

**Combined Notice of Completion and Notice of Public Hearing –  
Draft Environmental Impact Statement (DEIS) for the  
Daley Farm Planned Development District**

**Date:** April 24, 2009

**Lead Agency:** Town of LaGrange Planning Board  
Town Hall  
120 Stringham Road  
LaGrangeville, New York 12540

This Combined Notice of Completion of a Draft Environmental Impact Statement (“DEIS”) and Notice of Public Hearing on the DEIS is prepared in accordance with Article 8 of the Environmental Conservation Law (SEQRA) and related 6 NYCRR Part 617.

A Draft Environmental Impact Statement for the Daley Farm Planned Development District (also referred to as the "Daley Farm DEIS"), was completed and accepted by the Planning Board of the Town of LaGrange (“Planning Board”), as Lead Agency, for the Proposed Action described below, on April 21, 2009.

A Public Hearing, at which public comments on the Daley Farm DEIS will be accepted, is scheduled for Tuesday, May 19, 2009, at 7:30 p.m. at the Town of LaGrange, Town Hall, 120 Stringham Road, LaGrange, New York, and written comments will be accepted by the Lead Agency until Friday, June 5, 2009 or until 10 days after the close of the public hearing, whichever is later.

**Name and Description of Proposed Action:** The proposed action is for the establishment of a Planned Development District (PDD), to be known as the "**Daley Farm PDD**", on a site comprising a total of 233.36 +/- acres of land located to the south of Titusville Road, between Noxon Road and the Maybrook Rail Trail. The site is primarily located within the R-40/60/80 zoning district, with a small portion of the site just south of Titusville Road located within the C-2 zoning district.

The proposed action will consist of 126 new residential units and the preservation of the existing farm site and residence, for a total of 127 residential units. The 127 units comprising the proposed action involve the construction of 64 detached single-family residences, 56 townhomes, six estate homes on lots ranging from two to eight acres in size and the existing farm residence. It is the applicant's objective to provide a mix of housing types on-site, while preserving approximately 56% of the site as open space through conservation easements.

**SEQRA Status:** The proposed action is Type I pursuant to 6 NYCRR 617.4(b)(6)(i). The Planning Board declared itself as the lead agency on March 21, 2006 and also adopted a Positive Declaration on that date. A Final Scoping Document was adopted by the Planning Board on July 18, 2006.

On April 21, 2009 the Planning Board, as Lead Agency, accepted the DEIS as complete and set the public hearing for May 19, 2009. The public comment period will be through June 5, 2009 or until 10 days after the close of the public hearing, whichever is later.

**Project Location:** The project site is located between Titusville Road and Davis Road to the north, Noxon Road to the east, Colleen Court to the south and Daley Road and the County-owned Maybrook Rail Trail to the west in the Town of LaGrange, Dutchess County, New York.

The site comprises 233.36 +/- acres within three tax lots:

- 6360-03-229310 (87.45 +/- acres)
- 6360-03-081270 (55.76 +/- acres)
- 6360-03-099220 (90.15 +/- acres)

**Potential Environmental Effects:** The proposed project presents some potential for adverse impacts on the environment associated with the development of the proposed action. Most of these potential impacts arise from the alteration of existing site conditions and are an unavoidable consequence of the development process. There is potential for short-term construction impacts in the form of minor local increase in noise, dust and pollution with the presence of construction vehicles on-site during the construction period. While over 130 acres of land will be conserved as open space or farmland, construction of the proposed action will build on primarily undeveloped property, resulting in loss of undeveloped land, 314 trees of 18" dbh or greater, and a loss of habitat. There is a potential for traffic impacts with the proposed opening of a connection to Colleen Court, eliminating the existing cul-de-sac. In addition, there may be short-term traffic impacts during the installation of the sewer connection for the project along Titusville Road. There is potential for impact to DEC wetlands due to a crossing of the wetland for water supply, sewer, gas, electric, telephone and cable facilities to serve the proposed project. . Also, views from Colleen Court are likely to reveal some of the proposed residences.

**Availability of the Daley Farm DEIS for Public Review:** The Daley Farm DEIS may be examined during normal business hours at both the LaGrange Town Hall, located at 120 Stringham Road (Monday, Wednesday, Thursday and Friday 8:30 a.m. to 4:00 p.m.; Tuesdays 8:30 a.m. to 3:30 p.m.) and the LaGrange Association Library, located at 488 Freedom Plains Road (Monday 9:30 a.m. to 8:00 p.m., Tuesday 9:30 a.m. to 5:00 p.m., Wednesday 2:00 p.m. to 8:00 p.m., Thursday 9:30 a.m. to 5:00 p.m., Friday 2:00 p.m. to 8:00 p.m., and Saturday 9:30 a.m. to 5:00 p.m.). A copy may also be obtained from the Contact Person.

**Contact Person:** Ms. Eileen Mang, Secretary to the Planning Board:  
Telephone (845) 452-8562 FAX (845) 452-7692

An electronic version of the DEIS is available for downloading or viewing at **NYS-EIS.com** (Region 3).

**Distribution List for Filing of the Combined Notice of Completion and Notice of Public Hearing:** A copy of this Notice will be filed with the Town Supervisor, the Members of the Planning Board, to each of the involved and interested agencies, to persons requesting copies; and with the applicant. A copy of the Notice is also being sent to the Environmental Notice Bulletin, 625 Broadway, 4<sup>th</sup> Floor, Albany, New York 12233-1750.

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