

WHITEMAN  
OSTERMAN  
& HANNA LLP

Attorneys at Law  
www.woh.com

Robert A. Stout  
Partner  
518.487.7730 phone  
rstout@woh.com

One Commerce Plaza  
Albany, New York 12260  
518.487.7600

April 28, 2021

**Via Hand Delivery**

Town of Wawayanda Planning Board.  
80 Ridgebury Hill Road  
Slate Hill, NY 10973

**Re: Proposed ±125,000 square foot warehouse/distribution facility (the “Project”)  
Real Deal Management, Inc. d/b/a RDM Group (the “Applicant”)  
Tax Lot 4-1-50.32 (the “Site” aka “Dewpoint South”)  
Sketch Plan, Special Use Permit and Site Plan Application**

Dear Board Members,

Enclosed please find a completed Planning Board Application, payment of the required Application Fee, Escrow Fee and SEQRA Fee and related application documents. The same is being submitted for review and comment by the Planning Board and its professionals at the Board’s next meeting.

As set forth in greater detail in the enclosed project narrative, the proposed project consists of the construction of a 125,000 square foot warehouse/distribution facility. The Project is within the Town of Wawayanda MC-1 (Mixed Commercial) zoning district and is consistent with the Town of Wawayanda Comprehensive Plan and complies with Wawayanda’s Zoning Law.

The Town’s Comprehensive Plan provides that “*the MC mixed commercial zone is a district intended to provide a principal area for intensive nonresidential development such as office, retail, service businesses, manufacturing and industrial uses.*”<sup>1</sup> The Comprehensive Plan further indicates that the zone is intended to be developed with commercial enterprises and specifically excludes

---

<sup>1</sup> Town of Wawayanda Comprehensive Plan, Adopted August 3, 2006, Updated as of 2017, Section 5.2.

residential uses and observes that recently attracted uses include small contractor yards, offices, retail, large warehousing and industrial uses.<sup>2</sup> The Comprehensive Plan recommends that the Town continue to allow commercial/industrial uses on a minimum 2 acre lot size<sup>3</sup>.

Moreover, the Project is consistent with the District Intent set forth in Attachment 8 to the Town's Zoning Law, which provides that the MC District "is intended to provide the Town with a principal area for intensive nonresidential development such as office, retail, service businesses and manufacturing".

As plans for the Project progress, Applicant will continue to be sensitive to the Site's natural and improved surroundings. We look forward to working with you on this matter.

Regards,  
***Rob Stout***  
Robert A. Stout, Jr.

---

<sup>2</sup> *Id.*

<sup>3</sup> *Id.*, Section 5.3