



July 5, 2023

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

**Re: Bellefield Phase 2A
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 T-Rex Hyde Park Owner LLC and ARGO Construction & Development, we are respectfully requesting to be added to the July 19, 2023, Planning Board agenda for site plan application regarding the development of Bellefield Phase 2A.

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 is under construction.

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 2A, the subject of this request, includes the construction of 4 buildings, including 12 townhome residential units (three buildings); and a barn-like structure to serve as the

Bellefield entrance sign. The existing Stone Tower will be restored replacing the windows, the door and a roof rehab.

The proposal includes the installation of roadways providing the townhomes with two points of access (West Dorsey and the Southern Route 9 entrances). The proposed project will include sidewalks, landscaping lighting, water and sewer lines extensions to serve the new buildings, and positive drainage to on-site stormwater management. Federal Wetlands located on the site will not be disturbed.

State Environmental Quality Review Act (SEQR)

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 relating to alternate sewer mitigation.

In December 2021, the Planning Board adopted amended SEQR Findings related to a proposed Amended Concept Plan. That amended Concept Plan was adopted by the Town Board on December 20, 2021.

Thereafter, the Applicant submitted to the Planning Board a proposed Final Development Plan for Phase II of Bellefield. On January 18, 2023, the Planning Board, as Lead Agency, adopted a Resolution reaffirming its prior SEQR review, and explicitly finding that the Phase II Final Development Plan and Subdivision Plat are in substantial accordance with the SEQR Findings Statements adopted in December 2021, and that the Phase II Final Development Plan will not create any significant adverse effect upon the environment; nor will it result in any new, or potentially significant, adverse environmental impacts that have not been previously addressed, or were inadequately addressed in the existing EIS. The Planning Board retained jurisdiction to impose conditions to maintain such consistency.

On March 15, 2023, the Planning Board adopted a Resolution of Final Development Approval for Phase II, imposing certain conditions including a requirement that each sub-phase return to the Planning Board with plans at appropriate scale for individual site plan approval including, but not limited to, landscaping, lighting and architectural renderings, in accordance with the Town Site Plan review procedures.

Building Program, Parking Allocation and Code Compliance

In accordance with The Town of Hyde Park Code, Section 108 – Zoning, and the conditions of the Bellefield Phase 2 Final Development Plan, Subdivision and

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Construction Phase Site Plan approval is required from the Planning Board for Phase 2A development at Bellefield at Historic Hyde Park.

We look forward to presenting the Site Plan to the Planning Board at your meeting on July 19, 2023.

In support of our application attached please find enclosed twelve (12) copies of the following:

1. Letter of Intent
2. Site Plan Application
3. SEAF¹
4. Civil/Site Plan Set prepared by Passero Associates
5. Elevations prepared by LMV Architecture
6. Subdivision Sketch Plans by LaBella

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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.

¹ The proposed Phase 2A development has already been addressed under SEQR by the Resolution adopted on January 18, 2023, and does not deviate in any material way from the plans reviewed by the Planning Board. The SEAF is therefore not technically required, but a completed form has been included as it is listed as a requirement of the submission.