

**TOWN OF WALLKILL
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Wednesday **March 16, 2022** at 7:00 pm, or as soon thereafter as the matter can be heard, there will be a Public Hearing conducted by the Planning Board of the Town of Wallkill at the Town Hall at 99 Tower Dr., Building A, Middletown, NY on the application of Holiday Lake, LLC for a project known as Riverside Corporate Park for Site Plan, Subdivision, Special Use Permit approval under Sections 249-38 and 249-39 of the Town Code and on the Draft Environmental Impact Statement (DEIS) pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law for the proposed project described below. The Project Site is located at the Terminus of Sullivan Lane in the Town of Wallkill, Orange County and identified on the Town's Tax Maps as Tax Lots 60-1-41, 42, 43, 44, 45.11, 45.2, 46.2, 123, 78-1-17.22 and 78-1-34.22.

The Planning Board invites all interested parties to participate and provide any written comments they may have on the DEIS or Proposed Action. Written comments on the project may be submitted to the Planning Board Clerk via email at **Planning@townofwallkill.com** and for an additional twelve (12) days after the meeting until close of business on Monday March 28, 2022. Copies of the DEIS and all project documentation is available for review in the Building Department at Town Hall, as well as online at: **<https://www.townofwallkill.com/government/pb.html>**

Please check the town's website for any updated information as it will be posted on the Planning Board's web page: <https://www.townofwallkill.com/>

Proposed Action: Merging of 10 tax parcels and re-subdividing to create 3 total lots for the construction of three warehouse buildings with a total of up to 1.5 million square feet of floor area. The Project Site consists of 148.26 acres located at the terminus of Sullivan Lane. Approximately 114 acres will be disturbed with approximately 74 acres of impervious surfaces at the completion of the project.

Sullivan Lane will be widened and existing public utility service lines will be reconfigured to service the site. Associated with the development of property, the Riverside Drive Extension will be constructed connecting the existing portion of Riverside Drive in the vicinity of Rykowski Lane and extending westerly through the site and connecting to the Park & Ride access. This will be upgraded and a connection will be provided to the East Main Street/Crystal Run Road corridor. This improvement will provide a parallel corridor to Crystal Run Road to accommodate both site and other external traffic movements to and from Rykowski Lane. Other traffic improvements will include signal upgrades to the existing signals in the vicinity of the NYS Route 17 interchange to improve the efficiency of those operations. Those improvements will be coordinated with NYSDOT as part of the Highway Work Permit process.

Based on NYSDOT requirements and the ITE trip estimates using Land Use Code "Industrial Park", the development is expected to generate between 300 – 550 vehicle trips during the highest peak hour with as many as 40 – 50 of those trips being truck trips. The majority of these truck trips will utilize the new Riverside Drive Extension and then access the ramps to and from NYS Route 17.

Town of Wallkill Planning Board

GARY W. LAKE

CHAIRMAN