

June 12, 2024

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

RDM: 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. 20006912E

Dear Chairperson Razzano and Members of the Planning Board ,

The Applicant, Dewpoint Development LLC, has revised the project in response to comments received from the Planning Board and its consultants at the last Board meeting. Specifically, the project plans and related documents discussed below have been further revised to enhance the aesthetic appearance of the building and to reduce and/or minimize certain visual concerns expressed by the Board. In particular, the following visual mitigation measures were incorporated into the revised projects plans:

- (1) Even though the building fully complies with the Town's zoning setbacks, the building was moved 10 feet further back from Dolsontown Road to increase the front-yard setback from  $\pm 50$  feet to  $\pm 60$  feet. This reduced the building footprint from 243,600 square feet to 234,900 square feet;
- (2) A planting wall with landscape screening was incorporated at the northwest corner of the building. This landscaping will help to enhance the visual appearance in this area;
- (3) Relocating an office area to the northwest corner of the building allowing for a more visually pleasing facade treatment on this corner. This presents the appearance of an office building or R&D facility rather than a warehouse;
- (4) The building was lowered by 2 feet to reduce visual concerns from the road and to reduce the building height above the road;
- (5) The architecture of the building was designed to be similar to the high-quality architecture being used for RDM's Route 6 warehouse project which the Planning Board liked. Please see the enclosed architectural rendering for the Dewpoint S. building. Specifically, the architecture includes a variety of features to break-up the facade of the building including paint color variations, differing parapet wall heights, downspouts, second story windows; and office windows concentrated in the building corners.

It should be noted that the building is located along Dolsontown Road in the MC-1 zoning district (which permits warehouses) and will be next to at least 4 other warehouses along the road in this growing commercial corridor. The building fully complies with the Town's zoning code including the setbacks. There is no requirement in the code to hide or fully screen an industrial building located in a commercial zone. There is a reasonable expectation that the warehouse building will be seen from the road in the district. The building is not located in a designated scenic road or in a

designated scenic viewshed. As noted above, the Applicant has made a number of revisions to the project to enhance its visual appearance including high-quality architecture.

- The Final Generic Environmental Impact Statement ("GEIS") adopted by the Planning Board on March 8, 2023, contemplated a project consisting of a warehouse containing 125,000 square feet of space with a single access drive for truck, passenger, and emergency vehicle traffic.
- In August 2023, the applicant submitted an amended conceptual plan to increase the building size to 169,000 square feet. This plan included the addition of a secondary access point to Caskey Lane. The plan also included the merger of tax lot 4-1-50.32 with tax lot 6-1-90.24 and an adjustment to the lot line between tax lot 6-1-107. Based on that plan the Town's consultants concurred that no additional mitigative measures beyond those contained in the previously adopted GEIS SEQRA Findings Statement were necessary.
- Revised project plans were presented at the April 24, 2024, Planning Board Meeting showing an expanded building and shared driveway with RDM's Simon project based on the acquisition of all the residential parcels on Caskey Lane and the abandonment of Caskey Lane.

Included with this submission are a set of amended site plans and architectural renderings containing the changes described above to mitigate the Board's concerns regarding the visual appearance of the project.

Additionally, we have included an updated traffic analysis for the expansion of building to include an additional 109,900 square feet of space. That analysis concludes that the extra traffic created by the expansion results in only minor delays to surrounding intersections and no significant new traffic impacts and no further roadway mitigation beyond the extensive mitigation provided in the GEIS.

The proposed expansion is not anticipated to significantly impact the overall operation of the roadway network.

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 project further at the next available Planning Board meeting.

Dewpoint South (RDM #3)

<b>Project Component Comparison Chart</b>			
<b>Component</b>	<b>Dolsontown GEIS Project</b>	<b>Revised Project</b>	<b>Change</b>
Lot Size	11.66 acres	20.17 acres	Increase of 8.51 acres
Bldg. Setback	50.9 Feet	61.0 Feet	Increase of 10.1 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.	234,900 sq. ft.	Increase of 109,900 sq. ft.
Impervious Surface	5.9 acres	9.8 acres (new) 0.7 acres (existing to be redeveloped)	Increase of 3.9 acres of new impervious area
Revegetated Surface	2.5 acres	6.0 acres	Increase of 3.5 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: 97 PM Peak Hour: 94	Increase of 46 vehicles in the AM Peak & 44 vehicles in the PM Peak  (No impact to Rt 17M/Dolsontown Rd. intersection LOS. Only minimal delays created)
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.,  
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