

TOWN OF LAGRANGE TOWN BOARD
STATE ENVIRONMENTAL QUALITY REVIEW ACT
NOTICE OF INTENT TO RE-DESIGNATE LEAD AGENCY IN ORDER TO PREPARE
A SUPPLMENTAL GEIS (SGEIS)

Proposed Action: AMENDMENTS TO THE TOWN COMPREHENSIVE PLAN AND ZONING MAP

NOTICE TO INTERESTED AGENCIES THAT LEAD AGENCY MUST BE RE-DESIGNATED WITHIN THIRTY (30) DAYS

This notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to re-designate a lead agency.

Description of Proposed Action:

The Proposed Action consists of the adoption of amendments to the 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, 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, and an approximately 0.50 acre portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, to the Commercial (C) District for a total of 19 parcels rezoned to the Commercial (C) District; and the adoption of certain amendments to the Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and reflecting the amendments to the Zoning Map.

Previously the Town Board, on May 8, 2019 considered amendments to the Zoning Map and Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and revisions to the Zoning Map to change 14 parcels on the east side of the Parkway from General Business (GB) to Commercial (C) and two (2) parcels on the west side of the Parkway from Town Center-Business (TC-B) to Commercial (C) (the “2019 Amendments”).

The Town Board served as the Lead Agency in the coordinated review of the 2019 Amendments under the New York State Environmental Quality Review Act (“SEQRA”) including the preparation of a Generic Environmental Impact Statement (“GEIS”).

On or about August 1, 2018 Stewart’s Shops Corporation filed a Site Plan Application and Rezoning Petition for a proposed Stewart’s gas station and convenience store located at the intersection of State Routes 82 and 55, directly adjacent to the parcels rezoned to Commercial (C) under the 2019 Amendments.

The Town Board has determined that it would be appropriate to include 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 contemplated in the Proposed Action may result in any significant adverse environmental impact.

New project-specific information regarding the Stewarts Project has also been presented in connection with the Planning Board’s review of the Stewarts Project, including facts related to, *inter alia*, traffic, community character, and cumulative impacts, which the Town Board has determined should be considered in the Town Board’s evaluation of the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55.

The Town Board has determined that a Supplemental Generic Environmental Impact Statement (“SGEIS”) for the Proposed Action should be prepared to guide the review of subsequent site-specific actions and that it would be the appropriate entity to serve as the Lead Agency to prepare the SGEIS.

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQR 6 NYCRR Part 617.6(b)(6), the Town Board of the Town of LaGrange concludes that it should be re-designated as the lead agency in the coordinated environmental review of the proposed action.

IF YOU DO NOT RESPOND TO THIS NOTICE WITHIN THIRTY (30) DAYS, IT WILL BE INERPRETED AS CONSENT THAT THE LAGRANGE TOWN BOARD SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.

ATTACHMENTS TO THIS NOTICE:

- Environmental Assessment Form (EAF) Part I (Attachment A)
- Location Map (Attachment B)
- Adopted Resolution of Intent (Attachment C)

A copy of this Notice is being sent to the following Involved/Interested Agencies:

Chief Executive of Town
Town of LaGrange Town Board Alan Bell, Supervisor 120 Stringham Road LaGrangeville, NY 12540
Involved Agencies
None
Any person requesting a copy
None

Interested Agencies
<p>Town of LaGrange Planning Board Christian Rohrbach, Chair 120 Stringham Road LaGrangeville, NY 12540</p>
<p>NYS Department of Environmental Conservation – Region 3 John Petronella, Regional Permit Administrator 21 South Putt Corners Rd. New Paltz, NY 12561-1620</p>
<p>NYS Office of Parks, Recreation and Historic Preservation Derek Rohde Technical Preservation Services Bureau Albany NY, 12238</p>
<p>Regional State Park Commission – Taconic Regional Office Lucy R. Waletzky, Chair PO Box 308- 9 Old Post Road Staatsburg, NY 12580</p>
<p>NYS Department of Transportation – Region 8 Lance MacMillan, P.E., Regional Director Eleanor Roosevelt State Office Building 4 Burnett Boulevard Poughkeepsie, NY 12603</p>
<p>Dutchess County Planning and Development Eoin Wrafter, Commissioner 85 Civic Center Plaza, Suite 107 Poughkeepsie, NY 12601</p>
<p>US Army Corps of Engineers New York District ATTN: Regulatory Branch, Room 16-400 26 Federal Plaza New York, NY 10278-0090</p>
Adjoining Towns
<p>Town of Poughkeepsie Jon J. Baisley, Supervisor 1 Overocker Road Poughkeepsie, NY 12603</p>
<p>Town of Pleasant Valley Frank Susczynski, Supervisor 1554 Main Street Pleasant Valley, New York, 12569</p>
<p>Town of Washington Gary Ciferri, Supervisor 10 Reservoir Drive Millbrook, NY 12545</p>

Town of Union Vale Betsy C. Maas, Supervisor 249 Duncan Road LaGrangeville, NY 12540
Town of Beekman Mary Covucci, Supervisor 4 Main Street Poughquag, NY 12570
Town of East Fishkill Nicholas D'Alessandro, Supervisor 330 Rt. 376 Hopewell Junction, NY, 12533
Town of Wappinger Richard L. Thurston, Supervisor 20 Middlebush Road Wappingers Falls, NY 12590