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## Orange County Department of Planning

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### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Town of Wallkill Planning Board

**Applicant:** Abraham Rosenberg

**Project Name:** Certified Lumber

**Proposed Action:** Resubmitted Preliminary Site Plan and Special Use Permit for the conversion of an existing automobile repair and used car sales space into a lumber yard in the Light Enterprise District

**Reason for County Review:** Within 500' of a County Road (County Route 76)

**Date of Full Statement:** January 18, 2023

**Referral ID #:** WLT03-23M

**Tax Map #:** 3-1-60 (61.2, 63)

**Local File #:** 2022-0074

#### Comments:

The Department of Planning has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from their approval. We previously provided the below comments for our initial review of the project in November 2022. We would like to offer the following updated advisory comments *in italics*:

1. Sign Specifications

- The Board should ensure that any proposed signage is in compliance with Town regulations.
  - *We appreciate the inclusion of a comprehensive landscape plan as well as sign specifications*

2. Special Use Permit

- We note that the proposal use requires a Special Use Permit. The applicant should apply for a Special Use Permit to allow "Manufacturing and production, light" at the above referenced parcels
  - *We note that applicant has applied for a Special Use Permit*

**County Recommendation:** Local Determination

**Date:** January 18, 2023

**Prepared by:** Obed Varughese  
Planner

  
Alan J. Sorensen, AICP  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).