



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
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: Alan Madnick

Project Name: Lands of Madnick

Proposed Action: Site plan and special use permit for the construction of three 7,500 sq. ft. buildings for warehouse and storage with associated site improvements.

Reason for County Review: Within 500' of County Rte. 76 (Bloomingburg Rd.) and NYS Rte. 17

Date of Full Statement: October 12, 2022

Referral ID #: WLT 55-22M

Tax Map #: 3-1-35.1

Local File #: 2022-0067

Comments:

The Department of Planning 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:

1. Orange County DPW coordination

- A valid highway work permit from the Orange County Department of Public Works may be required for the improved entrance curb cut along County Route 76 (Bloomingburg Rd.) per Section 136 of the Highway Law.

2. Lighting

- Due to the location of the project adjacent to NYS Rte. 17, 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.

County Recommendation: Local Determination

Date: October 19, 2022

Prepared by: Zachary Coleman
Senior 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.

CC: Ross Winglovitz
71 Clinton St.
Montgomery, NY 12549