

July 31, 2024

John Razzano, Chairperson
Wawayanda Planning Board
80 Ridgebury Hill Road
Slate Hill, NY 10973

RDM, Dewpoint North – Dolsontown Road (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,

Below please find our responses to a comment letter received from Robert Hansen, Landscape Architect dated June 24, 2024 and MHE Engineering dated June 26, 2024. The comments have been repeated here for clarity:

Robert Hansen, Landscape Architect:

Comment 1: Add the following to the General Planting note # 17. "Edge planting beds to maintain mulch within the bed and to reduce mulch spreading onto grass areas". It might be good to provide a detail.

Response 1: General note #17 has been revised as requested & the planting details on sheet C-905 have been modified to call out the planting bed edges.

Comment 2: There are 2 groups of shrubs along Dolsontown Road on the right side of the site listed SBAW which does not appear on the plant schedule. I believe it should be Spiraea x Bumalda 'Anthony Waterer.

Response 2: The SBAW plant species is included in the Plant Schedule on the Landscape Plan, refer to sheet C-700.

Comment 3: Add 5 Spruce trees at the east front corner of the building along Dolsontown road.

Comment 3: Five (5) additional Norway Spruces have been proposed along the eastern frontage of Dolsontown Road as requested.

MHE Engineering:

Comment 1: An updated Stormwater Pollution Prevention Plan has been submitted, which is under review by this office.

Response 1: Comment noted. We await any final SWPPP comments.

Comment 2: The project contains wetlands currently not under the jurisdiction of the DEC. Changes to the DEC Wetland Regulations could impact the project in the future.

Response 2: Comment noted. We understand that DEC's proposed new regulations include a grace period for the wetland jurisdiction shift of 2-3 years following the adoption of the new law on January 1, 2025 for projects that have received Planning Board approval. We will continue to follow the development of the regulations,

Comment 3: Extensive retaining walls are provided to allow grading of the site, while minimizing impacts to the on-site wetlands.

Response 3: Comment noted. Retaining walls have been implemented around the site to both lift the building/truck court area above the wetland while minimizing the disturbances and to provide employee parking below the elevation of the adjacent Dolsontown Road within the topographically challenged and environmentally constrained site.

Comment 4: Review of the site by the Jurisdictional Fire Department should be undertaken. An on-site hydrant should be proposed to the area of the aerial fire access point. A Hydrant should be provided in the area of the fire department connection.

Response 4: A response from Terrence Reynolds (New Hampton Fire Chief) via email correspondence provided to the Board on June 26, 2024 indicates the department's acceptance of the site layout. Additional hydrants have been added to the plans as suggested, see sheet C-500.

Comment 5: The plan shows a connection to an existing sanitary manhole. This connection should be evaluated. Connection via a tapping saddle prior to or after the manhole, should be proposed. The internal drop manhole will obstruct access and future maintenance.

Response 5: The sewer connection has been revised as suggested to connect via tapping saddle prior to the manhole in lieu of a drop manhole connection, see plans sheet C-500 & revised detail sheet C-904.

Comment 6: A Stormwater Facilities Maintenance Agreement will be required.

Response 6: Comment noted. The applicant will prepare a SWM agreement upon acceptance of the SWPPP as required. Approval and execution of the agreement will be a condition of the Planning Board's approval which must be completed prior to the final site plans being signed by the Planning Board Chairman.

Comment 7: Project must participate in the Developers Agreement regarding traffic improvements. This project proposes connection to existing utilities in the roadway.

Response 7: As previously discussed with the Planning Board, the applicant will enter into a developer's agreement with the Town that covers the items noted above. Signing a developer's agreement will be a condition of the Board's approval.

Comment 8: It is requested a note be placed on the plans that the building be staked in the field prior to pouring the foundation due to the proximity to the side yard setback. Plot Plan of the stake out should be submitted to the Building Department.

Response 8: The suggested note has been added to the plans, sheet C-600 note 25.

Comment 9: The project is within 500 feet of the municipal boundary. Coordination with the City of Middletown during the 239/Public Hearing process is required.

Response 9: Comment noted. The Planning Board will include the City of Middletown on GML and hearing circulation documents.

Comment 10: Status of the review by the Town's Landscape Architect Consultant should be undertaken.

Response 10: A comment letter received from Robert Hansen, Landscape Architect dated June 24, 2024 has been responded to herein.

Comment 11: The applicants are requested to evaluate the need for a guide rail in the vicinity of the retaining wall paralleling the Town roadway.

Response 11: Comment noted. Guide rail is usually placed 1 foot behind the shoulder edge of pavement and will be included as required on the final roadway improvement design plans.

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



Cory Robinson, P.E.
Project Manager