

RESOLUTION

A RESOLUTION OF THE TOWN OF LAGRANGE TOWN BOARD TO: (I) DETERMINE THAT A DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (“DSGEIS”) RELATING TO CERTAIN PROPOSED AMENDMENTS TO THE TOWN OF LAGRANGE ZONING MAP AND COMPREHENSIVE PLAN IS ADEQUATE FOR COMMENCING PUBLIC REVIEW; (II) SCHEDULE A PUBLIC HEARING ON THE SDGEIS; (III) SCHEDULE A PUBLIC HEARING ON THE PROPOSED AMENDMENTS TO THE TOWN COMPREHENSIVE PLAN AND ZONING MAP; AND (IV) DIRECTING THE APPROPRIATE TOWN STAFF TO CIRCULATE AND PUBLISH THE NECESSARY NOTICES

WHEREAS, the Town of LaGrange Town Board (the “Town Board”) is considering certain amendments to the Town of LaGrange Zoning Map (“Zoning Map”) and Town of LaGrange 2005 Comprehensive Plan (“Comprehensive Plan”), collectively referred to hereafter as the “Proposed Action;” and

WHEREAS, the Proposed Action consists of the evaluating the adoption of amendments to the Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 82 from the Town Center-Business (TC-B) District to the Commercial (C) District, 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District, and an approximately 0.50 acre portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, to the Commercial (C) District for a total of 19 parcels rezoned to the Commercial (C) District (hereafter, the “Zoning Map Amendments”); and

WHEREAS, the Proposed Action further consists of the preparation of and evaluating the adoption of certain amendments to the Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and reflecting the amendments to the Zoning Map (hereafter, the “Comprehensive Plan Amendments”); and

WHEREAS, the Proposed Action also includes evaluating whether the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 may result in any significant adverse environmental impacts, including, *inter alia*, a proposal by Stewart’s Shops Corporation to locate a gas station and convenience store at the intersection of State Routes 82 and 55;

WHEREAS, on February 26, 2020, the Town Board determined it was necessary to prepare a Supplemental Generic Environmental Impact Statement (“SGEIS”) to assess certain new information that was presented to the Town regarding the Stewarts Project including facts related to, *inter alia*, traffic, community character, and cumulative impacts, which the Town Board has determined should be considered in the Town Board’s evaluation of the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55; and

WHEREAS, on March 11, 2020, after circulating a Notice of Intent to which no objections were received, the Town Board declared itself the SEQRA Lead Agency for the Proposed Action and to prepare the SGEIS; and

WHEREAS, on November 18, 2020, after a duly noticed public hearing conducted on October 14, 2020, the Town Board adopted a Final Scope for the SGEIS pursuant to 6 N.Y.C.R.R. Section 617.8 (“Final Scope”); and

WHEREAS, Town Staff and Professional Consultants have presented the Town Board with a proposed DSGEIS, dated March 15, 2021 (“DSGEIS”) for consideration with the opinion that the Board deem such document adequate for public review; and

WHEREAS, The Town Board has reviewed the DSGEIS, and has determined that the DSGEIS is adequate with respect to the Final Scope and content for the purpose of commencing public review pursuant to 6 N.Y.C.R.R. Section 617.9, and desires to schedule a public hearing to obtain written and oral comments on the DSGEIS; and

WHEREAS, The Town Board further desires, in order to assist it in the preparation and evaluation of the potential Comprehensive Plan Amendments, to conduct a public hearing under Town Law Section 272-a to solicit written and oral comments to assure the full opportunity for citizen participation in the preparation of such Comprehensive Plan Amendments; and

WHEREAS, the Town Board further desires to schedule a public hearing to obtain written and oral comments on the Zoning Map Amendments pursuant to New York State Law and the Town of LaGrange Zoning Code.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board hereby determines that the DSGEIS is adequate with respect to its scope and content for the purpose of commencing public review in that it contains the information, contents, descriptions, technical assessments and impact evaluations identified in the Final Scope and as required by 6 N.Y.C.R.R. Section 617.9(b); and

2. The Town Board hereby directs the appropriate Town Staff to: (i) file a copy of the DSGEIS with the Town Supervisor, the Town Board and all other required parties pursuant to 6 N.Y.C.R.R. Section 617.12(b); (ii) post a copy of the DSGEIS on the Town’s website and otherwise make the document available to any party requesting to review it; and (iii) distribute a notice of completion in accordance with SEQRA, including providing a copy of said notice to the New York State Department of Environmental Conservation (“NYSDEC”) for posting on the Environmental Notice Bulletin (“ENB”); and

3. The Town Board hereby further determines that it shall hold a public hearing to accept comments on the SDGEIS on May 26, 2021 (“Public Hearing”), and directs Town Staff to distribute and publish in the newspaper and ENB the appropriate notice. The Town Board shall accept written comments on the DGEIS during a period commencing on April 29, 2021 and lasting up to an additional ten (10) days after the close of the Public Hearing; and

4. The Town Board hereby further determines that during the Public Hearing on May 26, 2021, it shall accept comments from the public to assist it in the preparation and consideration of the Comprehensive Plan Amendments, and directs Town Staff to distribute and publish in the newspaper the appropriate notice of such hearing. The Town Board shall also accept written comments from the public to assist in the preparation and consideration of the Comprehensive Plan Amendments during a period commencing on April 29, 2021 and lasting up to an additional ten (10) days after the close of the Public Hearing; and

5. The Town Board hereby further determines that it shall accept comments from the public to assist it in the consideration of the Zoning Map Amendments during the May 26, 2021 Public Hearing, and directs Town Staff to distribute and publish in the newspaper the appropriate notice. The Town Board shall accept written comments on the Zoning Map Amendments during a period commencing on April 29, 2021 and lasting up to an additional ten (10) days after the close of the Public Hearing.

Dated: April 28, 2021, LaGrangeville, New York

Moved: Supervisor Bell

Seconded: Councilman Jessup

Ayes: 5 Nays: 0

Supervisor Bell

AYE

Councilman Jessup

AYE

Councilman Luna

AYE

Councilman Ryan

AYE

Councilman Baright

AYE

AYE



Christine O'Reilly-Rao

Town Clerk

NOTICE OF SDGEIS COMPLETION AND PUBLIC HEARING

TAKE NOTICE, that on April 28, 2021, the Town Board of the Town of LaGrange accepted as adequate for public review a Draft Supplemental Generic Environmental Impact Statement (DSGEIS), concerning a proposal to amend the 2005 Comprehensive Plan and Town Zoning Map in connection with changing the zoning designation of a total of 19 parcels in the Town to the Commercial (C) District, including: (i) 2 parcels west of the Taconic State Parkway on State Route 55 located in the Town Center-Business (TC-B) District; (ii) 16 parcels east of the Taconic State Parkway on State Route 82 and 55 located in the General Business (GB) District; and (iii) a portion of a 68.5-acre parcel located in the Residential Low Density (RLD) zoning district. The Action is a Type I action, in which the Town of LaGrange Town Board is serving as the Lead Agency in a coordinated SEQRA review.

Copies of the DSGEIS can be obtained on the Town's website at: www.lagrangeny.gov.

For additional information, please contact:

Lead Agency:
Town of LaGrange Town
Alan Bell, Supervisor
120 Stringham Road, LaGrangeville, NY 12540
Phone: 845-452-9064 Email: abell@lagrangeny.gov

The Lead Agency is accepting comments on the DSGEIS at the above address/Email for a period of at least thirty (30) days, commencing on April 29, 2021 through June 7, 2021.

TAKE FURTHER NOTICE, that the Town Board of the Town of LaGrange will hold a public hearing on May 26, 2021 at 7:00 o'clock, p.m., regarding: (1) the DGEIS; (2) the proposed amendments to the 2005 Comprehensive Plan; and (3) amendments to the Town Zoning Map, each relating to the proposal to change the zoning designation of a total of 19 parcels along Route 55 in the Town to the Commercial (C) District, including: (i) 2 parcels west of the Taconic State Parkway on State Route 55 located in the Town Center-Business (TC-B) District; (ii) 16 parcels east of the Taconic State Parkway on State Route 82 and 55 located in the General Business (GB) District; and (iii) a portion of a 68.5-acre parcel located in the Residential Low Density (RLD) zoning district. The public hearing will be held remotely via the video conferencing platform Zoom in accordance with the Governor's Executive Order No. 202.1 et seq. The public can view and/or listen to the Open Session of the meeting by going directly to the Zoom website (zoom.us) at the

meeting start time, 7:00pm, and selecting JOIN A MEETING link then entering the Meeting ID #821 2499 4548 (you do NOT need to sign up or register for Zoom to join a meeting) or by calling +1 929 436 2866 US (New York) and entering the Meeting ID #821 2499 4548 at the start time. Applicants and members of the public will have the opportunity to participate using either the Zoom app or by telephone. For those that dial in, when appropriate, you may press *6 to mute and unmute yourself, and *9 to "raise your hand" to be recognized by the Board. Because of time and technological constraints, testimony given by applicants and members of the public will be limited in duration; however, the Board encourages the submission of written materials electronically to oreillyrao@lagrangenyny.gov.

TAKE FURTHER NOTICE, that copies of the aforesaid DSGEIS, the proposed 2005 Comprehensive Plan amendments and proposed Zoning Map amendments are available on the Town's Website at: www.lagrangenyny.gov. Copies will also be available for examination at the office of the Clerk of the Town of LaGrange, at the Town Hall, 120 Stringham Road, LaGrangeville, New York by appointment between the hours of 8:30 a.m. and 4:00 p.m. on all business days, between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: LaGrangeville, New York
April 28, 2021


CHRISTINE O'REILLY-RAO
TOWN CLERK

Town of LaGrange

2005 Comprehensive Plan Proposed Amendments

June 6, 2018

Background

The Town of LaGrange's Comprehensive Plan, adopted in July 2005, outlined various goals and objectives to preserve the unique character of the community, including active farmlands, natural resources, and important community assets. Additionally, the Plan encouraged commercial and residential development in appropriate locations and in a balanced fashion. One key component of the Plan is the development of a "Town Center" in the center of the community as the primary activity area with a more dense, traditional pattern of development. Outside of this area, commercial development is encouraged in a nodal fashion where similar land uses already exist.

While much of the efforts have centered around the development of Town Center, including water, sewer, and other infrastructure to support future growth, there are instances where other commercial areas of the Town have remained stagnant or otherwise not materialized with past changes in zoning, the primary driver for land use changes. As such, the Town Board desires to seek a new direction and vision for commercial nodes east of Town Center along Route 55 to expand development opportunities that take advantage of their location and potential market changes.

Rationale

The overall vision, goals, and objectives noted in Section 3.0 of the plan for the Town of LaGrange remain valid and pertinent, with the Town continuing to support the growth and development of Town Center as it is currently outlined on Route 55 west of the Taconic State Parkway. The intent of this addendum is to provide further clarification to address strategic commercial areas in the Town that reflect development trends that have occurred since the 2005 Plan.

Specifically, the areas of interest include the intersections of:

- Route 55 and 82
- Route 55 and the Taconic State Parkway

These locations fall under the "nodes of commercial development within existing commercial districts" as noted in Section 3.2 *Goals and Objectives* (page 115) and are also noted in Section 2.2 *Land Use Trends* (page 18):

"The Town's commercial development is located primarily along NYS Route 55 and County Route 21 (Noxon Road). The commercial areas along Route 55 are limited to the segments of road west of Mandalay Drive and east of the Taconic State Parkway, while Noxon Road's commercial uses are concentrated to the west of Titusville Road."

Commercial activity and uses here are more suburban in nature, characteristics that were present in 2005 and continue today, though in regard to intersections of interest above, still retain the nodal style of development that is desired in the Town.



Existing development found in the State Route 82/55 area shown above.

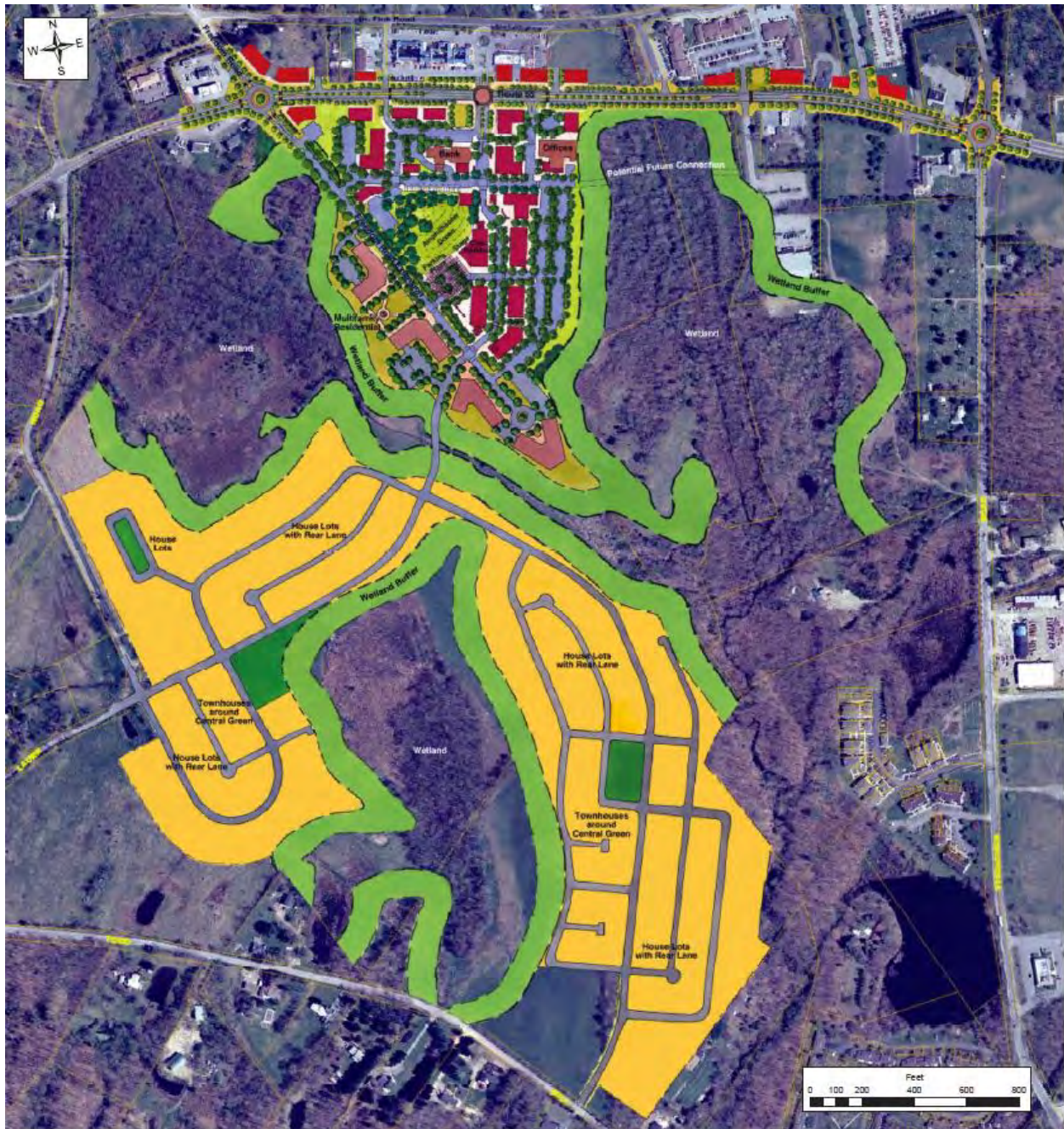
Looking back prior to 2005 at the zoning that was in place, the eastern portion of Route 55/Taconic State Parkway was zoned as part of the Town Center Business (TCB) District while the Route 55/82 intersection was zoned as Commercial 1 (C1), similar to the commercial areas surrounding Titusville/Noxon Road and Titusville Road/Route 55 and the corridors along Noxon Road and Route 55 to the western Town line. The rationale for the changes at Route 55/Taconic intersection are noted on page 123 (with current clarifications noted):

“In addition, the [proposed] Commercial 2 area [now referred to as General Business/GB], shown adjacent to the Town Center designation on the east side of the Taconic, is recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility.”

The Taconic still is a barrier regarding mobility and accessibility, but it also represents a barrier to the denser commercial style of development that is desired in Town Center – interchanges tend to cater to a specific subset of commercial development that favor automobile-centric uses (such as, but not limited to gas stations, fast food, lodging, or other transient uses) or light industrial uses, taking advantage of the proximity of access and regional distribution. Successful developments at interchanges typically follow this trend though access and design standards can and still should be implemented to provide for more aesthetically-pleasing structures and sites.

In addition, the 2005 Plan sought to condense the three dedicated commercial districts (C-1, C-2, and C-3) into two to accommodate the lower density, commercial centers that are found outside of Town Center. Generally, this future zoning classification was carried out, with slight changes in nomenclature (Commercial 2/C-2 was renamed to General Business/GB) and the extent of the properties that were included in each. The primary difference between these two districts as they are outlined in the Comprehensive Plan are the emphasis on strip commercial developments versus a “smaller scale, lower impact” style, respectively, while including design standards to address scale, design, access, and other site elements. The existing uses in this area are more consistent with the intent of those uses in the Commercial District than they are of the General Business designation.

Development of Town Center, an important component of the 2005 Plan and a long-term vision for LaGrange since the 1960’s, continued to receive additional emphasis with an illustrative conceptual plan along with supporting narrative. This plan, created in 2005, outlined access and proposed development areas for Town Center between Freedom Road/Freedom Road Extension and Stringham Road and State Route 55 down to Todd Hill Road. It should be noted that the intent was to have Town Center fall between these two areas and then develop south, taking advantage of larger, more available land for future mixed-use residential development; improvements and developments continue today to be primarily concentrated in this area, though the Town Center District extends well beyond this to the east. For these reasons, as well as the distinctly unique characteristics noted above regarding interchange areas, the Town Center District is likely overextended in its extent to the east, ultimately reducing the redevelopment potential of the properties in the interchange, observed in the +/- 10 years since the 2005 Plan.



The 2005 concept plan for Town Center is shown in a limited area west of Stringham Road.

The proposed changes in preferred land use designations and zoning provide greater opportunities to the areas of interest noted above by allowing existing businesses to enhance their currently underperforming operations – many of them are now considered pre-existing non-conforming with limitations on changes, expansion, or growth. In addition, the changes in zoning designations for these commercial areas will, in essence, support the development and growth that is desired in Town Center (more of a “village” feel) by directing uses that are less desirable to other designated commercial areas. The goals of the 2005 Comprehensive Plan continue to be valid with these changes by supporting the encouragement of commercial development in a nodal fashion.

Proposed Changes

While the intent for these changes as noted in the 2005 were valid, and though there have been some small improvements made, the results have not materialized for these intersections of interest. Therefore, the following changes are proposed for Section 3.3 (Land Use Recommendations) under item #3 of the 2005 Comprehensive Plan (**additions** and ~~revisions~~ noted where applicable):

Commercial Districts (C-1 and C-2): **Following the development of the 2005 Comprehensive Plan, the Commercial 3 District was dissolved and absorbed into the newly designated General Business (GB) District – formerly called out as the Commercial 2 District.** ~~The existing Commercial 3 Zoning District encompasses one property on Route 82. This zoning designation is not recommended to continue. In addition, the existing Commercial 1 and Commercial 2 designations are shown on the Proposed Zoning Map in a number of locations. The Commercial 1 designation is applied primarily to older strip commercial centers, while the Commercial 2 (General Business) designation is intended as a smaller scale, lower impact commercial district.~~ **The State Route 82/55 intersection has and continues to be of a similar nature to the uses found in the Commercial 1 District; rezoning to General Business has not successfully revitalized this area nor increased the marketability/attractiveness given the extent of uses allowed here. With infrastructure improvements and development attraction focused on Town Center, providing additional commercial opportunities that are different from, but do not compete with, those in Town Center should be encouraged in the State Route 82/55 area as offered by the Commercial 1 District. This takes advantage of the existing building stock and infrastructure that is in place, providing opportunities for revitalization of the area, responding to current market trends and conditions, as well as infill development.**

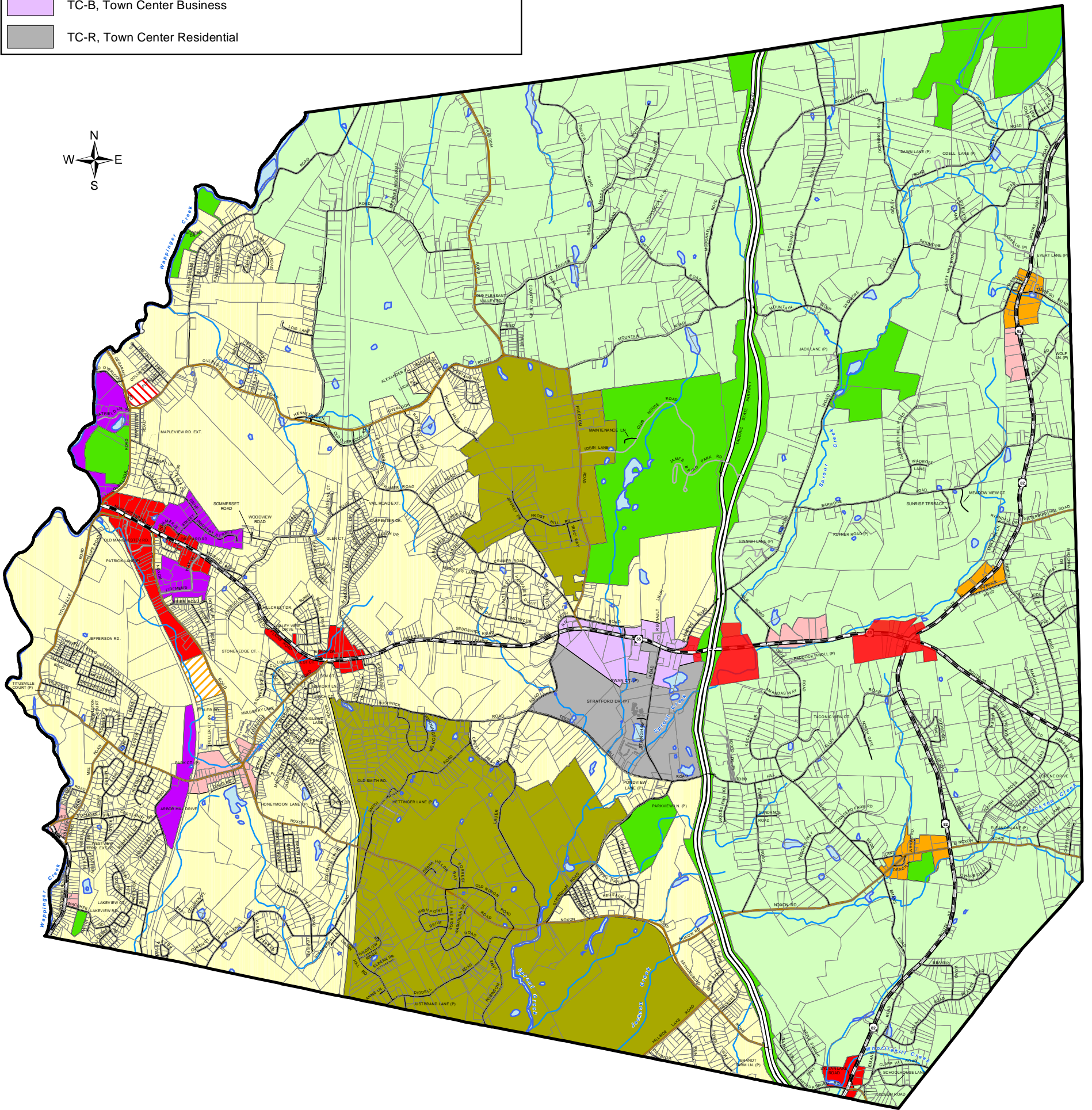
The properties in and around the Taconic State Parkway intersection with State Route 55 *(Note: The following section was formerly the last paragraph, reformatted for flow/legibility)*
The 2005 Plan noted both the benefits and the constraints brought on with the Taconic State Parkway, providing visibility and easy access to LaGrange, but also limiting connections. The formerly designated ~~In addition, the Commercial 2 (General Business) area, shown adjacent to the Town Center designation on the east side of the Taconic, is~~ **was** recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility. **In a similar fashion to the lack of revitalization and development attributed to the State Route 82/55 intersection, the rezoning following the 2005 Plan has not materialized and many properties remain underutilized. For this reason, it is the desire of the Town to providing more opportunities for commercial development in this area under the Commercial 1 District, while balancing the desire to create a more defined gateway into Town Center through design. Physical development on lands in this area are constrained due to environmental features, as outlined in earlier sections of the Plan; therefore, the actual extent and intensity of any future development would be dictated, in part, by the environmental constraints.** Lastly, the Master Plan goal of encouraging revitalization of the Manchester Bridge Area should also be noted and the redevelopment of underutilized properties should be a priority in the future, especially as sewer infrastructure improvements are completed.

In addition to the mapped areas for these Districts, design standards ~~are~~ **continue to be** recommended to address building size, scale, location, setbacks, landscaping, access and provision of pedestrian facilities, where feasible. Many of the goals and recommendations of the County's

Greenway Connections are applicable in ensuring the appropriate design and scale of existing and future commercial development and redevelopment. For example, the ~~Commercial-2~~ **commercial land use** designations **proposed** along Route 55 east of the Taconic ~~are~~ **remain** intentionally nodal in form, rather than circumscribing a continuous strip.

The Proposed Zoning Districts Map (Figure 3.4-1) in the 2005 Comprehensive Plan is also amended to reflect these changes in preferred land uses for the Town, as shown in the attached.

	Parcel Boundary		Water Bodies
Proposed Zoning Districts			Streams
	C-1, Commercial-1	Roads	
	C-2, Commercial-2		State Route
	H, Hamlet		Taconic State Parkway
	I, Industrial District		County Road
	PD, Parkland District		Local Road
	PDD, Planned Development District		Private Road
	PO, Planned Office		
	R-40/60/80, Moderate Density Residential		
	R-80, Low Density Residential		
	R-120, Rural Density Residential		
	TC-B, Town Center Business		
	TC-R, Town Center Residential		



Data Sources:
Parcels - Dutchess County Office Of Real Property Services, August 2004.



Engineers/Surveyors
Planners
Environmental Scientists
GIS Consultants

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**Town Of LaGrange 2005 Comprehensive Plan
2018 Amendment
Figure 3.4-1 Proposed Zoning Districts**

Town Of LaGrange
Dutchess County, New York

Created by:
Carol Conolly

Date:
Revised 05/15/2018

Scale:
1:46,000

Project #:
89324.GD