mixed-Use Center portion of the project:</u></b> Condominium association for the residential component; separate condominium association for the retail/commercial component. Every owner of one of these units will automatically become a member of the respective association and will be required to pay dues and/or common charges to fund the operation of the association. A mixed-use area master association will consist of the residential and the retail/commercial associations and will be responsible for operation and maintenance of the common areas and roads in the mixed-use portion of the development.</p> <p><b><u>Residential portion of the project to be developed outside of the mixed-use center:</u></b> Condominium association for the 96 townhouse units, a Class A membership homeowners association for the 50 single-family homes, and a Class A membership homeowners association for the 82 duplex units. Every resident of one of these units automatically becomes a member of the respective association and will be required to pay dues and/or common charges to fund the operations of the association. In addition, there will be a master s association for all condominium/ HOA/Single Family Homes outside the mixed-use area.</p> <p>The Master Association will be responsible for maintaining all of the private roads outside of the mixed-use portion of the development together with the associated private utilities and improvements, such as pavement, curbing, sidewalks, signage, stormwater system, rubbish collection., lighting, etc. The respective HOAs will also be responsible</p>

Criteria	2007 Approved Plan		2021 Proposed Plan
	<p>leaders and gutters, etc.</p> <p>An overall master association will be responsible for coordinating operation and maintenance of those portions of the development that affect both the residential components and the retail/commercial component, such as the entrance to the project. This overall master association will also be responsible for coordinating the overall design precepts for the project as a whole.</p> <p>Apportionment of the maintenance costs will be established in the declarations to be submitted to, and approved by, the Attorney General.</p>		<p>for maintaining yard landscaping, irrigation, mailbox clusters, siding, roofing, leaders and gutters, etc.</p> <p>An overall master association will be responsible for coordinating operation and maintenance of those portions of the development that affect both the residential components and the retail/commercial component, such as the entrance to the project. This overall master association will also be responsible for coordinating the overall design precepts for the project as a whole.</p> <p>Apportionment of the maintenance costs will be established in the declarations to be submitted to, and approved by, the Attorney General.</p> <p>The 2021 PUD CDP proposes no modification as part of this application.</p>
<b>Signage</b>	--	<b>Signage</b>	Per Design Guidelines (regarding material and type) and approval by Planning Board during Final Development Plan (site plan) approval

<sup>1</sup> Includes 137 keys/106,328 SF previously approved for Inn at Bellefield (Sub-Phase 1-A of the 2007 Approved Plan) on January 3, 2018.

<sup>2</sup> 876 dwelling units/339.5 acres (gross site area) = 2.58. 876 dwelling units includes 32 villas and 844 dwelling units. The wetlands as shown on the Sub-Phase 1-A existing conditions plan total 44.023 acres (which is a reduction from the total wetlands as shown in the 2007 Approved Plan). As part of the Sub-Phase 1-A approval in 2018, a permit was approved by the US Army Corps of Engineers to fill 0.087 acres, which was completed during construction and reduced the total wetland area to 43.936 acres. Therefore, 876 DU/295.56 ac. ((339.5 ac. gross area - 43.936 ac. aquatic resources) = 2.96.

<sup>3</sup> The 122 ac. used in the 2007 Approved Plan is assumed to have consisted of the entire commercial parcel although some portions were not considered mixed-use. The 2021 PUD CDP uses the same methodology to determine the gross area.

<sup>4</sup> Open space definition per §108-2.2: Land left in a natural state for conservation and agricultural purposes or land landscaped for scenic purposes, devoted to active or passive recreation, or devoted to the preservation of distinctive architectural, historic, geologic or botanic sites. The term shall not include land that is paved, used for the storage, parking

or circulation of automobiles, or occupied by any structure. Preserved open space may be included as a portion of one or more large lots, or may be contained in a separate open space lot. The required open space land may not include private yards within 50 feet of a permitted structure, other than an accessory structure.



## 1.5 Utilities

The project site is located within the Hyde Park Regional Water District, which is owned and operated by the Dutchess County Water and Wastewater Authority (DCWWA). The site is serviced by a 16" water main which runs along St. Andrews Road, then south along the west side of US Route 9 crossing to the east side of US Route 9 just north of the existing CIA northern entrance. The hydrant located on the east side of US Route 9, adjacent to the site, is at the end of the 16" water main. An existing 10" water main is located on the east side of US Route 9, which runs from approximately the existing storage facility to St. Andrews Road.

In the Amended PUD Concept Plan, the water mains will primarily follow internal roadways and will be coordinated with other site utilities to assure that adequate vertical and horizontal separations are maintained. The water main will be connected to the existing 16-inch main in St. Andrews Road at a location approximately 2,000 feet east of US Route 9 where the proposed access drive connects to St. Andrews Road. A second connection has already been made to the existing 16-inch water main within US Route 9. A water main stub has been installed near West Dorsey Lane to allow the DCWWA to extend the water main along West Dorsey Lane in the future. The stub is located approximately 1,500 feet east of the US Route 9 intersection at the location of the eastern most proposed West Dorsey Lane access roadway. A hydrant is located at the end of the stub to allow the water main stub to be flushed.

The average daily domestic water flow for the Amended PUD Concept Plan is estimated to be 313,644 gpd. The on-site water main will be sized to convey the required fire flows. Hydrants will be provided throughout the site at locations where appropriate and at a maximum spacing of six hundred (600) foot intervals, as coordinated with the respective Fire Districts.

The property owner/applicant has created TR Sewage Works Corp. for the treatment and disposal of wastewater from the Amended PUD Concept Plan. The TR Sewage Works Corp. will also be responsible for the construction, operation and maintenance of the proposed wastewater treatment facilities providing sewer service to all phases of proposed development. Construction of the Phase 1A WWTP is underway. Flows will be delivered to the WWTP by combination of a gravity and force-main collection system generally within the project internal road system. One pump station has already been installed to service The Inn at Bellefield and future users within proximity. A second is anticipated to serve the St. Andrews neighborhood. The WWTP is designed as a modular system to allow expansion to serve future phases of the project (based on demand) as they are built.

The project applicant recently received a DCDOH Flow Confirmation Letter increasing the allowable sewer flow from 21,500 gpd to 342,000 gpd. This increase will allow the WWTP to treat sewer for the entire project with some reserve capacity for out of district users.

The Amended PUD Concept Plan includes proposed stormwater management areas which will discharge treated stormwater to existing stormwater infrastructure along US Route 9 and treated stormwater from the WWTP area will discharge to the Maritje Kill.

## 1.6 Construction Process and Construction Sequencing

The 2007 Approved Plan was not a phased project, but was approved as a single project. The 2007 project addressed construction sequencing by providing only limited requirements relating to commencement of

the project at the southwest corner of the site at the main entrance. As such, it was also recognized that the development construction would take place in a series of sequences depending on market conditions.

The 2021 Proposed Plan is also not a phased approval, but a single project with market driven construction sequencing. Construction of both entrances on US Route 9 are completed, as is the West Dorsey Lane access, previously approved in Sub-Phase-1-A, including corresponding improvements to US Route 9. Similar to the 2007 Approved Plan site access is ensured for construction, emergency access, and for circulation amongst project elements and infrastructure is established as each construction sequence is executed.

Construction is ongoing and remaining construction is anticipated to be completed in at least six sequences occurring over a total of 15 to 20 years. The next construction sequence is anticipated to include The Village. Access from St. Andrews Road will be established as part of the construction of the Village and completion of the sanitary sewer is anticipated for the near future. Upon completion of The Village construction, all major entrances to the site will be completed. Subsequent construction sequences, whether a single building (such as a hotel, or a portion of the hotel complex) or a group of buildings will be based on the approval of the 2021 Proposed Plan and market demand, with each sequence likely requiring approximately 18 - 24 months to complete. Details of construction methods and practices will be addressed by the Planning Board as each Final Development Plan is reviewed. Each construction sequence will include pre-construction/site preparation, tree clearing and grading, building construction (utility installation, building foundations/slabs, building structures, interior-finishing work, landscaping). Any conditions relating to the particular sequence will be addressed by the Planning Board in its Final Development Plan review.

Construction and emergency access will use the site entrances at US Route 9, West Dorsey Lane, and St. Andrews Road. Staging areas and haul roads will be generally along proposed roadway alignments and within the development areas. Upon the completion of construction, the project entrances at West Dorsey and St. Andrews will be fully operational and open entrances to the Bellefield project. During the construction of The Crescent and parts of The Village it is anticipated that West Dorsey Lane will be utilized for construction access, under conditions to be reviewed by the Planning Board as part of Final Development review.