

Town of Walkill Planning Board  
Revised Agenda  
September 1, 2021 7:00 PM

1. 7:00 pm – Public Hearing - OC Dinosaur Park - Rt. 17 & Tarbell Rd. SP/SUP (3-1- 9, and 120) #2020-0055
2. 7:10 pm – Public Hearing - Verizon Wireless – Rt. 302 – SP/SUP (7-2-21.31) # 2021-0012
3. 7:15 pm – Public Hearing Dunkin Donuts - Med Parc Dr. E. Main SP/SUP (78-1-94.13) #2019-0123
4. Justin Subdivision – 100 Schmidt Ln. SD (5-1-73.1) # 2021-0061
5. Max LaBagh - 284 Wisner Ave. – SP (74-6-7) # 2019-0129
6. Monaco Landscape – 55 Howells Rd. - SP (49-1-38.2) # 2012-0011
7. ~~JH – Dogwood Crossing – SP(14-2-11.1) #2019-0122~~
8. RDM Group - Fini Drive - Modified SP (41-1-108.4) #2021-0066
9. Hasbrouck SD - Silver Lake Scotchtown Rd SD (24-1-83) #2021-0049
10. Golden Triangle - Silver Lake Scotchtown Rd. SP (40-1-16) #2020-0034

**TOWN OF WALKILL  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a **PUBLIC HEARING** of the Planning Board of the Town of Wallkill, Orange County, New York will be held at Town Hall at 99 Tower Dr, Building A, Middletown, NY in said town on the 1ST day of September, 2021 at 7:00 p.m. or as soon thereafter as the matter can be heard that day.

The Planning Board public hearing is to be held on the three applications of Orange County Dinosaur Park LLC, 1174 Sussex Road, Teaneck, NJ, seeking a 1) special permit (see §249-38 and 39), 2) site development plan approval (see §249-40) and 3) resubdivision approval of two tax parcels (lot consolidation) (see §209-8) regarding property located north of Shawangunk Road, west of Goshen Turnpike (Orange County Route 101), south of Tarbell Road and east of Weld Road, and east of New York State Route 17 between exits 116 to the north and 118 to the south, in the Town of Wallkill, Orange County, New York. The subject property is identified on Town of Wallkill Tax Maps as Section 3 Block 1 Lot 9 and 3 Block 1 Lot 120 containing ±137 acres. The project is a dinosaur-themed private recreational venue. The property is located in the Town's RA Rural Agricultural zoning district (§249-19) of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place.

In the interest of public safety, the public hearing will be held in person and remotely via video and audio conference. Members of the public may access the live stream of the public hearing and offer comment during the public hearing.

Please use the following link below to join the meeting:

<https://us02web.zoom.us/j/4145433994>

Meeting ID 414 543 3994.

If you have trouble accessing the meeting remotely via this link, please check the Town's Web Page to verify the link. [www.townofwallkill.com](http://www.townofwallkill.com).

**GARY W. LAKE  
CHAIRMAN**

**TOWN OF WALKILL  
PLANNING BOARD**

**NOTICE OF PUBLIC  
HEARING**

**NOTICE IS HEREBY GIVEN** that on Wednesday, the 1st day of September, 2021, at 7:00 pm, or as soon thereafter as the matter can be heard, there will be a **Public Hearing** conducted by the Planning Board of the Town of Wallkill at the Town Hall at 99 Tower Dr, Building A, Middletown, NY on the application of Verizon Wireless of the East LP d/b/a Verizon Wireless for Site Plan and Special Use Permit approval under Sections 249-38, 249-39, 249-39.1, & 249-40 of the Town Code to construct and/or operate a wireless communications facility on the premises located at State Route 302, which premises is located in the Town of Wallkill, Orange County and identified on the Town's Tax Maps as Tax Lot 21.31 of Block 2, Section 7.

All parties of interest will be heard at such time and place.

In the interest of public safety, the public hearing will be held in person but will also be accessible remotely via video and audio conference. Members of the public may attend the meeting in person or may access the live stream of the public hearing and offer comment during the public hearing.

Please use the following link below to join the meeting:

<https://us02web.zoom.us/j/4145433994>

If you have trouble accessing the meeting remotely via this link, please check the Town's Web Page to verify the link. [www.townofwallkill.com](http://www.townofwallkill.com).

If participating via telephone, please use the following link to find your local number: <https://us02web.zoom.us/u/kcJG5tl24J> and utilizing the meeting credentials: Meeting ID 414 543 3994.

Please contact the Planning Board Secretary at 845-692-7814 or email [planning@townofwallkill.com](mailto:planning@townofwallkill.com) if you have any questions relative to attending the meeting and/or remote access.

Please check the town's website for any updated information as it will be posted on the Town's web page: <https://www.townofwallkill.com>

**GARY W. LAKE  
CHAIRMAN**

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PLANNING BOARD  
NOTICE OF PUBLIC HEARING**

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The Planning Board public hearing to be heard on the application of SB East Main Realty, LLC, 31 Davidson Dr. Laconia NH seeking a special permit use and site plan approval regarding property located at 594 East Main Street, Middletown; in the Town of Wallkill, Orange County, New York. The subject property is identified on Town of Wallkill Tax Maps as Part of Section 78 Block 1 Lot 94.1 (to be tax lot 78-1-98.1) containing ±3.25 acres. The project is a Dunkin Donuts restaurant with drive thru. The property is located in the Town's HC Highway Commercial zoning district (§249-19) of the Zoning Law of the Town of Wallkill. All parties of interest will be heard at such time and place.

Due to public health and safety concerns related to the COVID-19 Pandemic, the public hearing and meeting will be held remotely via video conference in addition to being held in person. In both cases the public will have the opportunity to hear the meeting live and provide comments at the same time.

Thus, the Planning Board members, staff and the public may participate electronically and in person. If participating through a web-based video conferencing tool (or via telephone), you may access the meeting by joining the following link: <https://us02web.zoom.us/j/4145433994> and by utilizing the meeting credentials: Meeting ID 414 543 3994. Interested members of the public can also listen by calling the following telephone number link:

Find your local number: <https://us02web.zoom.us/u/kcJG5ti24J>

To join and participate in the public hearing remotely please follow the instructions listed above. Please contact the Planning Board Secretary at 845-692-7814 or email [planning@townofwallkill.com](mailto:planning@townofwallkill.com) if you have any questions. Please check the town's website for any updated information as it will be posted on the Planning Board's web page: <https://www.townofwallkill.com/>.

GARY W. LAKE  
CHAIRMAN