

April 10, 2024

Chairperson John Razzano
Town of Wawayanda Planning Board
80 Ridgebury Hill Rd
Slate Hill, NY 10973

Dewpoint South (RDM #3)
Town of Wawayanda, Orange County, NY
SBL: 4-1-50.32, 6-1-90.24, p/o 6-1-90.22, & p/o 6-1-107
Colliers Engineering & Design Project No. 21004268A

Dear Chairperson Razzano and Members of the Planning Board ,

We have developed the attached revised application documents on behalf of the Applicant, Dewpoint Development LLC in response to comments received from the Planning Board & its consultants, SEQRA, and the public. At the Town's urging, the two residential parcels (SBL 6-1-90.22 & 6-1-90.24) were acquired primarily to move the residents on Caskey Lane out of the industrial area on Dolsontown Road. Acquisition of these parcels provided flexibility to the development with five (5) adjacent parcels under control of the applicant which allowed for the proposed lot line adjustment to consolidate 5 parcels into 2 new parcels (Dewpoint South and Simon), the abandonment of Caskey Lane, and the further expansion of the proposed development yielding a larger building with additional parking, trailer storage, and stormwater areas as depicted herein. Caskey Lane is proposed to be abandoned and removed because RDM controls all of the land around it and it would no longer serve any useful public purpose. The intention of the developer is that, since Simon is further ahead in the approval process and expected to be built first, that the shared access driveway will be constructed under the Simon development leaving a connection point for Dewpoint South.

- The Final Generic Environmental Impact Statement adopted by the Planning Board on March 8, 2023, contemplated a project consisting of a warehouse 125,000 square feet in size with a single access drive to service truck, passenger, and emergency vehicle traffic.
- In August 2023 the applicant submitted an amended conceptual level application to increase the building size to 169,000 square feet including the addition of a secondary access point to Caskey Lane via the merger of tax lot 4-1-50.32 with 6-1-90.24 and an adjustment to the line between 6-1-107. This application concluded, in concurrence with the Town's consultants, that no additional mitigative measures beyond those contained in the previously adopted SEQRA Findings Statement are necessary.

Included with this submission are a set of amended site plans with the primary change being the proposed abandonment of Caskey Lane and the Lot Line Adjustments to propose a 243,600 sq. ft. warehouse with 173 passenger vehicle parking spaces. As shown on the revised site plans, the development will have access through two (2) proposed driveways: (1) the first driveway, to the west, will be used for truck traffic and limited passenger cars; and (2) the second driveway, to the

east, will be shared with the adjacent Simon Development and will be used for passenger vehicles & emergency services only, and will provide access to both developments.

The expansion of Dewpoint South to include an additional 118,600 square feet of development and assuming the same land use type outlined in the GEIS/FEIS of Industrial Park (Land Use Code 130 – a conservative approach), an additional 49 total trips (entering and exiting) could be expected during the AM Peak Hour, 4 of which will be trucks. During the PM Peak Hour, 47 additional trips are anticipated of which 6 will be trucks.

These trips, once distributed, are not significantly different from the approved values as to alter the RT 17M / Dolsontown Rd. overall intersection’s Level of Service during either of the AM or PM Peak Hour periods.

We have included an updated SEQRA comparison chart below identifying the changes from the project reviewed during the GEIS process and the latest site design.

We look forward to discussing the amended application materials further at the next available Planning Board meeting.

Dewpoint South (RDM #3)

Project Component Comparison Chart			
Component	Dolsontown GEIS Project	Revised Project	Change
Lot Size	11.66 acres	20.17 acres	Increase of 8.51 acres
Bldg. Setback	50.9 Feet	51.0 Feet	Increase of 0.1 feet
Land Disturbance	8.4 acres	16.5 acres	Increase of 8.1 acres
Lot Adjustment	For ROW Only (Single Tax Lot)	Combine 2 lots (4-1-50.32 & 6-1-90.24), absorb Caskey Ln ROW, and adjust line between 6-1-107 & 6-1-90.22 to form 1 new lot	Lot Line Adjustment & Caskey Ln abandonment / absorption of land area
ROW Dedication	3,185 sq. ft	3,185 sq. ft.	No change
Building Size	125,000 sq. ft.	243,600 sq. ft.	Increase of 118,600 sq. ft.
Impervious Surface	5.9 acres	10.0 acres (new) 0.7 acres (existing to be redeveloped)	Increase of 4.1 acres of new impervious area
Revegetated Surface	2.5 acres	5.8 acres	Increase of 3.3 acres

Wetlands Disturbance	0.03 acres	0.09 acres	Increase of 0.06 acres
Driveway Access	1 shared car/truck/emergency access to Dolsontown Rd	1 Shared car/truck/emergency driveway to Dolsontown Road & 1 shared car/emergency driveway (shared with Simon)	2 access driveways & Improvement to intersection safety via Caskey Ln Removal
Parking Spaces	65	173	Increase of 108 spaces
Truck Loading Docks	37	57	Increase of 20 docks
Trailer Storage	None	44 spaces	Increase of 44 spaces
Trip Generation	AM Peak Hour: 51 PM Peak Hour: 50	AM Peak Hour: 100 PM Peak Hour: 97	Increase of 49 vehicles in the AM Peak & 47 vehicles in the PM Peak (No impact to Rt 17M/Dolsontown Rd. intersection LOS)
Water/Sewer Demand	1,875 GPD	3,893 GPD	Increase of 2,018 GPD

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.



Cory D. Robinson, P.E.,
 Project Manager