

Narrative Summary

To: Town of Wawayanda Planning Board
From: Colliers Engineering & Design
Parcel Info: Tax Lot: 4-1-50.2, Town of Wawayanda, Orange County New York
Date: April 15, 2021
Project No.: 2006912A Dewpoint North

Colliers Engineering & Design, has developed the attached Planning Board Application documents, including an Outbound & Topography Survey and Sketch Site Plan for the above referenced parcel. The existing parcel is approximately 6.17 acres in size, has frontage along Dolsontown Road to the south and the adjacent parcel to the west is a self-storage facility. The parcel is currently undeveloped with a mixture of woodlands and wetlands. The site contains approximately 2.03 acres of Federal Wetlands. As part of the project, proposed 2,650 square feet (0.06 Acres) of wetland area is to be removed. The applicant will submit a Preconstruction Notification to the Army Corps of Engineers for confirmation on jurisdiction and permission of filling. The parcel is within the Town's Sanitary Sewer District #1 and Water District #1. The project is within the Town of Wawayanda MC-1 (Mixed Commercial) zoning district.

The applicant, CSG PA Holdings LLC (the "Applicant"), is in the process of acquiring the site from its current owners, Dewpoint LLC for development. The proposed project consists of the construction of a 32,000 square foot warehouse/distribution facility along with associated site stormwater & utility improvements. Within the MC-1 (Mixed Commercial) zoning district, a "Warehouse, storage and distribution facilities" use requires a special use permit subject to site plan approval by the Planning Board. Other associated site improvements include 35 vehicle parking spaces & 6 loading docks. The lot has a proposed driveway entrance on Dolsontown Road suitable for vehicular and truck access to the facility. A lot line adjustment is also proposed as part of this project which will dedicate approx. 3,253 sq. ft. of the current parcel to the Dolstontown Road Right-of-Way (ROW) and create a minimum 66' wide ROW across the frontage.

The warehouse facility proposes water (potable & fire protection) and sanitary sewer service connections to the adjacent Town mains within Dolsontown Road. The project is anticipated to generate a water and sewer demand of approximately 480 GPD.

The project is estimated to require approximate 3.5 acres of site disturbance and requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will be designed in accordance with the Town and NYSDEC requirements to provide stormwater management/mitigation for water quantity and water quality.

At this time the Applicant is seeking further discussion with the Town of Wawayanda Planning Board for this proposed project.