

**STATE OF NEW YORK
COUNTY OF DUTCHESS
TOWN OF LA GRANGE**

**TOWN BOARD MEETING
April 22, 2015**

Present: Supervisor Alan Bell
Councilman Edward Jessup
Councilman Joseph Luna
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, April 22, 2015, at 120 Stringham Road, Town of LaGrange. The Supervisor 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 April 8, 2015 and April 13, 2015. Councilman Jessup moved to do so, seconded by Councilman Polhemus. The motion carried unanimously.

Public Hearing

Local Law 1-2015: Rezoning (General Business to Commercial)

Councilman Jessup moved to open the Public Hearing, seconded by Councilman Polhemus. The motion carried unanimously.

Mr. Stuart Mesinger, representing Mr. Neshweiwat, spoke against the re-zoning of the parcels east of the Taconic State Parkway and the 12 parcels located at Routes 55 and 82. His main concerns involved increased traffic and congestion, drainage issues in an environmentally sensitive area (wetlands) and the fact that the re-zoning was not consistent with the Town's Comprehensive Plan. He also pointed out that he found that there was a portion of the EAF which had not been filled out and that the missing information was necessary as it was referenced in another part of the EAF. The full statement from which Mr. Mesinger read is in the addendum.

Councilman Luna pointed out that he didn't see a difference between development occurring on the east side of the parkway versus the west side. He added that Mr. Mesinger's concerns about density, increased traffic and fast food restaurants on the west side would be the same concerns

that would be applicable to development on the east side. He asked if Mr. Mesinger had studied the other side of the parkway.

Mr. Mesinger stated that the Comprehensive Plan distinguishes between the east and west sides of the parkway and that the west side has already been developed as a commercial strip.

Mr. Luna stated that the Comprehensive Plan doesn't allow fast food drive throughs in the Town Center, adding that he did not see how the same problems of increased traffic and density would not be an issue if the east side were re-zoned.

Eric Gordon from Keane & Beane, representing Chestnut Petroleum, spoke against the re-zoning of the same parcels as Mr. Mesinger. He also agreed that the re-zoning was not compatible with the Town's Comprehensive Plan, adding that the increased density and impacts are not appropriate for the Gateway Hamlet. He also voiced his concern that the EAF was deficient, adding that a Positive Declaration would be necessary before adopting the re-zoning.

Jason Page stated that he supported the Board's proactive approach to zoning in so far as it was an effort to stimulate the economy and benefit the Town. He added that he and his family own several properties which are under consideration for re-zoning tonight and that having more uses for them would benefit the Town. He thanked the Board.

Mr. Bell stated that no further action would be taken at this point. He added that the Town's attorney and planners would be asked to review the EAF and its relationship to the Comprehensive Plan in order to address the comments made tonight.

Mr. Luna noted that Dutchess County Planning left off one parcel located in the southwest corner in its review, so the comments seem incomplete.

Councilman Jessup moved to close the Public Hearing, seconded by Councilman Dyal. The motion carried unanimously.

Agenda

Bond Resolution: Road Paving (SEE ADDENDM)

Mr. Bell stated that Step 2 of the CSEA Grievance regarding the dismissal of a Parks & Recreation employee has been withdrawn. He asked the Board if they would consider settling the matter by giving the employee two (2) weeks severance pay. He added that it would be less costly than arbitration. A brief discussion followed.

Councilman Jessup, seconded by Councilman Polhemus moved to approve the settlement with two weeks severance pay. The motion carried unanimously.

Ms. Livigni presented the Water & Sewer Special District Capital Plan. (SEE ADDENDUM) The plan was collaboration between Ms. Livigni, Greg Bolner of Clark Patterson Lee and Steve Mance of Environmental Consultants. The calculations were based on the budget for that year.

Mr. Bell explained that monies in the Special District fund balances can only be used for that purpose and not for any General Fund expenses. Ms. Livigni added that the goal of the Capital Plan is to provide a cushion for possible repairs or other work necessary to manage the districts. The work schedules on the list are based on the surplus funds which are currently available. Ms. Livigni stated that the Comptroller has assured her that the surplus funds are unencumbered and may be used for any project or projects within the district. She further explained that encumbered funds are monies which can only be use for the purpose for which they were originally borrowed, i.e. they are from a bond that was taken out to do a specific job.

Councilman Jessup, seconded by Councilman Luna move to authorize the release of the retainage for Grandview Water District Booster Pump Station Rehabilitation Project in the amount of \$4,047.31. The motion carried unanimously.

Ms. Livigni commented that the work had been completed over a year ago by Environmental Consultants.

Councilman Dyal, seconded by Councilman Luna moved to approve Change Order #2 for the Grandview Water District Booster Pump Station Rehabilitation Project installation of two (2) flushing hydrants, in the amount of \$11,212. The motion carried unanimously.

Committee Reports

Water and Sewer

No report

Recreation

Opening Day for Little League is this Saturday at 9 am. Mr. Polhemus asked that the Board attend.

Open Space

Mr. Jessup stated that the Menken property is still up for discussion. The Town is currently working with DLC regarding a conservation easement on the pump house property that is located between two parcels of the Suter property. Mr. Bell noted that it was important for the Town to continue to have the option of possibly using the pump house property for water or sewer needs.

Mr. Dyal brought up the matter of having some sort of Committee to review the setbacks of trails that abut residences. Mr. Polhemus and Mr. Bell agreed that having a policy regarding setbacks of trails would be a good idea. Mr. Jessup stated that a restrictive covenant could be placed on the Menken property in order to keep it from being developed with trails.

Highway

Mr. Polhemus stated that the Highway Committee is slated to meet on April 28th at 3:30 pm to discuss a future wash bay and salt shed.

Business Economic Development

Mr. Jessup moved to adopt the BEDC Mission Statement and to appropriate funds for the Committee in the amount of \$500. Councilman Bell seconded the motion and it carried unanimously. (SEE ADDENDUM)

Assessor

Mr. Polhemus stated that the tentative tax rolls were sent to the County last week. There is only one tax certiorari still outstanding at this time.

Town Attorney

No comment

Administrator of Public Works

No report

Environmental Consultants

No report

Public Comment

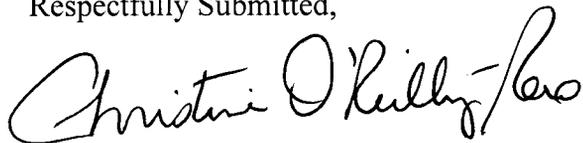
Councilman Jessup moved to open the Public Comment, seconded by Councilman Luna. The motion was carried by all.

There was no comment.

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

Councilman Luna moved to adjourn the meeting at 8:13 pm, seconded by Councilman Dyal. The motion was carried by all.

Respectfully Submitted,



Christine O'Reilly-Rao
Town Clerk

ADDENDUM

- Affidavits of Posting & Publication: Local Law 1 -2015
- Dutchess County Planning Comments: Local Law 1 -2015
- La Grange Planning Board Comments: Local Law 1-2015
- Comments: Stuart Mesinger
- Comments: Eric Gordon
- Bond Resolution: Road Paving
- Water & Sewer Special Districts Capital Plan
- Change Order #2: Grandview Water District Booster Pump
- BEDC Mission Statement

**AFFIDAVIT OF PUBLICATION
FROM**



RITA LOMBARD

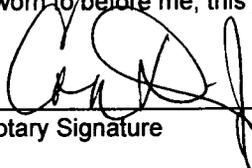
_____ being duly sworn says that he/she is the principal clerk of THE
POUGHKEEPSIE JOURNAL, a newspaper published in the County of Dutchess and the State of New York, and the
notice of which the annexed is a printed copy, was published in the newspaper on the date (s) below:

Ad Number:	Start Date:	Run Dates:
0000388056	04/10/2015	04/10/15



Signature

Sworn to before me, this 10th day of April 20 15



Notary Signature

My Commission Expires _____

CONCETTA F DALIA-JONES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6285485
Qualified in Dutchess County
My Commission Expires July 08, 2017

Notice of Public Hearing

PLEASE TAKE NOTICE, that the Town Board of the Town of LaGrange will hold a public hearing at the Town Hall, 120 Stringham Road, in the Town of LaGrange, Dutchess County, New York, on April 22, 2015, at 7 p.m. on Local Law No. ___ of 2015, a proposed Local Law of the Town of LaGrange amending the Zoning Map established by Section 240-22 of Chapter 240 of the Town of LaGrange Town Code.

The proposed amendment involves the rezoning of the parcels of land identified below which are located generally in three geographic areas of the Town: (a) certain properties in the vicinity of the intersection of the Taconic State Parkway and Route 55 (the "Town Center Area"); (b) certain properties in the vicinity of the intersection of Route 55 and Route 82 (the "Route 55/82 Area"); and (c) certain properties in the vicinity of the intersection of Noxon Road and Titusville Road (the "Noxon-Titusville Area").

The amendment proposes changing the zoning designation of the following parcels in the Town Center Area from land in the Town Center Area from General Business ["GB" (formerly "C-2")] Zoning District to the Commercial ("C") Zoning District:

Tax Parcel Number	Commonly Known Address
133400-6460-02-945946	22 Taconic Center Lane

The amendment proposes changing the zoning designation of the following parcels in the Town Center Area from Town Center Business ["TCB" (formerly "TC-B")] Zoning District to the Commercial ("C") Zoning District:

Tax Parcel Number	Commonly Known Address
133400-6460-02-802900	1215 Route 55
133400-6460-02-827873	Route 55
133400-6460-02-823867	1224 Route 55

The amendment proposes changing the zoning designation of the following parcels in the Route 55/82 area and the Noxon-Titusville area from General Business ["GB" (formerly "C-2")] Zoning District to the Commercial ("C") Zoning District:

Tax Parcel Number	Commonly Known Address
133400-6560-02-501968	1477 Route 55 -
133400-6560-02515970	1489 Route 55 -
133400-6560-02-546974	1493 Route 55 -
133400-6560-02-564958	Route 82 -
133400-6560-02-601974	2295 Route 82 -
133400-6560-02-546919	1502-1504 Route 55~
133400-6560-02-541906	1498 Route 55 -
133400-6560-02-530919	1496 Route 55
133400-6560-02-504909	1486 Route 55
133400-6560-01-492906	1482 Route 55
133400-6560-01-473908	1474 Route 55
133400-6560-01-417899	1456 Route 55
133400-6560-03-259493	349 Noxon Road
133400-6560-03-241471	298 Titusville Road
133400-6560-03-279450	359 Noxon Road

PLEASE TAKE FURTHER NOTICE, that copies of the proposed Local Law are available for examination at the Town of LaGrange Town Clerk's office, at Town Hall, 120 Stringham Road in the Town of LaGrange.

PLEASE TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposed Local Law at the public hearing at the time and place indicated above.

Dated: La Grangeville, NY
March 11, 2015

Christine O'Reilly-Rao
Town of LaGrange Town Clerk
388056

AFFIDAVIT OF POSTING

STATE OF NEW YORK

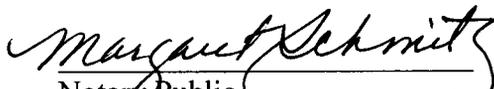
SS:

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 March 2015, I duly caused a copy of the Notice of Public Hearing for a Local Law Re-Zoning GB and TCB to C 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 March 2015


Notary Public

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

Notice of Public Hearing

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133400-6560-02-564958	Route 82
133400-6560-02-601974	2295 Route 82
133400-6560-02-546919	1502-1504 Route 55
133400-6560-02-541906	1498 Route 55
133400-6560-02-530919	1496 Route 55
133400-6560-02-504909	1486 Route 55
133400-6560-01-492906	1482 Route 55
133400-6560-01-473908	1474 Route 55
133400-6560-01-417899	1456 Route 55
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133400-6560-03-241471	298 Titusville Road
133400-6560-03-279450	369 Noxon Road

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PLEASE TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposed Local Law at the public hearing at the time and place indicated above.

Dated: La Grangeville, NY
March 11, 2015


Christine O'Reilly-Rao
Town of LaGrange Town Clerk

MARCUS J. MOLINARO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
ACTING COMMISSIONER

April 8, 2015

COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

To: Town Board, Town of LaGrange
Re: Referral # 15-095, Rezoning of numerous parcels into the Commercial district

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-l and 239-m). After considering the proposed action in the context of countywide and inter-municipal factors, the Department finds that the Board's decision involves a matter of significant concern.

Action

The Town Board is considering rezoning multiple parcels:

- Three parcels at the Titusville Road/Noxon Road intersection to be changed from General Business (GB) to Commercial (C);
- 12 parcels in the Billings area (NY 55/82 intersection) to be changed from GB to C;
- Two parcels at the northwest and southwest corners of NY 55/Taconic State Parkway to be changed from Town Center Business (TCB) to C; and
- Two parcels located at the northeast corner of NY 55/TSP to be changed from GB to C.

Comments

The proposal states that the rezoning actions would bring existing non-conforming uses into compliance and spur development without imposing "any adverse impacts upon the Town's open space or rural character." We suggest that rezoning certain parcels from GB to C would not be in keeping with the Town's intent nor be supported by the Town's Comprehensive Plan.

The GB District allows for a wide range of uses including retail & service businesses, restaurants, drive-through services, hotels, offices, health care facilities and residential mixed use. Uses permitted in the C district vary significantly from those in the GB district in that:

- 13 of the 17 uses that begin with the word "auto", and other auto-dependent uses such as gas stations, gas marts, and taxi service, are allowed;
- Light industry, motel, nightclub, storage, warehousing are allowed;
- Fast food restaurants can be established as a sole primary use, as opposed to the GB District where fast food restaurants must be part of a mixed-use project;
- Farm stands and residential mixed-use are not permitted.

We have determined that the rezoning proposals are a matter of local concern for the three parcels at the Titusville Road/Noxon Road intersection, the six parcels in the southwest quadrant of the NY55/82 intersection and the two parcels at the northeast corner of NY 55/TSP. The proposal to change parcels from GB to C at the following locations, however, we find to be matters of significant concern:

Billings (NY 55/82 intersection area) – The six parcels located along the intersection's northwest quadrant should remain in the GB district. These parcels are either vacant or contain low-intensity uses. Rezoning them to the Commercial district would not make any non-conforming uses legitimate. Establishment of appropriately scaled and designed businesses at important intersections is crucial to defining community character. Open-ended strip commercial development should not be

encouraged along Route 55. The potential that a large-scale gas station would be permitted at the northwest corner lot is of particular concern.

Northeast corner of NY 55/TSP intersection – Changing these two parcels to the Commercial district is not needed to make any non-conforming uses legitimate. The likelihood that a large-scale gas station, other auto-oriented use, or fast food restaurant would be established along the frontage of parcel # 6460-02-945946 is of particular concern. This site is a gateway to the Town Center. It is adjacent to the on/off ramps for the Taconic State Parkway and sight lines are limited, particularly for eastbound left turns from the site. The potential for traffic conflict is high and we recommend that all the uses permitted in the Commercial district are not an appropriate fit for this site.

The 2005 Comprehensive Plan's Economic Development section (page 142) recommended that new commercial development be concentrated west of the Taconic State Parkway, "with the exception of promoting limited new development that is compatible with the special character that exists within the hamlets and within C-2 Zoning Districts east of the Taconic State Parkway." Converting existing GB-zoned parcels with a more limited list of specialized uses to the wide-open list of uses in the Commercial district would just encourage more strip-type development, gas stations, and auto-oriented uses along the eastern section of Route 55 and divert commercial interest to locations outside the Town Center and Hamlet districts.

Recommendation

For the reasons stated above, we recommend that the parcels on the north side of NY 55 in the Billings area and the parcels immediately east of the Taconic State Parkway at NY 55 not be rezoned to the Commercial district.

Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP
Acting Commissioner

By



Brian Kehoe, AICP
Planner

Dutchess County Department of Planning and Development	To C. O'Reilly-Rao	Date 4-9	# pgs 1
	Co./Dept. Town Board	From B. Kehoe	
	Fax # 452-2289	Phone # 486-3600	

Zoning Referral

Please Fill Out This Entire Form of the Form

Municipality: Town of Lagrange

Referring Agency: Town Board

Tax Parcel Number(s): numerous

Project Name: LL: rezoning in three areas; Town Center, NY 55/82 area & Noxon/Titusville

Applicant: _____

Address of Property: _____

Type of Action:

Local Law / Text Amendment

Rezoning

Site Plan

Special Permit

Use Variance

Area Variance

Other: _____

Jurisdictional Determinant:

State Road NY 55

County Road _____

State Property

County Property

Municipal Boundary

Agricultural District

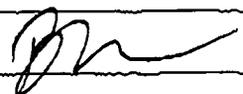
Date Response Requested (if less than 30 days): April 22, 2015

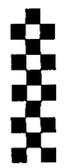
If subject of a previous referral, please note County referral number(s): _____

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

<p>No Comments:</p> <p><input type="checkbox"/> Matter of Local Concern</p> <p><input type="checkbox"/> No Jurisdiction</p> <p><input type="checkbox"/> No Authority</p> <p><input type="checkbox"/> Withdrawn</p>	<p>Comments Attached:</p> <p><input type="checkbox"/> Local Concern with Comments</p> <p><input type="checkbox"/> Conditional</p> <p><input checked="" type="checkbox"/> Denial</p> <p><input type="checkbox"/> Incomplete — <i>municipality must resubmit to County</i></p> <p><input type="checkbox"/> Incomplete with Comments — <i>municipality must resubmit to County</i></p>
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Date of Submittal: <u>3-16</u>	Notes:	<input type="checkbox"/> Archive <input type="checkbox"/> Major Project <input type="checkbox"/> Discard after 2 yrs <input type="checkbox"/> Discard after 7 yrs
Date Submittal Received: <u>3-17</u>		
Date Report Requested: <u>4-22</u>		
Date Report Required: <u>4-14</u>		
Date of Transmittal	Referral #: <u>15-095</u>	
faxed: <u>4-9</u> mailed: <u>HS</u>	Reviewer: <u></u>	



*Town of
LaGrange, NY*

Christine O'Reilly-Rao <oreillyrao@lagrangeny.org>

New Local Law

1 message

Stacy Olyha <solyha@lagrangeny.org>

Wed, Apr 15, 2015 at 2:52 PM

To: Christine O'Reilly-Rao <oreillyrao@lagrangeny.org>, Alan Bell <abell@lagrangeny.org>, Ed Jessup <edjessup@hotmail.com>

The Planning Board had one comment from it's members regarding the New Local Law that is before the Town Board for Public Hearing on April 22, 2015.

Overall, the Board agrees with the changes put forth in the Local Law.

It was suggested, however, that parcel # 924129 on Noxon Road be included as it would be the only non commercial property sandwiched in-between the commercial ones. It was mentioned that maybe the owner may then improve it and include an access to the rail trail for the residences along Noxon Road.

Stacy Olyha



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Land Surveyors
Planners
Environmental Professionals
Landscape Architects

Hudson Valley Office

21 Fox St., Poughkeepsie, NY 12601
P: (845) 454-3980 F: (845) 454-4026
www.chazencompanies.com

Capital District Office (518) 273-0055
North Country Office (518) 812-0513

April 22, 2015

Lagrange Town Board
Town of LaGrange
Town Hall
120 Stringham Road
LaGrangeville, NY 12540

*Re: Proposed Rezoning of Tax Parcel 133400-6460-02-945946-0000 From General Business GB to Commercial C and Rezoning of 12 Tax Parcels in the Route 55/82 Area From General Business GB to Commercial C
Job # 81202*

Dear Town Board Members:

I am writing in opposition to the proposed rezoning of tax parcel 133400-6460-02-945946-0000 from General Business GB to Commercial C. My reasons are as follows.

1. The 2005 Comprehensive Plan recommended amending the TC-B District by rezoning that portion east of the Taconic State Parkway, including parcel 133400-6460-02-945946-0000, to C-2. This amendment was adopted and the C-2 district was subsequently renamed GB. It is presumed that at the time of that rezoning the Town Board considered and rejected the more intensive C-1 designation. There have been no changes in circumstances to warrant rezoning the NYS Route 55 corridor east of the Taconic State parkway. This corridor is developing according to the 2005 Comprehensive Plan recommendation.
2. The 2005 Comprehensive Plan encourages commercial revitalization west and southwest of the Taconic State Parkway (page 142) – not east. Further, the Comprehensive Plan promotes only "...limited new development that is compatible with the special character that exists within the hamlets and within the C-2 [now GB] Zoning Districts east of the Taconic State Parkway." (page 142). The Comprehensive Plan recognizes that the Taconic State Parkway is the logical dividing line between more intensive commercial development to the west and less intensive commercial development to the east. The proposed rezoning east of the Taconic State Parkway is inconsistent with the Comprehensive Plan. Note that the rezoning of the parcels west of the Parkway from TCB to C is consistent with the plan language above and, further, brings an existing use into conformance with the zoning ordinance.
3. The proposed rezoning would allow an array of intensive commercial uses east of the Taconic State Parkway. The attached table illustrates commercial uses allowed in the C District that are not currently allowed in the GB District. They include uses with the potential for significant impacts, including automobile sales and repair, quick lube shops, tire sales, gas stations and

mini-marts, light industry, night clubs and fast food restaurants. All of these uses have the potential to create congestion and resultant safety impacts.

4. The proposed rezoning would allow development at significantly higher densities. As illustrated by the attached table, maximum lot coverage, building area and impervious area would all increase, the latter to 70% of the lot. This is undesirable given the environmental constraints on the site (see paragraph 6 below).
5. The subject parcel has already been planned, analyzed, approved and partially built out for uses allowed in the C District. The parcel has been shown to be able to support these uses. Introduction of more intensive uses has the potential to result in significant impacts.
6. As shown on the attached figure, the parcel has significant environmental constraints limiting its development potential. Approximately 1/3 of the parcel is DEC, ACOE or town regulated wetland or wetland buffer. The parcel also lies in the Sprout Brook Stream Corridor Overlay Zone.
7. The parcel lacks water and sewer, making it unsuitable for the more intensive development allowed in the C District.
8. More intensive development will inevitably have significant traffic and congestion impacts as well as visual impacts to travelers on the Taconic State Parkway, which is listed on the National Register of Historic Places and which is a designated State Scenic Byway.
9. The proposed rezoning is most likely to result in the development of a convenience store or fast food restaurant on this property. Note that a gas station would not be allowed without a variance because of the prohibition in Section 240-65G of the ordinance against siting a gas station within 500' of a wetland. The attached figure shows the 500' line in relation to the upland portion of the property. Thus, if the intent of the rezoning is to allow a gas station on this property, the proposed rezoning would not accomplish it without a variance.
10. The rezoning opens the door for any proposed gas station use to require a use variance if it is to be sited on that parcel within 500' of a wetland. The Town Board previously has determined that a minimum 500 foot setback from the wetland would be required and the total elimination of that requirement would be tantamount to a legislative determination by the Zoning Board if a variance were sought.
11. The development of a gas station or convenience store may result in a blighting effect as it is unlikely there is sufficient traffic to support such a store in close proximity to the gas stations and convenience stores on the west side of the Taconic State Parkway. Both gas stations and convenience stores are highly competitive with one another and have low profit margins. The likely result of the proposed rezoning is the development of a new gas station and/or convenience store, followed by the failure of one or more of the stores already in existence.
12. It is generally undesirable to locate a high number of gas stations in close proximity to one another. Although not found in the Lagrange Town Code, many towns within Dutchess County require that gas stations be separated from one another and/or residential uses by as many as

several thousand feet to reduce the risk of fire and explosion, reduce light and noise pollution, reduce traffic congestion, and reduce other impacts that may be associated with this use. The proposed rezoning opens the door to exactly the type of potentially problematic situation many towns seek to avoid through separation requirements. The Town Board could address these concerns by adopting similar legislation to prohibit proposed gasoline filling station or access drives leading to a gasoline filling station from being constructed within 1,500-feet of an existing gasoline filling station and 500 feet of a residential use or zone, as measured in any direction. Such legislation has been adopted in the Towns of Beekman, Pleasant Valley, Poughkeepsie, Rhinebeck, Union Vale, Wappinger, East Fishkill, Fishkill, and Pawling.

13. The proposal does not meet the following criteria for rezoning in Section 240-101 of the Zoning Ordinance, specifically:

- a. *Whether the proposed change would be contrary to the Town Comprehensive Plan.*

As discussed in 2 above, the request is not consistent with the Comprehensive Plan because it would result in more intensive commercial development east of the Taconic State Parkway.

- b. *Whether the change is compatible with existing land uses patterns.*

The change is incompatible with existing land use patterns. It would result in the introduction of more intensive commercial uses east of the Taconic State Parkway in contravention of the 2005 Comprehensive Plan, and it would result in excessive competition among uses such as convenience stores and, potentially gas stations, resulting in blight.

- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

The proposed change will create increased traffic based upon the additional uses permitted within the C zone, potentially resulting in congestion and affecting public safety.

- k. *Whether the proposed change will create a drainage problem or negatively impact subsurface water resources.*

The proposed change will result in a more intense development on a parcel with significant wetland resources and which lies within the Sprout Brook Stream Corridor Overlay Zone.

Additionally, for many of the same reasons outlined above, the Town Board should not rezone the 12 tax parcels in the Rt. 55/82 area from General Business GB to Commercial C.¹

¹ These parcels are identified as tax maps numbers 133400-6560-02-501968, 133400-6560-02515970, 133400-6560-02-546974, 133400-6560-02-564958, 133400-6560-02-601974, 133400-6560-02-546919, 133400-6560-02-541906, 133400-6560-02-530919, 133400-6560-02-504909, 133400-6560-01-492906, 133400-6560-01-473908, 133400-6560-01-417899.

1. The proposed rezoning is not consistent with the Comprehensive Plan (see page 142 of the plan).
2. As illustrated on the attached table, the proposed rezoning would introduce an array of more intensive uses east of the Taconic State Parkway, inconsistent with the Comprehensive Plan. Such uses have the potential to result in significant traffic and resulting congestion. There has been no assessment made of whether the road network can support the amount of traffic that could occur as a result of the rezoning.
3. The rezoning is likely to result in multiple commercial uses such as gas stations, convenience stores and fast food restaurants. An overabundance of these uses will likely lead to business failure and blight.
4. This area lacks water and sewer, making it unsuitable for the more intensive development allowed in the C District.
5. The proposal does not meet the criteria for rezoning in Section 240-11 of the Zoning Ordinance because it is not consistent with the Comprehensive Plan and because it is likely to result in an increase in traffic congestion, with resulting impacts on public safety.

We have also reviewed the undated, unsigned Environmental Assessment Form prepared for the rezoning and have the following comments.

1. Part 1, Section B fails to identify the County Planning Board's advisory review authority under General Municipal Law Section 239-m.
2. Part 1 response C.2 is incorrect because the Comprehensive Plan contains specific recommendations for areas east of the Taconic State Parkway.
3. Part 1, Section D has not been completed. However, Part 2 purports to rely on answers provided in Part D.
4. Only portions of Part 1, Section E have been completed. However, Part 2 purports to rely on answers provided in part E. Several responses clearly have relevance to the rezoning. For example, Questions E.2. a. – l. address natural resource limitations that affect the suitability of the site for intensive development as contemplated by the rezoning. These responses have not been completed. Additionally, responses E.3.e and h regarding proximity to scenic or aesthetic resources within five miles have not been completed. The Taconic State Parkway is on the National Register of Historic Places and is a designated State Scenic Byway. This information is necessary for the Town Board to have a full understanding of the environmental impacts of the proposal.
5. Notwithstanding the failure to complete EAF Part 1 Section D and portions of Section E, Part 2, the Evaluation of Impacts, purports to rely on the answers given in these sections. The following Part 2 responses cite information in Part 1 that is not actually supplied: 1.a-f; 2.a-b; 3.a-c, e-h, j-k; 4.a-g; 5.d-f; 6.a-e; 7.h-l; 8.a-b, d-f; 9. a-f; 10.a, c, e; 11.a-d; 13.a-e; 14.a-d; 15.a-e; 16.a-l; 17.a, e-f; 18.a, c, f.

6. EAF Part 7 is checked No Impact but Part 1 indicates that the properties may have suitable habitat for rare, threatened and endangered species and that additional analyses will be required.
7. EAF Part 2, question 10 is checked but the required subsection e evaluating the significance of impacts has not been completed.

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stuart F. Mesinger', with a long horizontal flourish extending to the right.

Stuart F. Mesinger, AICP
Vice President

Initials/encl. etc.

cc: Mr. Rich Olson
Mr. Chris Lapine, PE

GENERAL BUSINESS (GB) VS COMMERCIAL (C) DISTRICTS
Comparison of Permitted Uses

USES NOT PERMITTED IN GB THAT ARE PERMITTED BY RIGHT IN C

- Ambulance service
- Auto audio installation service
- Auto brake service
- Auto car wash (automated or self service)
- Auto detailing service
- Auto towing service
- Auto muffler service
- Auto quick lube & oil change
- Auto sales (new-car dealership)
- Auto state inspection service
- Auto tire sales and service
- Conference center
- Contractor's yard
- Livery/taxi service
- Nightclub
- Storage (self-service)

USES NOT PERMITTED IN GB THAT ARE SPECIALLY PERMITTED IN C

- Auto diagnostic service
- Auto repair (major)
- Gas station (fuel dispensing only)
- Gas mart
- Light industry
- Motel
- Warehousing & wholesale goods

USES SPECIALLY PERMITTED IN GB THAT ARE PERMITTED BY RIGHT IN C

- Child care center
- Funeral parlor
- Hotel
- Indoor theater
- Medical and dental office
- Museum

USE SPECIALLY PERMITTED ONLY IN MIXED USE DEVELOPMENT IN GB THAT IS SPECIALLY PERMITTED IN C

- Fast food restaurant

GENERAL BUSINESS (GB) VS COMMERCIAL (C) DISTRICTS
Comparison of Development Density

DEVELOPMENT DENSITY

PARAMETER	GB	C
Maximum lot coverage by buildings	20%	30%
Maximum floor area as % of lot area	40%	60%
Maximum impervious coverage	50%*	70%
* PB may allow a maximum of 70% if both public water and sewer are available.		



Legend

- Page Park Property
- Delineated Wetland Boundary
- Delineated Wetland Boundary 500' Buffer
- NYSDEC Streams
- Stream Corridor Overlay Zone (200')
- 100 Year Flood Zone
- 500 Year Flood Zone



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

<p>Dutchess County Office 21 Fox Street Poughkeepsie, NY 12601 Phone: (845) 454-3380</p>	<p>Capital District Office 547 River Street Troy, NY 12180 Phone: (518) 273-0266</p>	<p>North Country Office 375 Site Road Queenbury, NY 13604 Phone: (518) 873-0513</p>
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The map is a product of The Chazen Companies. It should be used for all intended purposes only. Responsibility shall have been made to ensure the accuracy of this map. The Chazen Companies, its employees, and its subcontractors, its affiliates, licensors, and its agents, shall not be held liable for any errors or omissions that may appear hereon.



Page Park Property

Site Constraints Orthophoto

Town of LaGrange - Dutchess County, New York

Date	02/02
Date	04/06/2011
Scale	1 inch=60 feet
Sheet	01/02 of 02
Scale	1

April 22, 2015

NICHOLAS M. WARD-WILLIS
Principal Member
nward-willis@kblaw.com
Also Admitted in CT

LaGrange Town Board
Town of LaGrange
Town Hall
120 Stringham Road
LaGrangeville, New York 12540

Re: Proposed Rezoning of Certain Parcels from General
Business (GB) to Commercial (C)

Dear Town Board Members:

I write in opposition to the proposed local law that is the subject of tonight's public hearing amending the Town of LaGrange Zoning District Map in order to change the zoning district's designation of certain parcels to the Commercial (C) Zoning District. The nature of our opposition is straightforward. In 2005, the Town, after holding public hearings, listening to its residents and examining the business corridor to which this proposed rezoning local law applies, made very specific findings of facts and adopted the 2005 Comprehensive Plan. The proposed rezoning violates the intent and spirit of the 2005 Comprehensive Plan, which reflects the residents' and Town's vision for the Town.

**There Has Been No Demonstration That the Town's
Vision in 2005 Requires Modification.**

Under the heading "Economic Development," on page 142 of the 2005 Comprehensive Plan, this Town Board was quite clear as to the zoning for the parcels under discussion tonight. The Town Board specifically stated the Town should:

Encourage commercial revitalization of existing corridors, such as the Manchester Bridge area. It is proposed to concentrate efforts at commercial revitalization west and southwest of the Taconic Parkway, with the exception of promoting limited new development that is compatible with the special character that exist within the hamlets and within C-2 zoning districts east of the Taconic State Parkway.

LaGrange Town Board
April 22, 2015
Page 2

The C-2 Zoning District east of the Taconic State Parkway referenced by the Town in 2005 is the GB Zoning District that is now under discussion to be rezoned and includes parcel 945946. As an example, that parcel does not need to be rezoned from GB to Commercial to "encourage revitalization." That parcel was recently developed and received site plan approval for feasible commercial development. We have a concern that the Town's segmented approach to identify which properties would be rezoned is spot zoning. It appears the Town has singled out certain parcels over others without justification.

We respectfully submit that the rezoning proposal before the Town Board tonight does not encourage the right type of commercial revitalization and does not preserve the special character the Town previously identified. To the contrary, tonight's proposed rezoning sets a precedent for the establishment of the wrong type of development that does not enhance, but rather impairs, detracts and destroys not just the character of the zoning districts east of the Taconic State Parkway but also the Town's efforts to promote commercial revitalization west of the Taconic Parkway. The development of Hannaford's west of the Taconic State Parkway off of Route 55 established the baseline for what the Town and its residents wanted future development to look like, and, just as importantly, what uses residents want.

The proposed rezoning would allow a series of uses primarily related to the automobile industry that are not aesthetically pleasing, environmentally friendly or that will enhance the character of the community. The uses that are presently prohibited in a GB District, but would be permitted in the C District are not appropriate for a gateway entry along the Route 55 corridor and do not promote the right type of commercial development. Imagine if you will, that under the proposed rezoning along Route 55 there would be a series of one structure after another dedicated to an automobile service use such as a brake service repair shop, a car wash, a gas station, a tire store, a car dealership, an automobile repair and an oil change shop. I am sure we have all seen roads in Poughkeepsie or New Jersey, where there is one commercial automobile service use after another. That is not what Town residents envisioned this Town Board would allow as a permitted use along the Route 55 Corridor. The current zoning is working, is in keeping with the character of how the Town residents wish this area to develop, and what is proposed is completely contradictory to the residents' and Town's intent.

Compliance with SEQRA is Mandatory, Not Discretionary

If the Town Board wishes to proceed with considering the proposed rezoning, it must do so in compliance with the State Environmental Quality Review Act ("SEQRA"). The submitted EAF is fatally flawed and the Town Board has not

LaGrange Town Board
April 22, 2015
Page 3

performed its due diligence with respect to its SEQRA obligations. The subject rezoning requires that an Environmental Impact Statement be prepared. This is not the type of action that is appropriate for a negative declaration. The Town Board has thus far failed to take a hard look at the potential environmental impacts posed by the new uses that would be allowed if the properties were rezoned. The potential for contamination of drinking water, streams, wetlands and protected biodiversity areas from the intended uses of automobile repair shops, gas stations, brake shops and quick oil change shops all need to be considered. Additionally, the potential traffic and other impacts from allowing such intense uses must be examined. There is nothing in the Record before this Board that even begins to demonstrate the Town Board has taken a hard look at the potential environmental impacts.

Accordingly, we respectfully request the Town Board not take any further action and withdraw the proposed local law. It is inconsistent with the Comprehensive Plan and with the resident's intent. Should the Town Board wish to proceed, it must also undertake a complete and comprehensive environmental analysis. Thank you for your attention.

Very truly yours,



Nicholas M. Ward-Willis

NMW/

BOND RESOLUTION

At a regular meeting of the Town Board of the Town of LaGrange, Dutchess County, New York, held at the Town offices at 120 Stringham Road, in LaGrangeville, New York, in said Town, on the 22nd day of April, 2015, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Bell, and upon roll being called, the following were

PRESENT: Supervisor Bell
Councilman Jessup
Councilman Luna
Councilman Polhemus
Councilman Dyal

The following resolution was offered by Councilman Luna, who moved its adoption, seconded by Councilman Polhemus, to-wit:

BOND RESOLUTION DATED APRIL 22, 2015

A RESOLUTION AUTHORIZING THE RESURFACING OF TOWN HIGHWAYS IN AND FOR THE TOWN OF La GRANGE, DUTCHESS COUNTY, NEW YORK, AND AUTHORIZING THE ISSUANCE OF \$370,000.00 SERIAL BONDS OF SAID TOWN TO PAY THE COST THEREOF.

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Town Board of the Town of LaGrange, Dutchess County, New York, as follows:

Section 1. The resurfacing of Town Highways at a maximum estimated cost of \$370,000, being a class of objects or purposes having a period of probable usefulness of fifteen years pursuant to subdivision 20 of paragraph a of Section 11.00 of the Local Finance Law, is hereby authorized in and for the Town of LaGrange, Dutchess County, New York.

It is hereby further determined that the class of objects or purposes authorized pursuant to this resolution are of a Type II Action as defined in the SEQRA Regulations of the State of New York and that such class of objects or purposes will have no significant impact upon the environment.

Section 2. The total maximum estimated cost of the aforesaid objects or purposes is \$370,000.00, and the plan for the financing thereof is by the issuance of \$370,000.00 bonds of said Town hereby authorized to be issued therefor pursuant to the Local Finance Law.

Section 3. It is hereby further determined that the maximum maturity of the bonds herein authorized will exceed five years with respect to the objects or purposes described in Section 1 above.

Section 4 The faith and credit of said Town of LaGrange, Dutchess County, New York, are hereby irrevocably pledged for the payment of the principal of and interest

on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Town, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 6. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 7. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 9. This resolution shall be published in summary form in The Poughkeepsie Journal, which is hereby designated as the official newspaper for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 10. This resolution is adopted subject to permissive referendum.

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

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

The resolution was thereupon declared duly adopted.

TOWN BOARD OF THE TOWN OF LAGRANGE

**NOTICE OF ADOPTION OF RESOLUTION
SUBJECT TO PERMISSIVE REFERENDUM**

NOTICE IS HEREBY GIVEN that at a regular meeting held on the 22nd day of April, 2015, the Town Board of the Town of LaGrange, Dutchess County, New York (the "Town") duly adopted a resolution, an abstract of which follows, which resolution is subject to permissive referendum pursuant to Town Law Article 7.

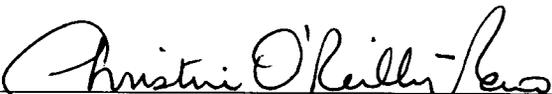
BOND RESOLUTION DATED APRIL 22, 2015

A RESOLUTION AUTHORIZING THE RESURFACING OF TOWN HIGHWAYS AND PARKING AREAS IN AND FOR THE TOWN OF LaGRANGE, DUTCHESS COUNTY, NEW YORK, AND AUTHORIZING THE ISSUANCE OF \$370,000.00 SERIAL BONDS OF SAID TOWN TO PAY THE COST THEREOF.

Class of objects or purposes:	highway resurfacing
Maximum estimated cost:	\$370,000.00
Period of probable usefulness:	fifteen years
Maturity of obligations:	fifteen years
Amount of obligations to be issued:	\$370,000.00 bonds

A complete copy of the resolution summarized herewith is available for public inspection during regular business hours at the Office of the Town Clerk of the Town for a period of thirty days from the date hereof.

Dated: April 22, 2015



CHRISTINE O'REILLY-RAO, TOWN CLERK
TOWN OF LAGRANGE

CERTIFICATION FORM

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

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

1. That a meeting of the Issuer was duly called, held and conducted on the 22nd day of April, 2015.
2. That such meeting was a regular meeting.
3. That attached hereto is a proceeding of the Issuer which was duly adopted at such meeting by the Board of the Issuer.
4. That such attachment constitutes a true and correct copy of the entirety of such proceeding as so adopted by said Board.
5. That all members of the Board of the Issuer had due notice of said meeting.
6. That said meeting was open to the general public in accordance with Section 103 of the Public Officers Law, commonly referred to as the "Open Meetings Law".
7. That notice of said meeting (*the meeting at which the proceeding was adopted*) was caused to be given **PRIOR THERETO** in the following manner:

PUBLICATION: *Poughkeepsie Journal* 1-17-2015

POSTING: Town Clerk Signboard 1-15-2015

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Issuer this 22nd day of April, 2015.


Christine O'Reilly-Rao, Town Clerk

(CORPORATE SEAL)

TOWN BOARD OF THE TOWN OF LAGRANGE

NOTICE OF ADOPTION OF RESOLUTION
SUBJECT TO PERMISSIVE REFERENDUM

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BOND RESOLUTION DATED APRIL 22, 2015

A RESOLUTION AUTHORIZING THE RESURFACING OF TOWN HIGHWAYS IN AND FOR THE TOWN OF LaGRANGE, DUTCHESS COUNTY, NEW YORK, AND AUTHORIZING THE ISSUANCE OF \$370,000.00 SERIAL BONDS OF SAID TOWN TO PAY THE COST THEREOF.

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Dated: April 22, 2015


CHRISTINE O'REILLY-RAO, TOWN CLERK
TOWN OF LAGRANGE

AFFIDAVIT OF POSTING

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 23rd day of April, 2015, I duly caused a copy of the attached Notice of Adoption to be conspicuously posted on the sign-board maintained pursuant to Town Law section 30(6) located at the entrance of Town offices, 120 Stringham Road, LaGrangeville, New York.



Christine O'Reilly-Rad
Town Clerk

Sworn to before me this
23 day of April, 2015



Notary Public

U:\DOCS\00070\00993\RESOLUTION\21Y3458.DOC

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

TOWN BOARD OF THE TOWN OF LAGRANGE

NOTICE OF ADOPTION OF RESOLUTION
SUBJECT TO PERMISSIVE REFERENDUM

NOTICE IS HEREBY GIVEN that at a regular meeting held on the 22nd day of April, 2015, the Town Board of the Town of LaGrange, Dutchess County, New York (the "Town") duly adopted a resolution, an abstract of which follows, which resolution is subject to permissive referendum pursuant to Town Law Article 7.

BOND RESOLUTION DATED APRIL 22, 2015

A RESOLUTION AUTHORIZING THE RESURFACING OF TOWN HIGHWAYS AND PARKING AREAS IN AND FOR THE TOWN OF La GRANGE, DUTCHESS COUNTY, NEW YORK, AND AUTHORIZING THE ISSUANCE OF \$370,000.00 SERIAL BONDS OF SAID TOWN TO PAY THE COST THEREOF.

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A complete copy of the resolution summarized herewith is available for public inspection during regular business hours at the Office of the Town Clerk of the Town for a period of thirty days from the date hereof.

Dated: April 22, 2015

CHRISTINE O'REILLY-RAO, TOWN CLERK
TOWN OF LAGRANGE 419771

AFFIDAVIT OF PUBLICATION
FROM



RITA LOMBARD being duly sworn says that he/she is the principal clerk of THE
POUGHKEEPSIE JOURNAL, a newspaper published in the County of Dutchess and the State of New York, and the
notice of which the annexed is a printed copy, was published in the newspaper on the date (s) below:

Ad Number:	Start Date:	Run Dates:
0000419771	04/25/2015	04/25/15

Rita Lombardi
Signature

Sworn to before me, this 27th day of April 2015

Rose Ann Simpson
Notary Signature

My Commission Expires 1/4/2018

ROSE ANN SIMPSON
Notary Public - State of New York
No. 01SI6215893
Qualified in Dutchess County
My Commission Expires January 04, 2018

Town of LaGrange - Water & Wastewater Special Districts: CAPITAL PLAN

Time Period	District	Improvement	Action	Cost	Financing
1	2015	TWD	Replace water main in Noxon/Titus Intersection	Design & Construct	\$826,000.00 borrowing
2	2015	TSB	Replace sewer main in Noxon/Titus Intersection	Design & Construct	\$383,000.00 borrowing
3	2015	TSB	Saxon Dr Pump Station Rehabilitation Project	Construction	\$320,000.00 excess facility balance & unen. Surplus funds
4	2015	TSB	Improve headworks to solve settling & screw pump maintenance	Design & Construct	\$50,000.00 unencumbered surplus funds
5	2015	TSB	Replace TWWTP computer (incl Controls software)	Purchase & set up	\$6,100.00 unencumbered surplus funds
6	2015	TSB	Emergency pumping for gravity flow at TWWTP	Design & purchase	\$20,000.00 unencumbered surplus funds
7	2015	TSB	Sewer system mapping - Titusville	Mapping	\$7,000.00 unencumbered surplus funds
8	2015	TSB	TWWTP electrical repair - emergency	construction	\$12,250.00 unencumbered surplus funds
9	2015	MWD	Water system mapping - Manchester & 'daughters'	Mapping	\$9,000.00 unencumbered surplus funds
10	2015	MWD	Sub-metering (Internal within system to ID potential leaks) φ	Design	\$3,500.00 unencumbered surplus funds
11	2015	MWD	Regrading for storage tank security	Construction	\$15,000.00 unencumbered surplus funds
12	2015	NKSD	Evaluation of WWTP - cost benefit analysis of TSD connection *	Report	\$5,000.00 unencumbered surplus funds
13	2015	DWD	maintenance on existing Deerfield BPS	Construct	\$10,000.00 borrowing in place
14	2015	GWD	Grandview Upgrade - Install 2 flushing hydrants	Construction	\$15,000.00 borrowing in place
15	2015	SWWD/MWD	Replace Four Winds remaining saddles	Construction	\$40,000.00 MWD unencumbered surplus (repair/mainten. Work)
16	2015	TCWIA	Design and DEC/DOH approval - 4th well	Design	\$100,000.00 ACSD-water district-Backup excess unencum balance
17	2015	TCWIA	Water system mapping - Town Center WIA	Mapping	\$4,000.00 unencumbered surplus funds
18	2015	TCWIA	Controls with cellular upgrade	construction	\$4,750.00 unencumbered surplus funds
19	2016	MWD	Controls with cellular upgrade	construction	\$9,000.00 unencumbered surplus funds
20	2016	MWD	Install sub metering	construction	φ unencumbered surplus funds
21	2016	MWD	Design emergency back up source	Design	Y unencumbered surplus funds
22	2016	MWD(dfwd)	third well (#51) & storage tank	construction	\$1,193,000.00 Daley Farms water district
23	2016	TSB	Install 3rd screw pump@ TWWTP	Construct	\$250,000.00 unencumbered surplus funds
24	2015-2016	TSB TWD General fund	Get on EFC list for W WW SW replacement - Scenic Hills Subdivision α Get on EFC list for W WW SW replacement - Scenic Hills Subdivision α	Prelim Design & Report	\$4,000.00 unencumbered surplus funds
					\$4,000.00 O&M
					\$4,000.00 out of GENERAL fund
25	2015-2016	TSB DWD General fund	Get on EFC list for W WW SW replacement - Deerfield Subdivision θ Get on EFC list for W WW SW replacement - Deerfield Subdivision θ	Prelim Design & Report	\$3,000.00 unencumbered surplus funds
					\$3,000.00 O&M
					\$3,000.00 out of GENERAL fund
26	2016	NKSD	Sludge collection & drying beds *	construct	\$80,000.00 borrowing
27	2015-2016	NKSD NKWD	Get on EFC list for W WW replacement - Bart/Simone/Martin β Get on EFC list for W WW replacement - Bart/Simone/Martin β	Prelim Design & Report	\$2,500.00 O&M/unencumbered surplus funds
					\$2,500.00 O&M
28	2015-2016	GWD	Get on EFC list for W replacement - Johnson & Lorraine ε	Prelim Design & Report	\$4,000.00 unencumbered surplus funds
29	2016-2020	SWWD/MWD	Replace remaining saddles as needed in district (50) ~\$25,000/yr	Construction	\$125,000.00 MWD unencumbered surplus (repair/mainten. Work)
30	2016	MSD	Design & approval for new sewer district	Design	\$300,000.00 borrowing
31	2016	TCWIA(nswd)	Infrastructure connection from well to school	Construction	\$317,750.00 ACSD-water district
32	2017	TCWIA	12" water main from Route 55/Dr Fink to Timothy Tank&add.storage	Construction	\$2,500,000.00 borrowing
33	2017	MWD	Construct/plan/connect emergency back up source	Construction	Y borrowing
34	2017	MWD	Pave S/F access road	Construction	\$55,000.00 replenished unencumbered surplus funds - p
35	2017	TSB	Replace Decant Balance arms at WWTP	Design & Construct	\$300,000.00 borrowing
36	2017	TSB	Replace Fredrick Dr Pump Station	Design & Construct	\$200,000.00 borrowing
37	2017	MSD	Expansion of TWWTP for new district	Construct	\$2,700,000.00 borrowing
38	2018 - 2028	TSB TWD	Replace W WW SW Infrastructure - Scenic Hills Subdivision	Engin & Construction	α borrowing/grant - EFC
					α
39	2019	MWD	Pave Hillview access road	Construction	\$55,000.00 replenished unencumbered surplus funds - p
40	2020	NKSD	Connect NKSD to TSD *	Design & Construction	* borrowing
41	2020-2023	NKSD NKWD	Replace W WW Infrastructure - Bart/Simone/Martin	Engin & Construction	β borrowing/grant - EFC
					β
42	2020-2025	TSB DWD	Replace W WW SW Infrastructure - Deerfield Subdivision	Engin & Construction	θ borrowing/grant - EFC
					θ
43	2020-2022	GWD	Replace W Infrastructure - Johnson & Lorraine	Engin & Construction	ε borrowing/grant - EFC

Note: Minimal Building Maintenance will be done as needed & Included in O&M at: TWWTP,MWDP,Deerfield BP, TCWIAp,GWDP

* This schedule is contingent on the evaluation to be performed by the Town's Engineer

α The cost is to be determined when Engineering Report is completed - Scenic Hills

β The cost is to be determined when Engineering Report is completed - Bart/Simone/Martin

ρ O&M budgets to replenish unencumb. Fund balance to comply with 30% budget

θ The cost is to be determined when Engineering Report is completed-Deerfield Sub
 ε The cost to be determined when Engineering Report is completed-Johnson/Lorraine
 φ The cost to be determined when Engineering Design is completed -MWD
 Y The cost to be determined when Engineering Design is completed - MWD

Revision date: March 18, 2015

Change Order No. 2

Date of Issuance: April 20, 2015 Effective Date: Date of signature by Owner

Project: Grandview Water District	Owner: Town of LaGrange	Owner's Contract No.:
Contract: Booster Pump Station	Date of Contract:	
Contractor: Environmental Consultants	Engineer's Project No.:	

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Provided labor, equipment, and material for the installation of two flushing hydrants as described on the attached provided by the Contractor.

Attachments (list documents supporting change): Subcontractor Quote plus 10% overhead and 10% profit.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

Original Contract Times: Working days Calendar days

\$47,760.00

[Increase] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 1:

[Increase] [~~Decrease~~] from previously approved Change Orders No. 0 to No. 0:

Substantial completion (days or date): 5/15/15

\$16,086.16

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

\$63,846.16

Increase of this Change Order:

[Increase] [~~Decrease~~] of this Change Order:

\$11,212.00

Contract Price incorporating this Change Order:

Contract Times with all approved Change Orders:

\$75,058.16

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Date: 4/20/2015

Date: 4/23/15

Date: 4/20/2015

Approved by Funding Agency (if applicable):

Date: _____

3-9-2015

TOWN OF LAGRANGE
Business Economic Development Committee

Background

The Town of LaGrange is a dynamic growing community in central Dutchess County in the beautiful Mid-Hudson Valley of New York. It is strategically located midpoint between the Hudson River to the west, and Connecticut to the east. It is principally served by [eight] exits/entrances to the Taconic State Parkway in its north-south direction, and New York State Route 55. Route 55 is only one of two state highways to completely cross the state, from border to border, in an east-west direction, and it is estimated that over 19,000 vehicles per day travel through the Town on Route 55. Furthermore, the Town is approximately 75 miles from Times Square in New York City.

The Town's infrastructure plans include expansion of the existing sewer plant to serve the proposed and approved LaGrange Town Center as well as other commercial and residential areas of the town. Moody's Investors Service recently changed the Town's bond rating from A1 to Aa2. This change takes LaGrange from an "above average" credit status to a "very strong" status as compared to other US Municipalities.

In 2009, in conjunction with the Dutchess County Regional Chamber of Commerce, the Town launched the "Think LaGrange First" campaign to seek the community's support for existing and new businesses in the Town of LaGrange. Inasmuch as there is still a need to increase the number of jobs, sales tax revenue and the development of new commercial properties, a new committee, the Business Economic Development Committee of the Town of LaGrange (the "Committee") has been created.

The Committee seeks to provide special guidance and advice to the Town Board. Marc Komorsky of the Planning Board has been designated Chairman of the Committee and the first meeting was held in November 2014. Ed Jessup of the Town Board, and Christine O'Reilly-Rao, Town Clerk, also serve on the Committee. At a meeting of the Committee on January 12, 2015, the members were expanded to include Pamela Gumaer Gleason and Barbara Gordon Espejo, Esq., residents of the Town.

Goals and Objectives

1. Existing Business Community: One of the Committee's goals is to serve as a business liaison between the Town Board and the business community by undertaking the following:

- . meet with existing business managers and prepare a survey of needs and issues
- . be responsible for providing information and support for the business community

- . convey the needs of the business community to the Town Board
- . provide one-stop shopping for new and existing businesses at Town Hall
- . create a library of business resources available in Town Hall and on the Town's website, including simple brochures that outline the steps that businesses must take to obtain the various permits and approvals necessary to do business in LaGrange
- . offer technical assistance to businesses as needed to help with a range of issues, from facade design to market plans
- . provide referrals to existing sources of inexpensive or free assistance, such as the [New York Small Businesses Development Corporation or SCORE]
- . look into the potential of providing small grants or a small revolving loan fund to assist small businesses with expenses related to facade improvement and other similar needs
- . promote local businesses through the Town's website -- offering free listings if possible
- . demonstrate the Town's support of LaGrange businesses by procuring food and other supplies (as possible) from local vendors for all town-sponsored events.

II. New Businesses: Work with the Dutchess County Regional Chamber of Commerce and other regional organizations to identify and recruit new businesses to LaGrange.

- . identify business gaps to augment the Town's educational, recreational and professional services
- . focus recruitment efforts on businesses that are consistent with the business gaps identified
- . encourage the development of flexible office space with shared facilities that would allow small businesses to start and to grow in LaGrange

III. Affordable Senior Housing: Fill a need for independent to assisted living while providing employment and boosting the economy.

Description of Key Areas and Businesses

A. Commerce Parks

- Page Park
- Commerce Street Park
- Titusville Plaza
- Taconic Crossings
- Apple Valley Shopping Center

B. Transportation

- Dutchess Airport (Red Oaks Mill)
- Sky Acres Airport (Unionvale)
- Metro North Poughkeepsie Station
- Metro North Pawling Station

- New Route 55 Turnaround Project
- Dutchess County Loop: bus stops along Route E (Poughkeepsie RR to PawlingRR)
- Route 55- Noxon Road
- Route 55-Commerce Street
- Route 55- Daily Planet/Hannaford Supermarket
- Route 55 - Taconic Crossings
- Route 55-Route 82 (Billings)

C. Recreation

- Freedom Park
- LaGrange Park (baseball/softball)
- Stringham Park - Soccer
- Overlook Park
- James Baird State Park - golf course, sports fields, hiking trails
- Dutchess County Rail Trails (Route 55; Titusville Road)
- Wappingers Creek Fishing
- Gold's Gym
- Planet Fitness
- Overlook Drive-In Movies
- Tymor Park The Links at Union Vale

D. Education Facilities

- Arlington Central School District
- LaGrange Library
- Private Day Care Centers, i.e., Cinnamon Tree

E. Commercial / Retail

- Walgreen's
- Hannaford Supermarket
- A&P Food Store
- Page Home Centers (2)
- LaGrange Pharmacy
- Hudson Valley Paint & Decorating

F. Professional Offices

- Health Quest at Taconic Crossings
- Health Quest Urgent Care
- Physicians
- Optometrists
- Dentists
- Insurance
- Buy-Rite Oil
- Accountants

Attorneys

G. Fast-Food Shops

McDonalds
Dunkin Donuts (3)
Bongiorno Pizza
Subway
Robo's Deli
Peachwave Frozen Yogurt
LaGrange Creamery - Gourmet Ice Cream
Pizza Express
Verona Pizzeria and Restaurant
Dolce Italian Bakery
Giacomo's Pizza
Top Chef Deli
Yeung HO 3 - Chinese Take-out at Apple Valley

H. Restaurants & Liquor Stores

Kelly's Steak House
Sage Restaurant
Carlos Trattoria
Daily Planet
PC's Paddocks
Sonny's Ristorante & Pizzeria
Sushi House on Route 55
Crooked Rooster
Spicy Mexican Diner
New Ichibon - Japanese at Apple Valley
Gartland Liquor Store at Apple Valley
LaGrange Wine & Liquors - Route 55
Charel's Liquors - Route 82

I. Banks

Chase Bank (Apple Valley Shopping Center)
M&T Bank

J. Hotels and Tourism

Inn at the Falls
Sprout Creek Farm and Camp
Hitsman's Farm Fresh Produce
LaGrange Christmas Light Show broke 2014 Guinness World Record

K. Realtors

Houllihan Lawrence
Robert Ferris
Weichert Realtors
Berkshire Hathaway Home Services

L. Churches and Houses of Worship

Freedom Plains Presbyterian Church
Saint Kateri Tekakwitha - Catholic
Trinity Church - Methodist
All Saints Lutheran Church
Clove Valley Alliance Church - Christian and Missionary Alliance
Full Gospel Center - Nondenominational Christian
Valley Bible Fellowship Church - Christian

M. Historic Homes and Places

Old LaGrange District School, Freedom Plains
The Joinery, Noxon Road

Next Steps

- A. Obtain public input on recommendations
- B. Obtain acceptance of recommendations by Town Board
- C. Develop specific work plans, timetables and funding requirements for each recommendation.