

Bellefield's first step: boutique hotel on Rt. 9 in Hyde Park

John Ferro, Poughkeepsie Journal

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(Photo: Bellefield Development Partners)

HYDE PARK - Long eyed by developers, a large, woodsy parcel directly across from the Culinary Institute of America could see its first hotel next year.

The company seeking to develop the site recently submitted plans to the Hyde Park planning board for the first stage of what, if fully envisioned, would be one of the largest commercial and residential developments in [Dutchess County history](#).

Bellefield Development Partners (<http://www.bellefieldhydepark.com/>) envisions a \$500 million walkable community consisting homes, stores, hotels and working farmland. The 344-acre property sits along Route 9 between West Dorsey Lane and St. Andrews Road.

Gov. [Andrew Cuomo](#)'s local regional economic development council has dubbed it a priority project and it is among a number of large-scale developments percolating in the area.

They include Hudson Heritage, just down the road at the former Hudson River Psychiatric Center in [Town of Poughkeepsie](#), and One Dutchess Avenue, at the former Dutton Lumber site, which straddles the City of Poughkeepsie and town line.

ONE DUTCHESS AVENUE: Dutton site in Poughkeepsie poised for transformation (</story/news/local/central-dutchess/2017/01/20/dutton-lumber-poughkeepsie-waterfront-development/96785622/>)

HUDSON HERITAGE: Massive project begins with a moment of destruction (</story/news/local/central-dutchess/2016/07/13/hudson-heritage-demolition-poughkeepsie/86944608/>)

Most of [Bellefield](#) is years away. Up first would be a 140-room upscale hotel.

In December, the developers signed an agreement with [Shaner Hotel Group](#) (<http://www.shanercorp.com/>), a developer and owner-operator of hotels everywhere from [Tuscany, Italy](#), to [Towanda, Pennsylvania](#). The Inn at Bellefield would not be a nationally branded hotel, but would have a reservation system managed by Marriott.

The plans call for a well-appointed, five-story building, according to Bellefield Managing Partner [Michael Oates](#).

"We know, from working with Dutchess Tourism, there is a great need for a hotel in that part of the county," Oates said.

Visitors spent \$528 million in the county in 2015, according to Dutchess Tourism. And Bellefield is near some popular destinations, including the CIA, [Walkway Over the Hudson State Park](#), the [Franklin D. Roosevelt Presidential Library and Museum](#) and the Vanderbilt National Historic Site.

Oates said the hotel's design would include brick elements similar in style to the CIA's Roth Hall and stonework that is consistent with the FDR library and buildings at [Marist College](#). The rooms will be designed as suites to appeal to extended-stay guests.

The Inn would be at the 3 1/2-star level, Oates. It would be followed by a second hotel rated at 5 stars with 125-150 rooms. That hotel is still in the planning stages and is not before the planning board, Oates said.

After that would come a conference/banquet center, a free-standing restaurant, a spa and culinary-based retail establishments.

A second phase envisions homes and a working farm.

The tourism potential is the primary reason why Bellefield received \$2.25 million in regional economic development council grants in 2015, the highest total among 109 Mid-Hudson projects save for one — a wastewater treatment plant project in Monticello, which received \$2.5 million.

Last year, Bellefield got another \$2 million from the council.

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