

**State Environmental Quality Review
Notice of Completion of Draft
and
Notice of SEQR Hearing**

Lead Agency: Town Board of the Town of LaGrange

Project Number:

Address: 120 Stringham Road
LaGrangeville, New York 12540

Date: 1/09/2018

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # 1 of 2019 if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until February 22, 2019. A public hearing on the Draft EIS will be held on 03/13/2019 at 7:00pm (date and time) at 120 Stringham Road, LaGrangeville, NY 12540 (place).

Name of Action:

Amendments to land use mapping of the Town of LaGrange Comprehensive Plan, and a propose local law to amend the zoning district designation of sixteen parcels.

Description of Action:

Adoption of Amendments to 2005 Comprehensive Plan and Map and a local law amending the zoning map to change two (2) parcels west of the Taconic State Parkway from TC-B to C and fourteen (14) parcels east of the Taconic State Parkway from GB to C.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The geographic area of the action entails sixteen parcels in the Town of LaGrange, Dutchess County which are privately owned. Two of the parcels are located directly to the west of the Taconic State Parkway on Route 55. The Town Board proposes to change the zoning district of those two parcels from Town Center Business ("TCB") to Commercial ("C"). The other fourteen parcels are situated east of the Taconic State Parkway along Route 55. One of the fourteen parcels is situated directly to the east of the Taconic State Parkway. The balance of the fourteen parcels are clustered near the intersection of Route 55 and Route 82.

Potential Environmental Impacts:

1. The total project area of the sixteen parcels far exceeds the Type 1 standard of a change of use for 25 acres, and actually involves a potential change of uses for the total 67.5 acres which is .02 percent of the total land area of the Town of LaGrange. (See Section 4.1 of the DGEIS.)
2. The Town Board reviewed the proposed action as analyzed within the DGEIS, dated November 8, 2018, prepared concerning the potential implementation of both phases of the action.
3. The Town Board has compared the proposed action with the Criteria for Determining Significance in 6 NYCRR 617.7 and determined that the potential exists for significant adverse impacts to the following resources associated with the proposed action: Land Use and Zoning, Transportation and Traffic, Wetlands, Floodplains, Floodways and Other Regulated Surface Water Features, Sprout Creek, Growth Inducing Impacts, and Cultural Resources.
4. Consistent with 6 NYCRR 617.7, the Town Board has considered all reasonably related long-term, short-term, cumulative impacts, and cumulative environmental effects associated with the proposed action, including other simultaneous or subsequent actions.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Alan Bell, Supervisor

Address: 120 Stringham Road, LaGrangeville, New York 12540
Website: www.lagrangeny.gov

Telephone Number: 845-452-1830

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of LaGrange

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).

RESOLUTION

Supervisor Bell offered the following resolution which was seconded by Councilman Jessup, who moved its adoption:

WHEREAS, on November 28, 2018, the Town Board introduced a resolution to be known as Local Law #1 of 2019, entitled "A Local Law of the Town of LaGrange, Dutchess County, New York, amending the Zoning Map established by Section 240-22 of Chapter 240, "Zoning", of the LaGrange Town Code in order to change the zoning district designation of fourteen (14) parcels located in the Route 55/82 Area or located on Route 55 immediately east of the Taconic State Parkway in the case of Tax Parcel Number 133400-6460-02-945946 from the General Business ("GB") zoning district to the Commercial ("C", Formerly C-1) zoning district, and in order to change the zoning district designation of two (2) parcels located on Route 55 immediately to the west of the Taconic State Parkway from the Town Center Business ("TCB") zoning district to the Commercial ("C", Formerly C-1) zoning district"; and

WHEREAS, a public hearing on Local Law #1 of 2019 was scheduled for January 9, 2019; and

WHEREAS, the Town Board wishes to postpone and reschedule the January 9, 2019 Public Hearing to March 13, 2019 at 7:00 p.m.; and

WHEREAS, a complete copy of the resolution of introduction is on file with the Town of LaGrange Town Clerk.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in relation to the proposed changes set forth in the November 28, 2018 resolution of introduction, and within the form notice, hereinafter provided, at which hearing, parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall, LaGrangeville, New York on March 13, 2019, at 7:00 p.m. Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of LaGrange, by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Town Board of the Town of LaGrange will hold a public hearing at the Town Hall, 120 Stringham Road, LaGrangeville, New York on March 13, 2019, at 7:00 o'clock p.m. prevailing time, on Local Law No. 1 of 2019, a local law of the Town of LaGrange, Dutchess County, New York, amending the Zoning Map established by Section 240-22 of Chapter 240, "Zoning", of the LaGrange Town Code to change the zoning district designation of the following fourteen (14) parcels located in the Town of LaGrange in the Route 55/82 area or immediately east of the Taconic State Parkway in the case of tax parcel number 133400-6460-945946 from the GB zoning district to the C zoning district and two (2) parcels in the Town of LaGrange located on Route 55 immediately to the west of the Taconic State Parkway from the TCB zoning district to the C zoning district :

LaGrange Tax Parcel Number 133400-6560-02-501968 at 1477 Route 55
LaGrange Tax Parcel Number 133400-6560-02-515970 at 1489 Route 55
LaGrange Tax Parcel Number 133400-6560-02-546974 at 1493 Route 55
LaGrange Tax Parcel Number 133400-6560-02-564958 at Route 82 (unimproved)
LaGrange Tax Parcel Number 133400-6560-02-601974 at 2295 Route 82
LaGrange Tax Parcel Number 133400-6560-02-546919 at 1502-1504 Route 55
LaGrange Tax Parcel Number 133400-6560-02-541906 at 1498 Route 55
LaGrange Tax Parcel Number 133400-6560-02-530919 at 1496 Route 55
LaGrange Tax Parcel Number 133400-6560-02-504909 at 1486 Route 55
LaGrange Tax Parcel Number 133400-6560-01-492906 at 1482 Route 55
LaGrange Tax Parcel Number 133400-6560-01-473908 at 1474 Route 55
LaGrange Tax Parcel Number 133400-6560-01-417899 at 1456 Route 55
LaGrange Tax Parcel Number 133400-6560-01-457972 at Route 55
LaGrange Tax Parcel Number 133400-6460-02-945946 at 22 Taconic Center Lane

to change the zoning district designation of the following two (2) parcels located in the Town of LaGrange from the Town Center Business ("TCB") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6460-02-802900 at 1215 Route 55
LaGrange Tax Parcel Number 133400-6460-02-823867 at 1220 -1224 Route 55

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of LaGrange, at the Town Hall,

120 Stringham Road, LaGrangeville, New York between the hours of 8:30 a.m. and 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: LaGrangeville, New York
January 9, 2019


CHRISTINE O'REILLY-RAO
TOWN CLERK

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Bell	AYE
Councilman Luna	NAY
Councilman Jessup	AYE
Councilwoman Wagner	AYE
Councilman Baright	AYE

DATED: LaGrangeville, New York
January 9, 2019


CHRISTINE O'REILLY-RAO
TOWN CLERK

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RESOLUTION

Supervisor Bell offered the following resolution which was seconded by Councilman Baright, who moved its adoption:

WHEREAS, on November 28, 2018, the Town Board introduced a resolution amending the Town of LaGrange Comprehensive Plan (“the Town of LaGrange Comprehensive Plan Amendment”); and

WHEREAS, a public hearing on the Town of LaGrange Comprehensive Plan Amendment was scheduled for January 9, 2019; and

WHEREAS, the Town Board wishes to postpone and reschedule the January 9, 2019 public hearing to March 13, 2019 at 7:00 p.m.; and

WHEREAS, a complete copy of the Town of LaGrange Comprehensive Plan Amendment resolution is on file with the Town of LaGrange Town Clerk.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in relation to the proposed amendments to the Town of LaGrange Comprehensive Plan set forth in the November 28, 2018 resolution, and within the form notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall, LaGrangeville, New York on March 13, 2019, at 7:00 p.m. Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of LaGrange, by the Town Clerk, at least ten (10) calendar days before such hearing and that such notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town Board of the Town of LaGrange will hold a public hearing at the Town Hall, 120 Stringham Road, LaGrangeville, New York on March 13, 2019 at 7:00 o'clock, p.m., on proposed amendments to the Comprehensive Plan as follows:

- a) updating Table 2.2-2 to reflect the current names of zoning districts as of Local Law No. 4 of 2014 and to identify the predecessor district names --- in the form attached hereto as Exhibit "A";
- b) amending Section 3.3 pertaining to the location of Commercial Districts --- in the form attached hereto as Exhibit "B"; and
- c) amending the Proposed Zoning Districts Map (figure 3.4-1) to reflect change of land use category for fourteen properties from the current GB zone to the current C zone east of the Taconic State Parkway, and to reflect change of land use category for two properties located immediately west of the Taconic State Parkway from the current TCB zone to the current C zone --- in the form attached hereto as Exhibit "C".

TAKE FURTHER NOTICE, that the Comprehensive Plan, and copies of the aforesaid proposed amendments and exhibits will be available for examination at the office of the Clerk of the Town of LaGrange, at the Town Hall, 120 Stringham Road, LaGrangeville, New York between the hours of 8:30 a.m. and 4:00 p.m. on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: LaGrangeville, New York
January 9, 2019


CHRISTINE O'REILLY-RAO
TOWN CLERK

The foregoing resolution was duly put to a vote which resulted as follows:

Supervisor Bell	AYE
Councilman Luna	NAY
Councilman Jessup	AYE
Councilwoman Wagner	AYE
Councilman Baright	AYE

DATED: LaGrangeville, New York
January 9, 2019


CHRISTINE O'REILLY-RAO
TOWN CLERK

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EXHIBIT A

ZONING CONVERSION TABLE
ARTICLE 2 OF THE ZONING CODE TO COMPREHENSIVE PLAN

<u>Zoning District</u>	<u>Zoning Code</u>	<u>Old Zoning District</u>	<u>Old Code</u>
Residential Flexible Density	RFD	Moderate Density Residential	R-40/60/80
Residential Moderate Density	RMD	Low Density Residential	R-80
Residential Low Density	RLD	Rural Density Residential	R-120
Residential Frank & Sleight	RFS		
Town Center Residential	TCR	Town Center Residential	TC-R
Hamlet	H	Hamlet	H
Gateway Hamlet	GH		
Manchester Gateway Hamlet	MGH		
Town Center Business	TCB	Town Center Business	TC-B
General Business	GB	Commercial-2	C-2
Commercial	C	Commercial-1	C-1
Industrial	I	Industrial	I
Town Park	TPK	Park Land District	PD
State Park Reuse	SPR	Park Land District	PD
Daley Farm Planned Development	DFPD		
Overlook Planned Development	OPD	Planned Development District	PDD
Planned Office (Reserved)	PO	Planned Office	PO
Planned Development District	PDD		
Senior Citizen Housing District (Reserved)	SCHD		
Alternative Senior Citizen Housing District (Reserved)	ASCHD		

NOTE: PDD, SCHD, ASCHD were abolished pursuant to Local Law #7 of 2016
DFPD was established pursuant to Local Law #5 of 2016

EXHIBIT B

Proposed Changes

While the intent for these changes as noted in the 2005 were valid, and though there have been some small improvements made, the results have not materialized for these intersections of interest. Therefore, the following changes are proposed for Section 3.3 (Land Use Recommendations) under item #3 of the 2005 Comprehensive Plan (additions and revisions noted where applicable):

Commercial Districts (C-1 and C-2): Following the development of the 2005 Comprehensive Plan, the Commercial 3 District was dissolved and absorbed into the newly designated General Business (GB) District – formerly called out as the Commercial 2 District. The existing Commercial 3 Zoning District encompasses one property on Route 82. This zoning designation is not recommended to continue. In addition, the existing Commercial 1 and Commercial 2 designations are shown on the Proposed Zoning Map in a number of locations. The Commercial 1 designation is applied primarily to older strip commercial centers, while the Commercial 2 (General Business) designation is intended as a smaller scale, lower impact commercial district. The State Route 82/55 intersection has and continues to be of a similar nature to the uses found in the Commercial 1 District; rezoning to General Business has not successfully revitalized this area nor increased the marketability/attractiveness given the extent of uses allowed here. With infrastructure improvements and development attraction focused on Town Center, providing additional commercial opportunities that are different from, but do not compete with, those in Town Center should be encouraged in the State Route 82/55 area as offered by the Commercial 1 District. This takes advantage of the existing building stock and infrastructure that is in place, providing opportunities for revitalization of the area, responding to current market trends and conditions, as well as infill development.

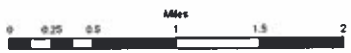
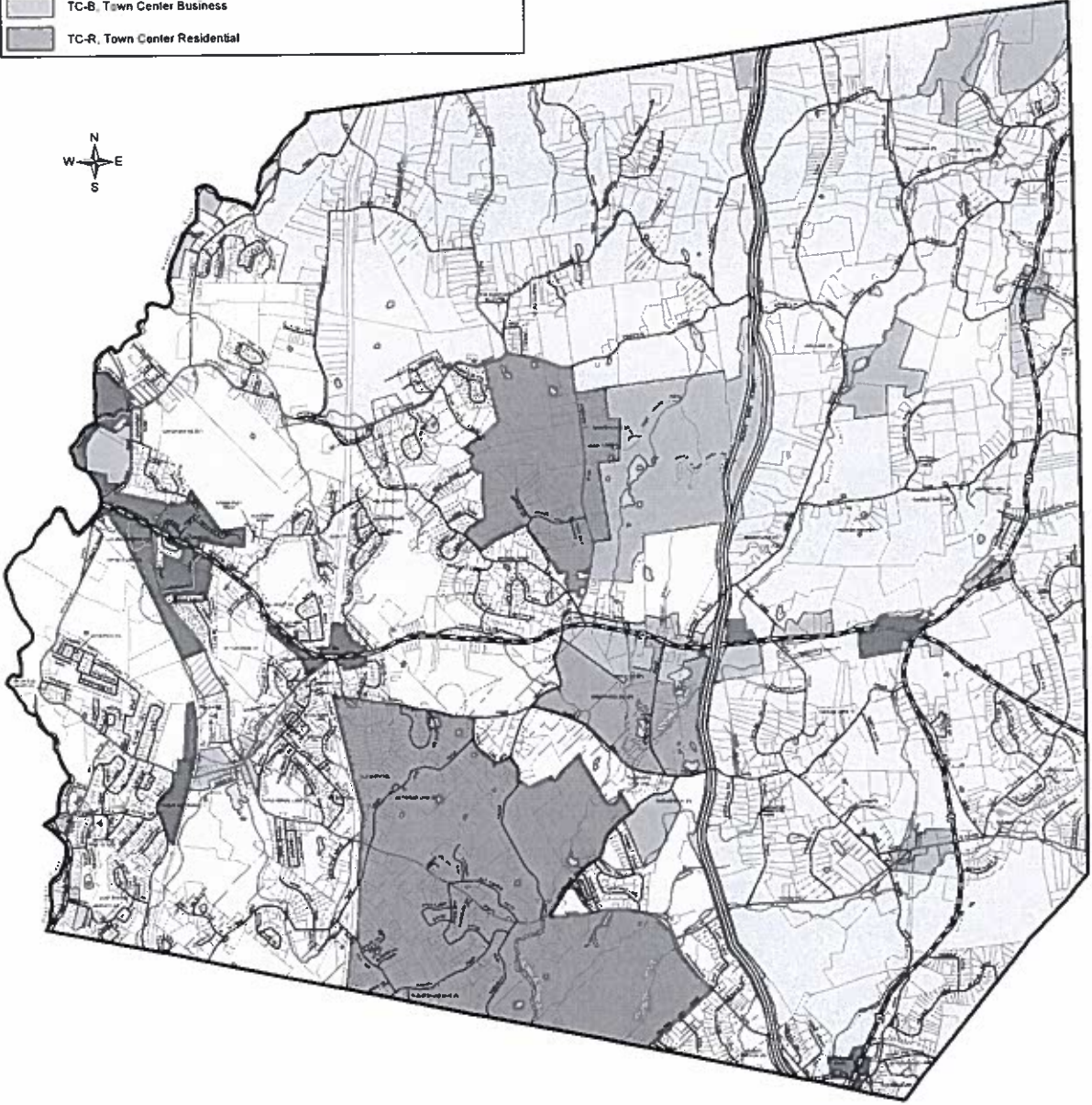
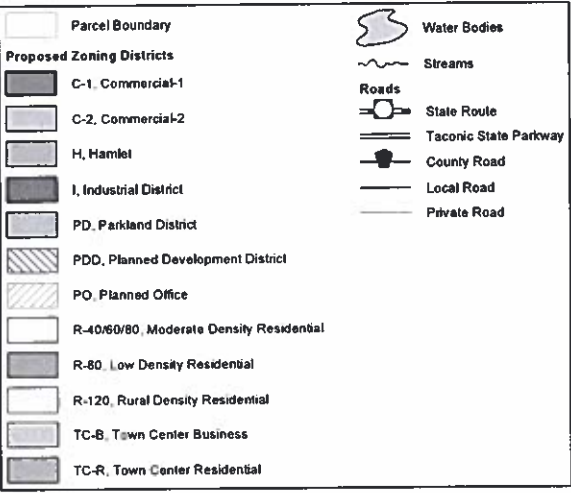
The properties in and around the Taconic State Parkway Intersection with State Route 55 (Note: The following section was formerly the last paragraph, reformatted for flow/legibility) The 2005 Plan noted both the benefits and the constraints brought on with the Taconic State Parkway, providing visibility and easy access to LaGrange, but also limiting connections. The formerly designated Commercial 2 (General Business) area, shown adjacent to the Town Center designation on the east side of the Taconic, is was recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility. In a similar fashion to the lack of revitalization and development attributed to the State Route 82/55 intersection, the rezoning following the 2005 Plan has not materialized and many properties remain underutilized. For this reason, it is the desire of the Town to providing more opportunities for commercial development in this area under the Commercial 1 District, while balancing the desire to create a more defined gateway into Town Center through design. Physical development on lands in this area are constrained due to environmental features, as outlined in earlier sections of the Plan; therefore, the actual extent and intensity of any future development would be dictated, in part, by the environmental constraints. Lastly, the Master Plan goal of encouraging revitalization of the Manchester Bridge Area should also be noted and the redevelopment of underutilized properties should be a priority in the future, especially as sewer infrastructure improvements are completed.

In addition to the mapped areas for these Districts, design standards ~~are~~ **continue to be** recommended to address building size, scale, location, setbacks, landscaping, access and provision of pedestrian facilities, where feasible. Many of the goals and recommendations of the County's

Greenway Connections are applicable in ensuring the appropriate design and scale of existing and future commercial development and redevelopment. For example, the ~~Commercial-2~~ **commercial land use designations proposed** along Route 55 east of the Taconic ~~are~~ **remain** intentionally nodal in form, rather than circumscribing a continuous strip.

The Proposed Zoning Districts Map (Figure 3.4-1) in the 2005 Comprehensive Plan is also amended to reflect these changes in preferred land uses for the Town, as shown in the attached.

EXHIBIT C



Data Sources
 Parcels - Dutchess County Office Of Real Property Services, August 2004



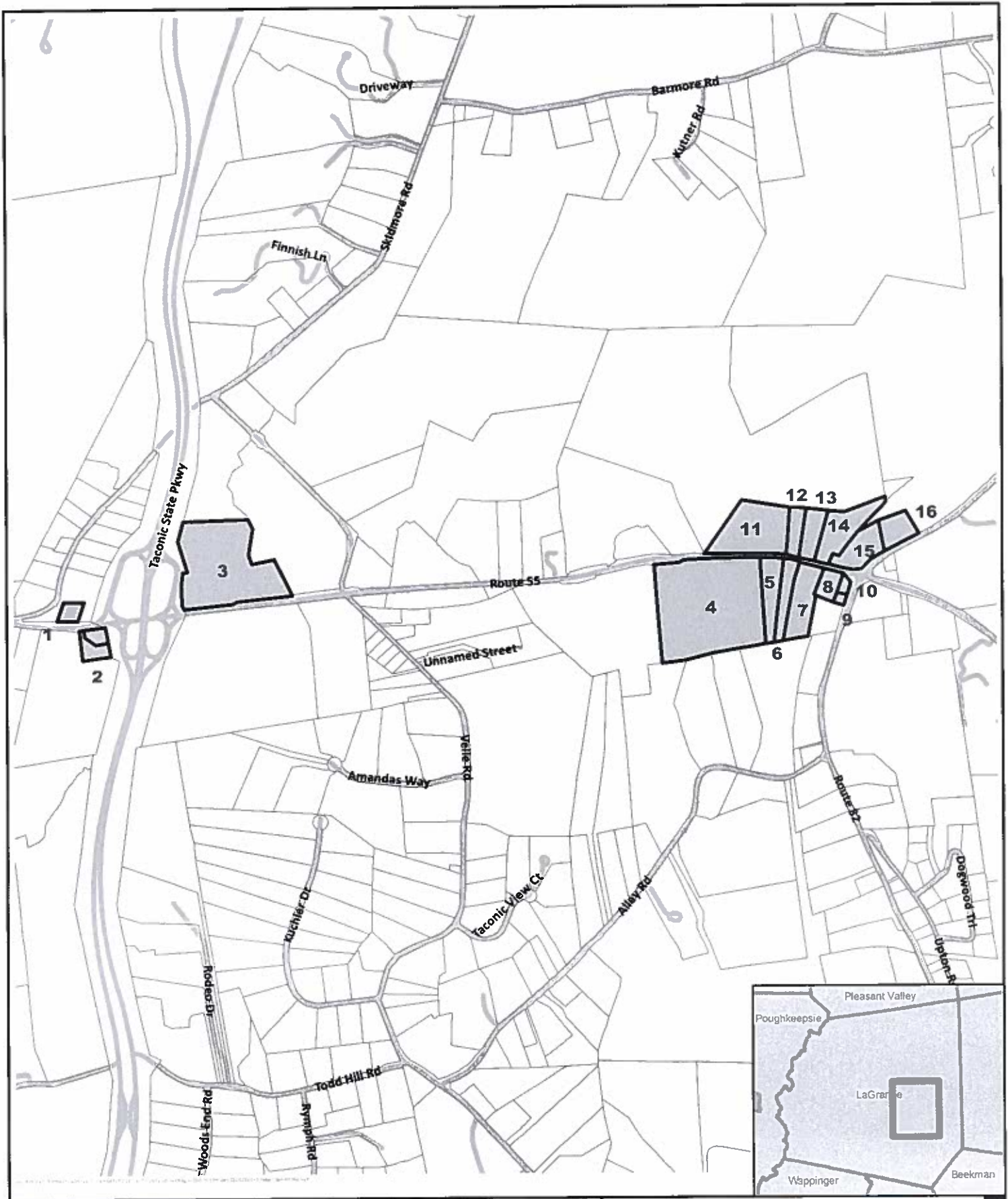
CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office 27 Fox Street Poughkeepsie, New York 12601 Phone (845) 454-3880	Orange County Office 356 Schroton Avenue Newburgh, New York 12550 Phone (845) 567-1133	Capital District Office 20 Quaker Avenue Troy, New York 12182 Phone (518) 235-8000	North Country Office 110 Glen Street Glens Falls, New York 12061 Phone (518) 812-0513
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This map is a product of The Chazen Companies, L.P. It should be used for reference purposes only. Responsible attention has been made to ensure the accuracy of this map. The Chazen Companies is not responsible for solutions based on this map for any purpose other than its intended use.

Town Of LaGrange 2008 Comprehensive Plan
 2018 Amendment
Figure 3.4-1 Proposed Zoning Districts
 Town Of LaGrange
 Dutchess County, New York

Created by
 Carol Conolly
 Date
 Revised 05/15/2018
 Scale
 1:48,000
 Project #
 80324.GD



Clark Patterson Lee
ARCHITECTURE ENGINEERING PLANNING

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www.clarkpatterson.com

DATE: 11/2/18
DRAWN: JWS
CHECKED: GWB
SCALE: 1"=1,200'
PROJ. #: 12977.02

Transportation Reference Map

Commercial Rezoning

Town of LaGrange, Dutchess County, New York

Figure 1