

TOWN OF WAWAYANDA PLANNING BOARD

**NOTICE OF COMPLETION OF DRAFT GENERIC ENVIRONMENTAL IMPACT
STATEMENT FOR THE CUMULATIVE COMMON IMPACTS TO:**

**ROADWAY SYSTEM
WATER AND SEWER INFRASTRUCTURE
STORMWATER DISCHARGES
THREATENED AND ENDANGERED SPECIES
HISTORICAL AND ARCHAEOLOGICAL RESOURCES
WITHIN THE DOLSONTOWN CORRIDOR
(Dolsontown Road/Route 17M to McVeigh Road)
(the “DGEIS”)**

**PURSUANT TO THE
STATE ENVIRONMENTAL QUALITY REVIEW ACT (“SEQRA”)**

**NOTICE OF PUBLIC HEARING ON DGEIS AND REQUESTED
PROJECT APPROVALS**

PLEASE TAKE NOTICE that, pursuant to Article 8 of the New York State Environmental Conservation Law and the provisions of 6 NYCRR Part 617, the Town of Wawayanda Planning Board, acting as SEQRA Lead Agency, determined on April 27, 2022 that the above referenced DGEIS is complete and ready for public review and comment.

PLEASE TAKE FURTHER NOTICE, that, pursuant to SEQRA, the New York State Town Law, and the Code of the Town of Wawayanda (the “Town Code”), inclusive of § 86-10 and § 195-70, the Planning Board will conduct a public hearing on June 8, 2022, at 7:30 pm to receive public comment on the DGEIS as well as the proposed Dolsontown Corridor projects, as described below. At the public hearing, all persons will have an opportunity to be heard. The Planning Board will also accept written comments on the DGEIS and proposed Dolsontown Corridor projects from May 19, 2022 through June 20, 2022. All written comments must be addressed to the contact person noted below.

SEQRA Lead Agency: Town of Wawayanda Planning Board

DEIS Completion Date: April 27, 2022

**Commencement of Public
Comment Period:** May 19, 2022

Public Hearing: June 8, 2022, at 7:30 pm

**Closure of Public
Comment Period:** June 20, 2022

**Lead Agency Address:
and Hearing Location** Town of Wawayanda Planning Board
80 Ridgebury Hill Road

Slate Hill, NY 10973

Name of Action: Dolsontown Corridor DGEIS

Project Location: Dolsontown Road, Town of Wawayanda, Orange County, New York

The currently contemplated projects, the cumulative common impacts of which are the subject of the DGEIS, consist of RDM #3 (a/k/a “Dewpoint South”), RDM #4 (a/k/a “Dewpoint North”), RDM #5 (a/k/a “Dolsontown East”), RDM # 6 (a/k/a “Simon Business Park”), and the Marangi Solid Waste Facility.

Tax Map Parcels:	Dewpoint South:	Section 4, Block 1, Lot 50.32
	Dewpoint North:	Section 4, Block 1, Lot 50.2
	Dolsontown East:	Section 1, Block 1, Lot 52.1
		Section 1, Block 1, Lot 4.2
		Section 6, Block 1, Lot 3.2
	Simon Business Park:	Section 6, Block 1, Lot 107
Marangi Solid Waste Facility:	Section 6, Block 1, Lot 90.1	
	Section 6, Block 1, Lot 3.31 Section 6, Block 1, Lot 3.32	

SEQRA Status: Type I Action, Coordinated Review

Project Sponsors: Dewpoint South: Dewpoint Development LLC and GDBP 2171
Dewpoint North: Dewpoint North LLC
Dolsontown East: Dolsontown Road East LLC
Simon Business Park: Mid Dolsontown, LLC
Marangi Solid Waste Facility: Dom Kam LLC

Contact Person: Richard Onorati, II, Chairperson
80 Ridgebury Hill Road
Slate Hill, New York 10973
(845) 355-5700

Description of Project: Dewpoint South, Dewpoint North, Dolsontown East, Simon Business Park, and the Marangi Solid Waste Facility are projects proposed along Dolsontown Road in the MC-1 mixed commercial zoning district in the Town of Wawayanda.

Dewpoint South

Dewpoint Development LLC and GDBP 2171, owners of Parcel Number 4-1-50.32, seek Site Plan and Special Use Permit approvals pursuant to Article VII of Chapter 195 of the Town Code to construct a modern, state-of-the-art, 125,000-square foot warehouse with related parking, infrastructure, utilities and other site improvements. The proposed project will have a driveway entrance on Dolsontown Road for vehicular and truck access to the facility, and a proposed

emergency access driveway to Caskey Lane. The project will include 65 parking spaces and 37 truck loading docks on the project site.

The project site is a 11.66-acre parcel located in the northeastern portion of the Town of Wawayanda along Dolsontown Road, east of NYS Route 17M/Dolson Road. A lot line adjustment is proposed as part of this project which will dedicate approximately 3,185 sq. ft. of the current parcel to the Dolsontown Road Right-of-Way (ROW) and create a minimum 66' wide ROW across the frontage.

Approximately 8.4 acres of land will be disturbed for the construction of the proposed warehouse facility and associated site improvements. The project site is currently undeveloped with a mixture of woodlands and wetlands. The proposed clearing will remove existing vegetative cover and replace with ± 5.9 acres of impervious surface and ± 2.5 acres of land area which will become revegetated. The Landscaping plan for the project proposes to include various tree (deciduous, evergreen & ornamental), shrub (deciduous & evergreen), groundcovers and perennials. Approximately 1,350 square feet of federally regulated wetlands will be disturbed. Because the disturbance will be limited to <0.1 acres, the applicant has submitted a Preconstruction Notification to the Army Corps of Engineers ("USACE") for confirmation of jurisdiction and permission of filling pursuant to USACE Nationwide Permit ("NWP") 39 for Commercial and Institutional Developments.

Dewpoint North

Dewpoint North LLC, owner of Parcel Number 4-1-50.2, seeks Site Plan and Special Use Permit approvals pursuant to Article VII of Chapter 195 of the Town Code to construct a modern, state-of-the-art, 32,000-square foot warehouse with related parking, infrastructure, utilities and other site improvements. The proposed project will have a driveway entrance on Dolsontown Road for vehicular and truck access to the facility and will include 35 parking spaces and 6 truck loading docks on the project site.

The project site is a 6.17-acre parcel located in the northeastern portion of the Town of Wawayanda along Dolsontown Road, located east of NYS Route 17M/Dolson Road. A lot line adjustment is proposed as part of this project which will dedicate approximately 3,253 sq. ft. of the current parcel to the Dolsontown ROW and create a minimum 66' wide ROW across the frontage.

Approximately 3.5 acres of land will be disturbed for the construction of the proposed warehouse facility and associated site improvements. The project site is currently undeveloped with a mixture of woodlands and wetlands. The proposed clearing will remove existing vegetative cover and replace with ± 2.0 acres of impervious surface and ± 1.5 acres of land area which will become revegetated. The Landscaping Plan for the project proposes to include various tree (deciduous, evergreen & ornamental), shrub (deciduous & evergreen), groundcovers and perennials. Approximately 2,650 square feet of federally regulated wetlands will be disturbed. Because the disturbance will be limited to <0.1 acres, the applicant has submitted a Preconstruction Notification to USACE for confirmation of jurisdiction and permission of filling pursuant to USACE NWP 39 for Commercial and Institutional Developments.

Dolsontown East

Dolsontown Road East LLC, contract purchaser of Parcel Numbers 1-1-52.1, 1-1-4.2, and 6-1-3.2, seeks Site Plan, Special Use Permit, and Lot Line Change approvals pursuant to Article VII of Chapter 195 and Article IV of Chapter 162 of the Town Code to construct two modern, state-of-the-art warehouses with related parking, infrastructure, utilities and other site improvements. The proposed project consists of combining the three (3) existing lots and a lot line change creating 2 new lots. The property is currently owned by Dolsontown Road, LLC. There will be no disturbance to the state or federally regulated wetlands on the site.

Approximately 28.5 acres of land total will be disturbed for the construction of the proposed warehouse facilities (Proposed Lots 1 and 2) and associated site improvements. The project site is currently undeveloped with a mixture of open fields, woodlands and wetlands. The proposed clearing will remove existing vegetative cover and replace with ± 20.8 acres of impervious surface and ± 7.7 acres of land area which will become revegetated. The Landscaping Plan for the project proposes to include various tree (deciduous, evergreen & ornamental), shrub (deciduous & evergreen), groundcovers and perennials as reclamation. There will be no disturbance to the state or federally regulated wetlands on the site. The project will not require any forest removal.

Dolsontown East – Proposed Lot 1:

The project on proposed lot 1 will have a 402,000-square foot warehouse with a driveway entrance on Dolsontown Road towards the west side of the site for vehicular access and another driveway entrance on Dolsontown Road towards the east side of the site for truck access. The project will include 199 parking spaces, 99 truck loading docks, and 85 trailer storage spaces on site. The project site is a 36.67-acre parcel located in the northeastern portion of the Town of Wawayanda, along Dolsontown Road east of NYS Route 17M/Dolson Road. A lot line adjustment is proposed as part of this project which will dedicate approximately 7,841 sq. ft. of the current parcel to the Dolsontown Road ROW to provide 33' from the roadway centerline across the frontage.

Dolsontown East – Proposed Lot 2:

The project on proposed lot 2 will have a 61,000-square foot warehouse with a driveway entrance on Dolsontown Road for vehicular and truck access to the facility. The project will include 60 parking spaces and 11 truck loading docks on the project site. The project site is a 11.56-acre parcel located in the northeastern portion of the Town of Wawayanda, along Dolsontown Road east of NYS Route 17M/Dolson Road. A lot line adjustment is proposed as part of this project which will dedicate approximately 9,190 sq. ft. of the current parcel to the Dolsontown Road ROW to provide 33' from the roadway centerline across the frontage.

Simon Business Park

Mid Dolsontown, LLC, owner of Parcel Numbers 6-1-107 and 6-1-90.1, seeks Site Plan, Special Use Permit, and Lot Line Change approvals pursuant to Article VII of Chapter 195 and Article IV of Chapter 162 of the Town Code to construct two modern, state-of-the-art warehouses with related parking, infrastructure, utilities and other site improvements. Proposed Warehouse #1 is 54,000 square feet with 96 parking spaces and 18 truck loading docks. Proposed Warehouse #2 is 244,200 square feet with 130 parking spaces, 33 truck loading docks, and 22 trailer storage spaces. The warehouses will have a shared driveway entrance on Dolsontown Road for vehicular and truck access to the facilities, and a shared emergency access driveway to Caskey Lane.

The proposed project consists of a lot line change that will combine parcel 6-1-107 and parcel 6-1-90.1, for a total project site area of 71.189 acres. The project site is situated in the northeastern portion of the Town of Wawayanda and has frontage along Dolsontown Road to the north, abuts Interstate 84 to the south, and fronts on Caskey Lane on the west. A lot line adjustment is proposed as part of this project which will dedicate approximately 17,315 sq. ft. of the current parcel to the Dolsontown Road ROW and create a minimum 33' wide ROW across the frontage.

Approximately 21.6 acres of land will be disturbed for the construction of the proposed warehouse facility and associated site improvements. The project site is currently undeveloped with a mixture of agricultural fields, some woodlands, and wetlands in southern portions of the site. The proposed clearing will remove existing vegetative cover and replace with ± 12.9 acres of impervious surface and ± 8.7 acres of land area which will become revegetated. The Landscaping Plan for the project proposes to include various tree (deciduous, evergreen & ornamental), shrub (deciduous & evergreen), groundcovers and perennials as reclamation. There will be no disturbance to and state or federally regulated wetlands. By letter dated June 16th, 2021 the New York State Department of Environmental Conservation ("NYSDEC") advised that there appear to be wetlands on the project site which meet the 12.4-acre size threshold to be regulated by New York State under Article 24 of the Environmental Conservation Law, but are not on the regulatory map. No disturbance is proposed to these unmapped wetlands. The project wetlands consultant is proposing to NYSDEC that the unmapped wetlands be protected by way of a 50 foot buffer.

Marangi Solid Waste Facility

Dom Kam LLC, owner of Parcel Numbers 6-1-3.31 and 6-1-3.32, seeks Site Plan and Special Use Permit approvals pursuant to Article VII of Chapter 195 of the Town Code to construct and operate a solid waste management facility, which will include a transfer station and recycling facility. The planned full development of the project area may include the construction of a Truck Maintenance and Storage Facility at least five years after construction of the Transfer and Recycling Facility, at which point the applicant will seek a Lot Line Change approval pursuant to Article IV of Chapter 162 of the Town Code.

The proposed project consists of a lot line change that will combine parcel 6-1-3.32, which is approximately 39.2 acres and parcel 6-1-3.31, which is approximately 5.10 acres, for a total project site area of 44.3 acres. Both parcels are located on the south side of Dolsontown Road approximately 0.6 miles east of the intersection of Dolson Avenue and Dolsontown Road within Orange County's Agricultural District #2.

Approximately 18.39 acres of land will be disturbed for the construction of the proposed facility and associated operations. The project has been designed to avoid impacting jurisdictional federal wetlands. Pursuant to a jurisdictional determination by USACE, there are two principal wetland areas within the project boundary which are part of a tributary system and are considered waters of the United States (Appendix E). The first wetland is located on the southwestern portion of the project boundary and is approximately 0.52 acres within the project boundary. The second wetland is located along the eastern and southeastern portions of the project boundary and is approximately 1.57 acres within the project boundary.

The project site is a former agricultural facility developed with multiple vacant farm buildings. The pre-existing buildings on Parcel 6-1-3.31 include a commercial storage building and a single-family residence. The pre-existing buildings on Parcel 6-1-3.32 include a vacant barn, silo and two associated sheds. The commercial storage building is proposed to remain in use on the consolidated parcel, while the single-family residence, barn, silo, and sheds will be removed.

Documents Available: The DGEIS is on file and available for public review at the Wawayanda Town Hall, 80 Ridgebury Hill Road, Slate Hill, New York 10973 on Monday through Friday from 9:00am to 12:30pm, and 1:30pm to 4:00pm.

The DGEIS is also available online at the Town of Wawayanda website at <https://colliersengineering.com/dolsontown-corridor-dgeis/>.

Dated: May 17, 2022

THE TOWN OF WAWAYANDA PLANNING BOARD
RICHARD ONORATI II, CHAIRPERSON