

B. Correspondence

TOWN OF LA GRANGE

Town Supervisor
(845) 452-1830

Town Clerk
(845) 452-1830

Director of Planning,
and Zoning
(845) 452-2046
(845) 452-1872

120 Stringham Road
LaGrangeville, New York
12540-5507
Fax (845) 452-2289



Recreation Director
(845) 452-1972

Assessor
(845) 452-5889

Receiver of Taxes
(845) 452-2644

Highway Superintendent
(845) 452-2720

February 16, 2006

Peter Setaro
Morris Associates
9 Elks Lane
Poughkeepsie, NY 12601

Re: Daley Farm Subdivision
Grid No. 6360-03-081270/099220/229310

204035.00

Dear Mr. Setaro:

This letter is to inform you of the action taken by the Town of LaGrange Planning Board at the special meeting held on February 14, 2006.

The Planning Board voted to establish an as-of-right lot count of ninety-one (91) lots for the proposed Daley Farm conventional subdivision.

Should you have any questions, please feel free to call.

Sincerely,

Eileen Mang, Secretary
Planning Board

FEB 22 2006

DBH and Road Requirements Waiver – Meeting Minutes

Source: http://www.lagrangeny.org/Minutes_Detail.cfm?ID=623

DALEY FARMS PDD – Proposed PDD located on Daley road/Titusville road/Colleen Court containing 233.36 acres (Grid Nos. 6360-03-229310/081270/099220) seeking waiver.

Mr. Artus said the applicant was seeking relief of the waiver to locate the trees 12” changed to 18”. Mr. Artus talked about a meeting he had with Mike Kelly. Mr. Brewster reminded the board of the site visit and said there were a lot of enormous trees that were potentially dead. He said the applicant was requesting that they be relieved from locating the trees in the area of disturbance that were less than 18” in diameter and indicate their condition. Mr. Straub made a motion to that affect, seconded by Ms. Olyha and the motion carried unanimously.

Mr. Artus said at the last meeting the applicant showed the board 3 alternative road layouts. He said there was a meeting with himself, Mike Kelly and the applicants. He said he and Mike Kelly agreed to waive some of the road requirements from the streets and sidewalks portion of the code. Mr. Artus read a portion of the code: “The Planning Board may waive road frontage requirements and may permit the construction of private roads and town roads to lesser specifications normally required for town roads provided the following conditions were met: All road designs must be approved by the Town Highway Superintendent and Town Engineer. Specifications for such roads shall be adequate to service the maximum number of lots that can be developed on such roads as provided in the restrictions on future subdivisions which shall be conditions of approval of such road designs.”

Mr. Brewster said the applicant can continue with the subdivision and meet all the requirements if they had to. He said they were not changing the lot count or anything else. Ms. Olyha asked what kind of reduction did the applicant want. Mr. Brewster said it was not a reduction. He said it was the way the roads were aligned and where they were putting the stop signs and turning radiuses mainly to slow down traffic and prevent through traffic. Mr. Brewster said if the applicant had to, they could meet the existing specifications, so the board wasn’t actually granting them anything. Mr. Bell said this was a better design. Mr. Straub made a motion to this affect, seconded by Mr. Bell and the motion carried unanimously.

Saccardi & Schiff, Inc.

August 11, 2006

Board of Commissioners (Attn: Denise Holzberger)
Town of LaGrange Fire District
PO Box 219
LaGrangeville, New York 12540

To the Board of Commissioners:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed residential Planned Development District in the Town of LaGrange, known as Daley Farm PDD. The project site comprises tax parcels 6360-03-081270, 6360-03-099220, and 6360-03-229310, and is located between Titusville Road, Noxon Road, Daley Road and Colleen Court. (See attached location map.)

The project site comprises approximately 233.36 acres. The proposal comprises 64 single-family homes, six single-family estate lots ranging in size from two to eight acres and 56 townhouses. The existing 57+ acre farm site will also remain, totaling 127 residential units. The PDD will also include the conservation of 130± acres of permanent open space. (See attached conceptual site plan.)

We have been asked to discuss the existing conditions and potential impact of the proposed project on fire and EMS service in the area. In this context, we would appreciate your written response to the following items which we would include in the DEIS:

- Description of fire department and EMS facilities, personnel and response location and time.
- Current fire and EMS staffing, location of emergency service stations, number and type of emergency vehicles, average response time to the site.
- Anticipated increased demand for services and ability to handle potential additional calls for service.
- Any other information you believe is relevant to the preparation of the DEIS.

A detailed description of the impacts of the project will be provided in the DEIS at a later date which you will have an opportunity to review and comment upon once it is ready for distribution.

Planning and
Development
Consultants

445 Hamilton Avenue
White Plains
Suite 404
New York 10601
Tel: 914-761-3582
Fax: 914-761-3759
www.saccschiff.com

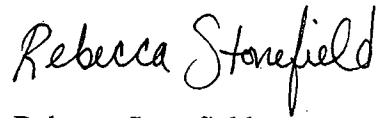
John J. Saccardi, AICP
David B. Schiff, AICP, PP

Syrette Dym, AICP
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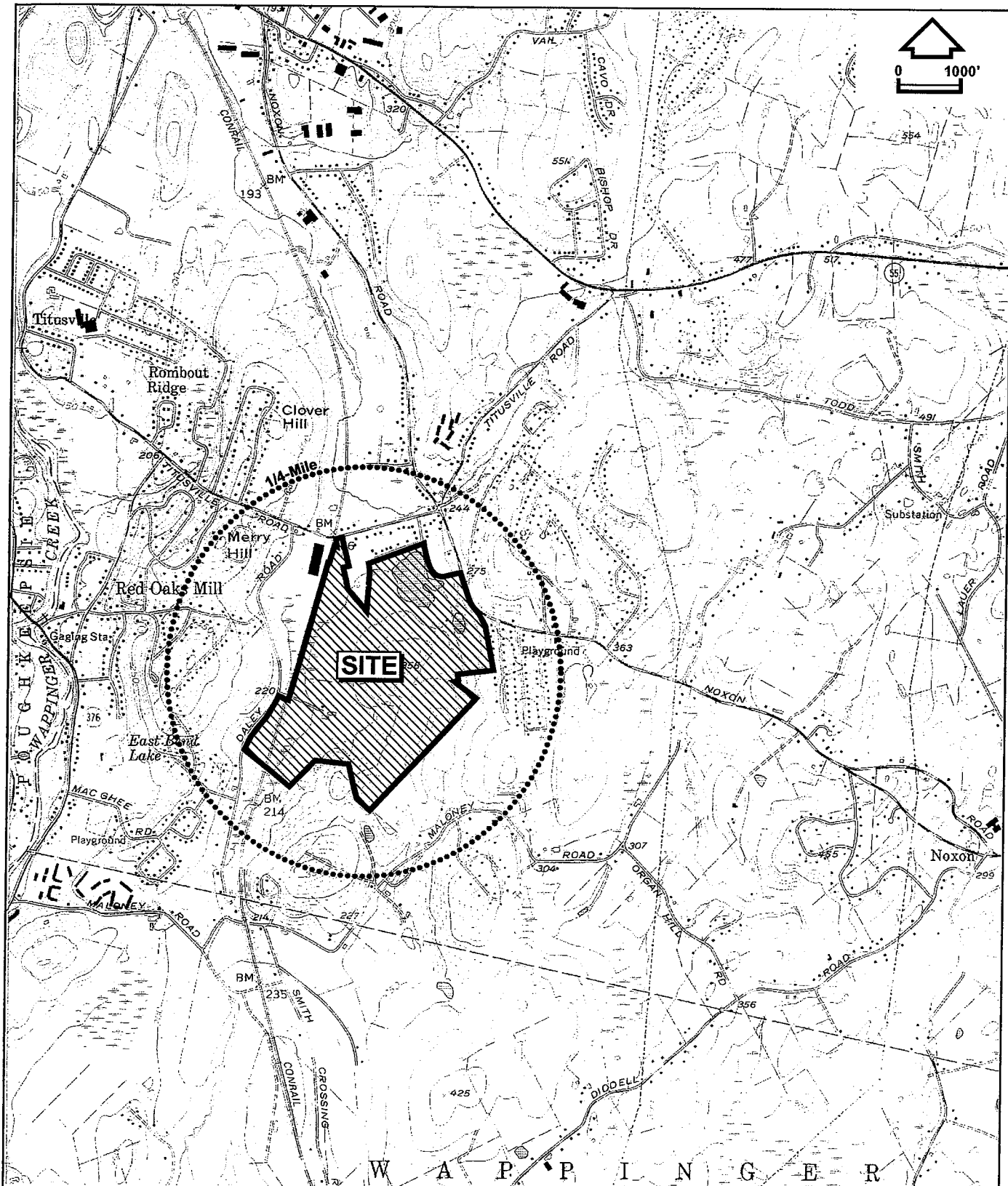
Your assistance is appreciated. If you need further clarification of the project or the requested information, please feel free to contact me at 914-761-3582. Otherwise, I look forward to your written response.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Stonefield". The signature is written in black ink and is positioned above the typed name and title.

Rebecca Stonefield
Senior Planner

Attachments



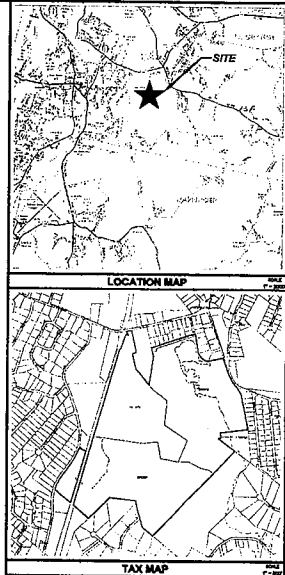
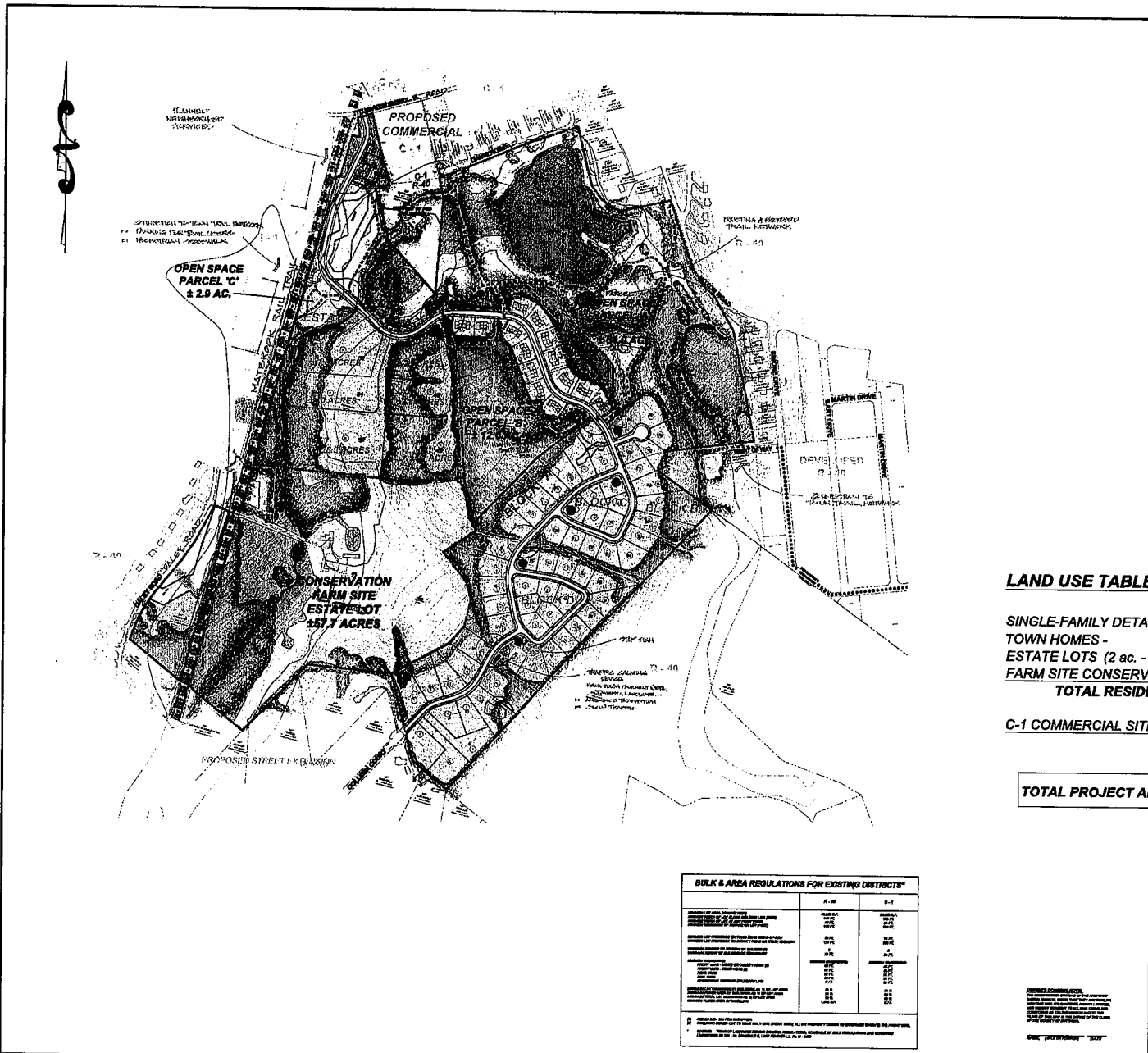
W A P P I N G E R

Exhibit 1
SITE LOCATION

DALEY FARM
 Town of LaGrange, New York

BASE MAP SOURCE: USGS - Pleasant Valley, NY Quadrangle

Saccardi & Schiff, Inc. - Planning and Development Consultants



LAND USE TABLE:

SINGLE-FAMILY DETACHED -	64 LOTS
TOWN HOMES -	56 LOTS
ESTATE LOTS (2 ac. - 8 ac.) -	6 LOTS
FARM SITE CONSERVATION (57.7 ac.) -	1 LOT
TOTAL RESIDENTIAL =	127
C-1 COMMERCIAL SITE (2.17 ac.) -	1 LOT

TOTAL PROJECT AREA = 233.36 acres

	R-1B	D-1
Minimum Lot Area (sq. ft.)	10,000	10,000
Minimum Lot Width (ft.)	30	30
Minimum Lot Depth (ft.)	30	30
Minimum Front Setback (ft.)	10	10
Minimum Side Setback (ft.)	5	5
Minimum Rear Setback (ft.)	5	5
Maximum Building Coverage (%)	30	30
Maximum Building Height (ft.)	35	35
Maximum Floor Area Ratio (FAR)	0.3	0.3
Maximum Number of Units per Acre	12	12
Maximum Number of Units per Lot	1	1
Maximum Number of Stories	3	3
Maximum Density (units/acre)	12	12
Maximum Density (units/lot)	1	1

DALEY FARMS PLANNED DEVELOPMENT DISTRICT
TOWN OF LAWRANCE, DUTCHESS COUNTY, NY

CONCEPTUAL SITE PLAN

MORRIS ASSOCIATES, P.A., LLC
1000 ROUTE 9W, SUITE 200, LAWRANCE, NY 12445
TEL: 518-782-1100 FAX: 518-782-1101
WWW.MORRISASSOCIATES.COM

NOT TO SCALE
THIS PLAN IS A PRELIMINARY CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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August 9, 2006

Adrian H. Anderson, Sheriff
Dutchess County Sheriff's Office
150 North Hamilton Street
Poughkeepsie, New York 12601

Dear Sheriff Anderson:

We are planning consultants currently in the process of preparing a Draft Environmental Impact Statement (DEIS) for the proposed residential Planned Development District in the Town of LaGrange, known as Daley Farm PDD. The project site comprises tax parcels 6360-03-081270, 6360-03-099220, and 6360-03-229310, and is located between Titusville Road, Noxon Road, Daley Road and Colleen Court. (See attached location map.)

The project site comprises approximately 233.36 acres. The proposal comprises 64 single-family homes, six single-family estate lots ranging in size from two to eight acres and 56 townhouses. The existing 57+ acre farm site will also remain, totaling 127 residential units. The PDD will also include the conservation of 130± acres of permanent open space. (See attached conceptual site plan.)

We have been asked to discuss the existing conditions and potential impact of the proposed project on police service in the area. It is our understanding that the County Sheriff's Office and the New York State Police share service to the Town of LaGrange. In this context, we would appreciate your written response to the following items which we would include in the DEIS:

- Description of County police service provided to the Town of LaGrange;
- Description of police department facilities, personnel and response location and time;
- Current police staffing, location of stations, number and type of police vehicles, average response time to the site.
- Anticipated increased demand for services and ability to handle potential additional calls for service.
- Any other information you believe is relevant to the preparation of the DEIS.

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Community Development

Your assistance is appreciated. If you need further clarification of the project or the requested information, please feel free to contact me at 914-761-3582. Otherwise, I look forward to your written response.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Stonefield". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Rebecca Stonefield
Senior Planner

Attachments



WAYNE E. BENNETT
SUPERINTENDENT

STATE OF NEW YORK
NEW YORK STATE POLICE
TROOP K HEADQUARTERS
2541 ROUTE 44
SALT POINT, NEW YORK 12578

August 15, 2006

Ms. Rebecca Stonefield
Senior Planner
Saccardi & Schiff, Inc.
445 Hamilton Avenue, Suite 404
White Plains, NY 10601

Dear Ms. Stonefield:

Reference is made to your correspondence of August 9, 2006 concerning a Draft Environmental Impact Statement (DEIS) for the proposed residential Planned Development District in the Town of LaGrange, known as Daley Farm PDD.

In response to the items listed in the third paragraph of your letter,

The New York State Police is a full service Police Department that services the Town of LaGrange.

The New York State Police currently has a satellite office in the LaGrange Town Hall.

Unfortunately, we are not permitted to disclose specifics about police staffing levels and types of police cars.

Anticipated increase in demand in services is unknown.

I can offer no other information relevant to the preparation of the DEIS.

Please feel free to contact me at (845) 677-7302 if I can be of further assistance to you in this matter.

Sincerely,

Michael Realmuto
Captain – Acting Troop Commander

Saccardi & Schiff, Inc.

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445 Hamilton Avenue
White Plains
Suite 404
New York 10601
Tel: 914-761-3582
Fax: 914-761-3759
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August 9, 2006

Major William T. Carey
New York State Police
Troop K Headquarters
2541 Route 44
Salt Point, New York 12578

Dear Major Carey:

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Rebecca Stonefield
Senior Planner

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