

June 12, 2024

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

RDM: Dewpoint North (RDM #4)
Town of Wawayanda, Orange County, NY
SBL: 4-1-50.2
Colliers Engineering & Design Project No. 20006912B

Dear Chairperson Razzano and Members of the Planning Board ,

The Applicant, Dewpoint North LLC, is seeking site plan and special use approvals for this project. This project was subject to a comprehensive SEQRA review in the GEIS conducted for four other projects along Dolsontown Road. Since the FGEIS was completed and SEQRA Findings Statement adopted for this project, RDM has made some minor adjustments to the site layout and the stormwater management system to improvement functionality of the site. These adjustments include: (1) relocation of some parking spaces along the building frontage to reduce retaining wall lengths; and (2) optimization of surface stormwater ponds and drainage system routing to eliminate the former underground stormwater storage system.

The building is located along Dolsontown Road in the MC-1 zoning district (which permits warehouses) and will be next to at least four other warehouses along the road in this growing commercial corridor. The building fully complies with the Town's zoning code including the setbacks. The Final Generic Environmental Impact Statement (FGEIS) adopted by the Planning Board on March 8, 2023, contemplated a project consisting of a warehouse/distribution facility, 32,000 square feet in size with a single driveway to Dolsontown Rd. The revised site plans maintain the project's general layout as discussed in the FGEIS.

Included with this submission are a set of revised site plans and SWPPP containing the changes described above.

Below, we have included updated SEQRA comparison chart comparing the project reviewed during the GEIS process and the latest site design.

We look forward to discussing the revised site plans and related application materials at the next available Planning Board meeting.

Dewpoint North (RDM #4)

Project SEQRA Comparison Chart (Dewpoint North (RDM #4))			
Component	Dolsontown GEIS Project (March 2023)	Revised Project (June 2024)	Change
Lot Size	6.17 acres	6.09 acres	Decreased by 0.08 acres (for ROW dedication)
Total Land Disturbance	3.50 acres	3.75 acres	Increase of 0.25 acres
ROW Dedication	3,253 sq. ft.	3,253 sq. ft.	None
Building Size	32,000 sq. ft.	32,000 sq. ft.	None
Impervious Surface	2.0 acres	1.9 acres	Decrease of 0.1 acres
Revegetated Surface	1.50 acres	1.85 acres	Increase of 0.35 acres
Driveway Access	1 vehicular & truck to Dolsontown Rd	1 vehicular & truck to Dolsontown Rd	None
Parking Spaces	35	35	None
Truck Loading Docks	6	6	None
Trailer Storage	0	0	None

Sincerely,

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



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