

Town of Wallkill  
Planning Board Agenda - Revised  
October 20, 2021

1. 7:00 p.m. Public Informational Hearing Local Law No. 5 of 2021.
2. ~~Saddle Ridge – Maples Rd. – Ext. SP/SUP (36-2-67.61) #2010-049~~
3. Camp Dinov – Fair Oaks – SP/SUP (3-1-49.1) # 2013-035
4. Belliman LLC Self-Storage – Rt. 17K – SP/SUP (1-1-45.61) # 2017-0052
5. Devitt - 599 E. Main St. – Warehouse – SP/SUP (78-1-94.13) #2018-0090

**TOWN OF WALLKILL PLANNING BOARD**  
**NOTICE OF PUBLIC INFORMATIONAL HEARING**

**PLEASE TAKE NOTICE** that a public informational hearing will be held by the Planning Board of the Town of Wallkill on October 20, 2021 at 7:00 pm or as soon thereafter as the hearing can be opened to the public at the Town of Wallkill Town Hall, 99 Tower Drive, Building A, Middletown, New York to 1) consider amending Chapter 249 of the Town Code-Zoning to include the Sale and Repair of Motorhomes, Trailers and Campers as Special Permit Uses within the Office and Research District.

A copy of the proposed amendments are available for review at Town Hall or by going to the Town's Web Page: [www.townofwallkill.com](http://www.townofwallkill.com).

**PLEASE TAKE FURTHER NOTICE**, that in accordance with Executive Order No. 202.1 of the Governor of the State of New York dated March 12, 2020 a public hearing will be held by the Planning Board of the Town of Wallkill on October 20, 2021 at 7.00 p.m. or as soon thereafter as the matter may be heard, regarding the review and consideration of the aforesaid Zoning Code Amendment. 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 on the proposed local law amendment using one of the following methods:

1. Please click the link below to join the webinar:

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

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

By order of the Planning Board

Gary Lake, Chairman

**INTRODUCTORY LOCAL LAW NO. 5 OF 2021**

**A LOCAL LAW OF THE TOWN OF WALLKILL, COUNTY OF ORANGE,  
AMENDING CHAPTER 249 OF THE TOWN CODE-ZONING TO INCLUDE THE SALE  
AND REPAIR OF MOTORHOMES, TRAILERS AND CAMPERS AS SPECIAL PERMIT  
USES WITHIN THE OFFICE AND RESEARCH DISTRICT**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF WALLKILL AS  
FOLLOWS:

**Section 1. Purpose**

In connection with the continued utilization and effectiveness of the Comprehensive Zoning Plan for the Town of Wallkill, and in the interest of the protection and promotion of the public health and safety, convenience, amenities and general welfare, the amendments to the Town Zoning Code set forth in this Local Law have been established in consideration of the following specific criteria:

- A. The provision of varied business uses within the Office Research District;
- B. Continued economic development;
- C. The encouragement of flexibility in the design and development of land in such a way as to promote the most appropriate use of lands to facilitate the adequate and economical provision of services to the public.

**Section 2.**

The Town of Wallkill Code, Section 249-26.2 entitled "O/R-Office Research District", shall be amended by adding the following sentence to the end of existing subsection C:

- C. Special Permitted Uses.

**“(15) Sales and repair of motorhomes and campers, including trailers, popup trailers and truck campers. Each such unit must have some form of sleeping accommodations, such as beds, etc. Specifically excluded are boats, recreational vehicles such as all-terrain vehicles/ATV’s motorcycles, automobiles, off-road vehicles, snowmobiles and personal watercraft.**

- (a) The minimum lot size for this use shall be fifteen (15) acres and one side of the lot must have at least one thousand (1,000)**

**continuous feet of frontage along a state highway or interstate highway.**

- (b) The lot coverage/maximum impervious coverage for such use shall be no greater than sixty percent (60%), with any wetlands and land within a 100-year floodplain being excluded from the lot coverage ratio.**
- (c) To the extent not modified by subparagraphs (a) and (b) above, the area and bulk requirements set forth in Town Code Section 249-26.2(E) shall be applicable to all such proposed facilities.**

**Section 3. Separability**

If any provision of this local law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this local law or the application thereof to other persons or circumstances, and the Town Board of the Town of Wallkill hereby declares that it would have passed this local law or the remainder thereof had such invalid application or invalid provision been apparent.

**Section 4. Statutory Authority**

This local law is enacted in accordance with the powers granted to the Town Board pursuant to the provisions of Article 16 of the New York State Town Law and Article 10 of the Municipal Home Rule Law of the State of New York, pursuant to which the Town Board has the authority to enact local laws and amend local laws for the purpose of promoting the health, safety or general welfare of the Town of Wallkill and for the protection and enhancement of its physical environment.

**Section 5. Repeal**

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

**Section 6. Effective Date**

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

Gary Lake is inviting you to a scheduled Zoom meeting.

The conference is open to join at 6:30 pm so people can get acclimated prior to the start of the meeting at 7:00 pm.

**Topic:** Planning Board Meeting 10-20-21

**Time:** 7:00 p.m.

**Join Zoom Meeting**

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

**Meeting ID:** 414 543 3994

**One tap mobile**

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**Find your local number:** <https://us02web.zoom.us/j/4145433994>