

July 8, 2024

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

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

Dear Chairperson Razzano and Members of the Planning Board ,

Based on our presentation to the Board for the above referenced project at the June 26, 2024, meeting, and the concerns raised by Board members, we have prepared the attached site plan sketch. This sketch depicts proposed revisions to the site plan layout to address those concerns that Board members expressed regarding the close proximity and views for the neighbor to the east (1065 Dolsontown Road) of the project site.

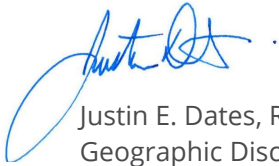
The site plan sketch proposes the following modifications:

1. The building footprint has been modified to ± 220 feet x ± 145 feet (prior dimensions: 200 feet x 160 feet). This allows for an additional 15 feet of setback from the eastern property line. The proposed side yard setback is increased to 31 feet (prior side yard setback was proposed at 16 feet). The minimum required side yard setback in the MC-1 zoning district is 15 feet.
2. The additional side yard setback will allow area to maintain a drainage swale adjacent to this side of the building and an area to establish vegetative screening for the length of the building. Proposed screening will consist of a staggered row of evergreen trees with a height of 12-14 feet at installation and planted on a low earthen berm.
3. The southeast corner of the building remains buried to a depth of 15 feet (55 feet maximum proposed building height), leaving the above grade portion of the building at ± 40 feet. With the proposed berm & evergreen screening, roughly 25 feet of the building will be seen at the time of planting in the vicinity of this corner. This buried portion of the building also generally aligns with the location of the adjacent dwelling. As you move to the north from this corner of the building, it becomes the full building height. However, the berm & evergreens mentioned above continue for the extent of this side of the building.
4. Proposed parking for the project has been reduced to 27 spaces (prior design proposed 33 spaces) a reduction of 6 spaces. The reduction in spaces allows for the above building footprint modification and the project remains in compliance with the parking regulations.
5. The proposed parking remains screened from Dolsontown Road since it is generally at a lower elevation to the roadway which is established by a retaining wall directly adjacent to the parking spaces. Screen plantings are also proposed along the top (southern side) of the retaining wall.

The Applicant is seeking to get Board feedback on these proposed modifications before they advance any of the design documents for the project. We look forward to having further discussions regarding this project at the July 10, 2024, Planning Board meeting. If you have any questions on this project, please feel free to call me at 845.564.4495.

Sincerely,

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



Justin E. Dates, RLA
Geographic Discipline Leader

BULK TABLE

ZONING DISTRICT: MC-1 (MIXED COMMERCIAL)
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL: WAREHOUSE

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED LOT	REMARKS
LOT AREA	2 ACRES	±6.09 ACRES	OK
FRONT YARD SETBACK	50 FEET	±90.15 FEET	OK
REAR YARD SETBACK	30 FEET	±67.98 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	±16.00 FEET	OK
BOTH	35 FEET	±525.97 FEET (±509.97' , ±16.00')	OK
LOT WIDTH	100 FEET	±695 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	55 FEET	OK
LOT COVERAGE	70%	31.7% (32,000 SF / 100,973 SF)	OK
BUILDING COVERAGE	50%	11.9% (32,000 SF / 268,913 SF)	OK

PARKING REQUIREMENTS:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
2,500 SF = 9 SPACES REQUIRED

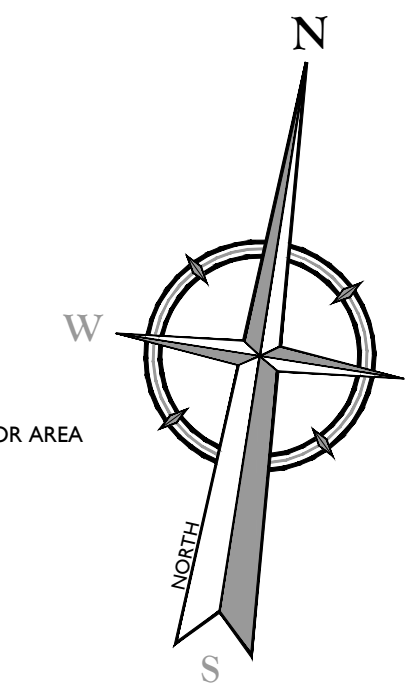
WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
29,500 SF = 6 SPACES REQUIRED

TOTAL PARKING REQUIRED = 15 SPACES
TOTAL PARKING PROVIDED = 33 SPACES **27 SPACES**

NOTE:

1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
32,000 GROSS SQ. FT. / 1,000 X 0.39 = 13 SPACES



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REV.	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND DETAILS FOR GES SUBMISSION.
2	07/13/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. #: 0017609

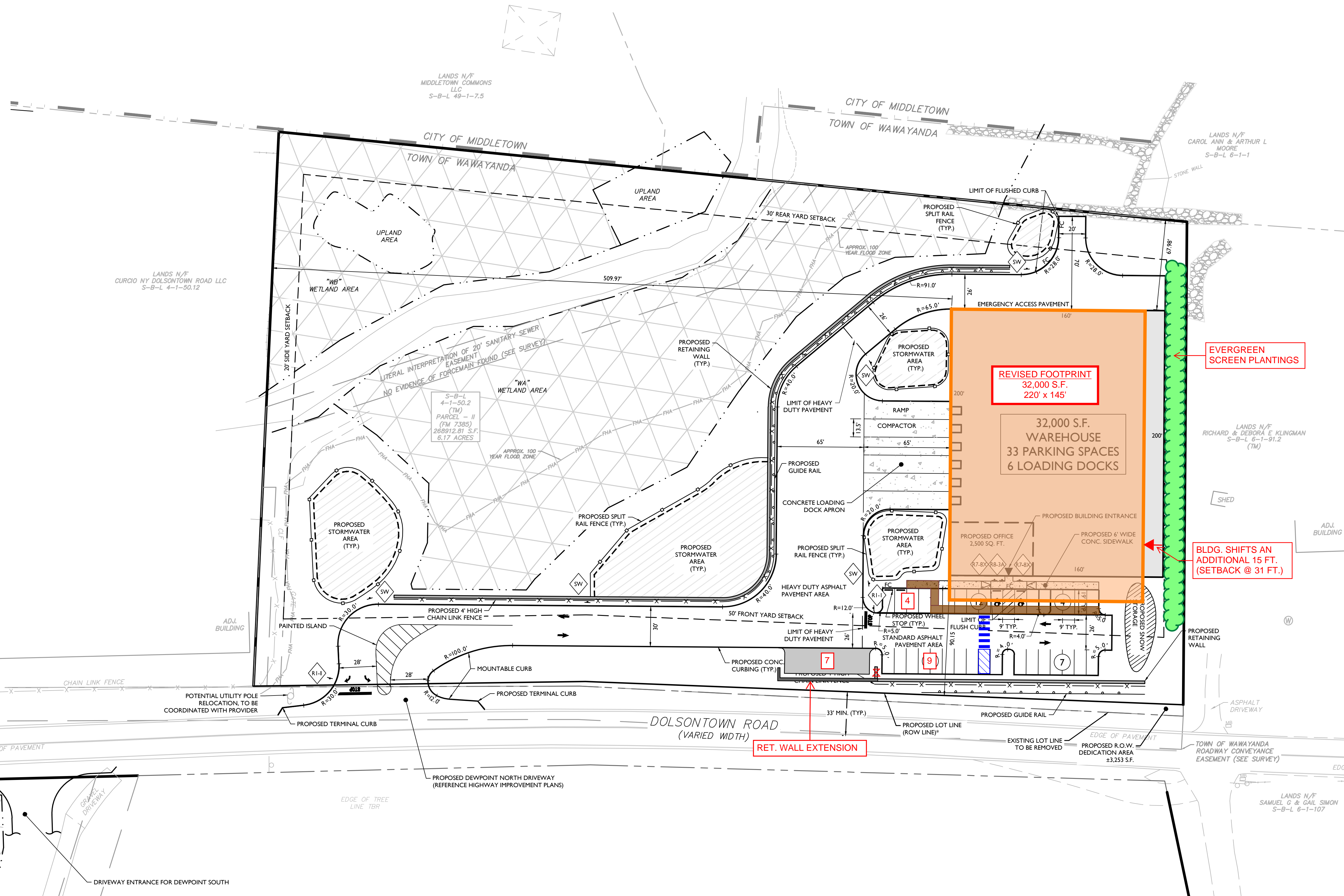
PRELIMINARY SITE PLAN
FOR
DEWPOINT NORTH LLC
SECTION 4
BLOCK 1
LOT 50.2
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

SCALE: AS SHOWN DATE: 01/10/2022 DRAWN BY: MAS CHECKED BY: CDR
PROJECT NUMBER: 20005912A DRAWING NAME: C-LAY1-NRTH

SHEET TITLE: **DIMENSION PLAN**

SHEET NUMBER: **C-300**



SIGN LEGEND:

STOP	(R1-1)
ACCESSIBLE PARKING	(P-80)
NO PARKING	(R-3A)
STORMWATER SIGNAGE	(SW)

LEGEND

EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	10
---	ADA ACCESSIBLE STALL	♿
---	DEPRESSED CURB AND ADA RAMP	HC
---	DIRECTION OF TRAFFIC FLOW	→



TOWN OF WAWAYANDA PLANNING BOARD

NOTE:
*PROVIDE 33' MIN. ROW FROM ROAD CENTERLINE TO RELOCATED PROPERTY LINE. COORDINATE WITH TRAFFIC IMPROVEMENT PLANS.
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.