

---

December 1, 2023  
Via Hand Delivery

Town of Cornwall Planning Board  
Building Department  
183 Main Street  
Cornwall, NY 12518

Attn: Diane Hines  
Asst. to Building Inspector

**RE: Treetop Development  
Cornwall Logistics, LLC  
Warehouse Facilities  
Section 9, Block 1, Lot 25.22  
US Highway 9W  
Town of Cornwall  
Orange County, NY  
DEC# 2803-99-012  
Planning Board Project# 2022-04**

Dear Ms. Hines,

On behalf of the Applicant, Cornwall Logistics, LLC, enclosed please find the following documents for the above referenced project:

- Seven (7) fully collated copies of the Draft Environmental Impact Statement, prepared by our office, dated January 2023, last revised November 2023, with all Appendix items (including reports and plans prepared under separate cover);
- Four (4) copies of the Draft Environmental Impact Statement, prepared by our office, dated January 2023, last revised November 2023, including the narrative only;
- One (1) separate signed and sealed copy of the Preliminary and Final Site Plan Drawings, prepared by our office, dated 01/18/2023, last revised 11/09/2023, for Kristen O'Donnell; and
- One (1) electronic version of all aforementioned documents via Drop Box.

Furthermore, below please find an itemized response to address the comments set forth in the following:

- Planner Review Letter #3, prepared by Kristen O'Donnell, dated 11/01/2023;
- Engineering Technical Review Letter #3, prepared by Shawn E. Arnott, P.E., Engineer for the Planning Board, MHE Engineering, D.P.C., dated 11/06/2023;
- Fire Safety Technical Review Letter #3, prepared by Mark Skellett, Project Manager, MHE Engineering, D.P.C., dated 11/14/2023;
- Stormwater Pollution Prevention Plan Review Letter #3, prepared by Jeremy Valentine, Project Manager, MHE Engineering, D.P.C., dated 11/14/2023; and
- Traffic Draft Environmental Impact Statement Review Letter #3, prepared by Philip Greal, Ph.D., P.E., Geographic Discipline Leader, Colliers Engineering & Design CT, P.C., dated 11/03/2023.

**Planner Review Letter #3, prepared by Kristen O'Donnell, dated 11/01/2023**

1. The Applicant will comply as required and distribute copies of the DEIS to the required agencies.
2. The Applicant will comply as required with applicable notice requirements.

**Engineering Technical Review Letter #3, prepared by Shawn E. Arnott, P.E., Engineer for the Planning Board, MHE Engineering, D.P.C., dated 11/06/2023**

1. Section III.E.3.b (Pages 167-168) has been revised to include a discussion identifying the scope of potential vibration monitoring to supplement the locations identified on the enclosed Potential Blasting Monitoring Plan.
2. Section III.F.1.d (Pages 172-173) has been revised to identify the current Stormwater SPDES General Permit (GP-0-20-001).
3. Section III.F.1.g (Pages 186-188) was previously revised to include a discussion of the Town of New Windsor's potable water supply system including the Butterhill Wells and Butterhill Filtration Plant. Additionally, Section III.F.2.h (Pages 192-193) includes a discussion regarding the potential impacts of the Proposed Project on the Town of New Windsor's potable water supply system. The section details that there are no private or public wells located on-site, however there are three (3) groundwater wells located approximately 500-1,500 feet from the Site's property boundary. Due to the fact that there are no private wells proposed nor will any be drilled on site, and the Moodna Creek intervenes between the project site and the Butterhill Wells, there are no anticipated negative impacts to the Town of New Windsor's potable water supply system.
4. As seen in Appendix Items T and U of the DEIS, correspondence with Central Hudson Gas & Electric Corp. has indicated that gas and electric services will be made available for the Project Site. At this time, the Applicant has provided Central Hudson with the approximate demands and loads anticipated for the Proposed Project, however specific determinations regarding the potential need for offsite upgrades will be determined by Central Hudson during the current application review process. Should upgrades be required, it is confirmed that Central Hudson will coordinate

the design of these upgrades, and the Applicant will comply with payments as invoiced through the tariff to New York State. The Applicant will continue to correspond directly with Central Hudson to determine the necessity for upgrades to the current utility infrastructure. Additionally, Section III.I.2.c (Pages 209-211) has been revised to include a discussion on alternative gas utility connections if deemed necessary.

5. Section III.I.2.c (Pages 209-211) has been revised to include a discussion on alternative gas utility connections should the anticipated approach not be feasible.
6. Information, no response required.
7. Information, no response required.

**Fire Safety Technical Review Letter #2, prepared by Mark Skellett, Project Manager, MHE Engineering, D.P.C., dated 11/14/2023**

1. The results of the hydrant flow test have been included as Appendix R of the DEIS for reference. As indicated in the DEIS narrative, the fire flow calculations and method of compliance (in accordance with Section 507.3 of the 2020 Fire Code of NYS) will be prepared and provided by the Applicant's MEP.
2. The enclosed Site Plan drawings have been revised to provide fire apparatus roads within 150 feet of all portions of each proposed building per applicable 2020 Fire Code of NYS requirements.
3. The enclosed Site Plan drawings have been revised to provide dead-end fire apparatus roads which are compliant with applicable 2020 Fire Code of NYS requirements.
4. The enclosed Site Plan drawings have been revised to provide dead-end fire apparatus roads which are compliant with applicable 2020 Fire Code of NYS requirements.

**SWPPP Review Comments, prepared by Jeremy Valentine, Project Manager, MHE Engineering, D.P.C., dated 08/04/2023**

1. Information, no response required.
2. The Applicant acknowledges that the following items shall be resolved in subsequent reviews:
  - a. The SWPPP shall be revised to be in compliance with the current NYSDEC Stormwater Design Manual.
  - b. Subsequent submissions shall include a draft of the NOI with all relevant project information.
  - c. Existing and proposed conditions drainage area boundaries shall clearly be defined by the watershed boundaries rather than the property boundaries.
  - d. Additional treatment for the areas considered to be hotspot runoff shall be provided prior to infiltration SMPs.

**Traffic Draft Environmental Impact Statement Review Letter #3, prepared by Philip Grealy, Ph.D., P.E., Geographic Discipline Leader, Colliers Engineering & Design CT, P.C., dated 11/03/2023**

1. Information, no response required.

2. Information, no response required.
3. The Applicant acknowledges that a submission to NYSDOT and OCDPW for the proposed signalization of US Route 9W Ramps and Quaker Avenue (CR 107) will be made during the final design phase.
4. Information, no response required.
5. Information, no response required.
6. Information, no response required.
7. Information, no response required.
8. Information, no response required.
9. Other Recommendations for Completeness:
  - 3.c. The Applicant acknowledges that Right-of-way acquisitions will take place under the final design phase.
  - 3.d. Information, no response required.
  - 3.e. Information, no response required.
  - 3.h. Information, no response required.
  - 3.i. Information, no response required.
  - 3.j. The Truck Turning Exhibits have been added to the enclosed Preliminary and Final Site Plan drawings.
4. The enclosed DEIS Traffic Impact Study and DEIS have been revised to include a discussion regarding capacity analysis. While actual trips associated with the construction of the Project Site are unknown at this time, they were estimated using a similar land use and number of employees as the independent variable. Construction personnel and construction truck trips were added to the No Build conditions to assess the impact of the site construction. The delays are generally consistent with the No Build conditions; therefore, construction related traffic is not anticipated to be significant.

A full discussion of the construction traffic is included in the DEIS Traffic Impact Study, starting on Page 74. The full analysis and results are included in Appendix H of same.

The Applicant acknowledges that NYSDOT will review the potential full movement driveway at the south location as part of their technical review.
10. The Applicant acknowledges that Right-of-way acquisitions will take place under the final design phase.

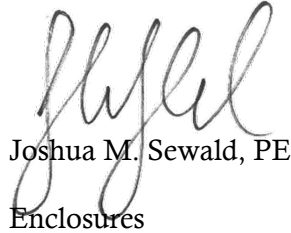
11. Other Comments to Be Addressed:

- Information, no response required.
- Information, no response required.
- The enclosed DEIS Traffic Impact Study and DEIS have been revised to include a discussion regarding capacity analysis. While actual trips associated with the construction of the Project Site are unknown at this time, they were estimated using a similar land use and number of employees as the independent variable. Construction personnel and construction truck trips were added to the No Build conditions to assess the impact of the site construction. The delays are generally consistent with the No Build conditions; therefore, construction related traffic is not anticipated to be significant.
- The proposed truck restriction for Forge Hill Road (CR 74) was added to the Executive Summary in the enclosed DEIS Traffic Impact study (Page 4).


Should you have any questions or require additional information at any time, please do not hesitate to contact the undersigned.

Sincerely,

**DYNAMIC ENGINEERING CONSULTANTS, PC**



Joshua M. Sewald, PE  
Enclosures



Ryan D. McDermott, PE

cc: Reuben Twersky (via Newforma)  
Lucia Chiocchio, Esq. (via Newforma)  
Alec Gladd, Esq. (Via Newforma)  
Corey Chase, PE (via Newforma)  
Stacey Jensen, PE (via Newforma)  
Francis Van Cleve, PE (via Newforma)  
Greg Fleischer, PWS (via Newforma)  
Kelly DeGuzman (via Newforma)  
Jim Wyatt (via Newforma)  
Mike Bontje (via Newforma)  
Taylor Sturm (via Newforma)