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Wawayanda Planning Board
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Electronic Submission Re: Comments on Dolsontown Corridor Draft Generic Environmental Impact Statement

Dear Members of the Town Planning Board,

I write to comment on the Dolsontown Corridor Draft Generic Environmental Impact Statement, completed on April 27, 2022. Following the June 8 public hearing, in which a member of my staff was present, it became evident that this proposal required greater scrutiny. To that end, having met with community stakeholders, reviewed project documents, and considered the impacts of this proposal, it is clear this proposal ought to be opposed for the following reasons.

The five plots encompassed in this proposal - Dewpoint North, Dewpoint South, Dolsontown East, Simon Business Park, and Dom-Mar Transfer & Recycling Facility - should be assessed individually and as a combined development, to ensure understanding of and adequate planning for their full scope. Reference to and interchangeable use of the term "development" throughout the report, without distinguishing which properties are being cited, that of other nearby proposed developments, or one of the five DGEIS properties, requires clarity. These crucial elements alone are reason enough to reject the current proposal on the merits of uncertainty and unaccountability.

Furthermore, the traffic study concludes little to no impact whilst stating that improvements will be needed. In addition to the obvious widening of Dolsontown Road, additional roadway and signal improvements should be made by the developer in an effort to mitigate the obviously consequential added traffic. Maintenance of existing speed limits, coordinated operation of

intersection signals, designation of queuing lanes, and weight bearing capacity improvements must also be considered.

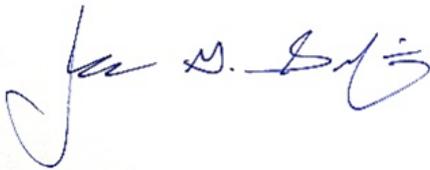
Due to the sensitive nature and crucial importance of proper waste management, it is pertinent that the details pertaining to the Marangi Solid Waste Transfer Station are clearly set forth. The current proposal severely lacks critical design detail, presents inconsistencies, or omits information entirely. Elements of the transfer station including capacity, expected throughput, and materials to be handled remain unclear, negating the conclusive results of the DGEIS as it pertains to this plot specifically, as well as that of the combined development.

The provided stormwater management provisions further reflect the need to assess the cumulative impacts of all proposed facilities; instead, they currently outline only separate pollution prevention plans. This proves inadequate when contemplating downstream flooding along Monhagen Brook, identified on the FEMA Flood Insurance Rate Map as an extensive flood site, impacting buildings and roadways within the City of Middletown, as well as the Brook's surrounding habitat. Further, the DGEIS states the nearest surface waterbody is a stream, however, the site plans illustrate that the wet ponds will discharge to wetlands. Additionally, it states the project will not disturb soils within 100 feet of a wetland despite the site plan clearly reflecting that it will. These preliminary inconsistencies are alarming.

In conclusion, the DGEIS deficiencies illustrate unsustainable commercial and industrial growth that threatens the environment and local infrastructure of the town and neighboring municipalities.

I respectfully urge you to consider the negative impacts outlined above, and reject this proposal. If I can provide any further information, please do not hesitate to reach out.

Sincerely,



James Skoufis
Senator, 39th District