

STATE OF NEW YORK
COUNTY OF DUTCHESS
TOWN OF LA GRANGE

TOWN BOARD MEETING
February 11, 2015

Present: Supervisor Alan Bell
Councilman Joseph Luna
Councilman Edward Jessup
Councilman Gary Polhemus
Councilman Andrew P. Dyal

Recording Secretary: Christine O'Reilly-Rao, Town Clerk

Others Present: Ron Blass, Esq. Van De Water & Van De Water
Wanda Livigni, Planning & Public Works

The regular meeting of the Town Board was held on Wednesday, February 11, 2015, at 120 Stringham Road, Town of LaGrange. Supervisor Bell called the meeting to order at 7:00 pm. The Town Clerk led the flag salute.

Mr. Bell asked for a motion to accept the minutes for January 28, 2015. Councilman Jessup moved to do so, seconded by Councilman Luna. The motion carried unanimously.

Mr. Bell asked for a motion to accept the monthly reports for January 2015. Councilman Polhemus moved to do so, seconded by Councilman Jessup. The motion carried unanimously.

• Building, Zoning, Public Works & Planning	Total \$10,025.00
• Highway Department	Total \$300.00
• Justice Hayes (incl. State Share)	Total \$19,072.00
• Justice O'Hare (incl. State Share)	Total \$23,485.00
• Recreation	Total \$1,050.00
• Town Clerk	Total \$732.46

Agenda

Resolution: Suter Property (SEE ADDENDUM)

Petition: Establishment of Hidden Pond Estates Stormwater Maintenance District (SEE ADDENDUM)

Resolution: Establishment of Hidden Pond Estates Stormwater Maintenance District (SEE ADDENDUM)

Supervisor Bell asked for a motion to accept a Performance Bond for Hidden Pond Subdivision in the amount of \$808,900; with an inspection fee to be established in the amount of \$40,400. Councilman Luna moved to do so, seconded by Councilman Dyal. The motion carried unanimously.

Resolution: Authorizing Map, Plan & Report and Public Hearing for Improvements to the Titusville Sewer District (SEE ADDENDUM)

Resolution: Authorizing Map, Plan & Report and Public Hearing for Improvements to the Titusville Water District (SEE ADDENDUM)

Ms. Livigni stated that the work will be coordinated with the County road improvements which are scheduled at the intersection of Noxon and Titusville Roads. The sewer improvement will be done by slip lining which is stronger than replacing the pipe. The water improvement is necessary since the water pipe is brittle. A new parallel lined ductile iron water main will be installed in order to become more compliant with current Department of Health standards. A brief discussion followed. A complete explanation of the improvements can be found in the Map, Plan & Reports in the addendum of the minutes.

Mr. Bell asked for a motion to accept the 2015 Recreation Department User Fees and Facility Use Rules & Guidelines. Ms. Washburn, Parks & Recreation Director, explained that the fees reflect a few additions:

- A swim package has been added to the pavilion rental
- Non-resident fees for swim lessons and day camp
- Multi-child discounts for swim lessons and day camp
- Offering day passes for Freedom Lake to six (6) bordering towns
- Dog Tag permits are now prorated

Councilman Dyal asked Ms. Washburn if there is any provision for Freedom lake passes for families who host summer guests such as out of town cousins.

Ms. Washburn replied that residents come first, however she would be willing to work with residents who have summer guests on a case by case basis.

Councilman Luna moved to approve the 2015 User Fees and Facility Use Rules & Regulations, seconded by Councilman Jessup. The motion carried unanimously.(SEE ADDENDUM)

Mr. Bell asked for a motion to appoint Christen Hertzog as a member of the CAC Committee. Councilman Luna moved to do so, seconded by Councilman Dyal. The motion carried unanimously.

Mr. Bell stated that the Mid Hudson Bicycle Club will hold a race at Freedom Park on July 25, 2015 from 9:30 am to 2:30 pm.

Councilman Luna moved to require coordination of traffic control through the Dutchess County Sheriff's Department. Councilman Jessup seconded the motion. The motion carried unanimously.

Committee Reports

Water and Sewer

No report

Recreation

Mr. Polhemus reported that the Recreation Committee had met. Summer camp registrations begin on May 7th. There are five concerts as well as summer movies scheduled this summer at Freedom Park. He added that attendance at the concerts last year averaged about 175 people.

Ms. Washburn thanked the Board for the opportunity to attend training in West Virginia. She added that she has made valuable contacts with other directors and has benefitted from shared information.

Open Space

Mr. Jessup stated that the Menken property is still under consideration. A Public Hearing for the Suter property is scheduled for February 25th.

Highway

Mr. Polhemus thanked the Highway crew for keeping the roads safe. Mr. Bell stated that the entire County is experiencing a problem with salt deliveries.

Business Economic Development Committee

Mr. Jessup stated that the meeting for February 9th was rescheduled to February 17th due to snow.

Town Attorney

No comment

Public Works

No comment

Public Comment

Councilman Luna moved to open the Public Comment, seconded by Councilman Dyal. The motion was carried by all.

There were no comments from the Public.

Councilman Jessup moved to close the Public Comment, seconded by Councilman Dyal. The motion was carried by all.

Town Board Discussion

Supervisor Bell opened a discussion on the proposed project on the former Cornell Farm and Ehmer Farm parcels. The applicants are seeking Town Board input for allowable uses. Mr. Luna stated that he was not in favor of allowing non-conforming use enterprises. A discussion followed. (SEE ADDENDUM)

Mr. Blass suggested that a standard Conservation Easement could be drawn up which would limit, through covenant, the degree of commercial activity that would be permitted in aid of agriculture.

Mr. Bell asked the Board to review the applicant's letter and come up with a list of acceptable uses for the next workshop.

The Mid Hudson Road Runners Club has provided the Town with an insurance certificate of liability.

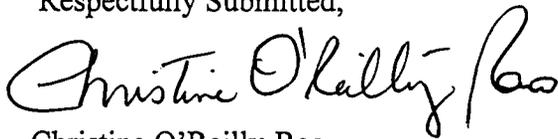
Town Hall hours on Tuesday will be changed to 8:30 am to 4:00 pm, effective March 1, 2015.

The Town will celebrate Pi Day on March 14, 2015 at Town Hall. Our legislators will be invited to attend.

Mr. Bell moved to go into Executive Session at 7:59 pm in order to discuss personnel performance issues. Councilman Jessup seconded the motion and it carried unanimously.

Councilman Dyal moved to adjourn at 8:53 pm, seconded by Councilman Luna. The motion carried unanimously.

Respectfully Submitted,



Christine O'Reilly-Rao
Town Clerk

ADDENDUM

- Resolution: Suter Property
- Petition to Establish Stormwater Maintenance District for Hidden Pond Estates
- Map, Plan & Report: Hidden Pond Estates Stormwater Maintenance District
- Resolution: Hidden Pond Estates Stormwater Maintenance District
- Map, Plan & Report: Titusville Sewer District Improvement
- Resolution: Titusville Sewer District Improvement
- Map, Plan & Report: Titusville Water District Improvement
- Resolution: Titusville Water District Improvement
- Recreation Department 2015 User Fees and Facility Use Rules & Guidelines
- Letter: Cornell/ Ehmer Farms Properties

RESOLUTION FIXING PUBLIC HEARING

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

WHEREAS, the Owner(s) of two (2) parcels of real property in the Town of LaGrange, County of Dutchess and State of New York, consisting of approximately 37.4 acres and 20.48 acres, respectively, located on Titusville Road, and designated as Tax Map No. 133400-6260-02-501842-0000 and Tax Map No. 133400-6260-02-573641-0000, respectively, on the Tax Map of the Town of LaGrange (the "Properties") are willing to convey fee title to the Properties by gift to the Town of LaGrange; and

WHEREAS, the Town of LaGrange (the "Town") is willing to accept the gift of fee title to the Properties in order to preserve open space, and to expend soft costs related to making the acquisition; and

WHEREAS, by Bond Resolution dated September 3, 2008, the Town Board authorized the financing of the acquisition of various parcels of land, or rights or interests in such land, for passive and active park purposes, or for the preservation of open space or farmland; and

WHEREAS, the Bond Resolution was approved by a majority of the qualified voters at a special Town election held on November 4, 2008; and

WHEREAS, prior to authorization to acquire title to property for open space preservation, a public hearing must be held in accordance with the provisions of (a) General Municipal Law Section 247 and (b) the Bond Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED that a public hearing be held regarding the proposed acquisition by gift of the Properties for open space preservation as set forth in the following form of notice, at which hearing parties in interest and citizens shall have

an opportunity to be heard, to be held at the Town Hall, 120 Stringham Road, LaGrangeville, New York, on February 25, 2015, at 7:00 o'clock p.m., Prevailing Time, and that notice of said meeting shall be published in the Poughkeepsie Journal by the Town Clerk, at least five (5) days before such hearing and that notice shall be substantially 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 February 25, 2015, at 7:00 o'clock, p.m., regarding the proposed acquisition by the Town of LaGrange by gift of fee title to two (2) properties located in the Town in order to preserve open space, and such properties are more specifically identified as follows: a certain parcel of land in the Town consisting of approximately 37.4 acres located on Titusville Road and designated as Tax Map No. 133400-6260-02-501842-0000 on the Tax Map of the Town of LaGrange and a certain parcel of land in the Town consisting of approximately 20.48 acres located on Titusville Road and designated as Tax Map No. 133400-6260-02-573641-0000 on said Tax Map, and regarding that the Town Board appropriate and expend up to \$7,000 as and for soft costs related to the acquisitions and closing of these lands by gift for open space.

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.

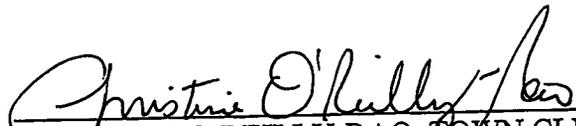
DATED: LaGrangeville, New York
February 11, 2015


CHRISTINE O'REILLY-RAO, TOWN CLERK

The foregoing resolution was voted upon with all councilmen voting as follows:

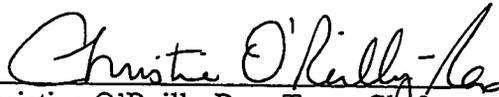
- Supervisor Bell AYE
- Councilman Jessup AYE
- Councilman Luna AYE
- Councilman Polhemus AYE
- Councilman Dyal AYE

DATED: LaGrangeville, New York
 February 11, 2015

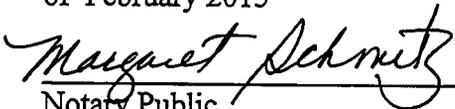

CHRISTINE O'REILLY-RAO, TOWN CLERK

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO HEREBY CERTIFY that on the 12th day of February 2015, I duly caused a copy of the Order Fixing a Public Hearing for the Suter Property to be conspicuously posted on the sign-board maintained by the Clerk's Office at 120 Stringham Road, Town of LaGrange.


Christine O'Reilly-Rao, Town Clerk

Sworn to before me this 12th day
of February 2015


Notary Public

MARGARET SCHMITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6220139
Qualified in Dutchess County
My Commission Expires April 12, 2018

**PETITION FOR ESTABLISHMENT OF A STORMWATER MAINTENANCE
DISTRICT FOR HIDDEN PONDS ESTATES SUBDIVISION**

TO THE TOWN BOARD OF THE TOWN OF LAGRANGE, COUNTY OF DUTCHESS,
STATE OF NEW YORK

The undersigned, owner of taxable real property situated in the proposed special district described below, is the owner in the aggregate of at least one-half of the assessed valuation of all the taxable real property in the proposed stormwater maintenance district, as shown upon the latest completed assessment roll of the Town of LaGrange, and/or the resident owners of the taxable real property aggregating at least one-half of all the taxable real property of the proposed district owned by resident owners, according to the latest completed assessment roll of the Town, hereby petitions as follows:

1. As a condition of land subdivision approvals, Petitioner proposes, pursuant to Article 12 of the Town Law of the State of New York, that the Town Board of the Town of LaGrange establishes a stormwater maintenance district in the Town of LaGrange, to be known as "Hidden Ponds Drainage District" and covering real property identified within the Map, Plan and Report prepared by Clark Patterson Lee, dated January 23, 2015 and which is on file with the Town Clerk and made a part hereof.

2. The territory of the proposed stormwater drainage district is located wholly in the Town of LaGrange, County of Dutchess, and State of New York, and is outside of any city or incorporated village.

3. Attached hereto is the Map, Plan and Report, as prepared by Clark, Patterson Lee, a competent and licensed engineer, including a general description of all the drainage improvements to be established at no cost to the Town of LaGrange.

4. The maximum amount to be expended by the stormwater drainage district for the construction and acquisition of the improvements is \$0.00, since the cost of the improvements shall be borne by the subdivision developer, and said capital improvements are proposed to be dedicated to the requested Stormwater Drainage District.

5. The petitioner understands that the stormwater maintenance district's anticipated initial annual expenses for the operation, maintenance, repair or replacement of the public drainage improvements is that set forth in the attached map and plan, i.e., \$600.00 per annum per residential lot.

6. This petition is irrevocable, shall run with the land, and shall bind the petitioner's heirs, successors and assigns.

WHEREFORE, petitioner requests that the Town Board of the Town of LaGrange establish the stormwater maintenance district hereinabove proposed and described and that a public hearing thereon be held according to law.

Dated: February 6, 2015

Holdings, LLC
MIDHUDSON DEVELOPMENT, CORP.

By: [Signature]
Name: John Goetz
Title: President/Member

STATE OF NEW YORK, COUNTY OF DUTCHESS) ss:

On the _____ day of February, 2015, before me, the undersigned, a notary public in and for said state, personally appeared John Goetz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

January 23, 2014

Mr. Alan Bell, Supervisor
and Town of LaGrange Board
Town of LaGrange
120 Stringham Road
LaGrangeville, NY 12540

**Re: Town of LaGrange
Hidden Pond Estates Subdivision
Stormwater Maintenance District MP&R
Job # 11278.91**

Dear Supervisor Bell and Town of LaGrange Board:

Pursuant to the completion of the requirements to obtain Final Subdivision Approval for the above referenced project, this map, plan, and report describes the required maintenance of facilities associated with the proposed Stormwater Maintenance District to serve the Hidden Pond Estates Subdivision (the District.) The Town Board will serve as the District Administrator and be responsible for maintenance of the stormwater facilities. Maintenance will be accomplished by hiring personnel on an as-needed basis, or entering into a contract with a third party for the maintenance services.

Area to be Served: Map

The property is bounded by Noxon Road on its northerly side; residential properties along Colonial Drive on its easterly side; residential properties along Martin Drive on its westerly side; and residential properties along Farm View Road on its southerly side. Access to the proposed subdivision lots will from two common driveways off the end of Bart and Martin Drives. The proposed Stormwater Maintenance District is to serve the entire subdivision. Attached is a location map that shows the boundaries of the District.

Plan

The Stormwater Maintenance District Administrator will be responsible for maintenance of all drainage improvements related to the District. Each parcel within the District will pay an equal share of the costs associated with these activities. Annual costs per property will be directly proportional to the amount of maintenance and/or repairs required within any given year. Vacant parcels owned by the Developer will also be included within the District, therefore, ten (10) equal "assessments" or "benefit units" will always equally share the District's costs. It is expected that the annual cost to a property within the District will vary with the age of the drainage system. The Town Board will establish a budget each year for the District. Initially, it is anticipated that the

103 Executive Drive
Suite 202
New Windsor, NY 12553
clarkpatterson.com
800.274.9000 TEL
845.567.9614 FAX

annual budget will be \$6,000 (approximately 2% of the construction costs of the stormwater management and drainage facilities in the subdivision) or \$600 per year per residence.

Report

The Hidden Pond Estates Stormwater Maintenance District will be responsible for maintenance and repair of the subdivision's drainage systems. Maintenance of the various components of the systems is described below. Please note that the recommendations provided were based upon guidelines set forth in the New York State's *Stormwater Management Design Manual* (August 2010) and *Standards and Specifications for Erosion and Sediment Control* (August 2005). The frequency of maintenance services for the project may vary from these recommendations.

Outlet Control Structures (OCS)

OCS should be inspected annually. Debris and litter should be removed from the basins during these inspections. Sediment will have to be removed from the basins either manually or by a vacuum truck when 10% of the available capacity has been used up (e.g., 1.2" per 12" of sump.) In addition, the structures should be repaired and/or replaced on an as-needed basis.

Rip Rap Swales and Inlet and Outlet Protection

All riprap swales and inlet and outlet protection shall be inspected on an annual basis to insure that scour of the rip rap has not occurred; and stones have not been dislocated or accumulated sediment or debris. If repair is required, said repair should be made immediately and the stone reset.

In addition, all culvert inlets and outlets should be checked for clogging and accumulation of sediment, and cleaned as needed.

Bioretention Areas

To maintain the Bioretention Areas, silt/sediment will be removed from the filter bed when the accumulation exceeds 1". When the filtering capacity of the filter diminishes substantially (i.e. when water ponds on the surface of the filter bed for more than 48 hours), the top few inches of discolored material will be removed and replaced with fresh material.

Dry Detention Pond

Maintenance tasks to be performed for the Dry Detention Pond include the Embankment & Overflow Spillway – The embankment & overflow spillway shall be inspected annually and after major storms. A major storm is defined as an event for which more than 3 inches of rainfall occurs within a 24-hour period. The spillway is to be clear of obstructions and debris. Embankments are to have adequate vegetative cover and be free of erosion. No unauthorized plantings are to be located on the embankments. There is to be no deformation, slumping, or leakage in the embankments. Any damage to the embankments by animals is to be immediately addressed.

Swales

Swales will have to be inspected on an annual basis and after all major storm events (e.g., after each event where 3.5 inches of rainfall is exceeded in a 24-hour period). During the inspection, all debris and litter should be collected and removed. In addition, the following items should be checked and repaired as needed:

- The swales should be checked for erosion, and all eroded areas should be stabilized immediately.
- All culvert outlets and inlets should be checked for clogging and accumulation of sediment, and cleaned as needed.

Grassed swales should be mowed by the individual property owner at least twice during the growing season (e.g., middle and end of the growing season) to prevent the growth of trees and shrubs, to ensure the swale capacity is not reduced, and to control weed growth.

Rain Gardens

Rain Gardens are intended to be relatively low maintenance. Maintenance of the Rain Gardens located on individual lots are the responsibility of the home owners and includes replacement of plantings, mulching, weeding, and thinning of plants to maintain the desired appearance. The home owner will provide a report to the Stormwater Maintenance District documenting the condition of the Rain Gardens. Reports to be submitted annually prior to June 1 of each year.

All permanent and post-construction stormwater facilities that provide qualitative treatment are to be maintained in accordance with the New York State *Stormwater Management Design Manual* (August 2010).

Creation of the proposed Hidden Pond Estates Stormwater Maintenance District will be completed at no cost to the Town. Easements are required to be obtained for access to all the facilities in the proposed Stormwater Maintenance District. Compensation for work by the Town Engineer and Town Attorney for the creation of this Stormwater Maintenance District is by way of escrow established by the Developer of the subdivision.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

CLARK PATTERSON ASSOCIATES



Greg W. Bolner, P.E.
Principal Associate

cc: Alan Bell, Planning Board Chairman
Wanda Livigni, Administrator of Public Works
Christine O'Reilly Rao
Ronald Blass, Jr., Van DeWater and Van DeWater, Town Attorney

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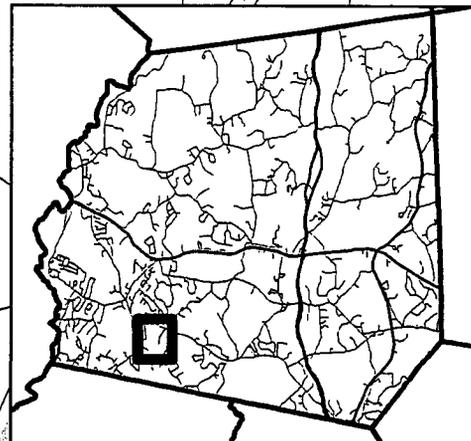
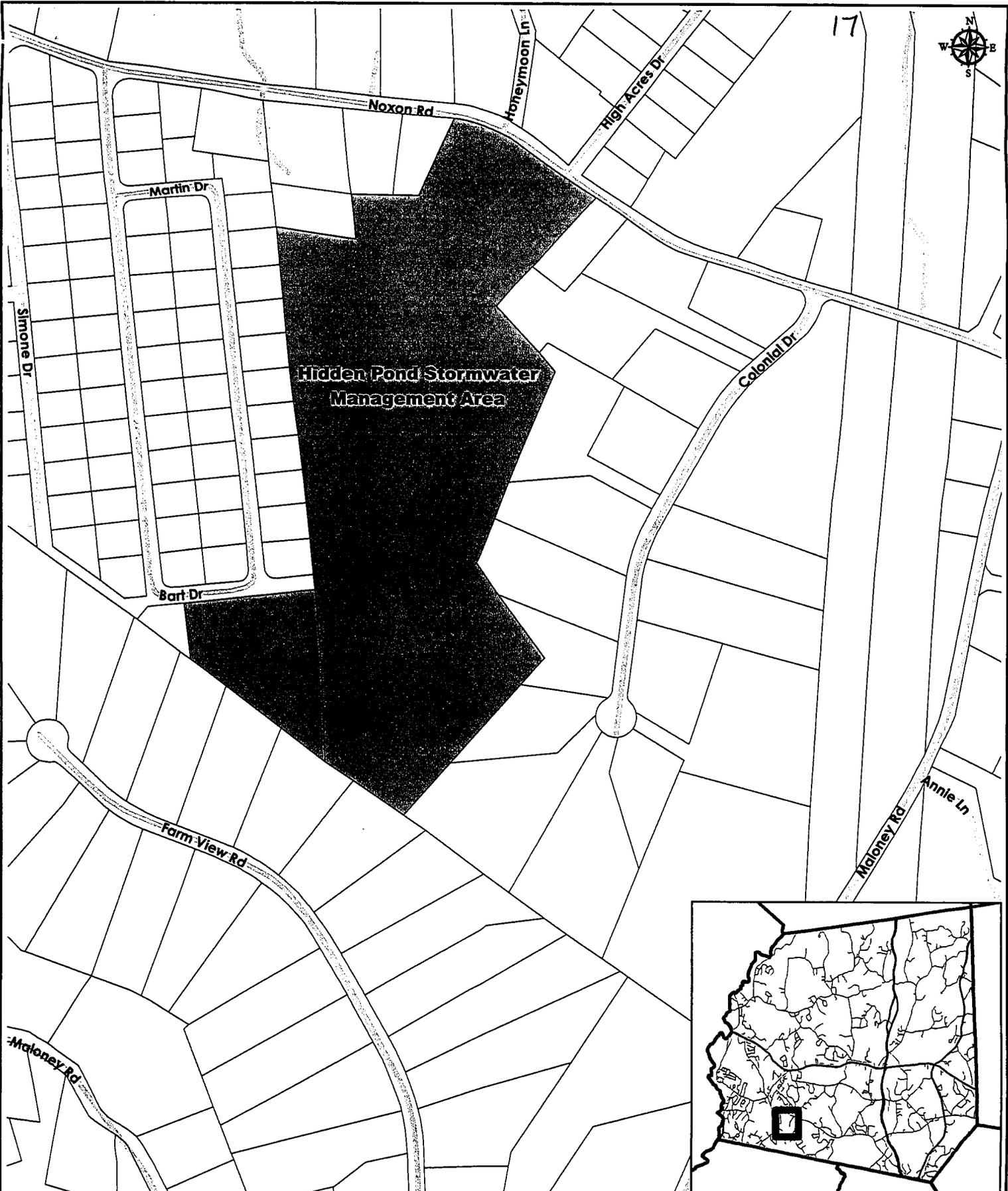


FIGURE #1



Clark Patterson Lee
DESIGN PROFESSIONALS

103 EXECUTIVE DRIVE
NEW WINDSOR, NY 12553
800-274-9000
www.clarkpatterson.com

DATE:	12/12/14
DRAWN:	JWS
CHECKED:	GWB
SCALE:	1"= 400'
PROJ. #:	11278.00

Stormwater Management District

Hidden Pond

Town of LaGrange, Dutchess County, New York

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ORDER BY TOWN BOARD FOR HEARING
ON ESTABLISHMENT OF HIDDEN POND ESTATES SUBDIVISION
STORMWATER MAINTENANCE DISTRICT

WHEREAS, a petition for the establishment of an improvement district was filed with the Town Board of the Town of LaGrange, Dutchess County, New York.

WHEREAS, the proposed district is described and bounded to include the real property identified by the metes and bounds description within Exhibit "A" annexed.

WHEREAS, the proposed stormwater maintenance improvements consist of items specified in a Map, Plan and Report prepared by Clark Patterson Lee on January 23, 2015 for the Hidden Ponds Estates Drainage District, and on file with the Town Clerk. The improvements shall be made by the developer of the Hidden Ponds Estates Subdivision project, as a condition of Planning Board approval thereof, and the proposed district is to be known as the Hidden Ponds Estates Drainage District; and

WHEREAS, the maximum capital amount proposed to be expended for the drainage improvements is \$0.00, since the cost of the improvements shall be borne by the developer, and said capital improvements are proposed to be dedicated to the proposed drainage district; and

WHEREAS, as set forth within the Map, Plan and Report, which is on file with the Town Clerk, the initial estimated amount anticipated to be expended annually by the proposed drainage district for the operation and maintenance of the facilities is \$600.00 per year per residential lot, and an annual benefit assessment shall be charged to such typical property based upon that annual budget spread equally over ten (10) benefit units; and

ORDERED, this Board will hold a public hearing to consider the establishment of the stormwater maintenance district, and all relevant matters, on February 25, 2015, at 7:00 p.m., at the Town

Hall, 120 Stringham Road, Lagrangeville, in the Town of LaGrange, County of Dutchess, New York. All persons interested in this matter shall be heard, and it is further

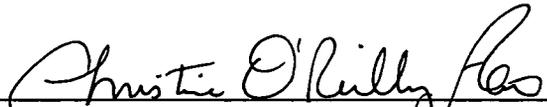
ORDERED, that the Town Clerk of the Town of LaGrange is hereby authorized and directed to publish a certified copy of this order in the official paper, the first publication thereof to be not less than ten nor more than twenty days before the day set for the hearing, and to post a copy of same on the sign-board of the Town of LaGrange.

Motion: Councilman Jessup

Second: Councilman Polhemus

Supervisor Bell	AYE
Councilman Jessup	AYE
Councilman Luna	AYE
Councilman Polhemus	AYE
Councilman Dyal	AYE

DATED: Lagrangeville, New York
February 11, 2015



 CHRISTINE O'REILLY-RAO, TOWN CLERK

Robert V. Oswald Jr. - Land Surveying

175 Walsh Road
Lagrangeville, NY 12540
845-226-6436
Fax - 845-226-1315

June 10, 2014

SURVEY DESCRIPTION

Blanket Easement
Town of LaGrange, New York

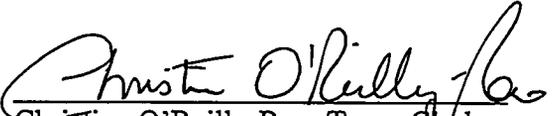
All that tract or parcel of land situate in the Town of LaGrange, County of Dutchess, State of New York being a Blanket Easement, as shown on a map entitled "Hidden Pond Subdivision", bounded and described as follows:

Beginning at a point on the southerly street boundary of Bart Drive, said point being the northeasterly corner of Lot No. 44 (as shown on filed map no. 3337) and the northwesterly corner of Lot No. 10 (as shown on the abovementioned subdivision map); thence along said street boundary South 81-01-01 East 413.27 feet to a point, said point being on the westerly lot line of Lot No. 5 (as shown on the abovementioned subdivision map); thence North 09-32-30 East 273.49 feet to a point, said point being on the westerly lot line of Lot No. 5 (as shown on the abovementioned subdivision map) and the easterly lot line of Lot No. 73 (as shown on filed map no. 3337); thence along said lot line North 08-47-20 East 442.56 feet to a point, said point being on the westerly lot line of Lot No. 3 (as shown on the abovementioned subdivision map) and the easterly lot line of Lot No. 78 (as shown on filed map no. 3337); thence along said lot line North 08-43-50 East 338.99 feet to a point, said point being on the westerly lot line of Lot No. 1 (as shown on the abovementioned subdivision map) and the easterly lot line of Lot No. 81 (as shown on filed map no. 3337); thence along said lot line North 09-22-40 East 100.15 feet to a point, said point being northwesterly corner of Lot No. 1 (as shown on the abovementioned subdivision map) and the southwest corner of lands now or formerly belonging to Baron Industries, LLC; thence along said lot line South 65-22-54 East 255.82 feet to a point; thence North 09-47-16 East 157.83 feet to a point; thence South 75-23-25 East 199.00 feet to a point, said point being on the northerly lot line of Lot No. 1 (as shown on the abovementioned subdivision map) and the southeasterly corner of lands now or formerly belonging to Wegand; thence along said lot line North 38-56-35 East 257.99 feet to a point, said point being on the southerly street boundary of Noxon Road (County Route 21); thence along said street boundary South 63-08-31 East 56.96 feet to a point; thence South 58-10-45 East 47.05 feet to a point; thence South 53-43-55 East 47.10 feet to a point, said point being on the northeasterly lot line of Lot No. 2 (as shown on the abovementioned subdivision map); thence South 49-45-55 East 29.07 feet to a point; thence South 41-42-02 East 346.19 feet to a point, said point being the

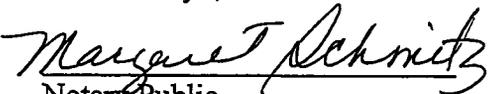
northeasterly corner of Lot No. 4 (as shown on the abovementioned subdivision map) and the northerly corner of lands now or formerly belonging to Dutka; thence along said lot line South 55-10-40 West 299.98 feet to a point, said point being on the easterly lot line of Lot No. 4 (as shown on the abovementioned subdivision map) and the northwesterly corner of Lot No. 3 (as shown on filed map no. 10790); thence along said lot line South 57-09-00 West 175.80 feet to a point; thence South 29-25-15 East 203.52 feet to a point, said point being on the easterly lot line of Lot No. 4 (as shown on the abovementioned subdivision map) and on the westerly lot line of Lot No. 2 (as shown on filed map no. 10383); thence along said lot line South 25-36-14 East 79.83 feet to a point; thence South 37-20-30 West 130.47 feet to a point; thence South 36-04-30 West 371.39 feet to a point being on the easterly lot line of Lot No. 7 (as shown on the abovementioned subdivision map) and the northwesterly corner of Lot No. 4 (as shown on filed map no. 10383); thence along said lot line South 39-15-00 West 72.30 feet to a point; thence South 34-48-00 West 84.93 feet to a point; thence South 22-15-40 East 280.97 feet to a point, said point being on the easterly lot line of Lot No. 8 (as shown on the abovementioned subdivision map) and on the westerly lot line of Lot No. 5 (as shown on filed map no. 10383); thence South 24-08-10 East 86.20 feet to a point; thence South 57-20-30 West 236.46 feet to a point, said point being on the easterly lot line of Lot No. 9 (as shown on the abovementioned subdivision map) and on the westerly lot line of Lot No. 6 (as shown on filed map no. 10383); thence along said lot line South 52-38-20 West 52.71 feet to a point; thence South 56-09-20 West 372.40 feet to a point, said point being the southeasterly corner of Lot No. 10 (as shown on the abovementioned subdivision map) and on the northeasterly lot line of Lot No. 8 (as shown on filed map no. 6997); thence along said lot line North 41-01-50 West 202.38 feet to a point, said point being on the southwesterly lot line of Lot No. 10 (as shown on the abovementioned subdivision map) and on the southeasterly corner of Lot No. 9 (as shown on filed map no. 6997); thence along said lot line North 41-39-20 West 52.13 feet to a point; thence North 37-32-20 West 61.98 feet to a point, said point being on the southwesterly lot line of Lot No. 10 (as shown on the abovementioned subdivision map) and on the northerly lot line of Lot No. 9 (as shown on filed map no. 6997); thence along said lot line North 39-26-10 West 523.28 feet to a point, said point being on the southwesterly lot line of Lot No. 10 (as shown on the abovementioned subdivision map) and on the northeasterly lot line of Lot No. 11 (as shown on filed map no. 6997); thence North 38-57-00 West 21.18 to a point, said point being the southwesterly corner of Lot No. 10 (as shown on the abovementioned subdivision map) and on the southeasterly corner of Lot No. 44 (as shown on filed map no. 3337); thence along said lot line North 08-58-59 East 171.77 feet to the point or place of beginning. Containing 33.74 acres of land, more or less.

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

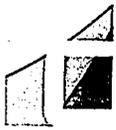
I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO HEREBY CERTIFY that on the 12th day of February 2015, I duly caused a copy of the Order on the Establishment of Hidden Pond Estates Subdivision Stormwater Maintenance District to be conspicuously posted on the sign-board maintained by the Clerk's Office at 120 Stringham Road, Town of LaGrange.


Christine O'Reilly-Rao, Town Clerk

Sworn to before me this 12th day
of February 2015


Notary Public

MARGARET SCHMITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6220139
Qualified in Dutchess County
My Commission Expires April 12, 2018



February 5, 2015

Mr. Alan Bell, Supervisor
and Town of LaGrange Board
120 Stringham Road
LaGrangeville, New York 12540

Re: **Town of LaGrange
Titusville Sewer District - Map, Plan Report
Rehabilitation of Sewers near Titusville/Noxon Intersection**

Dear Supervisor Bell and Members of the Town Board:

Pursuant to the Town's request, this map, plan, report describes the proposed improvement work to be included within a funding resolution for the existing Titusville Sewer District. The improvements are to be completed in accordance with the procedures of Town Law Section 202-b.

The proposed project to be completed is recommended and necessary repair and maintenance work due to the aging of the collection system. The work is proposed to be done in advance of significant proposed improvements to the Titusville Road/Noxon Road intersection by the Dutchess County Department of Public Works. Once the County completes its proposed improvements, work in this area required to be undertaken by the Titusville Sewer District would be significantly more costly. A specific description of work follows.

Area to be Served: Map

The proposed improvement work will serve the existing Titusville Sewer District, see attached map, in the Town of LaGrange. The existing District currently serves residential and commercial properties in the western portion of the Town of LaGrange.

Plan

The proposed Titusville Sewer District repair work includes the rehabilitation of existing asbestos concrete sewer pipe and concrete manholes, as shown on the attached sketch, that have been in service for close to 50 years. Rehabilitation of the pipes will generally be achieved by internally lining with Cured In Place Pipe (CIPP). Prior to lining, each section of sewer pipe will be cleaned and videoed and portions of existing sewer pipe that is severely damaged will be excavated and

replaced prior to lining the pipe section. Sewer services will be cut in after lining. Manholes will be repaired and/or parged to reduce inflow and infiltration. Completion of above described work will reduce the amount of groundwater allowed to enter the sewer as inflow and infiltration which reduces the amount of groundwater required to be treated as wastewater. The timing of this work is critical due to the proposed roadway improvements which will increase the cost of potential sewer repairs causing damaged to the improvements.

Report

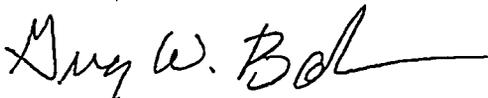
The Total Estimated Improvement Cost for the proposed sewer rehabilitation work in the area of the Titusville Road/Noxon Road Intersection is \$383,000 as itemized on the attached table. The project is proposed to be funded through the issuance of bonds as a form of borrowing.

Assuming a 4% interest rate over 30 years, the annual debt payment of the Titusville Sewer District is calculated to be \$22,149. When evenly distributed amongst the 526 benefit units in the district, the annual cost per benefit unit for this proposed project would be \$42.11/year. The existing properties in the district are subject to a current benefit unit assessment of \$351.86 resulting from previous borrowings. This results in a total estimated benefit unit assessment of \$393.97.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Clark Patterson Lee



Greg W. Bolner, P.E.
Principal Associate

Attachments

cc: Christine O'Reilly-Rao, Town Clerk
Wanda Livigni, Administrator of Public Works
Ronald Blass, Jr., Van DeWater & Van DeWater
Steven Mance, Environmental Consultants

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SERVICE AREAS

■ - TITUSVILLE SEWER DISTRICT

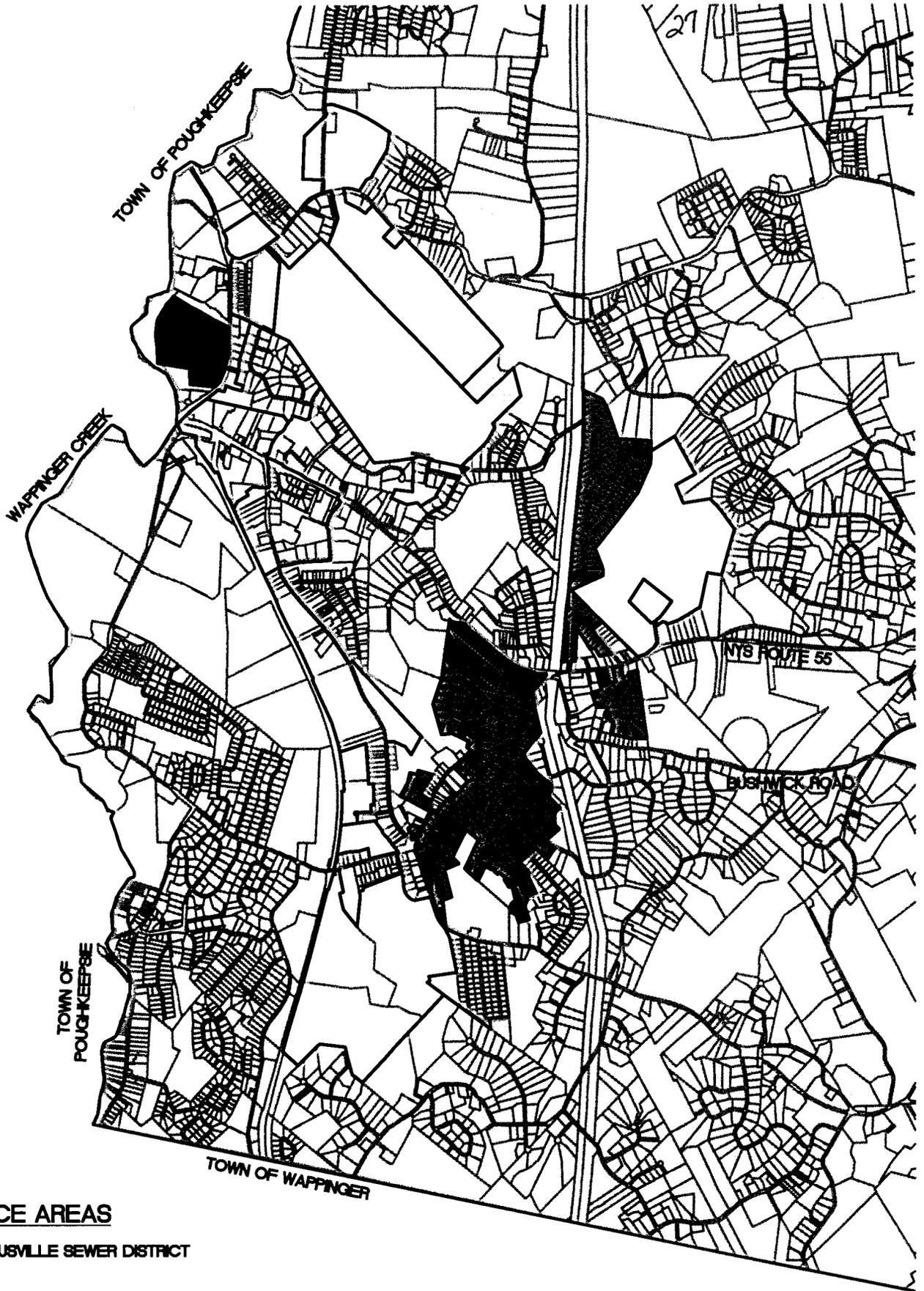


FIGURE #1



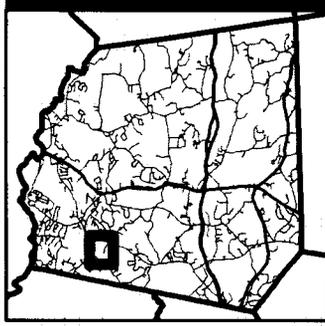
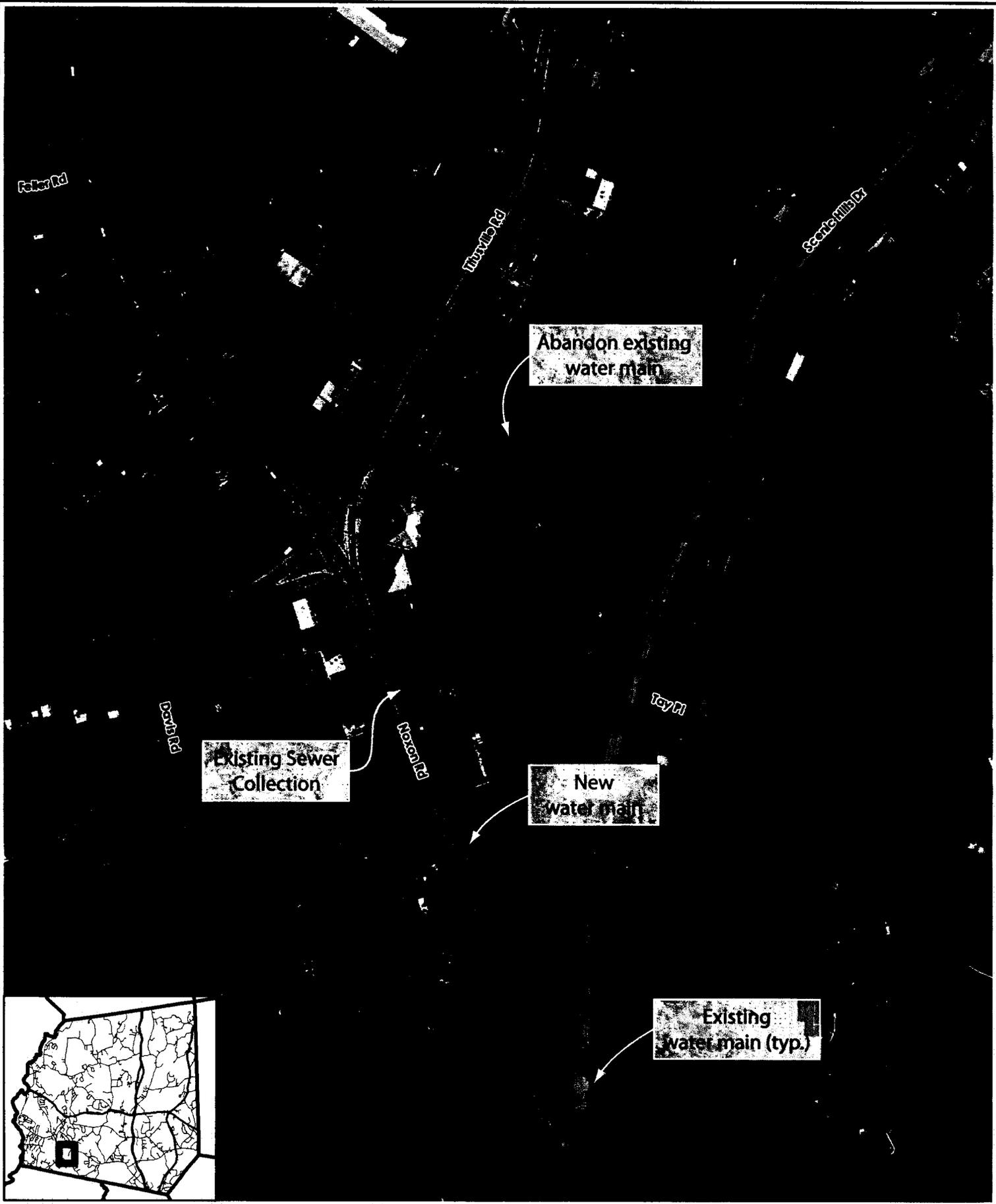
CLARK PATTERSON LEE
DESIGN PROFESSIONALS
103 EXECUTIVE DRIVE
NEW WINDSOR, NEW YORK 12553
TEL (845) 567-6700
FAX (845) 567-9614
www.clarkpatterson.com

DATE: 02/05/15
DRAWN: JWS
CHECKED: GWB
SCALE: 1"=3,000'
PROJ. #:11278.19

WASTEWATER IMPROVEMENTS

TITUSVILLE SEWER DISTRICT

TOWN OF LAGRANGE, NEW YORK



 <p>Clark Patterson Lee DESIGN PROFESSIONALS</p>	<p>103 EXECUTIVE DRIVE NEW WINDSOR, NY 12553 800-274-9000 www.clarkpatterson.com</p>	DATE: 02/05/15	<p>Water & Sewer Improvements</p> <p>Noxon & Titusville Road</p> <p>Town of LaGrange, Dutchess County, New York</p>
		DRAWN: JWS	
		CHECKED: GWB	
		SCALE: 1" = 250'	
		PROJ. #: 11278.00	

Town of LaGrange
 Titusville Sewer District
 Titusville-Noxon Intersection Sewer Rehabilitation
 Estimated Improvement Cost

Description	Units	\$/Unit	Quantity	Cost
Insitu Line 8" Sewer Mains	L.F.	\$ 60	2300	\$ 138,000
Parge 5' Diameter Manholes	Each	\$ 3,000	12	\$ 36,000
Sewer Service Connections	Each	\$ 200	13	\$ 3,000
Sewer Main Repair Locations	Each	\$ 7,500	6	\$ 45,000
Sewer Main Crossings County Road	L.F.	\$ 50	120	\$ 6,000
Traffic Control	L.S.	\$ 15,000	1	\$ 15,000
Camera Work and Temporary Service	L.F.	\$ 10	2300	\$ 23,000
Subtotal				\$ 266,000
Contingency	%	20%		\$ 53,000
Subtotal of Contact Cost				\$ 319,000
Design Evaluation, Approvals, MP&R, Bidding & Construction Support	%	15%		\$ 48,000
Legal & Bonding	%	5%		\$ 16,000
Total Estimate of Cost				\$ 383,000

Titusville Sewer District

Annual Payback of Maximum to be Expended assuming 4% interest for 30 years	\$	22,149
Total Number of Benefit Units		526.00
Annual Payback of Maximum to be Expended / Benefit Unit	\$	42.11
Existing Benefit Unit Assessment	\$	351.86
Total Benefit Unit Assessment	\$	393.97

30.

RESOLUTION AUTHORIZING PREPARATION OF PLAN AND REPORT, AND FIXING
DATE OF PUBLIC HEARING, ON PROPOSED 202-b IMPROVEMENT OF
FACILITIES OF TITUSVILLE SEWER DISTRICT NEAR
NOXON AND TITUSVILLE ROADS

Councilman Luna introduced the following resolution, which was seconded by Councilman Dyal:

WHEREAS, the Town Board acts as Commissioners of an existing Titusville Sewer District in the Town of LaGrange; and

WHEREAS, the Town Board has received plan and report (the "Report") prepared by Clark Patterson Lee, and dated February of 2015, which describes the need and estimated cost for improvements of the facilities of the Titusville Sewer District at or near Noxon and Titusville Roads in the sum of \$383,000.00, inclusive of design, engineering, and other professional fees (the "Cost Estimate");

NOW, IT IS HEREBY RESOLVED THAT:

1. The preparation of the Report is hereby ratified and approved.
2. The Town Board will consider the Report and its Cost Estimate for the proposed improvement of the facilities of the Titusville Sewer District at a public hearing pursuant to Section 202-b of the Town Law.
3. The public hearing shall be held at Town Hall, 120 Stringham Road, LaGrangeville, New York on February 25, 2015, at 7:00 P.M., Prevailing Time, on the proposed improvement of the facilities of the Titusville Sewer District, at which time and place said Town Board will hear all persons interested in the

proposed improvement, the Report, and the Cost Estimate.

4. The Town Clerk of the Town of LaGrange is hereby authorized to cause a notice of said public hearing to be published in the Poughkeepsie Journal, an official newspaper of said Town, and posted in the manner prescribed by law, which notice shall be given not less than 10 days, and not more than 20 days before the date of public hearing, in substantially the following form, to wit:

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of LaGrange, Dutchess County, New York, will meet at the Town Hall, 120 Stringham Road, LaGrangeville, New York, on the 25th day of February, 2015, at 7:00 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on the proposed improvement of the facilities of the Titusville Sewer District in said Town, at an estimated cost of \$383,000.00, for the rehabilitation and replacement of existing sewer lines and manholes and related work, inclusive of design, engineering and other professional fees, at which time and place said Town Board will hear all persons interested in the subject thereof concerning the same.

Dated: LaGrangeville, New York
February 11, 2015


Christine O'Reilly, ~~ao~~
Town Clerk

The question of the adoption of the foregoing resolution was duly put to a vote, which resulted as follows:

Supervisor Bell	AYE
Councilman Jessup	AYE
Councilman Luna	AYE
Councilman Polhemus	AYE
Councilman Dyal	AYE

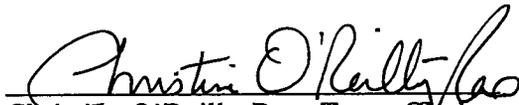
Dated: LaGrangeville, New York
February 11, 2015


Christine O'Reilly-Rao
Town Clerk, Town of LaGrange

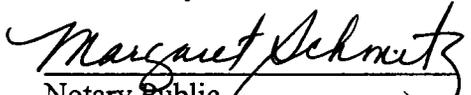
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STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO
HEREBY CERTIFY that on the 12th day of February 2015, I duly caused a copy of the
Resolution on Proposed 202-b Improvement of Facilities of Titusville Sewer District to be
conspicuously posted on the sign-board maintained by the Clerk's Office at 120 Stringham Road,
Town of LaGrange.


Christine O'Reilly-Rao, Town Clerk

Sworn to before me this 12th day
of February 2015


Notary Public

MARGARET SCHMITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6220139
Qualified in Dutchess County
My Commission Expires April 12, 2018

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of the meeting of the Town Board of said Town, including the resolutions contained therein, held on the 11th day of February, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

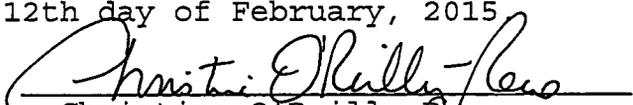
Newspaper and/or other news media	Date given
<i>Poughkeepsie Journal</i>	January 17, 2015

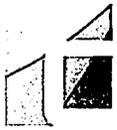
I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location on the following date:

Designated Location of posted notice	Date of Posting
Bulletin Board at the entrance of Town Hall, 120 Stringham Road, LaGrangeville, New York	January 15, 2015

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 12th day of February, 2015

(CORPORATE SEAL)


 Christine O'Reilly, Esq.,
 Town Clerk



February 5, 2015

Mr. Alan Bell, Supervisor
and Town of LaGrange Board
120 Stringham Road
LaGrangeville, New York 12540

**Re: Town of LaGrange
Titusville Water District – Map, Plan Report
Replacement of Water Mains near Titusville/Noxon Intersection**

Dear Supervisor Bell and Members of the Town Board:

Pursuant to the Town's request, this map, plan, report describes the proposed improvement work to be included within a funding resolution for the existing Titusville Water District. The improvements are to be completed in accordance with the procedures of Town Law Section 202-b.

The proposed project to be completed is recommended and necessary repair and maintenance work due to the aging of the distribution system. The work is proposed to be done in advance of significant proposed improvements to the Titusville Road/Noxon Road intersection by the Dutchess County Department of Public Works. Once the County completes its proposed improvements, work in this area required to be undertaken by the Titusville Water District would be significantly more costly. A specific description of work follows.

Area to be Served: Map

The proposed improvement work will serve the existing Titusville Water District, see attached map, in the Town of LaGrange. The existing District currently serves residential and commercial properties in the western portion of the Town of LaGrange.

Plan

The proposed Titusville Water District repair work includes the replacement of existing asbestos concrete water main, as shown on the attached sketch, that has been in service for close to 50 years. It is proposed that a new parallel cement lined ductile iron (CLDI) water main will be installed and then the existing water main will be abandoned in place. Existing service connections will be reconnected to the new water main. New hydrants, valves and other appurtenances will be

103 Executive Drive
Suite 202
New Windsor, NY 12553
clarkpatterson.com
800.274.9000 TEL
845.567.9614 FAX

installed and connected to the new water main. Completion of above described work will reduce leakage and minimize required repairs in the existing system. The timing of this work is critical due to the proposed roadway improvements which will significantly increase the cost of potential water main repairs causing damaged to the roadway improvements.

Report

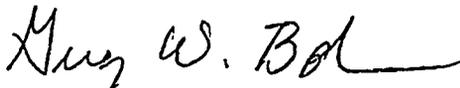
The Total Estimated Improvement Cost for the proposed water main work in the area of the Titusville Road/Noxon Road Intersection is \$726,000 as itemized on the attached table. The project is proposed to be funded through the issuance of bonds as a form of borrowing.

Assuming a 4% interest rate over 30 years, the annual debt payment of the Titusville Water District is calculated to be \$41,985. When evenly distributed amongst the 273 benefit units in the district, the annual cost per benefit unit for this proposed project would be \$153.79/year. As the existing properties in the district are not subject to a current benefit unit assessment, the total estimated annual benefit unit assessment is \$153.79.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Clark Patterson Lee



Greg W. Bolner, P.E.
Principal Associate

Attachments

cc: Christine O'Reilly-Rao, Town Clerk
Wanda Livigni, Administrator of Public Works
Ronald Blass, Jr., Van DeWater & Van DeWater
Steven Mance, Environmental Consultants

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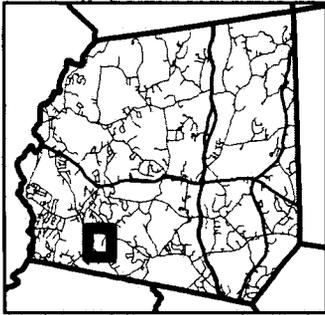


FIGURE #WD-1



Clark Patterson Lee
DESIGN PROFESSIONALS

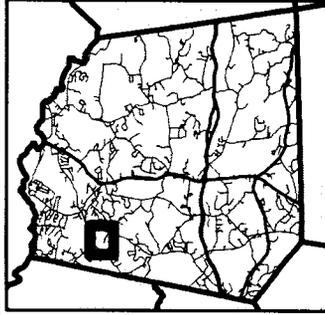
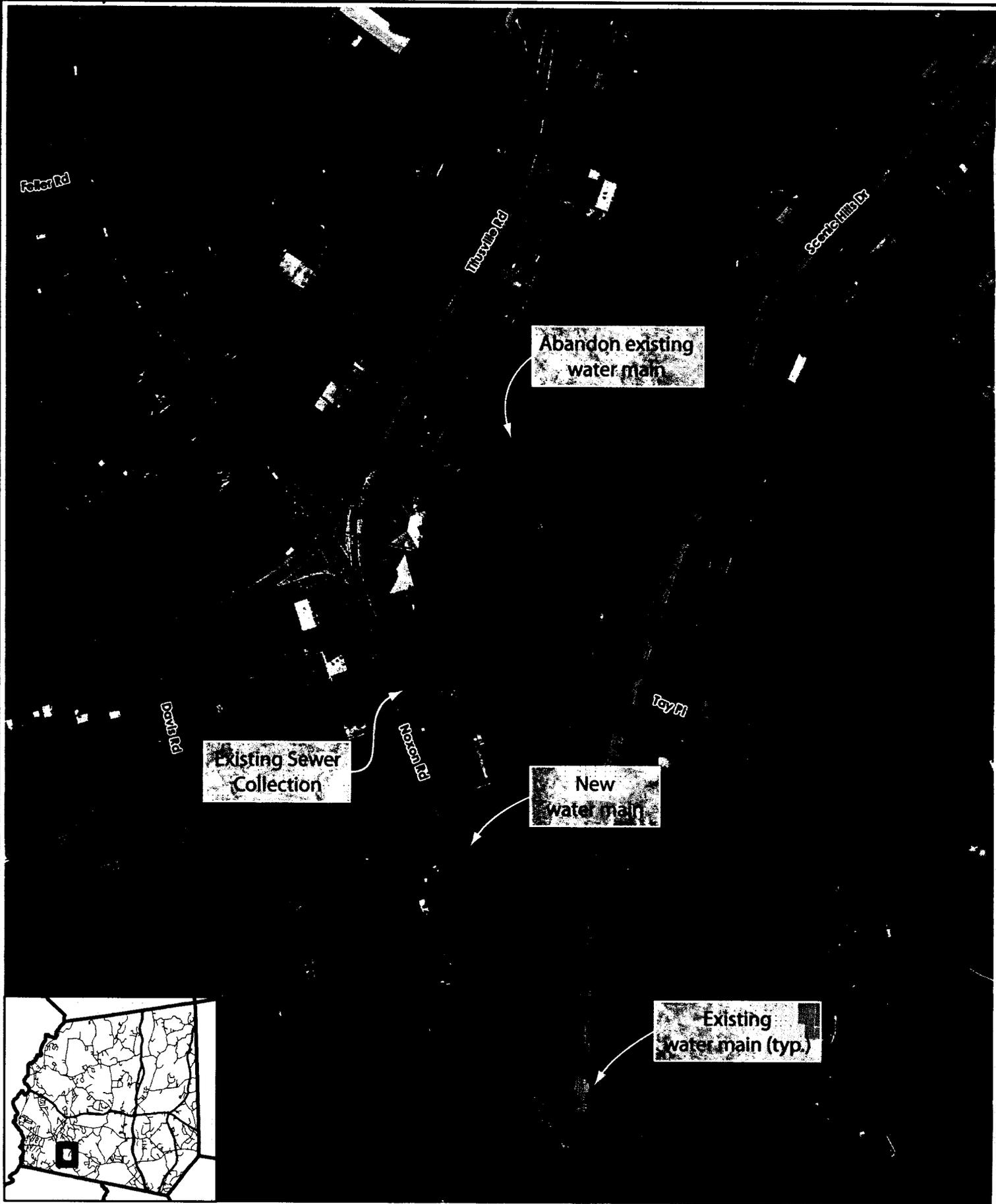
103 EXECUTIVE DRIVE
NEW WINDSOR, NY 12553
800-274-9000
www.clarkpatterson.com

DATE:	02/05/15
DRAWN:	JWS
CHECKED:	GWB
SCALE:	1" = 650'
PROJ. #:	11278.00

Existing Water Districts

Titusville District

Town of LaGrange, Dutchess County, New York



 <p>Clark Patterson Lee DESIGN PROFESSIONALS</p> <p>103 EXECUTIVE DRIVE NEW WINDSOR, NY 12553 800-274-9000 www.clarkpatterson.com</p>	DATE: 02/05/15	<h2 style="text-align: center;">Water & Sewer Improvements</h2> <h3 style="text-align: center;">Noxon & Titusville Road</h3> <p style="text-align: center;">Town of LaGrange, Dutchess County, New York</p>
	DRAWN: JWS	
	CHECKED: GWB	
	SCALE: 1" = 250'	
	PROJ. #: 11278.00	

Town of LaGrange
Titusville Water District
Titusville-Noxon Intersection Water Replacement
Estimated Improvement Cost

Description	Units	\$/Unit	Quantity	Cost
New 8" Water Mains	L.F.	\$ 100	2300	\$ 230,000
New 8" Main Valves	Ea	\$ 1,500	5	\$ 8,000
New 6" Tee and Hydrant	Ea	\$ 3,000	7	\$ 21,000
Water Main Crossings	Each	\$ 30,000	2	\$ 60,000
Water Service Connections	Each	\$ 1,500	7	\$ 11,000
Water Service Crossings	Each	\$ 10,000	6	\$ 60,000
Traffic Control	L.S.	\$ 15,000	1	\$ 15,000
Temporary Water Service	L.F.	\$ 10	2500	\$ 25,000
Easements (Acquisition and Legal Documents)	L.F.	\$ 30	2300	\$ 69,000
Geotechnical	L.S.	\$ 5,000	1	\$ 5,000
Subtotal				\$ 504,000
Contingency	%	20%		\$ 101,000
Subtotal of Contact Cost				\$ 605,000
Design Evaluation, Approvals, MP&R, Bidding & Construction Support	%	15%		\$ 91,000
Legal & Bonding	%	5%		\$ 30,000
Total Estimate of Cost				\$ 726,000

Titusville Water District

Annual Payback of Maximum to be Expended assuming 4% interest for 30 years	\$ 41,985
Total Number of Benefit Units	273.00
Annual Payback of Maximum to be Expended / Benefit Unit	\$ 153.79
Existing Benefit Unit Assessment	\$ -
Total Benefit Unit Assessment	\$ 153.79

RESOLUTION AUTHORIZING PREPARATION OF PLAN AND REPORT, AND FIXING DATE OF PUBLIC HEARING, ON PROPOSED 202-b INCREASE AND IMPROVEMENT OF FACILITIES OF TITUSVILLE WATER DISTRICT

Councilman Jessup introduced the following resolution, which was seconded by Councilman Luna:

WHEREAS, the Town Board acts as Commissioners of an existing Titusville Water District in the Town of LaGrange; and

WHEREAS, the Town Board has received plan and report (the "Report") prepared by Clark Patterson Lee, and dated February of 2015, which describes the need and estimated cost for improvements of existing facilities of the Titusville Water District at or near Noxon and Titusville Roads in the sum of \$726,000.00, inclusive of design, engineering, and other professional fees (the "Cost Estimate");

NOW, IT IS HEREBY RESOLVED THAT:

1. The preparation of the Report is hereby ratified and approved.

2. The Town Board will consider the Report and its Cost Estimate for the proposed improvement of the facilities of the Titusville Water District at a public hearing pursuant to Section 202-b of the Town Law.

3. The public hearing shall be held at Town Hall, 120 Stringham Road, LaGrangeville, New York on February 25, 2015, at 7:00 P.M., Prevailing Time, on the proposed improvement of existing facilities of the Titusville Water District, at which time and place said Town Board will hear all persons interested

in the proposed improvement, the Report, and the Cost Estimate.

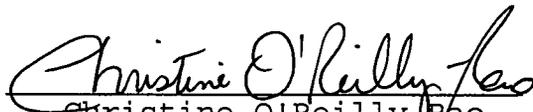
4. The Town Clerk of the Town of LaGrange is hereby authorized to cause a notice of said public hearing to be published in the Poughkeepsie Journal, an official newspaper of said Town, and posted in the manner prescribed by law, which notice shall be given not less than 10 days, and not more than 20 days before the date of public hearing, in substantially the following form, to wit:

44

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of LaGrange, Dutchess County, New York, will meet at the Town Hall, 120 Stringham Road, LaGrangeville, New York, on the 25th day of February, 2015, at 7:00 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on the proposed improvement of the facilities of the Titusville Water District in said Town, at an estimated cost of \$726,000.00, for the installation of a new water main and related hydrant, valve and other appurtenances at or near Noxon and Titusville Roads in the Town, inclusive of design, engineering and other professional fees, at which time and place said Town Board will hear all persons interested in the subject thereof concerning the same.

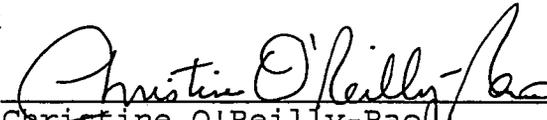
Dated: LaGrangeville, New York
February 11, 2015


Christine O'Reilly, ~~Town~~ Clerk
Town Clerk

The question of the adoption of the foregoing resolution was duly put to a vote, which resulted as follows:

Supervisor Bell	AYE
Councilman Jessup	AYE
Councilman Luna	AYE
Councilman Polhemus	AYE
Councilman Dyal	AYE

Dated: February 11, 2015
LaGrangeville, New York


 Christine O'Reilly-Rao
 Town Clerk, Town of LaGrange

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STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO
HEREBY CERTIFY that on the 12th day of February 2015, I duly caused a copy of the
Resolution on Proposed 202-b Improvement of Facilities of Titusville Water District to be
conspicuously posted on the sign-board maintained by the Clerk's Office at 120 Stringham Road,
Town of LaGrange.

Christine O'Reilly-Rao
Christine O'Reilly-Rao, Town Clerk

Sworn to before me this 12th day
of February 2015

Margaret Schmitz
Notary Public

MARGARET SCHMITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6220139
Qualified in Dutchess County
My Commission Expires April 12, 2018

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

I, the undersigned Clerk of the Town of LaGrange, Dutchess County, New York, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of the meeting of the Town Board of said Town, including the resolutions contained therein, held on the 11th day of February, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media	Date given
<i>Poughkeepsie Journal</i>	January 17, 2015

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location on the following date:

Designated Location of posted notice	Date of Posting
Bulletin Board at the entrance of Town Hall, 120 Stringham Road, LaGrangeville, New York	January 15, 2015

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 12th day of February, 2015.

(CORPORATE SEAL)


Christine O'Reilly-Rao,
Town Clerk



PARKS & RECREATION

Town of LaGrange Parks & Recreation Department

120 Stringham Road

LaGrangeville, NY 12540

845-452-1972 www.lagrangeny.org

Changing Lives...Inspiring Play...Fostering Teamwork!

Facility Use Rules and Guidelines

The LaGrange Parks & Recreation Department strives to provide quality facilities for your use. The following rules and guidelines are in place for everyone's safety and enjoyment of park facilities.

General Rules for Use of All Facilities

- Town of LaGrange sanctioned activities, special events and approved community partners have first priority use of all facilities.
- Applicant is responsible for reporting to the Park Caretaker upon arrival and checkout. User is responsible for going over and signing the facility checklist with the Caretaker at the conclusion of each use.
- Applicant has the responsibility to inspect the facility before use. Any damages should be immediately brought to the attention of the Caretaker.
- Applicant is responsible for the clean-up of all facilities used under the terms of this application.
- Alcoholic beverages are permitted with permit in the pavilion only.
- Applicant agrees to reimburse the Town of LaGrange for any damage of public property as a result of the user's use of the facility. Groups are responsible for all damages and cost associated with the damages.
- The Applicant certifies that the information given in the application is correct. Falsification of information on the application will result in immediate dismissal from the facility, forfeiture of all fees paid including any deposits and denial for future use.
- All facility users shall not exclude anyone participation, deny anyone benefit of, or otherwise subject anyone to discrimination because of the person's race, color, national origin, age or disability.
- Applicant hereby guarantees and assumes full and exclusive responsibility for the safety of persons and property of all participants and activities including, without limitation, players, participants, staff, officials, agents, or lessee, spectators, and members of the public in attendance at either activity contemplated hereby, or actually conducted by the Applicant.
- The park is not responsible for any lost, stolen, or misplaced personal items or equipment.
- The Applicant agrees to enforce all facility and park rules.
- Swimming is allowed with purchase of swim package.
- Refer to rental checklist for helpful information and cleaning guidelines.

- Applicant and its guests will comply with all rules and regulations established by the LaGrange Recreation Department. The Parks & Recreation Department reserves the right to dismiss any persons from the facility. Applicant understands that Park staff has the authority to determine if participants are strictly adhering to all rules and regulations, and we have the full authority to enforce these regulations. Parks staff must be respected and obeyed. NO foul language will be permitted.
- All persons and activities must comply with local, state and federal laws. This includes the prohibition of use and/or possession of weapons, alcohol, any illegal substances on the property. If you suspect anyone attending your event is intoxicated or under the influence of drugs, it is the applicant's responsibility to escort them off of the property.
- Applicant agrees to notify and request permission for the sale of items including but not limited to tickets, goods or services AND if admission fees are sold or collected at said event.
- All noise and music must be kept to a minimum. Park staff will determine if the noise or music has a negative impact on other activities and has the authority to order it be turned down. Excessive noise will result in applicant's forfeiture of future facility use.
- Inclement weather-The LaGrange Parks & Recreation Department reserves the right to close any facility or cancel rentals and activities if inclement weather is eminent. The Department will make every attempt to contact the users in a timely manner by telephone, e-mail or radio during these situations if they have not heard from park personnel.
- Please have your Facility Use Agreement on hand to verify rental to Park Maintenance Staff.
- Renter is responsible for extra trash bags and cleanup of the pavilion. Leave the pavilion as you found it.
- Trash should be collected in bags and placed outside the pavilion for maintenance to collect.
- Non-water related inflatables are permitted at pavilions as long as they are accompanied by approved permit and proper insurance.
- All signs, balloons, streamers and other items must be taken down after each event. Signs cannot be attached to any trees, fencing or existing park signage. Park signage shall not be blocked in any way.
- You may NOT drive on lawn areas for any reason.
- Service road is for drop off of supplies only. Limited vehicles should be on service road. You must comply with Park Caretaker instructions on use of service road. No exceptions.
- Dogs are not allowed unless service dogs. Anyone with a dog will be asked to leave the park.

TOWN OF LAGRANGE RECREATION DEPT. 2015 USER FEES

Freedom Lake					
<u>Daily Admission</u>	<u>Resident</u>	<u>Guest</u>	<u>Non-Resident</u>	<u>Guest</u>	
Adult	\$6.50	\$7.50	\$11.50	\$12.50	
Youth 4-14	\$4.50	\$5.50	\$9.50	\$10.50	
LaGrange Resident Season Pass	(Before 5/15/15) \$5.00 discount		Eligible non-residents double the fee		
	Individual	\$50.00	\$100.00		
	Family of 2	\$75.00	\$150.00		
	Family of 3	\$95.00	\$190.00		
	Family of 4	\$105.00	\$210.00		
	Each additional family member	\$15.00	\$30.00		
Swim Lessons					
LaGrange Resident with season pass	\$40.00	multi child discount (children in same family)			
LaGrange Resident without season pass	\$80.00	25% off 3rd child, 50% 4th, 75% 5th			
<i>Non-resident rate is + \$20 to above pricing</i>					
Swim Team					
With Season Pass	\$70.00	multi child discount (children in same family)			
Without Season Pass	\$110.00	25% off 3rd child, 50% 4th, 75% 5th			
Lifeguard Training	\$310.00				
Lifeguard Training Recertification	\$190.00				
C.P.R. Recertification	\$65.00				
Junior Lifeguard					
With Season Pass	\$60.00				
Without Season Pass	\$100.00				
Basketball Clinic					
	<u>Week 1</u>	<u>Week 2</u>			
Grades 1-3, 9 am-noon	\$83.00	\$103.00			
Grades 4-8, 9 am-2 pm	\$115.00	\$143.00			
Tennis	\$55.00				
Freedom Park Use Permit					
	<u>Main Pavilion</u>	<u>Ballfield Pavilion</u>	<u>Swim Package</u>		
Up to 50 people	\$175.00	\$60.00	(1-25 people)	\$75.00	
Up to 100 people	\$270.00	\$105.00	(26-50 people)	\$125.00	
Up to 200 people	\$385.00	\$155.00	(51-75 people)	\$200.00	
Up to 300 people	\$490.00	\$205.00	<i>over 75 requires permission from Recreation Director</i>		
Over 300 people	\$690.00	\$265.00			
Day Camp					
LaGrange Resident Per Session	\$250.00				
Registration fee with Season Pass	\$30.00				
Registration fee without Season Pass	\$60.00				
Bus fee per session	\$25.00				
Non-Resident Per Session	\$300.00				
<i>multi child discount (children in same family)</i>	<i>25% 3rd child, 50% 4th, 75% 5th</i>				
Counselor in Training					
LaGrange Resident	\$55.00				
Non-Resident	\$75.00				
Sand Volleyball	\$30.00				
Dog Park					
	<u>Jan 1-Aug 31 First Dog</u>	<u>Additional Dogs</u>	<u>After Sept 1-Dec 31 First Dog</u>	<u>Additional Dogs</u>	
LaGrange Resident	\$25.00	\$15.00	\$15.00	\$10.00	
Non-Resident	\$50.00	\$30.00	\$40.00	\$25.00	

Note: Fees may be prorated when increased attendance is desired. Fees may be waived for community service organizations, local schools, scouts and staff.

Southern Dutchess Development Corp.

1/1/15

Alan Bell, Supervisor, and
Members of the Town Board
Town of LaGrange
Town Hall
120 Stringham Road
LaGrange, New York 12540

Re: Application for Utilization of Planned Development District

Dear Supervisor Bell and Members of the Town Board:

By this letter and the presentation that we desire to make to your Board, we are soliciting your input on a preliminary and conceptual basis in connection with our proposal to request utilization of Section 240-33 of the Code of the Town of LaGrange to create, consistent with such provisions, a most unique multi-parcel utilization scenario combining appropriate residential development of one parcel with conservation/preservation of other parcels resulting in the types of public benefits we believe are at the very heart of the purposes of the Planned Development District provisions.

We have, over time, been able to amass parcels consisting of farmland of significant size in the Town of Lagrange. One of these parcels, known locally as the Ehmer Farm, consists of 355 acres of beautiful farmland well known to the members of your Board. Two other parcels, known as the Former Cornell Farm consist in the aggregate of 177.5 acres bisected by Titusville Road. Accordingly, these parcels comprise, in the aggregate, more than 532 acres of farmland which represents prime agricultural property and beautiful open space within the Town of LaGrange.

Obviously, these properties similarly represent prime opportunities for development. At the same time however, we believe that the planning objectives of the Town of Lagrange as embodied in its Master Plan and Zoning Code, can best be furthered by a most appropriate approach to these unique properties whereby development would be concentrated on one portion of the Cornell Farm with the balance of the Cornell Farm and the entirety of the Ehmer Farm remaining devoted, in perpetuity, to agricultural/farm and open space purposes. Thanks to the foresight of the drafters of the LaGrange Code and its adoption by the Town Board, we believe that the Code provides the requisite flexibility to effectuate these stated planning objectives to be utilized in precisely the types of circumstances presented by our proposal.

Presented herewith is our conceptual plan for the development of the east side of the Cornell Farm, consisting of approximately 95 acres. As can be seen by reference to such plan, we propose to improve this portion of the Cornell Farm with a variety of housing types with a total of 375 units proposed. While a majority of these units will be in the form of Townhomes, the plan also provides for 110 apartment units which we believe will be a significant resource for the provision of workforce housing. As shown by the conceptual plan, these units are arranged in such a manner as to protect on-site environmental resources while providing significant amounts of green space for the benefit of the residents.

To effectuate the conceptual plan we will need the ability to modify the underlying zoning which is R 40-60-80. Fortunately, the Town Board had the foresight to adopt Section 240-33 of the Code entitled "Planned Development District", also known as a "PDD". As stated in the specific Code provisions, these regulations empower your Board to allow owners of large tracts of improved or unimproved land to be developed and improved by means of integrated and harmonious design principles which will establish projects of foreseeable stable character consistent with the character of the Town and comporting with the existing character of the surrounding neighborhood. This flexibility is, however, predicated on the ability of the applicant to demonstrate that the overall development proposal promotes one or more public purposes.

Fortunately, the Code provides guidance as to the public purposes to be promoted through use of the PDD planning tool. §240-33 (C) (2) refers to procedure and findings and states in pertinent part thereof as follows:

"In determining the maximum density on the site of a proposed PDD, there shall be consideration of the degree that a project and proposed development will advance the protection of open space, agricultural lands preservation or the development of workforce/affordable housing."

As can be seen from the foregoing, The LaGrange Town Code has clearly identified the public purposes to be promoted through use of the PDD as follows:

- 1. protection of open space;
- 2. agricultural lands preservation;
- 3. development of workforce/affordable housing.

What is most significant with respect to the proposal be presented to you at this time is that *this proposal fulfills all three of the stated public purposes due to the special concessions the applicants will make as a condition of the creation of the PDD by your Board.*

As noted above, the aggregate amount of property owned by the applicants for the PDD is in excess of 532 acres. We will propose to involve all 532 acres as part of our request for

application of the PDD planning tool to effectuate the development shown in the conceptual development plan. As noted above, the development proposal will be limited to the 95 acres located on the east side of the Cornell Farm i.e. that portion located to the east of Titusville Road. This is the only portion of the aggregate acreage which will be developed, representing less than 18% of the total acreage involved in the PDD. The west side of the Cornell Farm, consisting of approximately 85 acres, will be burdened by a drainage easement in favor of the proposed housing development. This property also will remain open space in perpetuity. The Town will be afforded a right of first refusal to purchase this property for any purpose consistent with the aforementioned drainage easement.

Section 240-33 (2) (g) states that "[i]n evaluating a potential Planned Development District designation, the Town Board may consider an applicant's good faith actions to encumber another residentially zoned parcel that demonstrates comparable future development potential with a conservation easement...". With respect to the 355 acre Ehmer Farm, we propose, that such property will be subject to a restrictive covenant/conservation easement in connection with its future use. The covenant will allow for a continuation of its use as a homestead for a farmer and future uses thereof will be restricted to agricultural uses of farming, including the housing, training, competition and sale of livestock, including horses. The covenant will also permit other agricultural related uses such as farmers markets, pick your own fruits or vegetables, hayrides and other similar activities. The covenant would also permit nonagricultural special events which do not require the construction of permanent structures such as a country fair, antique fair, flea market or other similar event consistent with the character of the Town and subject to such authorization/permit as the Town Board might deem appropriate. We would solicit the input of the Town Board in connection with any other permissible use.

We therefore believe that our proposal for creation of a PDD affecting, through development of one parcel and the imposition of restrictions on two others, both of these significant farm properties, promotes not one but all three identified goals to be promoted through use of a PDD. Open space will be protected; agricultural lands will be preserved; and, through the creation of the apartment units proposed above, opportunities for workforce or affordable housing will be provided. We therefore believe that application of the PDD planning device under the terms and conditions that we propose would be most appropriate.

Prosecution of a formal application for PDD requires preparation and submission of a significant amount of engineering plans and documents so as to provide proof of the ability of the applicant to satisfy all of the requirements set forth in the Code. Before commencing the in-depth studies and analyses and preparation of plans, reports and other documents necessary to properly prosecute this application, we wanted to make this initial presentation to your Board for the purpose of soliciting your initial input in connection with the conceptual plan in the abstract and the proposal for the imposition of constraints on the other involved properties.

We hope that you and the Board find merit with respect to our proposal. Assuming that you believe, as we do, that this proposal presents a unique and appropriate opportunity for utilization of the PDD planning tool, we would move forward to submit a formal application.

Thank you for your attention to this matter and we look forward to making a presentation to your Board at the earliest possible time.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Z.", with a large, stylized flourish extending from the end of the signature.