

June 12, 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 April 24, 2024. The comments have been repeated here for clarity:

MHE Engineering:

Comment 1: Status of Caskey Lane with the Town of Wawayanda Town Board should be addressed.

Response 1: The abandonment of Caskey Lane was discussed at the 5/2/24 Town Board meeting. We understand that the Board started a 30-day permissive referendum period which will end on or about 6/1/24 after which the Town Board can finalize the abandonment. Finalizing the abandonment of Caskey Lane 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 2: Status of Developers Agreement for utilities and traffic improvements within Dolsontown Road should be addressed.

Response 2: 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 3: Size of the water main within Dolsontown Road should be identified.

Response 3: The existing 12" watermain in Dolsontown Road has now been labeled as such on sheets C-200 and C-501-502 on the site plans as suggested.

Comment 4: Revised SWPPP's are under review by this office.

Response 4: Comment noted. We await any final SWPPP comments.

Comment 5: Compliance with Fire Code Aerial Access should be identified on the plans.

Response 5: The site plans comply with the NYS Fire Code. Compliance with the Fire Code's Aerial Access has been identified on the plans as requested. Also, the plans were submitted to the jurisdictional fire department. The department provided a memo dated 5/15/24 indicating that it had reviewed the plans and had no issues of concern for this project.

Comment 6: A hydrant should be provided within 100 feet of the FDC connection.

Response 6: The FDC connection location has been revised to be within 100 feet of a hydrant, as requested.

Comment 7: A Stormwater Facilities Maintenance Agreement must be executed.

Response 7: 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 8: A 5- Acre Waiver must be issued by the Town Board for the project.

Response 8: Comment noted. The applicant will request the waiver from the Town Board after the SWPPP has been approved by the Town Obtaining the 5-acre waiver will be a condition of the Planning Board's approval which must be satisfied prior to the final site plans being signed by the Planning Board Chairman .

Comment 9: The water valve chamber should be submitted to the Town's contract operator for review.

Response 9: The Town's water operator, Aquablue, has reviewed and approved the proposed water system design plans including the water valve chamber. Please see the email dated 6/4/24 from Dakota Guerriera from Aquablue which has been provided to the Planning Board.

Comment 10: Water flow and pressure analysis for the potable and fire suppression water should be provided.

Response 10: Comment noted. The availability of fire flow will be provided and reviewed as part of the OCDOH watermain extension permit, and sprinkler system flows will be reviewed as part of the building permit application process. Based on nearby warehouse developments previously approved by the Town with similar square footage and connection points (1081 Dolsontown Rd) we do not anticipate any fire flow issues.

Comment 11: The loading dock area should be addressed as a stormwater hotspot with.
[incomplete comment].

Response 11: This comment appears incomplete. Nevertheless, the loading dock area has been addressed as a hot spot in the SWPPP. Specifically, hotspot runoff has been accounted for in the project's stormwater management design by using bioretention facilities to treat runoff from hotspot areas as allowed by the DEC stormwater design manual.

Comment 12: The need for cross grading easements between this site and the site located to the east should be addressed. Grading improvements cross the proposed property lines.

Response 12: Comment noted. Providing cross grading easements to be reviewed and approved by the Town will be condition of the Board's approval.

Comment 13: Access and Maintenance Agreements for common access roads should be provided.

Response 13: Comment noted. Providing access and maintenance agreements for the shared driveway to be reviewed and approved by the Town will be condition of the Board's approval.

Comment 14: Status of Town's Landscape Architect review should be addressed.

Response 14: The project's landscape plans were submitted to the Town's landscape consultant as part of the 4/10/24 submission package to the Planning Board. The consultant provided an approval letter dated May 20, 2024 for the project's landscaping which has been provided to the Planning Board. Because the landscape design plan has been modified since the consultant's approval, we understand the plan will be provided to the consultant for further review. The revisions to the landscape plan incorporate additional landscape screening to the prior design, therefore we do not anticipate any issues with the revised plan.

Comment 15: County 239 review is required for revised plans.

Response 15: Comment noted. The project application materials have not yet been sent to the County Dept. of Planning for a recommendation as required by State law. We anticipate the current submission materials are ready to be circulated to the County for review as required.

Comment 16: Appropriate traffic control signage should be provided identifying access to the site.

Response 16: Additional directional signage has been provided on the site plans sheets C-301 & C-302 to clarify that trucks and office #1 traffic must utilize the western

entrance drive, and office #2 traffic must use the eastern shared driveway, as suggested.

Comment 17: Jurisdictional Fire Departments comments regarding revised plans should be received.

Response 17: See response to comment #5 above.

Comment 18: Timing of development of all access points should be addressed.

Response 18: The adjacent Simon warehouse (RDM#6) is nearing the end of the site plan approval process and is expected to be built first. At that time, the shared access driveway will be constructed as part of the Simon project leaving a connection point for this project to utilize.

Comment 19: Revised Traffic Study supporting the increase in square footage of the structure from the original 125,000 square foot analyzed in the DGEIS to the current 243,600 square foot should be submitted to Ken Wersted's office to review.

Response 19: A follow-up letter dated May 28, 2024, assessing the potential traffic impacts from the increased building size has been included with this submission and should be distributed and reviewed by the Planning Board and its consultants, including Ken Wersted. The letter concludes that the proposed expansion is not anticipated to create any significant new traffic impacts beyond those already evaluated and mitigated in the GEIS and, thus, will not significantly impact the overall operation of the roadway network.

Comment 20: Construction within the O&R Electric and Gas easement should be addressed.

Response 20: A portion of O&R's existing gravel access drive to its powerlines is not located within the current easement area. To clean this up, the site plans propose to slightly relocate and improve the access drive, and to amend the existing O&R easement to set forth the exact location of the access drive. RDM is in the process of obtaining the required amended easement from O&R. This comment and response was discussed with the Planning Board during its 4/24/24 meeting.

Comment 21: We continue to have a concern regarding the larger building being constructed at the 50 foot setback line.

Response 21: Based on comments received from the Planning Board, RDM has revised the project plans and related documents to enhance the aesthetic appearance of the building and/or minimize certain visual concerns expressed by the Board with a variety of mitigation measures. A list of those mitigation measures is set forth in the cover letter accompanying this submission and not repeated here.

Comment 22: The Planning Board Attorney's comments regarding need to re-circulate the site specific Long Form EAF, based on project changes in excess of approximately 120,000 square feet should be received. The need to adjust the previously issued findings should also be discussed.

Response 22: **Comment noted. If necessary, the revised EAF could be referred under SEQRA to the NYSDOT for the minor traffic delays related to the building expansion; to the US Army Corps for the very minor increase in wetland disturbance; or to the NYSDEC for the small increase in sewer flows and the need for a related NYSDEC permit. It should be noted that all of these agencies will continue to review this project as part of their normal approval process. In addition, the Town departments will continue to review and comment on this project as part of the Planning Board's normal review process.**

Comment 23: Health Department approval for watermain extension with hydrants is required within the site.

Response 23: **The applicant is in the process of preparing and submitting design plans to the OCDOH for the approval of the water main extension with hydrants. OCDOH approval for the watermain extension will be a condition of the Planning Board's approval.**

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



Cory Robinson, P.E.
Project Manager