

January 17th, 2024

HARRIS BEACH PLC
ATTORNEYS AT LAW

445 HAMILTON AVENUE, SUITE 1206
WHITE PLAINS, NY 10601
(914) 683-1200

DARIUS P. CHAFIZADEH
PARTNER
DIRECT: (914) 683-1212
FAX: (914) 683-1210
DCHAFIZADEH@HARRISBEACH.COM

VIA E-MAIL AND BY HAND

Chairman Richard Gandon
Village of Suffern
Planning Board
Village Hall
61 Washington Ave
Suffern, New York 10901

**Re: Proposed Industrial Park for Warehousing and Logistics Center
25 Old Mill Rd., Suffern, NY 10901 (the “Property”)
Site Plan Approval/Planning Board Waiver/Special Permit Application**

Dear Chairman Gandon:

This firm represents IV2 Rockland Logistics Center LLC (the “Applicant”) in its application to develop an industrial park for a warehousing and logistics center on the above-referenced Property (the “Project”). We submit this letter along with the submission of the Applicant’s consulting engineers Dynamic Engineering Consultants PC (“Dynamic”).

The Applicant submits this letter along with the accompanying letter and plans prepared by Dynamic Engineering in further support of its site plan application and in support of its request for a special permit pursuant to Village of Suffern Code § 266-17. Since the Property is in the Village of Suffern Floodplain District and because a portion of the proposed parking lot is to be situated within the 100-year floodplain – designated as FEMA Mapping as Zone AE (100-year flood plain), the Project will require a Floodplain District Special Permit from the Planning Board pursuant to Suffern Code § 266-17, *et seq.* A copy of the Special Permit application is attached hereto.

Please note that the Applicant completed the SEQRA process before your Board which culminated in the issuance of a SEQRA Findings Statement on December 13, 2023.

THE PROPERTY

The property, formerly the site of Novartis, is located within the Village’s Planned Light Industrial District (the “PLI District”) and includes three parcels of land commonly referred to as 25 Old Mill Road, Suffern, NY, and designated on the Village of Suffern and Town of Ramapo tax maps as (1) Section 55.22, Block 1, Lot 1, and (2) Section 55.37, Block 1, Lot 31 and designated on the Village of Montebello tax maps as (3) Section 55.06, Block 1, Lot 1 -- the Property.

SUMMARY OF REDEVELOPMENT PROJECT

The proposed lot has a total area of 7,033,324 SF (161.46 Ac.) and currently consists of an existing pharmaceutical corporation/industrial park previously owned by Novartis with

surrounding undeveloped wooded area and brushlands of steep slopes. The existing industrial property includes a pond, parking facilities, lighting and other site amenities. The property is located within two municipalities, the Village of Suffern and the Village of Montebello.

The proposed site improvements will be located solely in the Village of Suffern. The project includes the construction of three (3) industrial warehouse buildings, with associated loading bays, parking amenities, lighting and landscaping enhancements as well as other ancillary improvements and stormwater management facilities.

Summary of proposed parking/loading spaces, building footprint and type of stormwater management facilities outline below:

- Warehouse Building 1:
 - Area of approximately 963,100 square feet
 - 157 Loading Bays
 - 210 Trailer Stalls
 - 478 Parking Stalls

- Warehouse Building 2:
 - Area of approximately 170,500 square feet
 - 26 Loading Bays
 - 28 Trailer Stalls
 - 119 Parking Stalls

- Warehouse Building 3:
 - Area of approximately 88,200 square feet
 - 13 Loading Bays
 - 63 Parking Stalls

- 11 Stormwater Management Practices have been designed to provide adequate mitigation measures to satisfy the requirements of each of the five unified stormwater sizing requirements stipulated by the State Pollutant Discharge Elimination System (SPDES) General Permit (GP-0-20-001)
 - (1) NYSDEC SMP I-1 Infiltration Trench
 - (3) NYSDEC SMP I-2 Infiltration Basins
 - (7) NYSDEC SMP I-4 Underground Infiltration Basins

Please refer to the Preliminary and Final Major Site Plan Set and Stormwater Pollution Prevention Plan (SWPPP), last revised January 17th, 2024, prepared by Dynamic Engineering for additional information regarding this project.

All required fees have been paid or are submitted herewith and all relevant documents not previously submitted are attached hereto. Thank you very much for your time and attention to this request. Please do not hesitate to contact me should you have any questions or would like to discuss these issues further and we look forward to seeing you at the February Planning Board meeting for the continued public hearing on the site plan and special permit application.

Very truly yours,

/s/ *Darius P. Chafizadeh*

Darius P. Chafizadeh

Attachments

cc: Terry Rice, Esq. (Village Attorney)
Justin Drysdale (IV2 Rockland Logistics Center LLC)
Joshua Sewald, PE (Dynamic Engineering/Applicant Civil Engineer)
Robert Magrino, Esq. (Planning Board Attorney)