

April 10, 2024

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

RDM, Dewpoint South – Dolsontown Road (RDM #3)
SBL: 4-1-50.32, 6-1-107 & p/o 6-1-90.24
Town of Wawayanda, Orange County, NY
Colliers Engineering & Design Project No. 20006912E

Dear Chairperson Razzano and Members of the Planning Board,

Below please find our responses to a comment letter received from MHE Engineering dated August 9, 2023. The comments have been repeated here for clarity:

MHE Engineering:

Comment 1: The project is proposing a 169,000 square foot warehouse facility where 125,000 square foot facility was previously proposed. Project now proposes to have 122 passenger vehicle parking spaces with access off Caskey Lane, and existing Town roadway.

Response 1: The application has since been revised based on the proposed abandonment of Caskey Lane and the proposed 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 only and will provide access to both developments.

Comment 2: The plans are currently in a schematic nature. Detailed plans must be submitted for review including stormwater management, grading, landscaping and site development details.

Response 2: Detailed plans have been included with this submission.

Comment 3: Roadway improvements plans for Dolsontown Road should be incorporated into the plan set in the future. Any proposed turning lanes for this project should be identified.

Response 3: Roadway improvements have been displayed on the revised site plan set as requested, and a note was added to the cover sheet to reference and link the project to the roadway improvements.

Comment 4: The access location for the RDM 1081 project should be clearly depicted on the plans.

Response 4: Driveways on the northerly side of Dolsontown Road have been shown on the revised sites plans as suggested.

Comment 5: Plans should be submitted to the Jurisdictional Fire Department for review.

Response 5: We are including an extra copy of our latest submission package including revised site plans for the fire department to review as suggested.

Comment 6: A revised EAF has been submitted. The Planning Board should evaluate the EAF with regards to any potential impacts which were not addressed during the DGEIS for the project when the project was a smaller scale in that document.

Response 6: A revised Long EAF is included with this submission and updated with the current project scope. We have also included a SEQRA comparison chart to outline the changes of the current plan from that reviewed in the GEIS. It is our opinion that the submitted documents demonstrate that the proposed changes do not have any substantial impacts to the currently adopted SEQRA Findings Statement. Of particular concern to the board were the impacts to traffic, and the expansion of the project to include an additional 118,600 square feet generate a marginal increase in peak hour trips that, 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.

Comment 7: The Planning Board should evaluate the stacked truck parking depicted to the rear of the structure.

Response 7: Stacked trailer parking is provided for trailer storage spaces with the understanding that the tenant will handle the logistical coordination and function of these areas as needed.

Comment 8: Resubmission of the plan to Orange County Department of Planning should also be required once detailed plans are submitted.

Response 8: Detailed revised site plans are included in this submission and should be referred by the Town Planning Board to the OC Planning Department for review and comment.

Comment 9: Orange & Rockland Utility Company must comment on the relocation of their easement depicted on the plans.

Response 9: The applicant is seeking feedback from O&R regarding the relocation of the utility easement.

Comment 10: The purpose of the driveway extension to the stormwater ponds and wetland boundary should be addressed.

Response 10: The driveway extension mentioned in the comment is a relocation of the O&R driveway for access to their existing utilities south of the project site.

Comment 11: A 5-acre waiver for stormwater management will be required from the Town Board.

Response 11: Comment noted. The SWPPP indicates the need for the 5-acre waiver which the applicant will seek from the Town Board for this project.

Comment 12: The larger building continues to be proposed at the front yard setback, 50 feet off the revised right-of-way location. Building will be substantially visible based on revised finished floor elevations.

Response 12: The building is located within the applicable setbacks and conforms to the bulk requirements in the Town's Zoning Code. The building will be located in an industrial corridor along Dolsontown Road adjacent or close to other distribution centers. As shown on the revised site plans, landscaping has been added in the 50' ROW to soften and buffer the building from the road.

Comment 13: The existing warehouse moratorium permits the modification to the size of the structure as proposed.

Response 13: Comment noted.

Comment 14: Status of Developers Agreements for the Dolsontown Road projects and the proposed Dolsontown Road improvements, water and sewer extension should be addressed.

Response 14: A meeting was held recently between RDM , the Town's consultants, and Town representatives to discuss the status of the developer's agreements and the construction and funding of various public improvements required to mitigate impacts from the RDM and Marangi projects proposed along Dolsontown Road and evaluated in the GEIS. As discussed at the meeting, all of the applicants with proposed projects discussed in the GEIS for the Dolstontown Road corridor will enter into a joint-developers agreement with the Town covering the construction of these improvements. Pursuant to that agreement, RDM will be solely responsible for permitting, bonding and constructing, at its expense, all of the required improvements for all of these applicants and the Town. RDM will recover its costs for this work based on pro-rata shares paid by these other applicants pursuant to a private cost-

sharing agreement between those parties not involving the Town. Pursuant to the joint- developers agreement, the construction of the improvements must start when a building permit has been issued for the first project covered by the GEIS and the improvements must be completed as may be required by the Town before the first certificate of occupancy is issued for a project covered by the GEIS.

In addition, each applicant will also enter into a separate, site-specific developers agreement with the Town covering all work on its individual project site, which is the Town's standard practice for larger projects. The negotiation and execution of the developers agreements noted above will be included as conditions of all approvals granted for the projects covered by the GEIS for the Dolstontown corridor.

A preliminary draft of the joint developers agreement has been submitted previously to the Town. In addition, our latest submission contains a detailed checklist of all the legal and permitting items required to construct the public improvements covered by the joint-developers agreement. This checklist will be used to finalize the joint agreement. Any feedback from the Town on the checklist would be most appreciated.

Comment 15: The applicants are requested to provide a plan for the original evaluated project under the DGEIS and the current proposed project as a visual display for the Planning Board.

Response 15: We have included an overlay of the GEIS site plan and the current site plan for the Board's reference as suggested.

Comment 16: Detailed plans for any proposed work within the Dolsontown right-of-way must be prepared. Roadway widening at a minimum is depicted. Stormwater management from Caskey Lane should also be addressed.

Response 16: Detailed roadway improvement plans have been prepared and were submitted to the Town for review in December 2023. As part of the current project, 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. Accommodations have been made in the SWPPP for Dewpoint South to treat this pavement removal as redevelopment area as part of the overall development of that project.

Comment 17: The Highway Superintendent's comments on the proposed use of Caskey Lane by the two warehouse facilities should be addressed.

Response 17: The Town Highway Superintendent may wish to comment on the proposed abandonment and removal of Caskey Lane, a Town road. Any such

comments could be provided to the Town Board as part of the proposed abandonment process as part of this project.

Comment 18: Additional review will be undertaken once detailed plans have been prepared.

Response 18: Comment noted. Detailed revised site plans have been provided with this submission.

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



Cory Robinson, P.E.
Project Manager