

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

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.

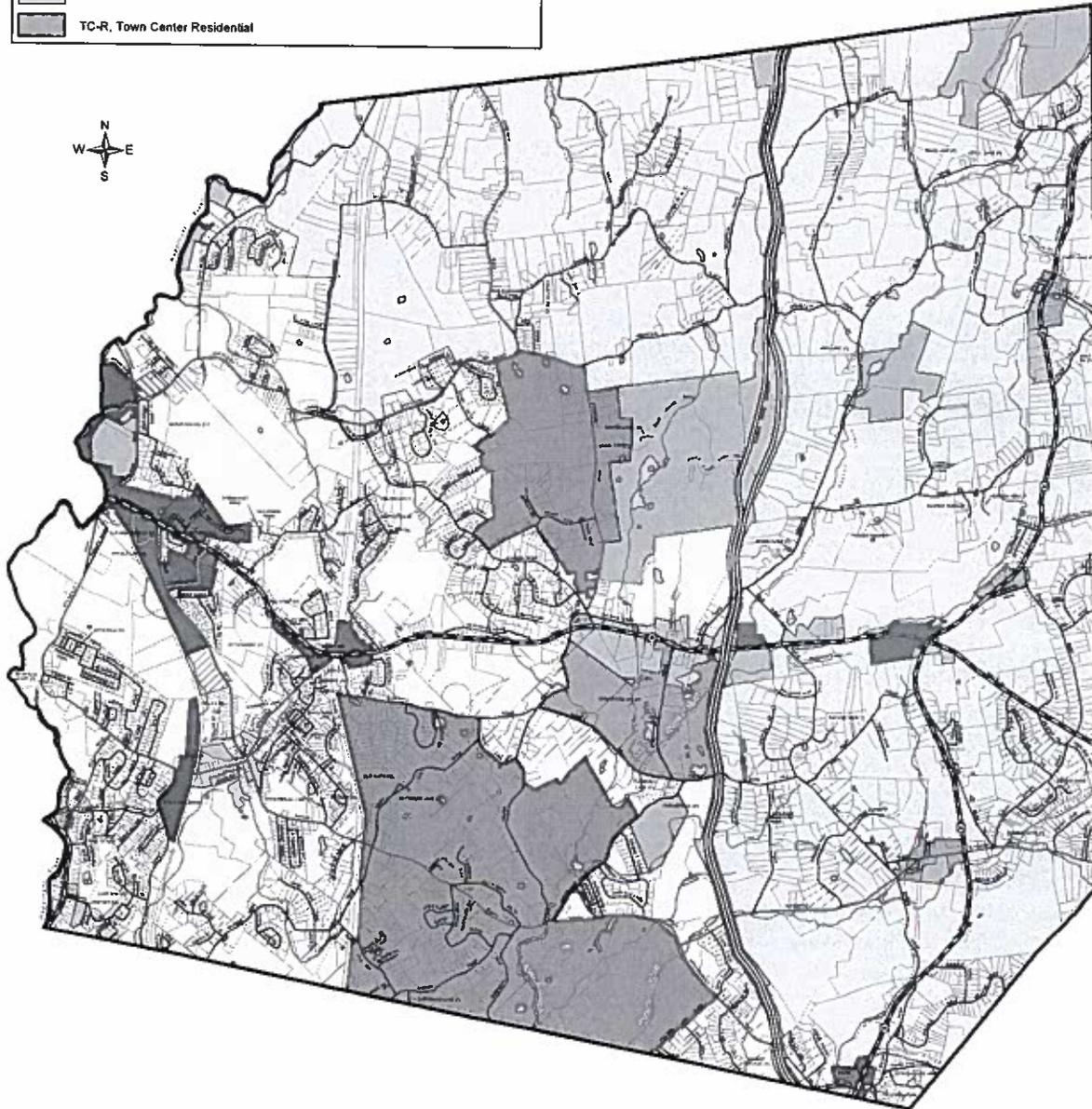
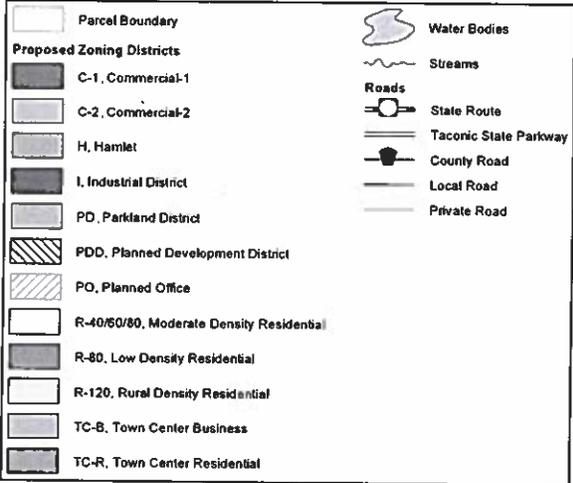
The properties in and around the Taconic State Parkway intersection with State Route 55 *(Note: The following section was formerly the last paragraph, reformatted for flow/legibility)* The 2005 Plan noted both the benefits and the constraints brought on with the Taconic State Parkway, providing visibility and easy access to LaGrange, but also limiting connections. The formerly designated In addition, the 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 21 Fair Street Poughkeepsie, New York 12601 Phone: (845) 654-3880	Orange County Office 255 Meadow Avenue Newburgh, New York 12550 Phone: (845) 567-1333	Capital District Office 25 Quail Avenue Troy, New York 12182 Phone: (518) 276-8000	North County Office 110 Glen Street Genee Falls, New York 12603 Phone: (518) 812-0513
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*Town Of LaGrange 2005 Comprehensive Plan
 2018 Amendment*

Figure 3.4-1 Proposed Zoning Districts

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

Created by: Caryl Conolly
Date: Revised 05/15/2018
Scale: 1:45,000
Project #: 89324.GD



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