

July 31, 2024

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

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

Dear Chairperson Razzano and Members of the Planning Board ,

The Applicant, Dewpoint North LLC, is seeking site plan and special use approvals for this project. This project was subject to a comprehensive SEQRA review in the GEIS conducted for four other projects along Dolsontown Road. Since the FGEIS was completed and SEQRA Findings Statement adopted for this project, RDM has made some further adjustments to the site layout to further mitigate the visual concerns expressed by the Board. These adjustments include: (1) increasing the side yard setback by 15 feet from 16 feet to 31 feet, where 15 feet minimum is required, to create additional landscaped berm area for screening from the adjacent property; and (2) adjustment of the employee parking area along the frontage to increase setback from the parking lot to Dolsontown Road.

The building is located along Dolsontown Road in the MC-1 zoning district (which permits warehouses) and will be next to at least four other warehouses along the road in this growing commercial corridor. The building fully complies with the Town's zoning code including the setbacks. The Final Generic Environmental Impact Statement (FGEIS) adopted by the Planning Board on March 8, 2023, contemplated a project consisting of a warehouse/distribution facility, 32,000 square feet in size with a single driveway to Dolsontown Rd. The revised site plans maintain the project's general layout as discussed in the FGEIS.

Included with this submission are a set of revised site plans containing the changes described above.

Below, we have included updated SEQRA comparison chart comparing the project reviewed during the GEIS process and the latest site design.

We look forward to discussing the revised site plans and related application materials at the next available Planning Board meeting.

Dewpoint North (RDM #4)

<b>Project SEQRA Comparison Chart (Dewpoint North (RDM #4))</b>			
Component	Dolsontown GEIS Project (March 2023)	Revised Project (June 2024)	Change
Lot Size	6.17 acres	6.09 acres	Decreased by 0.08 acres (for ROW dedication)
Total Land Disturbance	3.50 acres	3.75 acres	Increase of 0.25 acres
ROW Dedication	3,253 sq. ft.	3,253 sq. ft.	None
Building Size	32,000 sq. ft.	32,000 sq. ft.	None
Impervious Surface	2.0 acres	1.9 acres	Decrease of 0.1 acres
Revegetated Surface	1.50 acres	1.85 acres	Increase of 0.35 acres
Driveway Access	1 vehicular & truck to Dolsontown Rd	1 vehicular & truck to Dolsontown Rd	None
Parking Spaces	35	28	Decrease of 7
Truck Loading Docks	6	6	None
Trailer Storage	0	0	None

Sincerely,

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



Cory D. Robinson, P.E.,  
Project Manager