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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: Associated Building & Maintenance

Project Name: ABS Service Shop

Proposed Action: Site Plan Review and Special Use Permit for the construction of a 6,000 sq. ft. Service and Repair Shop located in the ENT-L Light Enterprise District

Reason for County Review: Proximity to NYS Route 17

Date of Full Statement: March 3, 2023

Referral ID #: WLT 07-23M

Tax Map #: 3-1-25

Local File #: 2023-0008

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments regarding this project:

1. Lighting

- The Board should ensure that any outdoor lighting for the proposed project is designed, located and directed in such a manner as to prevent objectionable light at and across property lines and to prevent direct glare at any location on or off the property. All lighting should be energy efficient and comply with International Dark-Sky Association (IDA) standards. We would also encourage the applicant to explore instituting a lighting curfew that reduces lighting levels for areas that are not in use at a particular time, and potentially incorporating motion sensors for areas with infrequent usage.

2. Water

- The applicant should incorporate WaterSense products to conserve water resources and reduce water and wastewater infrastructure costs. U.S. Environmental Protection Agency (EPA) WaterSense-labeled products and services are certified to use at least 20 percent less water, save energy, and perform as well as or better than regular models.

3. Environmental Constraints

- The proposed project is in an area known to contain habitat suitable for the Northern Long Eared Bat. We note that the applicant shall limit any tree cutting or removal to the appropriate time of year, November 1st through March 31st, to minimize any accidental takings of these species.

County Recommendation: Local Determination

See reverse side

Date: March 8, 2023
Prepared by: Obed Varughese
Planner



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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.