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January 25, 2022

BY HAND DELIVERY

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

Re: Treetop Planned Industrial Development Project
Special Use Permit and Site Plan Applications
Applicant: Cornwall Logistics, LLC (a/k/a Treetop Development)
Owner: Cornwall Commons, LLC
Site: 2615 US Route 9W, Cornwall, New York (Section 9, Block 1, Lot 25,22)

Dear Chairman Novesky and Members of the Planning Board:

On behalf of our client, Cornwall Logistics, LLC (a/k/a Treetop Development) (Applicant) (Treetop), we are pleased to submit this letter and enclosures as their Application for a Special Use Permit and Site Plan approval to develop a Planned Industrial Development (PID) at the above-referenced Site with Class A Modern Warehouse Facilities. Treetop is contract-vendee of the Site, which is owned by Cornwall Commons, LLC. Treetop is eager to begin discussing and reviewing its exciting Project with the Planning Board.

THE SITE

The Site is an approximately 197.7-acre parcel with frontage on U.S. Route 9W. The Site is predominantly undeveloped woodland that wraps around an approximately 35-acre parcel that also has frontage on Route 9W to the southeast. The Site also abuts residential development to the south and the Town of New Windsor boundary to the north.

As shown in the enclosed project drawings prepared by Dynamic Engineering, last revised September 9, 2021, a majority of the Site is classified in the PCD (Planned Commercial Development) zoning district with the balance classified in the HC (Highway Commercial) zoning district. The Site is characterized by wetland areas mainly in the western portions of the Site as delineated in the enclosed Project drawings. The wetlands delineation as shown is based on a field delineation performed in 2021.

Currently, the Site owner, Cornwall Commons, LLC maintains approvals issued by the Town Board and Planning Board in June and September 2005 and Conditional Final Subdivision



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Approval in March 2012 for a 10-lot Planned Adult Community project known as Cornwall Commons. The Cornwall Commons project consisted of:

- 490 residential units consisting of 65% non-age-restricted and 35% age-restricted in a mix of single-family units; townhouses and multi-family units
- 45,000 sq. ft. retail shopping center
- 14,500 sq. ft. high turnover restaurant
- 50,00 sq. ft. office building
- 80-room hotel
- 70 bed congregate care facility

Cornwall Commons also included additional amenities such as a club house, pool, tennis courts and walking trails. Lots 1 through 9 included the commercial uses and Lot 10 included the residential units.

As you may recall, this Board has extended the Cornwall Commons Conditional Final Subdivision approval since issuance in 2012 with the most recent extension granted last month to August 1, 2022.

The zoning classification of the Site was amended by the Town in 2020 from the PRD (Planned Residential Development) zoning district to the PCD and HC zoning districts (as noted above). It is our understanding that the purpose of amending the zoning district of the Site to PCD was to encourage commercial development, such as Treetop's proposed Project.

TREETOP'S PROJECT

Treetop proposes to develop the Site as a PID consisting of five (5) Class A modern warehouse buildings totaling approximately 2,053,593 SF in gross floor area. The Project includes two access points along Route 9W along with associated parking, loading, driveways, stormwater management facilities, lighting, landscaping and other related site improvements. The warehouse buildings will operate by virtue of receipt of goods, storage, distribution and order fulfillment with an office and customer service function, including potential returns and pick-up. Details of the Project, including the layout of the five (5) warehouse buildings and parking and loading areas are shown on the enclosed Project drawings.

The five (5) warehouse buildings include:

- An approximately 794,850 sq. ft. building in the northern portion of the Site;
- An approximately 615,880 sq. ft. building in the center of the Site;
- An approximately 220,982 sq. ft. building in the southern portion of the Site;
- An approximately 276,500 sq. ft. building in the southwest portion of the Site; and
- An approximately 145,381 sq. ft. building in the western portion of the Site.

The smaller buildings are located in the areas where adjacent properties are classified in the SR-1 zoning district to minimize impacts to those adjacent areas. Traffic impacts to these adjacent



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areas are also mitigated by the fact that the Site has frontage on Route 9W so that trucks and other vehicles can access the Site via a highway and avoid local roadways.

Subsequent submissions will include architectural elevations that will depict the warehouse building design. Treetop is committed to an architecturally-pleasing design and avoids the “tin can” warehouse look.

Treetop is also committed to environmental sustainability and will incorporate green building measures into the Project.

TOWN APPROVALS REQUIRED

Pursuant to the Zoning Code Table of General Use Regulations for the PCD District, PIDs are permitted by Special Permit in the PCD Zoning District. PIDs are defined as:

“a building or group of buildings and accessory structures and uses thereto designed and managed as a unit containing a variety of industrial, manufacturing, research and office facilities.” Zoning Code Section 158-3.

This includes general warehousing as an industrial use. (Please see the Building Inspector’s November 15, 2021 clarification included in Exhibit B.)

For the balance of the Site that is located within the HC zoning district¹, Treetop will petition the Town Board per Zoning Code Section 158-43 to amend the Zoning Map to re-map the entire Site within the PCD zoning district.

Upon re-mapping the Site to PCD, Treetop will seek final Special Use Permit and Site Plan Approval from the Planning Board for the Project.

In addition, Treetop will seek an area variance for the height of the warehouse buildings which are proposed to be 44’ in height where a maximum height of 40’ is permitted in the PCD zoning district per the Zoning Code Table: Bulk Requirements – Nonresidential Districts. The Project otherwise complies with all other Bulk Requirements such as minimum lot area, setbacks, maximum permitted development coverage, maximum permitted building coverage and maximum permitted FAR.²

The enclosed long Environmental Assessment Form (EAF) identifies required approvals from other agencies including the NYS DOT, NYS DEC and US ACOE.

¹ It is noteworthy that businesses which combine office space with a warehouse or center for distribution of products are a permitted use in the HC zoning district.

² Treetop will be seeking a Planning Board parking waiver pursuant to Zoning Code § 158-16.A(7)(C).

APPLICATION MATERIALS

In addition to Project drawings for the Planning Board’s consideration, the Treetop team prepared a long Environmental Assessment Form (EAF) and a Traffic Impact Study. In addition, the EAF includes a comparison of the potential impacts of the Treetop Project with the impacts identified in the EAF for the Cornwall Commons residential and commercial development project. As noted therein, some impacts are similar given the characteristics of the Site, such as grading and wetland areas. However, due to the nature of the proposed warehouse use as compared to a residential subdivision, other impacts, such as trip generation and utility demand, will result in significantly less impacts:

	CORNWALL COMMONS	TREETOP PID	% CHANGE
Traffic (Total Trips)	598 (AM peak) 831 (PM peak) 1,429 (total)	374 (AM peak) 385 (PM peak) 759 (total)	- 37.5% - 54% - 47%
Water/Sewer Demand	157,250 gpd	+/- 24,000	- 85%
Residential Units	490	0	-100%
Parking Spaces	1,943	586	-70%

The enclosed materials also identify areas of additional analysis that will be conducted as the Project details are developed. These include, but are not limited to: grading; stormwater design; provision of electric, water and wastewater utilities; and additional analysis and studies to be conducted as required for this Project.

In support of Treetop’s Applications, please find enclosed 15 copies of the following:

- Exhibit A:** Application Form and Letter of Authorization from Cornwall Commons, LLC.
- Exhibit B:** November 15, 2021 Building Inspector Clarification.
- Exhibit C:** Long Environmental Assessment Form with a comparison of Treetop’s Project and the Cornwall Commons Project, dated January 2022.
- Exhibit D:** Traffic Impact Study prepared by Dynamic Engineering, dated January 24, 2022.

Also enclosed are Project drawings prepared by Dynamic Engineering last revised September 9, 2021 as well as three checks for the \$500 application fee; \$1,500 Special Use Permit and Site Plan initial escrow; and \$5,000 for SEQRA.



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We look forward to discussing Treetop's Project with the Planning Board and respectfully request placement of Treetop's Applications on the February 7, 2022 agenda for discussion and the Planning Board's declaration of its intent to act as SEQRA Lead Agency. With this submission, Treetop also requests that the Planning Board and Town engage its consultants to begin their review of Treetop's Applications.

In the interim, should the Planning Board or Town Staff have any questions, please do not hesitate to contact the undersigned.

Thank you for your consideration of this information.

Very truly yours,

A handwritten signature in blue ink that reads 'Lucia Chiochio'. The signature is written in a cursive, flowing style.

Lucia Chiochio

Enclosures

cc: Supervisor Joshua T. Wojehowski and Members of the Town Board
Chairperson Lenora Ransom and Members of the Zoning Board of Appeals
Dominic Cordisco, Esq., Planning Board Attorney
Stephen J. Gaba, Esq., Town Board Attorney
Treetop Companies
Ryan D. McDermott, P.E., Dynamic Engineering
Alec Gladd, Esq., Cuddy & Feder LLP