

RESOLUTION NO. 2026107

RE: AUTHORIZING ADDITIONAL ACCESS ROADS ON COUNTY
ROAD 40A, SAINT ANDREWS ROAD, HYDE PARK

Legislators VALDÉS SMITH, LAWLER and DARROW offer the following and move its adoption:

WHEREAS, County Route 40A (“CR40A”), Saint Andrews Road, is a County road in the Town of Hyde Park, and

WHEREAS, by Resolution No. 316 of 1970, the Board of Representatives of the County of Dutchess accepted a donation of land required for the construction of CR40A, which provided that the County construct the road in consideration of the donor, Maidmor Realty Corp. having three access roads connecting their properties as shown on a map dated November 21, 1969, filed in the Office of the Commissioner of Public Works, with the proposed 40A, and

WHEREAS, by Resolution No. 317 of 1970, the Board of Representatives of the County of Dutchess designated CR40A, Saint Andrews Road, in the Town of Hyde Park, as a limited access road as provided in Article 6, Section 117-b of the Highway Law of the State of New York, excepting three access roads as mentioned above, and

WHEREAS, by Resolution No. 22 of 1995, and Resolution No. 2023166, the County Legislature authorized the Commissioner of Public Works to permit additional fourth and fifth access roads on CR40A, and

WHEREAS, a proposal for proposed access locations six and seven has been submitted to the County of Dutchess by T. Rex Capital, LLC, a land developer with a development plan pending review and approval with the Town of Hyde Park, for access road permits on CR40A, Saint Andrews Road, pending review and approval with the Town of Hyde Park, along with an original access location to service three separate developments, and

WHEREAS, the Town of Hyde Park has been named lead agency for the New York State Environmental Quality Review Act (SEQRA) review of said proposal, and

WHEREAS, the said proposal requests that subject to the appropriate SEQRA review and findings and satisfactory compliance with the Policy and Standards of the Department of Public Works and any and all traffic studies deemed necessary by said Department, two additional access road permits may be granted by the Commissioner of Public Works, now, therefore, be it

PUBLIC WORKS

RESOLVED, that in accordance with Section 117-b of New York State Highway Law and Section 109 of New York State Vehicle and Traffic Law, the Commissioner of Public Works shall be authorized to permit access roads six and seven on CR40A, Saint Andrews Road, to T. Rex Capital, LLC described herein as Proposed Access Locations Six and Seven if deemed appropriate and desirable by the Department as a result of the findings of an appropriate SEQRA review, satisfactory compliance with the Policy and Standards as adopted by the Department of Public Works and the results of any and all traffic studies deemed necessary by said Department.

CA-069-26

CEB/rjw

G-1167

06/01/26

Fiscal Impact: See Attached

APPROVED

Susan J. Serino

SUSAN J. SERINO
COUNTY EXECUTIVE

Date June 12, 2026

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing Resolution with the original Resolution now on file in the office of said Clerk, and which was adopted by said Legislature on the 8th day of June, 2026, and the same a true and correct transcript of said original Resolution and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 9th day of June 2026.



[Signature]
JULIE SHIROISHI, CLERK OF THE LEGISLATURE

COORDINATION

Initialing indicates information only:

 County Executive

 County Attorney (as to form)

 Public Works

 Budget

FISCAL IMPACT STATEMENT



NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost \$ _____

Total Current Year Revenue \$ _____
and Source

Source of County Funds (check one): ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☒ Other (explain).

Identify Line Items(s):

(See Attached)

Related Expenses: Amount \$ _____

Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

At the request of T. Rex Capital, LLC, a land developer with a development plan pending review with the Town of Hyde Park, the Legislature is seeking to modify the number of allowable access points on CR 40A as below:

Access Location #6: Approximately 488' from the center of NYS Route 9, on the south side of CR40A

Access Location #7: Approximately 1,068' from the center of NYS Route 9, on the south side of CR 40A

The Dutchess County Dept. of Public Works has worked with the developer to establish the proposed access points, and is satisfied that the locations will be safe and in conformance with the Departments standards.

Prepared by:



Prepared On: 6/01/2026

MEMORANDUM

TO: Sue Serino, County Executive

FROM: Gregg Pulver, Deputy County Executive 

DATE: June 1, 2026

**RE: RESOLUTION REQUEST – MODIFYING THE LOCATION OF ACCESS
ALONG ST. ANDREWS ROAD (COUNTY ROUTE 40A) TO FACILITATE A
PROPOSED DEVELOPMENT WITHIN THE TOWN OF HYDE PARK,
DUTCHESS COUNTY**

The Legislature is seeking to modify access locations along St. Andrews Road (County Route 40A,) a limited access highway created via Resolution No. 316 of 1970. Within Resolution No. 316, three distinct access locations were identified to provide vehicular access to the remainder of the property owned by the party that donated the land for the new county highway. By Resolution No. 317 of 1970, the newly created St. Andrews Road was designated a limited access highway, pursuant to Article 6, Section 117b of the NYS Highway Law. This restricted the creation of future access locations to those approved by the Legis, except for the three locations originally allowed under Resolution No. 316 of 1970.

By adopting Resolution No. 22 of 1995, the Dutchess County Legislature modified the number of access locations by adding a fourth access location in addition to the three locations approved in 1970 via Resolution No. 316.

The Legislature further modified the number of access locations on St. Andrews Road in 2023 by adoption of Resolution No. 2023166, which authorized a fifth access location for the purpose of facilitating a cellular communications tower to be built on the south side of St. Andrews Road.

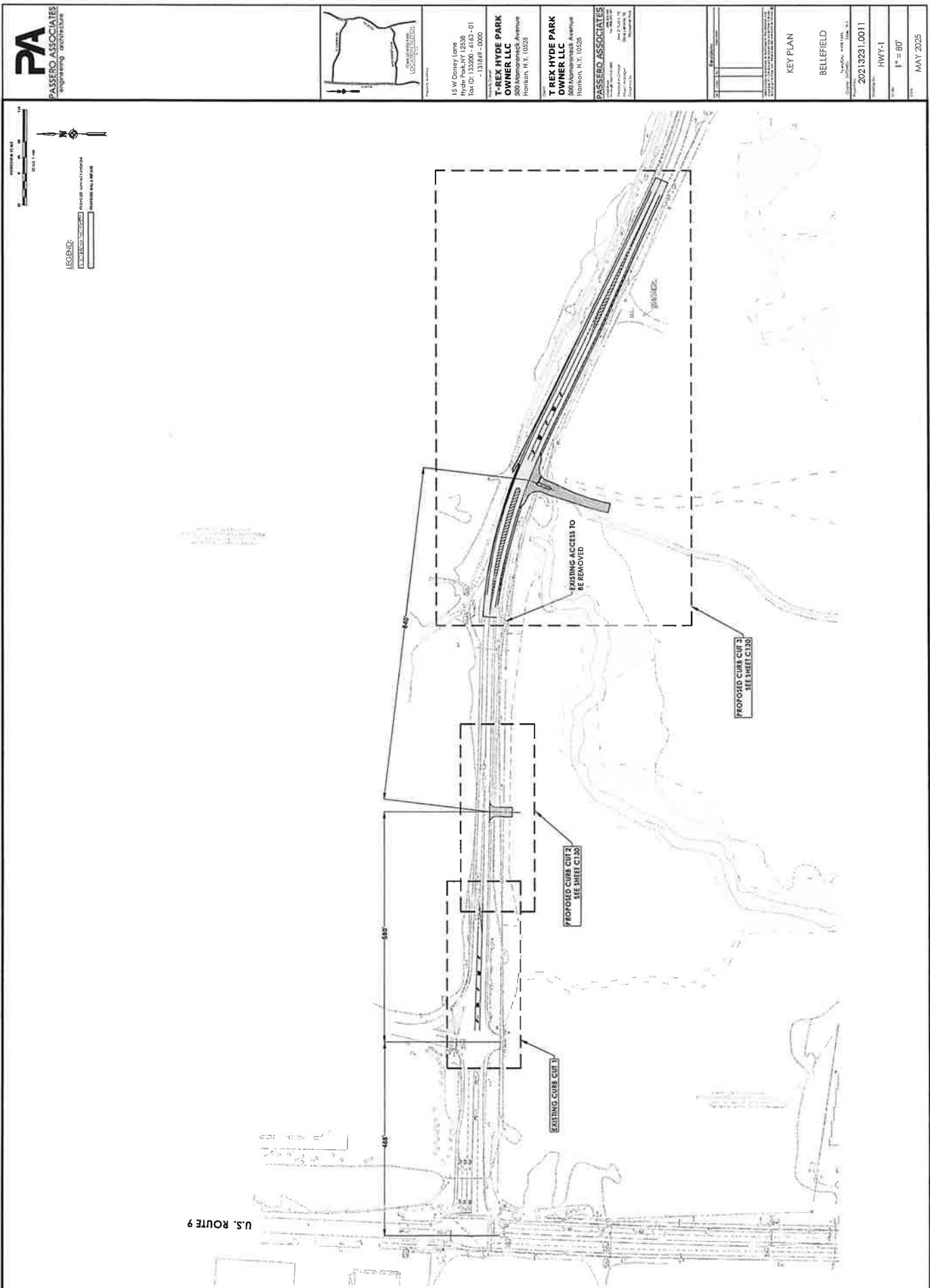
At the request of T. Rex Capital, LLC, a land developer with a development plan pending review and approval with the Town of Hyde Park, the Legislature is now seeking to further modify the number of access points along St. Andrews Road by adding two new access location described as:

Proposed Access Location #6 – Approximately 488' from the center of NYS Route 9, on the south side of St. Andrews Road.

Proposed Access Location #7 – Approximately 1,068' from the center of NYS Route 9, on the south side of St. Andrews Road.

The Dutchess County Department of Public Works has worked with the developer to establish proposed access locations #6 and #7 and is satisfied that the access location will be safe and in conformance with the Department's standards for commercial access to County highways.

This action has been determined to be a SEQRA Type II project, pursuant to 6NYCRR617.5(c) (26.) The Town of Hyde Park Planning Board is the SEQRA Lead Agency for the proposed development along St. Andrews Road.



LEGEND:

PROPOSED CURB CUT

EXISTING CURB CUT

PROPOSED ACCESS TO BE REMOVED

EXISTING ACCESS TO BE REMOVED

SCALE: 1" = 80'

DATE: 05/20/2025

PA

PASSERO ASSOCIATES

ENGINEERING ARCHITECTURE

KEY PLAN

BELLEFIELD

2021.03.23.0011

HWY-1

1" = 80'

MAY 2025

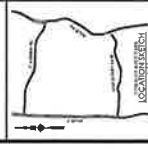
LSM County Lane
Hyde Park, NY 12538
Tax ID: 132200 - 6163 - 01
- 131849 - 0000

T. REX HYDE PARK OWNER LLC
500 Monmouth Avenue
Hartford, NY 10528

T. REX HYDE PARK OWNER LLC
500 Monmouth Avenue
Hartford, NY 10528

PASSERO ASSOCIATES
100 West Street, Suite 100
Hartford, CT 06102
Phone: 860.234.1100
Fax: 860.234.1101
Email: info@passeroassociates.com
Website: www.passeroassociates.com

NOT FOR CONSTRUCTION



LSW Design Team
Hyde Park, NY 12538
Tel: 518-537-6163
Fax: 518-537-6163
www.lswdesign.com

**T-REX HYDE PARK
OWNER LLC**
500 Monticello Avenue
Harrison, N.Y. 10528

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PASSERO ASSOCIATES
100 West Street
Harrison, N.Y. 10528
Tel: 518-537-6163
Fax: 518-537-6163
www.passeroassociates.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY	01/20/2021
2	REVISED	03/15/2021
3	REVISED	05/10/2021
4	REVISED	05/10/2021
5	REVISED	05/10/2021
6	REVISED	05/10/2021
7	REVISED	05/10/2021
8	REVISED	05/10/2021
9	REVISED	05/10/2021
10	REVISED	05/10/2021

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8	REVISED	05/10/2021
9	REVISED	05/10/2021
10	REVISED	05/10/2021

HIGHWAY ENTRANCE
PLANS

BELLEFIELD

20210321.0011

HWY-2

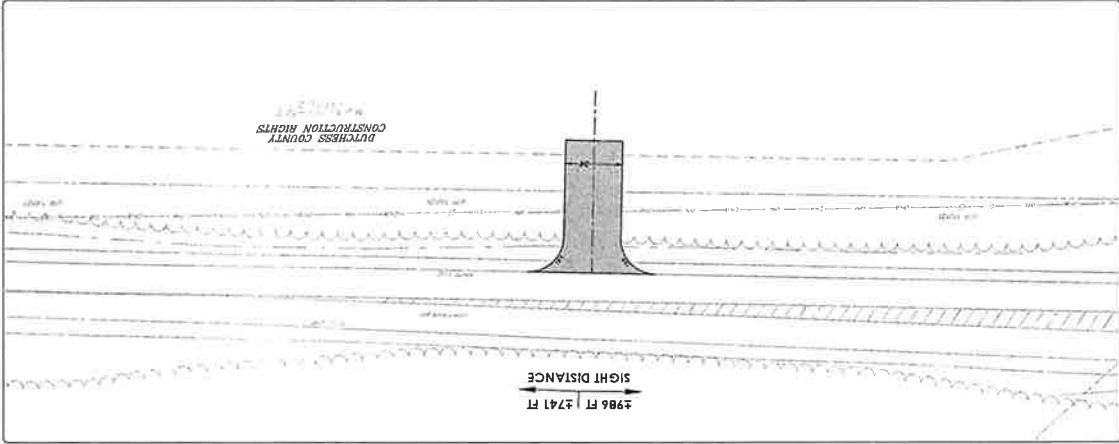
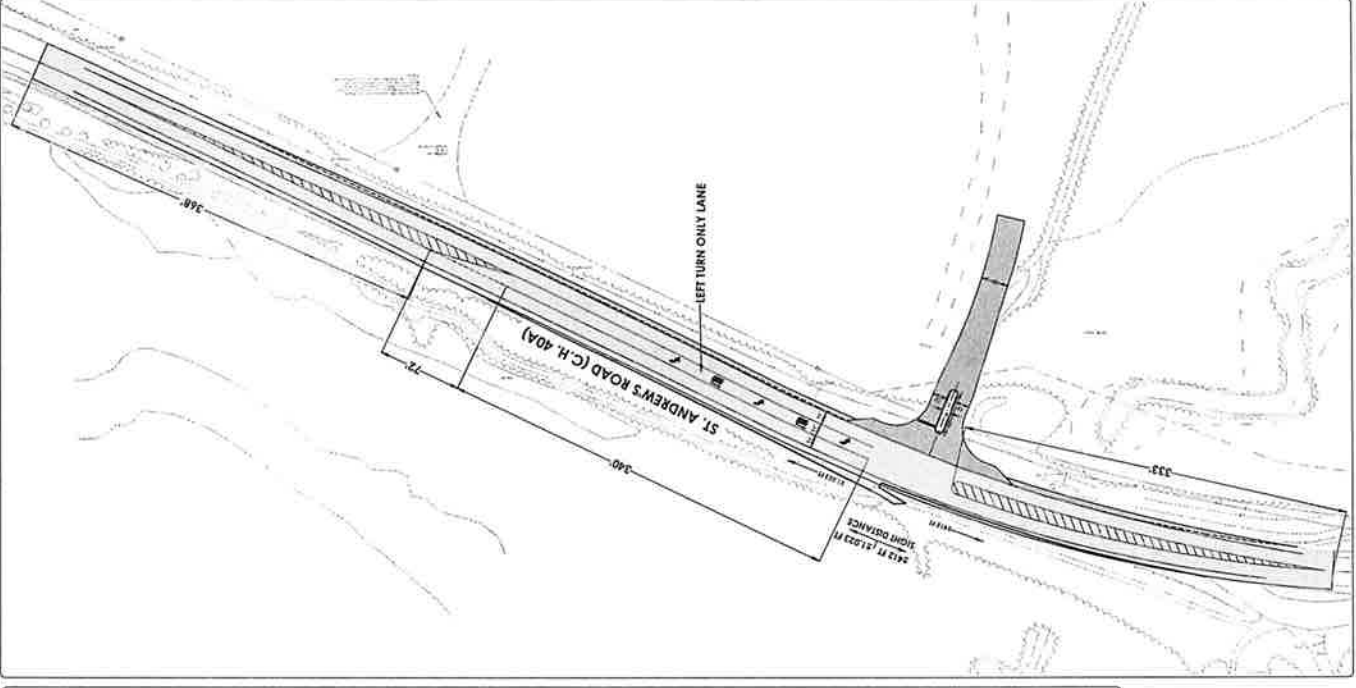
AS SHOWN

MAY 2025

NOT FOR CONSTRUCTION

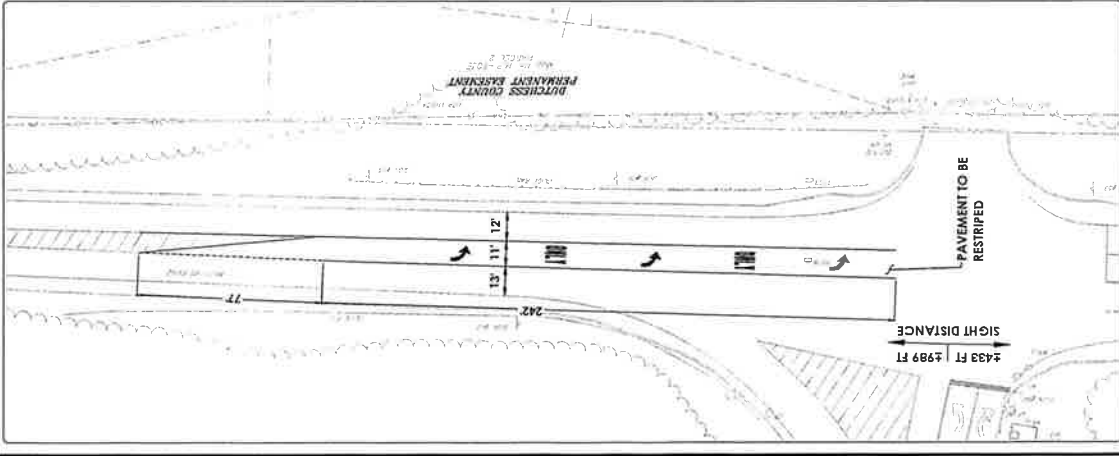
3 CURB CUT 3

SCALE: 1"=40'



2 CURB CUT 2

SCALE: 1"=40'



1 CURB CUT 1

SCALE: 1"=40'

LEGEND:
EXISTING CURB CUT
PROPOSED CURB CUT
PROPOSED PAVEMENT TO BE RESTRIPTED



SUE SERINO
COUNTY EXECUTIVE



ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

August 12, 2025

To: Chris LaPorta, P.E.
Passero Associates
6 Front Street
Newburgh, NY 12550

RE: Access Points for Bellefield at Historic Hyde Park, St. Andrews Road (CR 40A)

Dear Mr. LaPorta:

This office has reviewed your May 15, 2025, submittal for three proposed access points on St. Andrews Road (CR 40A). For curb cut 3, assuming confirmation that the sight line looking west is achievable with the proposed clearing, we take no issue with the proposed access location. Upon receipt of this information, final approval will be granted. Please be aware that a modification to the deed may be necessary to restrict use of the cleared area to ensure the sight line remains unobstructed.

We are satisfied with your responses to comments on curb cuts 1 and 2, except for unanswered concerns regarding the vendor that operates at proposed curb cut 1. However, unlike curb cut 3, curb cuts 1 and 2 are not access points granted in the original conveyance of the land to the County for purposes of constructing CR 40A. Accordingly, these access points require legislative approval due to CR 40A being a limited access highway. I'd recommend working with the county legislator for that area for the potential introduction of legislation to approve these access points.

If you have any additional questions or concerns, please feel free to reach out. I can be reached via email at mdutcavich@dutchessny.gov, or by phone at 845-486-2939.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew Dutcavich".

Mathew Dutcavich, P.E.
Director of Engineering

May 19, 2025

Larry Boudreau
Via email

**Re: Bellefield at Historic Hyde Park Master Plan
Hyde Park, NY
St. Andrews Road Curb Cuts**

Dear Mr. Boudreau,

The proposed project is located along the east side of US-9 and is bounded by St. Andrews Road to the north and W Dorsey Lane to the south. Relative to actions being taken along St. Andrews Road, the project proposed three curb cut locations to service three separate developments.

Curb Cut 1

Curb Cut 1 is located opposite 5 St. Andrews Road and is partially constructed. This curb cut will service the project's proposed mixed-commercial outparcel consisting of 50,000 SF of commercial space and 25,000 SF of office space.

Currently, there is an eastbound left turn lane servicing 5 St. Andrews Road while the opposite side is hatched. Passero proposes installing a westbound left turn lane for traffic entering the parcel via restriping the hatched area. The lane is proposed to consist of ± 250 feet of storage with a ± 75 -foot taper.

Sight distance measurements were conducted at this curb cut. The recommended sight distance is 665 feet for a design speed of 60 mph based on a posted speed limit of 55 mph. Sight distance is unlimited to the US-9 intersection (to the left) and is ± 989 feet to the right.

Curb Cut 2

Curb Cut 2 is located $\pm 1,068$ feet from US-9. Originally, this access was to service a wastewater treatment plant in an earlier site plan proposal. This use has since been updated to include a 27-unit memory care facility. The total new peak hour trips for the use are three (3) during the AM peak hour and seven (7) in the PM peak hour using the latest ITE *Trip Generation Manual (11th Edition)*. Given the resulting peak hour trips, no additional improvements are recommended.

Sight distance measurements were conducted at this curb cut. The recommended sight distance is 665 feet for a design speed of 60 mph based on a posted speed limit of 55 mph. Sight distance was measured at ± 986 feet to the left and ± 741 feet to the right.

Curb Cut 3

Curb Cut 3 is located $\pm 1,908$ feet from US-9. This curb cut is planned to service the remaining portion of the Bellefield Master Plan. Proposed uses include residential, commercial, office, and services. Based on the anticipated new trips that will use this access point, Passero proposes constructing a westbound left turn lane. The lane is proposed to consist of ± 340 feet of storage with a ± 75 -foot taper.

Sight distance measurements were conducted at this curb cut. The recommended sight distance is 665 feet for a design speed of 60 mph based on a posted speed limit of 55 mph. Sight distance was measured at ± 412 feet to the left and $\pm 1,023$ feet to the right. Given the restricted sight distance to the left, Passero proposes

Bellefield at Historic Hyde Park | Traffic Memo
Hyde Park, NY
May 19, 2025

installing intersection warning signage (W2-2) facing eastbound traffic. This should be installed 570 feet in advance of the curb cut.

The conceptual curb cut designs, and proposed improvements are shown in the attached Highway Entrance Plans prepared by Passero.

Please contact me directly at (585) 505-6012 or via email at dkruse@passero.com if you have any questions or require additional information.

Sincerely,
Passero Associates



David Kruse, AICP, PTP, RSP1
Senior Transportation Planner / Project Manager

Attachment Highway Entrance Plans

Public Works and Capital Projects Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 16 - Fishkill and Beacon	Valdés Smith*	X	
District 9 - City of Poughkeepsie	Atkins*	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn*	X	
District 3 - LaGrange	Polasek*	X	
District 12 - East Fishkill	Metzger*	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 8 - City and Town of Poughkeepsie	Brendli (C)		ABSENT
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 14 - Wappinger and Town of Poughkeepsie	Winsby		ABSENT
District 18 - City of Beacon and Fishkill	Rhodes (VC)	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 24 - Dover and Pawling	House	X	

Present: <u> 9 </u>	Resolution: <u> </u>	Total : <u> 9 </u>
Absent: <u> 3 </u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026107 AUTHORIZING ADDITIONAL ACCESS ROADS ON COUNTY ROAD 40A, SAINT ANDREWS ROAD, HYDE PARK

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	X	
District 9 - City of Poughkeepsie	Atkins	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	X	
District 3 - LaGrange	Polasek	X	
District 12 - East Fishkill	Metzger	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli		ABSENT
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 15 - Wappinger	Faust	X	
District 17 - Town and Village of Fishkill	McHoul	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	X	
District 21 - East Fishkill	Caswell	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 23 - Pawling, Beekman and East Fishkill	Rolison	X	
District 24 - Dover and Pawling	House	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	

Present:	<u>23</u>	Resolution:	<u> </u>	Total :	<u>23</u>	<u> </u>
Absent:	<u>2</u>	Motion:	<u> </u>		Yes	No
Vacant:	<u> </u>			Abstentions:	<u> </u>	

CONSENT AGENDA: RESOLUTIONS 076, 077, 093, 094, 099, 101, 102, 106, 107 OF THE YEAR 2026