

State Environmental Quality Review
Notice of Intent to Prepare a Supplemental GEIS
Determination of Significance

Date: February 26, 2020

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.

The Town of LaGrange, Town Board, as lead agency, has determined to prepare a Supplement to the Generic Environmental Impact Statement (“GEIS”) on the Town’s Amendments to the Comprehensive Plan and Proposed Zoning Map Changes to certain parcels listed below to the Commercial (C) District.

Name of Action: AMENDMENTS TO ZONING MAP AND COMPREHENSIVE PLAN

SEQR Status: Unlisted

Scoping: Yes

If yes, indicate how scoping will be conducted:

A draft Scope for the Supplemental GEIS (“SGEIS”) shall be prepared, and a duly noticed public hearing on the draft scope will be conducted at a date to be selected by the Town Board.

Description of 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 the GEIS and issuance of a SEQRA Findings Statement in accordance with 6 N.Y.C.R.R. Part 617, dated May 8, 2019.

Location:

Town/Municipality: Town of LaGrange

County: Dutchess

Location:

LaGrange Tax Parcel Number 133400-6460-02-945946 at 22 Taconic Center Lane
LaGrange Tax Parcel Number 133400-6560-01-457972 at 1463 Route 55
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 133400-6460-02-802900 at 1215 Route 55
LaGrange Tax Parcel Number 6460-02-823867 at 1220 – 1224 Route 55
LaGrange Tax Parcel Number 6560-02-592941 at 2292 Route 82
LaGrange Tax Parcel Number 6560-02-582930 at 1515-1519 Route 55
LaGrange Tax Parcel Number 6560-02-715980 at 2296 Route 82

SEQR Positive Declaration

Reasons Supporting This Determination:

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 Stewart's Project Site Plan application has advanced before the Planning Board, with the full scope of the Project becoming clear as the Applicant has refined their submissions to the Planning Board.

The Town Board has evaluated the proximity of the Stewart's Project to the area of the Town of LaGrange that was addressed in the 2019 Amendments including those amendments to the Comprehensive Plan that recommended 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 the corresponding amendments to the Zoning Map.

The Town Board, as the Lead Agency in the coordinated review of the 2019 Amendments under SEQRA, has examined the Stewart’s Project Site Plan application, as it has evolved, and has determined that it would be appropriate to include the Stewart’s Project within the context of the Town Board’s evaluation in the GEIS 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 impacts.

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 the preparation of SGEIS for the Proposed Action to guide the review of subsequent site-specific actions is appropriate.

For Further Information:

Contact Person: Alan Bell, Supervisor

Address: Town of LaGrange
Town Hall
120 Stringham Road
LaGrangeville, NY 12540

Telephone Number: 845-452-9064

A copy of this notice is being sent to:

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| 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 |
| Environmental Notice Bulletin |
| 625 Broadway Albany, NY 12233-1750 |

| Interested Agencies |
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| <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> |

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| Town of Washington Gary Ciferri, Supervisor 10 Reservoir Drive Millbrook, NY 12545 |
| 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 |