



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

### 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:** Gai Yi

**Project Name:** Easy Manor Mobile Home Court

**Proposed Action:** Site Plan Review and Special Use Permit for the construction of a 102 unit mobile home court and associated improvements located in the R-2 Suburban Residential District and the HC Highway Commercial District

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

**Date of Full Statement:** TBD

**Referral ID #:** WLT 08-23M

**Tax Map #:** 3-1-86.2; 99; 100 & 4-3-1

**Local File #:** 2023-0006

#### Comments:

The Department of Planning has received the above referenced sketch site plan and special use permit. Although we have no major concerns with the sketch plan provided, we would like the opportunity to review the detailed site plan set (lighting, landscaping, etc.) and traffic impact study prior to providing final comments and rendering a decision. We would like to offer the following advisory comments:

#### 1. Traffic

- The proposed development will likely increase traffic along County Rte. 76 and the as vehicles travel to and from the proposed project site. Areas of particular concern are the intersection of County Rte. 76 and Gosen Rd as well as the proposed entrance off County Route 76. *We recommend a traffic study detailing, at minimum, trip generation and distribution for the proposed development.* While the increase in traffic directly related to this project may or may not be considered substantial, the cumulative impacts of development in this area have the potential to impact LOS through increased traffic and the associated negative externalities.

#### 2. SWPPP

- Due to the proposed increase in impervious surface and proximity to wetlands, careful consideration should be taken when developing a SWPPP to design a stormwater management system that allows for onsite infiltration to the greatest extent possible, while making the strongest possible effort to re-create pre-development hydrology onsite.

#### 3. Orange County DPW

- A valid highway work permit from the Orange County Department of Public Works is required for the proposed curb cuts along Co. Rte. 76 (Bloomingburg Rd.), per Section 136 of the Highway Law and GML 239-f

#### 4. Orange County Health Department


- Approval is required from the Orange County Department of Health for the proposed well and Community Sewage Treatment Facility.

See reverse side

**County Recommendation: To be rendered upon receipt of detailed site plan set and traffic impact study.**

**Date:** March 8, 2023

**Prepared by:** Obed Varughese  
Planner



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**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).**