

# LAGRANGE PLANNING BOARD

## MEETING REPORT

Compiled by Dave Siegel – Secretary LaGrange Democratic Committee; Mike Maher and Peter Turoff

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Date: September 30, 2025

Time: 5:37 PM

Meeting Called to order by: Randy Aldrich, Chairman

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### Agenda Items

- Meeting minutes from the last Planning Board meeting (9/18/2025) were approved and accepted.
- This is a special meeting of the LaGrange Planning Board to become familiar with the "Town Center Project" since most of the Planning Board is new and has not been working on this plan or with this developer. The Planning Board pointed out that this is not a "Public" meeting. Those would be coming. Steven Rieger, the developer of this project and several members of his staff presented to the Planning Board.

### Town Center

- What is the Town Center Project? The Town Center Project was first conceived in 2005 with references found in the Town's "Comprehensive Plan" of the same year. Conceptually, it was to create a town center for LaGrange along the Route 55 corridor, located around the M&T Bank, Library, etc., the southern side of Route 55.
  - Note: The work the State did to Route 55 installing roundabouts etc. was in preparation for the Town Center project.
- This location would be developed to be a Pedestrian based "Mixed Use" property, meaning it would have Commercial and Residential buildings. Several buildings would be a mixture of both. It would be a walkable community for the residents.
- The Town Center will comprise 194 Acres. It will have 608 Residences, 3 Restaurants, Other businesses and office space. It will have 2 clubhouses (Residence use only) and 2 large greenspaces (107 acres) required by the NYS DEC to protect habitat for the Indiana Bat and the Blanding's Turtle.
- The Town Center was conceived to be done in 2 phases: The North Phase (Zoned TCB-Town Center Business, Residential Mixed Use) and the South Phase (Zoned TCR-Town Center Residential). This meeting is to discuss the North Phase only.
- The sequencing of buildings in the North Phase will be Retail, Restaurants and office space facing Route 55. Residences and Parking will be behind those buildings. All Buildings will have a "Hudson Valley aesthetic" or "vernacular". Most will be a maximum of 2 stories but there will be a few that are 3 stories.

- The North Phase of this project will take between 3-4 years to fully complete. Site Prep will be the first 9-12 months. At the same time, Sewer work will be done. The Town Center will be serviced by the Titusville Sewer district. The work will be done from the site down Lauer Rd, up to Bushwick Road to Hillview Drive. The tie-in is located on Hillview. Extra capacity should be handled. The Titusville Sewer District will be paying for this connection work (residents); entire town does not pay. Water for the Town Center will be provided by wells along Stringham Road and Sprout Creek.
- Stormwater: pollution and protection plan to treat and attenuate is in development.
- Developer pointed out that Lauer Road will need to be widened to help with increased traffic.
- During construction, all work trucks will access the site via Route 55. The plan is that they will not access during the times the school buses are going to and from the school.
- The plan is to have an EMS building as part of the Town Center. The roads in and out of the Town Center will be maintained by the Town, all non-public roads will be maintained by the Property Owners Association (POA). POA will also handle Parking violations and parking lot snow removal. There will be 1116 parking spaces in the entire Town Center once completed (1100 is the requirement). There will be 32-34 EV Charging spaces.
- Lighting in Town Center will be similar to Route 55 (Downward as not to light up the sky) except it will be LED.
- The Developer pointed out that with innovative green spaces placed around the Town Center, and limiting the use of asphalt, the "Heat Island effect" will be minimal.
- Most permits have been received; Environmental impact studies (SEQRA) have completed. Next Steps are to submit the plans to the Dutchess County Planning Board and then set dates for Public Hearings.

### **Planning Board Observations/Statements**

- Chair Randy Aldrich pointed out that the job of the Planning Board is to make sure all projects comply with Town Code. They do not set policy. If it complies with Town Code they will approve.
- Planning Board asked when the last Traffic study was done- 2023. That study showed Average Daily Traffic on Route 55 as over 25,000 cars a day. Planning Board asked for a 10 year look back at Traffic for further review.
- Planning Board asked for a 3D rendering of the Town Center for them to get a better feel/idea of how this is all going to look and flow.
- There are no recreational facilities for non-residents of Town Center. Developer replied that they wanted to have them but there was no land left after the DEC required the green spaces.
- The only general area is the Town Center Green as a meeting and gathering place for events. The developer could not provide the size of the Green but it is less than 50 yards.
- The safety of pedestrians crossing Route 55. The foot traffic will increase significantly. The developer suggested the town work with the state to address the issue.
- Todd Hill Rd and Taconic intersection which is very difficult now will become worse as traffic increases significantly once this project is complete. The developer suggested they could work with the town and the state to improve this intersection.
- Planning Board set the first **Public Hearing for Wednesday December 10<sup>th</sup>, 2025 at 5:30 PM**. The public was encouraged to send any correspondence prior to the 10<sup>th</sup> to:

Town of LaGrange Planning Board  
 C/O Randy Aldrich  
 120 Stringham Road  
 LaGrangeville, NY. 12540

