

21-0022



Orange County Department of Planning

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Alan J. Sorensen, AICP
Commissioner

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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: Stewart's Shops Corp

Project Name: Stewart's Crystal Run Rd.

Proposed Action: Sketch plan and special use permit for the construction of a 4,200 sq. ft Stewart's Shops convenience store and self service gas station.

Reason for County Review: Proximity to Interstate 84

Date of Full Statement: April 27, 2021

Referral ID #: WLT 22-21M

Tax Map #: 60-1-14.2, 126

Local File #: 2021-0022

Comments:

The Department of Planning has received the above referenced sketch plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from their approval. We would like to offer the following advisory comments:

1. Traffic Study

- 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. As such, there should be an additional focus on indirect and cumulative impacts to Crystal Run Rd. and Ballard Rd.

2. Stormwater Hotspot

- Vehicle fueling stations are designated by NYSDEC as stormwater hotspots. As the application moves forward, the applicant should develop a SWPPP that includes a series of operational practices at the site that reduce the generation of pollutants from the site or prevent contact of rainfall with pollutants.

3. Pedestrian Safety/Complete Streets

- The proximity of residential properties and a number of medical offices to the proposed development may lead to increased pedestrian traffic along Crystal Run Rd. In support of the adopted Orange County Complete Streets Policy, we encourage the applicant and Board to investigate the integration of Complete Streets design elements into the project, including sidewalks, crosswalks and signalized pedestrian crossings.

4. Landscape Plan/Sign Specifications

- The Department recommends that the Board work with the applicant to develop a fully comprehensive Landscape Plan. Also, the Board should ensure that any proposed freestanding signage is in compliance with Town regulations.

5. Lighting

- Due to the location of the project at the intersection of Crystal Run Rd. and Ballard Rd., the Board should ensure that the 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.

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County Recommendation: Local Determination

Date: May 19, 2021

Prepared by: Zachary Coleman
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.

of Planning

CC: Marcus Andrews
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