

**TOWN OF WALLKILL
PLANNING BOARD
NOTICE OF PUBLIC SCOPING MEETING**

The Town of Wallkill Planning Board has determined that the proposed action described below may have a significant adverse environmental impact and an Environmental Impact Statement (“EIS”) will be required. The Planning Board seeks to solicit public comments on the attached Draft Scoping Document prior to the preparation of the Environmental Impact Statement. Scoping is the process by which potentially significant adverse impacts related to the proposed action that are to be addressed in the forthcoming EIS are identified, including the content and level of detail of the analysis, range of alternatives to be considered, mitigation measures needed.

A public scoping session will be held at Town Hall, 99 Tower Drive, Building A, Middletown NY on Wednesday February 17th at 7:30 PM. Due to public health and safety concerns related to COVID-19, the Planning Board meeting and public scoping session will be virtual only. In accordance with the Governor’s Executive Order 202.1 and subsequent orders extending and modifying the same, the Planning Board meeting will be held remotely via video conference and telephone conference call. A transcript will be posted afterwards on the Town’s website.

The Planning Board invites all interested parties to participate by video or teleconference and provide any comments they may have on the attached scope. Written comments on the draft scoping document may also be submitted prior to the scoping meeting 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 1, 2021. A draft scoping document is attached hereto and is also available for review in the Building Department at Town Hall, as well as online at: **<https://www.townofwallkill.com/government/pb.html>**

If participating through a web-based video conferencing tool (or via telephone), you may access the meeting by joining the following link: <https://us02web.zoom.us/j/4145433994>

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 92 acres will be disturbed with approximately 58.9 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