

**State Environmental Quality Review Act (SEQRA)  
FINAL SCOPING DOCUMENT**

**Town of LaGrange Comprehensive Plan  
& Zoning Map Amendments Supplemental GEIS**

**Town of LaGrange, Dutchess County, New York**

**Lead Agency/Project Sponsor:  
LaGrange Town Board**

**INTRODUCTION**

The purpose of the Scoping Document is to define the environmental issues that will be assessed in the Supplemental Generic Environmental Impact Statement (SGEIS). The Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the Proposed Action, and where necessary, the appropriate mitigation measures. New information relevant to the Proposed Action that was not previously considered or adequately considered by the previous GEIS and Findings Statement, will be thoroughly evaluated to determine if any new potential impacts not previously identified would be significant, and if so, would require mitigation. It is also intended to eliminate consideration of any impacts that are irrelevant or non-significant.

**DESCRIPTION OF THE PROPOSED ACTION**

Pursuant to the SEQRA and its implementing regulations the proposed action entails the adoption of amendments to the 2005 Comprehensive Plan and amendments to the Town Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 82 from the Town Center-Business (TC-B) District to the Commercial (C) District and 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District. In addition, a portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, approximately 0.50 acres, would be rezoned to the Commercial (C) District. A total of 19 parcels are proposed to be rezoned to the Commercial (C) District. These actions constitute a Type 1 action under Part 617.4(b)(1) and/or 617.4(b)(3).

The following properties east of the Taconic State Parkway are included in the proposed amendments, rezoned from General Business (GB, formerly C-2) to Commercial (C):

| <b>Tax Map ID</b> | <b>Parcel Address</b>  | <b>Property Owner</b> | <b>Owner Address</b>                    | <b>Current Land Use (RPS/Assessor Land Use Code)</b> |
|-------------------|------------------------|-----------------------|---|--|
| 6460-02-945946    | 22 Taconic Center Lane | Page Park Associates  | PO Box 792<br>Poughkeepsie, NY<br>12602 | Health Spa (544)                                     |

| <b>Tax Map ID</b> | <b>Parcel Address</b> | <b>Property Owner</b>       | <b>Owner Address</b>                          | <b>Current Land Use (RPS/Assessor Land Use Code)</b> |
|-------------------|-----------------------|-----------------------------|---|--|
| 6560-01-457972    | 1463 Route 55         | Red Wing Properties, Inc.   | 675 Leetown Road<br>Stormville, NY 12582      | 1 Family Residential (210)                           |
| 6560-02-501968    | 1477 Route 55         | KH Properties, LLC          | 1320 Route 44<br>Pleasant Valley, NY 12569    | Commercial (400)                                     |
| 6560-02-515970    | 1489 Route 55         | Steven Betancourt, Jr.      | 1489 Route 55<br>Lagrangeville, NY 12540      | 1 Family Residential (210)                           |
| 6560-02-546974    | 1493 Route 55         | Brian W. Page               | 100 Salt Point Tpke<br>Poughkeepsie, NY 12603 | Other Storage (449) - vacant commercial              |
| 6560-02-564958    | Route 82 (unimproved) | Reuccio Tallini             | 1311 Hempstead Tpke<br>Elmont, NY 11003       | Vacant Commercial (330)                              |
| 6560-02-601974    | 2295 Route 82         | Joseph Kenneth Parsons, Jr. | 2295 Route 82<br>Lagrangeville, NY 12540      | 2 Family Residential (220)                           |
| 6560-02-546919    | 1502-1504 Route 55    | Majac Enterprises, Inc      | 120 Northfield Ave<br>Dobbs Ferry, NY 10522   | Gas Station (432) - active                           |
| 6560-02-541906    | 1498 Route 55         | Ronald R. D'souza           | 9 Cross Road<br>Lagrangeville, NY 12540       | 2 Family Residential (220)                           |
| 6560-02-530919    | 1496 Route 55         | Petro, Inc                  | 47 Patrick Lane<br>Poughkeepsie, NY 12603     | Fuel Storage & Distribution (441)                    |
| 6560-02-504909    | 1486 Route 55         | ARCOS Construction Mgmt     | 1486 Route 55<br>Lagrangeville, NY 12540      | 1 Family Resid. (210) - contractor yard              |
| 6560-01-492906    | 1482 Route 55         | RPLF LLC                    | 1482 Route 55<br>Lagrangeville, NY 12540      | Diner/Lunch (422)                                    |
| 6560-01-473908    | 1474 Route 55         | Roger Realty, Inc.          | 1474 Route 55<br>Lagrangeville, NY 12540      | Office Building (464) - contractor yard              |
| 6560-01-417899    | 1456 Route 55         | Page Self Storage, LLC      | 1456 Route 55<br>Lagrangeville, NY 12540      | Other Storage (449) - self-storage                   |

The following properties west of the Taconic State Parkway are included in the proposed amendments to be rezoned from Town Center Business (TCB, formerly TC-B) to Commercial (C):

| <b>Tax Map ID</b> | <b>Parcel Address</b> | <b>Property Owner</b>     | <b>Owner Address</b>               | <b>Current Land Use<br/>(RPS/Assessor Land Use Code)</b> |
|-------------------|-----------------------|---------------------------|------------------------------------|--|
| 6460-02-802900    | 1215 Route 55         | M Spiegel & Sons Oil Corp | PO Box 833<br>Toledo, NY 10987     | Gas Station (432) - former/vacant                        |
| 6460-02-823867    | 1220 – 1224 Route 55  | Gasland Petroleum, Inc.   | 785 Broadway<br>Kingston, NY 12401 | Gas Station (432) - active                               |

The following properties east of the Taconic State Parkway are also included in the proposed amendments to be rezoned from the General Business (GB, formerly C-2) to Commercial (C) in connection with a proposal to develop a gasoline filling station and convenience store:

| <b>Tax Map ID</b> | <b>Parcel Address</b> | <b>Property Owner</b> | <b>Owner Address</b>                      | <b>Current Land Use<br/>(RPS/Assessor Land Use Code)</b> |
|-------------------|-----------------------|-----------------------|---|--|
| 6560-02-592941    | 2292 Route 82         | 55-82 LaGrange LLC    | 315 N Broadway<br>Sleepy Hollow, NY 10591 | 1 Family Residential (210) - vacant                      |
| 6560-02-582930    | 1515-1519 Route 55    | 55-82 LaGrange LLC    | 315 N Broadway<br>Sleepy Hollow, NY 10591 | Education Facility (615) - vacant                        |

A 0.50-acre portion of the following property east of the Taconic State Parkway is also included in the proposed amendments to be rezoned from Residential Low Density (RLD) to Commercial (C) in connection with the above-mentioned proposal to develop a gasoline filling station and convenience store:

| <b>Tax Map ID</b> | <b>Parcel Address</b> | <b>Property Owner</b>     | <b>Owner Address</b>                     | <b>Current Land Use<br/>(RPS/Assessor Land Use Code)</b> |
|-------------------|-----------------------|---------------------------|--|--|
| 6560-02-715980    | 2296 Route 82         | Red Wing Properties, Inc. | 675 Leetown Road<br>Stormville, NY 12582 | Mine/Quarry (720) - active                               |

The intent of these amendments is to provide opportunities for future development in these areas where development has been stagnant or otherwise limited since the completion of the 2005 Comprehensive Plan and subsequent zoning code updates. Many of the uses that currently exist in these areas have existed for some time. Most are pre-existing, non-conforming with limitations on changes, expansion, or growth. Most of the parcels are more consistent with the uses and site development allowed in the Commercial district as compared to the General Business or the Town Center-Business district. The

current use and development of the properties define community character and establish a de facto aspect of the Town's Comprehensive Plan. The Town is considering updating the Comprehensive Plan to reflect this pattern of development, as well as undertaking zoning map changes designed to promote land use development patterns that still fit with the overall goals and policies of the Town and promote reasonable growth in the Town, taking into context shifts in economic and market changes since 2005.

The Town Board prepared a Final GEIS in 2019, which evaluated potentially rezoning 16 of the aforementioned 19 lots to the C District. (the "Original GEIS") The Original GEIS was accepted by the LaGrange Town Board on April 10, 2019 following the process outlined for Type I action requirements pursuant to the SEQRA, including:

- 11/28/2018 Declaration of Lead Agency
- 11/28/2018 Determination of Significance/Positive Declaration
- 11/08/2018 DGEIS submitted to the Town of LaGrange Town Board
- 11/28/2018 Acceptance of DGEIS, Notice of Completion of the DGEIS and setting of the public hearing date
- 03/13/2019 Public Hearing on DGEIS at Town of LaGrange Town Hall
- 03/25/2019 Deadline for written comments
- 04/08/2019 FGEIS submitted to the Town of LaGrange Town Board
- 04/10/2019 Acceptance of the FGEIS by the Town Board and Notice of Completion

During the preparation of the Original GEIS, a proposal was submitted to the Town seeking to rezone 3 additional parcels into the C District in furtherance of developing a gas station and convenience store thereon (commonly referred to as the "Stewarts Project"). Since the completion of the Original GEIS, additional details about the Stewarts Project have become known as the application has progressed before the Town Planning Board. The Town Board has determined that it would be appropriate to include the potential rezoning of the 3 additional lots associated with the Stewart's Project within the context of the Town Board's evaluation of the whether the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 as permitted in the C District may result in any significant adverse environmental impacts.

This SGEIS will expand upon the studies in the Original GEIS by analyzing and addressing any additional potential environmental impacts of the Proposed Action (now including the 3 lots associated with the Stewarts Project). This will include incorporating the new facts presented about the proposal to develop a gas station and convenience store at the 3 parcels being incorporated into the Proposed Action as part of the SGEIS process.

Pursuant to SEQRA, the Project Sponsor – i.e., the Town Board -- will oversee the preparation of the SGEIS to measure the magnitude of any potential environmental impacts associated with the Proposed Action, considering the potential future development that could be permitted under the proposed amendments to the Town's Zoning Map. Where the data demonstrates that a potential impact of the Proposed Action could be significant, the SGEIS will identify necessary mitigation measures to avoid or reduce the impact

to the maximum extent practical. The impact magnitude and mitigation assessment in the SGEIS will build upon the assessments in the Original GEIS.

Ultimately the Supplemental GEIS is the product of the Town Board as Lead Agency. The SGEIS will set forth specific conditions or criteria under which future actions will be undertaken or approved, including requirements for any subsequent SEQR compliance by other Town Agencies with jurisdiction over said future actions. Where a future subsequent action would result in impacts at below thresholds identified in the SGEIS as significant, or incorporate mitigation measures identified in the SGEIS to address significant impacts, limited further SEQRA review would be required. In addition, the Town Board will include an analysis of the impacts for other approvals that may be required that pertain to the project, such as an infrastructure or roadway design component within the project.

There are also a number of agencies that may be interested in future decisions supported by or based upon the Comprehensive Plan. Those agencies have been requested to participate in the public review of the SGEIS, so that all potential concerns and issues can be properly addressed. For the purposes of this SGEIS, those agencies are considered Interested Agencies.

Interested Agencies

*Town Agencies*

Town of LaGrange Planning Board

*County Agencies*

Dutchess County Planning and  
Development

*State Agencies*

Regional State Park Commission – Taconic  
Regional Office

NYS Office of Parks, Recreation and  
Historic Preservation

NYS Department of Environmental  
Conservation – Region 3

NYS Department of Transportation –  
Region 8

*Federal Agencies*

US Army Corps of Engineers  
New York District

*Adjacent Municipalities*

Town of Poughkeepsie

Town of Pleasant Valley

Town of Washington

Town of Union Vale

Town of Beekman

Town of East Fishkill

Town of Wappinger

## **PROJECT LOCATION**

The SGEIS will address the proposed actions in the geographical regions where they would apply. The proposed rezoning would apply to portions of the Town-Center Business (TC-B) Zoning District west of the Taconic State Parkway, portions of the General Business (GB) Zoning District east of the Taconic State Parkway and around the intersection of State Routes 55 and 82, and a portion of the Residential Low Density (RLD) Zoning District around the intersection of State Routes 55 and 82. See attached map for subject parcels.

## **GENERAL GUIDELINES FOR THE SUPPLEMENTAL GEIS**

The Town Board will expand upon the Original GEIS to assemble additional relevant and material facts about the Proposed Action, re-assess and re-evaluate reasonable alternatives, and be analytical but not encyclopedic. As part of the supplemental assessment and evaluation, all of the data contained within the Original GEIS will be confirmed and acknowledged to ensure that it is not “stale” and utilizes up-to-date information, as further outlined below. The SGEIS will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the SGEIS and included in an appendix. Narrative discussions will be accompanied, where appropriate by illustrative tables, charts, graphs, and figures. The assessments in the SGEIS will be incorporated into the body of the Original GEIS so a reader may review the prior assessments in tandem with the new information compiled in accordance with this Scope. For ease of reference, the text in the Original GEIS will remain with updated data and information redlined or otherwise highlighted by redlines – this new document, with any additional documentation and appendices, will make up the SGEIS.

The SGEIS may also incorporate by reference, in accordance with 6 NYCRR 617.9(b)(7), all or portions of other documents that contain information relevant to the Original GEIS. Such documents will only be referenced if they are readily available at the Town of LaGrange Town Hall and online.

## **SUPPLEMENTAL GEIS SCOPE AND CONTENT**

The SGEIS will utilize the format of the Original GEIS as follows:

### ***Executive Summary***

A brief description of the Proposed Action and Project Location; a description of the full development potential that could occur if the Comprehensive Plan updates and Zoning Map Amendments were adopted, and an analysis of potential significant environmental issues associated therewith; and explanation of the public need and benefits of the Proposed Action; and a summary of potential significant impacts and proposed mitigation necessary for future subsequent actions permitted by the Proposed Action.

### ***Section 1.0 - Overview***

The purpose of the SDGEIS and extent/limit of information contained within and analysis of the potential environmental impacts.

**Section 2.0 – Description of Action**

A detailed description of the parcels subject to the Proposed Action and potential uses that could be developed thereon under the C District, as well as further detail on public need and benefits associated with allowing such uses in the Project Location. A full description of the proposed Comprehensive Plan updates and all of the parcels involved in the Proposed Action will be included in narrative and map.

**Section 3.0 – Environmental Setting – Existing Conditions**

A breakdown of the community and regional setting; existing land uses, ownership, zoning and the pattern of development in the area to evaluate the existing community character in the study area; buildings/structures contained within the parcels; infrastructure/transportation network and existing traffic pattern (including noise levels and air quality); natural resources (including, water resources and waterways/bodies, wetlands, floodplains, and groundwater as well as significant habitat, flora and fauna); and cultural resources (listed and eligible historical and archeological) of the Project Location.

**Section 4.0 – Evaluation of Potential Significant Adverse Environmental Impacts**

The following areas of environmental concern and potentially significant adverse impacts, as identified by the Town Board as the Lead Agency for the Proposed Action after conducting a public hearing and extended comment period, will be assessed and reviewed in the SGEIS, with new or expanded topics noted accordingly. The methodology for assessing each of these topics are noted as well.

Local, State, and Federal regulations pertaining to land development and protection associated with each of these environmental resources will be included in the review and assessment.

The discussion of each topic will include discussion of the following sections:

- a) Existing conditions under current zoning;
  - b) Potential impacts under Proposed Action (i.e., changes from existing conditions associated with rezoning to the C District); and
  - c) Mitigation measures for impacts deemed significant
- 1) LAND USE AND ZONING - Assessment of this topic will involve a review of the land uses that make up the 19 properties subject to the Proposed Action, ensuring that the property class codes that identify the land use (according to local assessment documentation) are current or otherwise updated as necessary. This assessment will evaluate whether the Proposed Action would significantly change the exiting pattern of development and character in the Route 55/82 corridor and surrounding area.
- a) Existing Conditions. As none of these properties have been rezoned since the development of the Original GEIS, the zoning data remains valid. The methodology to be utilized for this assessment and review will entail a listing of existing uses at the parcels subject to the potential rezoning, as well as the areas within the immediate vicinity of the Proposed Action. The assessment will also

identify possible permitted and specially permitted uses under the current zoning on the parcels subject to the Proposed Action to allow a comparison of the current and proposed allowable pattern of development (see b) below); uses that differ from exiting conditions will be highlighted. The comparison of existing and potential future uses will also be used in the transportation analysis below to identify those that have the highest impact potential in terms of daily traffic, noise and air quality (see Transportation methodology).

- b) Potential Impacts Under Proposed Action. A buildout analysis under the “C” District zoning will be developed for each property subject to the Proposed Action (coded as 300-399 by property class code). This assessment will include identifying the amount of developable land available under the existing and proposed zoning districts, taking into account setbacks and other site limitations such as buffers (for visual, light and noise screening), restricted area, etc. by local or other regulations, as noted in the Original GEIS (to be reviewed to ensure they are current). The building size and types of uses permitted for development under these conditions will be noted and differences between the existing and proposed highlighted to determine consistency with the Town’s zoning and land use goals, as well as if the Proposed Action could result in any significant adverse impacts upon the current pattern of development and character in the Route 55/82 corridor and surrounding area.
  - c) Mitigation. Where an impact identified in section b) could be quantified or qualified as significant, the appropriate mitigation measures will be identified. This could include, for example, identification of potential screening and buffering requirements will be noted to address noise and light.
- 2) TRANSPORTATION – Assessment of this topic will build upon the identification of permitted and specially permitted uses in the *Land Use and Zoning* section for both the existing and proposed districts. From this listing and using the current Institute of Transportation Engineers (ITE) Trip Generation Manual, the most intensive (i.e. high generator) combination of land uses at each of the vacant properties in terms of traffic will be used in a “worst case” scenario to determine potential traffic impacts and the differences between the existing and proposed zoning.
- a) Existing Conditions. Using the ITE Manual, the existing land uses will be identified, and the corresponding traffic data utilized to determine the existing, typical traffic generation for each developed property. Where any traffic data currently exists and is available from the Town, in the form of actual traffic counts prepared by professionals, this data will be used in place of the ITE data. Use of the ITE Manual for traffic generation estimates of existing or proposed land uses is a standard, acceptable practice by transportation engineers and professionals. Additionally, the current average annual daily traffic (AADT) for State Route 55 and 82 will be extrapolated from the NYS Department of Transportation (NYSDOT) website and database to determine the existing traffic loads on the roadways. This data can be used to determine the existing level of service (LOS) of the roadways as a baseline. In terms of noise and air quality, the traffic data would form the baseline in terms of air and noise quality impacts as a result of daily operations (i.e. vehicular exhaust) as well as light pollution from traffic.
  - b) Potential Impacts Under Proposed Action. Additional traffic would be added to the most current

AADT for State Route 55 and 82 available from the NYSDOT and weighed against existing volumes and capacity levels of service (LOS) to determine the point at which the volume increases significantly degrades LOS and would require additional traffic measures, as noted in c) below. This was the method that was utilized for potential traffic impacts in the Original GEIS as this is a valid traffic impact analysis used for hypothetical building scenarios such as this Proposed Action. Prior to this a re-assessment of transportation, and with the addition of the properties at the northeast corner of State Routes 55 & 82, the relevancy of the ITE Manual will be reaffirmed (updated as necessary), most up-to-date AADT figures will be utilized, and the “worst case scenario” uses/most intensive for the analysis will be compared to the existing and proposed districts to ensure the data is still valid. Potential impacts to noise and air quality related to increases in traffic/trip generation would be extrapolated from this information – as development is permitted in this area under the existing or proposed zoning districts, increases in noise and odors are anticipated. The level of intensity of development, evident by the potential increase in traffic, would provide some level of comparison in potential noise and odor quality impacts.

- c) Mitigation. Where an impact identified in section b) could be quantified or qualified as significant, the appropriate mitigation measures will be identified. Additional traffic measures to be considered for future transportation improvements, based on LOS calculations, could include but not limited to, road widening, dedicated turning lanes, or additional traffic controls. Noise and air quality considerations may include truck anti-idling loading/unloading areas and additional buffering from adjacent properties.
- 3) WATER RESOURCES – (FLOODPLAINS, WETLANDS, WATERBODIES, GROUNDWATER) - Assessment will entail the identification of these natural features in mapping and narrative form and highlighting the regulations that pertain to the protection of them at the local, County, State, and Federal levels, as applicable.
- a) Existing Conditions. All floodplains, wetlands, waterbodies and aquifers within the Proposed Action area will be identified and shown on maps in the SGEIS. These features will be identified and located using databases and reporting from the NYS Department of Environmental Conservation (NYSDEC), County and State Departments of Health, US Army Corps of Engineers, US Fish and Wildlife Service, and the US Environmental Protection Agency. Mapping and narrative that was previously provided in the Original GEIS and will be re-assessed to ensure the most current data is included as well as expanding the Project Area to encompass all 19 parcels.

Since these features represent site constraints that limit the extent of development at each property, this section will also identify the existing regulations that pertain to the features, and the impact (if any) on the ability to further develop lots subject to the Proposed Action. This analysis will also be integrated within the build out analysis in the *Land Use and Zoning* section described above.

In addition, any publicly identified and recorded environmental concerns regarding water supplies, including known contamination, cleanup/remediation, spills, or registered facilities on properties subject to this Proposed Action will be noted in this section.

- b) Potential Impacts Under Proposed Action. As noted in a) above, several water features (i.e. State

wetlands, aquifers, and waterbodies) have existing regulations in place that impact potential development by limiting or prohibiting disturbance within the extent of the feature as well as an additional buffer distance beyond it. In addition, any other pertinent regulations that would apply to uses in the existing and proposed zoning would be noted and their impact on development potential, e.g. Article 17, Title 10 of Environmental Conservation Law, "Control of the Bulk Storage of Petroleum." The proposed change in zoning for these properties does not change or further limit these regulations. Those water features that may have less stringent regulations, in the form of additional buffers, use restrictions, etc., will be identified and compared with the uses in the existing zoning districts. The results of the build out analysis from #1 above will also be used in the analysis for potential impacts to water features.

- c) Mitigation. Where an impact identified in section b) could be quantified or qualified as significant, the appropriate mitigation measures will be identified. This could include, for example, identification of potential screening and buffering requirements.

#### 4) VEGETATION, FAUNA AND HABITAT

- a) Existing Conditions. An assessment of available databases to identify potential endangered, threatened or rare (ETR) species, including plants and animals, will be undertaken in this section. As the difference between the existing and proposed zoning districts still allow development to occur (i.e. not a change from a district highly limited in development [agricultural, open space, or similar] to one more expansive in development potential), the methodology used for this assessment will entail a listing of potential ETR species as well as any local reports or studies, noted critical habitats, or significant natural communities that may impact development potential.
- b) Potential Impacts Under Proposed Action. Any development that is proposed for the subject properties would be required to undergo an environmental review that would consult with the NYSDEC (in conjunction with the US Fish and Wildlife Service and NY Natural Heritage) to determine proximity to species and features as noted in a) above. Using the build out analysis in #1, those properties that are in proximity to known species and features noted in a) above will be identified and compared to the existing zoning scenario to determine level of impacts associated with potential development.
- c) Mitigation. Where an impact identified in section b) could be quantified or qualified as significant, the appropriate mitigation measures will be identified.

#### 5) CULTURAL RESOURCES (INCLUDING HISTORIC) – The assessment of this item will entail the identification of listed features on mapping and narrative format. As the difference between the existing and proposed zoning districts still allow development to occur.

- a) Existing Conditions. The SGEIS will identify (listed or eligible) historic resources within proximity to the Route 55/82 corridor and parcels subject to the Proposed Action, noted as requiring further consultation with the State Historic Preservation Office (SHPO) where appropriate. This will be an expanded assessment from the Original GEIS as noted under the *Effects on Cultural Resources* section.
- b) Potential Impacts Under Proposed Action. Using the full buildout analysis, the SDGEIS will identify if development under the Proposed Action would impair views or otherwise impact any historic resource in the Village.

- c) Mitigation. Where an impact identified in section b) could be quantified or qualified as significant, the appropriate mitigation measures will be identified.

### ***Section 5.0 - Alternatives***

A no action (null) alternative and a rezoning to other districts or modifications to Commercial (C) District regulations to achieve the objectives of the Town.

### ***Section 6.0 – Description of Mitigation Measures***

A description of any potential mitigation measures for future development of parcels subject to the Proposed Action within each resource evaluation topic noted in Section 4.0

### ***Section 7.0 – Other Issues***

More general issues including those noted in Part 617.9(b)(5)(iii):

- Unavoidable Adverse Impacts
- Irreversible and Irrecoverable Commitment of Resources
- Growth Inducing Impacts, Cumulative and Secondary Impacts
  - It should be noted that at the time of this rezoning that the Town of LaGrange has no immediate plans to extend public water and sewer service east of the Taconic State Parkway (TSP). As part of this assessment, an estimate of probable cost for the potential installation of public watermain from the TSP to the State Route 55 & 82 intersection will be provided based on current (2020) dollars, not including installation of new service laterals.
- Effects on the Use and Conservation of Energy
- Effects on Solid Waste Management
- Impacts of Public Acquisition of Land
- Effects on Cultural Resources
  - See Section 4.0 regarding cultural resources, assessment and methodology

### ***Section 8. – Future Actions***

This section will re-evaluate and set forth conditions, criteria or thresholds to guide future site-specific actions that may be undertaken. This includes requirements for any subsequent SEQRA compliance as well as thresholds and criteria for supplemental environmental review to reflect specific significant impacts that were not adequately addressed or analyzed in the GEIS. For example, should a subsequent proposed action be carried out in conformance with the conditions and thresholds established in the GEIS, no further SEQRA compliance would be required. Conversely, if a subsequent proposed action was not addressed or its components would exceed defined thresholds or criteria set forth in the GEIS, then the appropriate environmental review documentation would be required to comply with SEQRA.

### ***Appendix***

Supporting information including maps, charts, pertinent regulations, documents/plans, concepts and

drawings. The Existing GEIS contains the following appendix documentation to support the environmental review and will be updated in accordance with the methodology noted in individual topic areas in Section 4 above.

- Comparison charts of existing and proposed zoning districts – permitted and specially permitted uses and dimensional requirements (i.e. setbacks, lot coverage, lot size, etc.)
- Schedule A2 (240-27) from the Town Zoning Code showing full list of permitted and specially permitted uses in all non-residential districts
- Comparison chart of dimensional requirements (i.e. setbacks, lot coverage, lot size, etc.) of existing and proposed zoning uses showing increases and decreases Traffic evaluation – AADT, pertinent ITE Trip Generation Land Use categories, local property assessment data,
- Proposed Comprehensive Plan amendment
- Local land use regulations noted in environmental review – Chapter 130 (Flood Damage Prevention), Chapter 124 (Freshwater Wetlands, Watercourse, & Waterbodies), Chapter 240 (Preservation Overlay Districts, Town Center Design Standards, Design Standards for Commercial (C) and General Business Districts)

Additional appendix items to be determined.

#### **SUPPLEMENTAL DGEIS PUBLIC VIEWING & COMMENT**

The public will have opportunity to view and comment on the Draft SGEIS (“DSGEIS”) at specific times as promulgated under SEQRA. Following the development of this scoping document, an option is available for the public to view and comment to the Lead Agency for proposed changes or modifications for a minimum period of 30 days. A subsequent meeting will be held in the future to review comments and for the Town Board as Lead Agency to accept the Final Scoping Document. Draft and Final Scoping Documents can be provided to Interested Agencies for review. All public comments received during the comment period will be provided as an Appendix to the Final Scoping Document.

An additional time for public review and comment occurs after the Lead Agency determines that the DSGEIS is complete for public review. A Notice of Completion for the DSGEIS will be distributed by the Lead Agency in accordance with SEQRA requirements and published in the Environmental notice Bulletin (ENB). Copies of the Supplemental DSGEIS will be made available pursuant to 6 NYCRR 617.12(b) and placed on the Project Sponsor’s website. A Public Hearing will be held to solicit comments on the Supplemental DSGEIS and the proposed project and a minimum 30-day long public comment period will be initiated to receive written comments in addition to or in-lieu of the comments received at the Public Hearing.

Following the close of the comment period, all substantive comments and Lead Agency responses received will be reviewed and incorporated into the Final SGEIS for the proposed project, including all necessary revisions, additions and clarifications to the document as well as categorized responses to the received comments. Non-substantive comments will be listed and with a statement will be provided as to why they have not been included in the Final SGEIS.

\*Original Scoping document prepared March 11, 2020. Revised November 3, 2020.