



July 5, 2022

Mr. Michael Dupree, Chairperson
Planning Board
Town of Hyde Park
4383 Albany Post Road
Hyde Park, NY 12538

**Re: Bellefield Phase II
15 W. Dorsey Lane (Parcel #133200-6163-01-131849-0000)
Letter of Intent – Site Plan Application
Zoning District: BPDD – Bellefield Planned Development District**

Dear Mr. Dupree and Members of the Planning Board:

On behalf of our client, T-Rex Hyde Park Owner LLC, we are respectfully requesting to be added to the July 20, 2022, Planning Board agenda for site plan application regarding the development of Bellefield Phase II.

Existing Conditions

Bellefield at Historic Hyde Park is a 340 +/- acre planned unit development located on the east side of US Route 9 across from the Culinary Institute of America, and is bound by St. Andrews Road to the north and W. Dorsey Lane to the south in the Town of Hyde Park, Dutchess County.

The Bellefield Concept Plan features hotels, culinary shops, farm-to-table restaurants, event and educational spaces, as well as much needed quality housing in a variety of housing types. The Inn at Bellefield, a 137 room hotel, was approved in Phase IA and is currently under construction on the southern portion of the parcel. A wastewater treatment plant was also approved in Phase IA and will be starting construction again in September 2022.

The property is zoned Bellefield Planned Development District (BPDD), which extends north across County Route 40A. The Culinary Institute of American is located to the west across US Route 9 in the St. Andrews Historic District (SAD), and the Neighborhood District (N) is located to the south and east of Bellefield.

Proposal

Phase II, the subject of this request, includes the construction of 18 buildings, including 224 multifamily residential units over retail (six buildings); 120 loft apartments over retail

(six buildings); a clubhouse over retail (one building); restaurants; a sales office; a Multi-tenant retail building; a parking structure, a barn for farm use, and a barn-like structure to serve as a sign.

The proposal includes the installation of a main street corridor through the center of the parcel replicating a “complete street” environment with street parking, pocket parks, and wide sidewalks that can accommodate safe and efficient pedestrian circulation in tandem with outdoor dining. There are two designated farm areas and an area dedicated as the Village Green. Parking will be provided for all users as depicted on the attached parking allocation spreadsheet and figure.

Also proposed are a series of interconnected streets with shared bicycle access, sidewalks, water and sewer lines extensions to serve the new buildings, and on-site stormwater management.

The proposed street and parking areas will match the lighting approved for the Inn at Bellefield, and there will be positive site drainage, and ample landscaping. Tree clearing will occur in the designated areas only. The conservation easement (proposed in overall project) will remain intact and undisturbed, and the Federal Wetlands located on the site will not be disturbed.

The Project will be accessed from US Route 9 via one full movement driveway at the existing signalized entrance at the Culinary Institute, and an unsignalized right in / right out driveway at the northern portion of the site. A driveway off of West Dorsey Lane will be for construction access only.

State Environmental Quality Review Act (SEQRA)

Bellefield at Historic Hyde Park (f/k/a St. Andrews at Historic Hyde Park) was the subject of an Environmental Impact statement in 2007, for which a SEQRA Findings Statement was adopted approving the Comprehensive Development Plan/Concept Plan for a Planned Unit Development (PUD).

The SEQRA Findings were amended by the Town Board in 2017 and adopted by the Planning Board in 2018, which reflects alternate sewer mitigation, and confirms the Planning Board, as Lead Agency, has the ability to consider all potential significant environmental impacts of future development on the site.

The most recent amendment occurred in December 2021, which included an amendment to the Concept Plan/Comprehensive Development Plan, and the SEQRA Findings Statement.

The tables below are being provided to show that the building programming, site layout, ratios of residential to nonresidential square footages, yard, setback, parking and

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densities are within the approved development limits, and that the proposed Phase II development at Bellefield at Historic Hyde Park will not result in any new or potentially significant adverse impacts that were not previously addressed in the FEIS, the Amended Concept Plan/Comprehensive Development Plan, and 2021 SEQRA Findings Statement.

Building Program, Parking Allocation and Code Compliance

In accordance with The Town of Hyde Park Code, Section 108 – Zoning, site plan approval is required from the Planning Board for Phase II development at Bellefield at Historic Hyde Park. The following tables summarize the program which the Applicant seeks site plan approval.

Bellefield Phase 2										
Residential										
	Number	Units	SF	Required	Building Garage Parking (Podium)	Garage Parking Deck	Surface Parking	Total	Ratio	
Apartment SF										
49,010	100	44		66	44	0	22	66	1.5	
38,060	200	34		51	34	0	17	51	1.5	
41,345	300	37		56	37	0	19	56	1.5	
41,345	400	37		56	37	0	19	56	1.5	
49,635	500	42		63	42	0	21	63	1.5	
34,575	600	30		45	30	0	15	45	1.5	
253,970	Total	224		336	224	0	113	337	1.5	
25,930	700	22		33	0	0	33	33	1.5	
25,930	800	22		33	0	0	33	33	1.5	
25,930	900	22		33	0	33	0	33	1.5	
25,930	1000	22		33	0	33	0	33	1.5	
18,720	1100	16		24	0	0	24	24	1.5	
15,040	1200	12		18	0	18	0	18	1.5	
3,720	1500	4		6	0	6	0	6	1.5	
141,200	Total	120		180	0	90	90	180	1.5	
395,170		344		516	224	90	203	517	1.5	
397,440										
Commercial										
	Number	SF		Required	Building Garage Parking (Podium)	Garage Parking Deck	Surface Parking	Total	Sp/1000	
Commercial	700	15,800	arch	79.0	-	43	36	79	5.0	
	800	15,800	arch	79.0	-	68	11	79	5.0	
	900	15,800	arch	79.0	-	44	35	79	5.0	
	1000	15,800	arch	79.0	-	30	49	79	5.0	
	1100	11,100	arch	55.5	-	33	23	56	5.0	
	1200	8,650	arch	43.3	-	32	12	44	5.1	
	1300	18,428	spec	92.1	-	-	93	93	5.0	
	1400	8,000	Food Hall	40.0	-	-	40	40	5.0	
	1500	4,360	Main Street	21.8	-	-	22	22	5.0	
	1600	10,000	Sales	30.0	-	-	30	30	3.0	
	1700	3,540	Farm Barn	3.5	-	-	3	3	0.8	
	1800	750	Entrance Barn	-	-	-	-	-	-	
	Total		128,028		602.2	-	250	354	604	4.7
Total Required				1,118.2	224.0	340.0	557.0	1,121.0		
Total Provided					224.0	340.0	591.0	1,155.0	-	
NET					-	-	34.0	34.0		

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BELLEFIELD PHASE 2										
	RESIDENTIAL			COMMERCIAL	USE PER FLOOR				Building Height (Feet)	Allowable Building Height (Feet)
	Building Number	Residential Units	Square Footage	Square Footage	1	2	3	4		
Apartments	100	44	49,010	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	50' 6" *	46
	200	34	38,060	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	<= 46'	46
	300	37	41,345	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	<= 46'	46
	400	37	41,345	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	<= 46'	46
	500	42	49,635	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	<= 46'	46
	600	30	34,575	-	GARAGE	APARTMENTS	APARTMENTS	APARTMENTS	<= 46'	46
Loft Apartment Above Retail	700	22	25,930	15,800	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
	800	22	25,930	15,800	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
	900	22	25,930	15,800	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
	1000	22	25,930	15,800	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
	1100	16	18,720	11,100	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
	1200	12	15,040	8,650	RETAIL	APARTMENTS	APARTMENTS		<=48'	48
Restaurant	1300	0		18,428	RESTAURANT	RESTAURANT			<=35'	35
Restaurant	1400	0		8,000	RESTAURANT	CLUBHOUSE FOR APARTMENTS			<=35'	35
Loft Apartments over Retail	1500	4	3,720	4,360	RETAIL	APARTMENTS			<=48'	48
Experience Center	1600	0		10,000	OFFICE-TERRACE WALK OUT	OFFICE- MAIN LEVEL	OFFICE		<=35'	35
Working Barn	1700	0		3,540	AGRICULTURE	LOFT			<=35'	35
Entrance Barn	1800	0		750	STORAGE	LOFT			<=35'	35
TOTALS	18	344	395,170	128,028						

TOTAL PHASE SF	523,198
TOTAL SUB PASE 1A	HOTEL 106,328
TOTAL PROJECT SF	629,526
RATIO TEST	PERCENTAGE
RESIDENTIAL SF	395,170 62.8%
COMMERCIAL SF	234,356 37.2%
PROJECT TOTAL	629,526

*Modification Required by the Town Board

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We look forward to presenting the Site Plan Application to the Planning Board at your meeting on July 20, 2022.

In support of our application attached please find enclosed thirteen (13) copies of the following:

1. Letter of Intent
2. Parking Allocation Figure
3. Site Plan Application dated July 5, 2022
4. SEAF prepared July 5, 2022 including
 - a. Findings Statement dated December 8, 2021
5. Renderings
6. Civil/Site Plan Set prepared by Passero Architects dated July 5, 2022
7. Elevations prepared by LMV Architecture
8. Original Concept (APPROVED) prepared by Hart Howerton dated November 2, 2021

If you have any questions or require any additional information, I may be reached at 585-455-0157 or claporta@passero.com.

Sincerely,



Chris LaPorta, PE, CDT
Hudson Valley Office Manager

Enc.