



TOWN OF WALLKILL
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: LANDS OF MADNICK
PROJECT NUMBER: 22-67
PROJECT LOCATION: 319-329 BLOOMINGBURG ROAD/3-1-35.1
PLAN DATE: 04 OCTOBER 2022
PREPARATION DATE: 20 OCTOBER 2022
MEETING DATE: 19 OCTOBER 2022
REPRESENTATIVE: ROSS WINGLOVITZ
TOWN ENGINEER: MICHAEL W. WEEKS, P.E.

1. The Application consists of the development of a 4 acre parcel in the Enterprise Light Zoning District with 3 - 7,500 square foot warehouse buildings. The proposed use requires a special use permit and site plan approval. The Application is an unlisted action under SEQRA.
2. On site water and sewage disposal is required. Orange County Department of Health approval may be required.
3. The site will have a commercial access drive from County Route 76. A permit from Orange County DPW will be required.
4. The site appears to include an existing billboard. Additional information should be provided to determine whether the billboard is in conformance with the Town of Wallkill Standards set forth in Section 249-11 Sign. The billboard appears to not meet the property line setback requirements of 35'; other standards are not able to review due to lack of billboard specifics.

Actions Required by the Planning Board

1. Discuss non-conformity of billboard.
2. Consider sketch plan approval.

Respectfully submitted,

MHE Engineering, D.P.C.

Michael W. Weeks, P.E.
Engineer for the Town

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