



III.J

Utilities

1. Existing Conditions and Capacity

Water

The site is currently supplied for both domestic water service and fire service via an existing 10" Village water main located on Route 59, adjacent to the southerly property boundary, as confirmed by Charles Sawicki, Suffern Director of Public Works. The service provider for domestic water is the Village of Suffern Public Works Department.

Sanitary Sewer

Sanitary sewer service for the site is provided via the existing sanitary main on Route 59, as confirmed by Charles Sawicki, Suffern Director of Public Works. Under existing conditions, it appears the majority of the development is serviced by a 10" trunk line which runs via gravity to a small building at the southern portion of the site. It appears this building is a pump station, and a 6" force main exits the building which ultimately connects to Route 59. The service provider for domestic water is the Village of Suffern Public Works Department.

Gas

Natural gas service for the site is provided via an existing 6" service line which runs from the existing Novartis Pharmaceutical building south to an existing Orange & Rockland Utilities easement which runs along the southern property line. The service provider for natural gas is Orange and Rockland Utility Company.

Electric

Electric service for the site is provided via an underground service line connecting to the existing utility poles located along Old Mill Road. This is consistent with the existing Novartis facility connection location. The service provider for electric is Orange and Rockland Utility Company.

Telecommunication Facilities

Telephone, cable and internet service are currently available to the site. Various data providers are available to provide service to the site. Currently, Suffern is served by Verizon with both fiber and DSL service and Optimum provides cable.

2. Potential Impacts

Proposed approximate tie in locations to existing utility services can be viewed in **Figure III.J-1**. Tie in locations were identified based on existing as-built drawings prepared by Novartis titled, "Site Utility Layout." Descriptions regarding the impacts to each utility service are provided below.

Water

Both domestic water service and fire service for the proposed development will be supplied via an existing 10" city water main located on Route 59, adjacent to the southerly property boundary. Per New York State Design Standards for Intermediate Sized Waste Water Treatment Systems, the projected water demand for a factory / distribution warehouse is 15 gallons per day per employee per shift. The development is anticipated to bring in approximately 400 full time employees and 50 part time employees. Because the Project is for a speculative build at this time, projected water demand is approximately 6,750 gallons per day, which in the Applicant's opinion is anticipated to be a decrease in demand when compared to the existing Novartis Pharmaceutical facility. See **Figure III.J-1** and also refer to **Appendix C** for Utility Plans (drawings 49 through 59).

According to Charles Sawicki, Village of Suffern Director of Public Works, service is currently provided to the site as described in Section III.J.1 above and "an acknowledgement from the Village of Suffern," or "willingness to serve" letter currently is pending upon completion of a comprehensive review of the proposed development. See **Appendix X1** for correspondence.

Sanitary Sewer

Sanitary sewer service for the proposed development will be provided via the existing sanitary main on Route 59, as confirmed by Charles Sawicki, Suffern Director of Public Works. The proposed development will utilize the existing service connection to the maximum extent practicable. Sanitary sewer service will continue to be provided by a 10" trunk line which runs via gravity to the pump station building at the southern portion of the site to a 6" force main, which exits the building and ultimately connects to Route 59. Per New York State Design Standards for Intermediate Sized Waste Water Treatment Systems, the projected sewer demand for a factory / distribution warehouse is 15 gallons per day per employee per shift. The development is anticipated to bring in approximately 400 full time employees and 50 part time employees. Because the Project is for a speculative build at this time, projected sewer demands is approximately 6,750 gallons per day, which in the Applicant's opinion is anticipated to be a decrease in demand when compared to the existing Novartis Pharmaceutical facility.

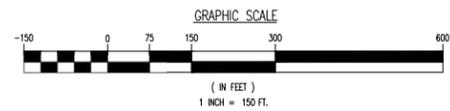
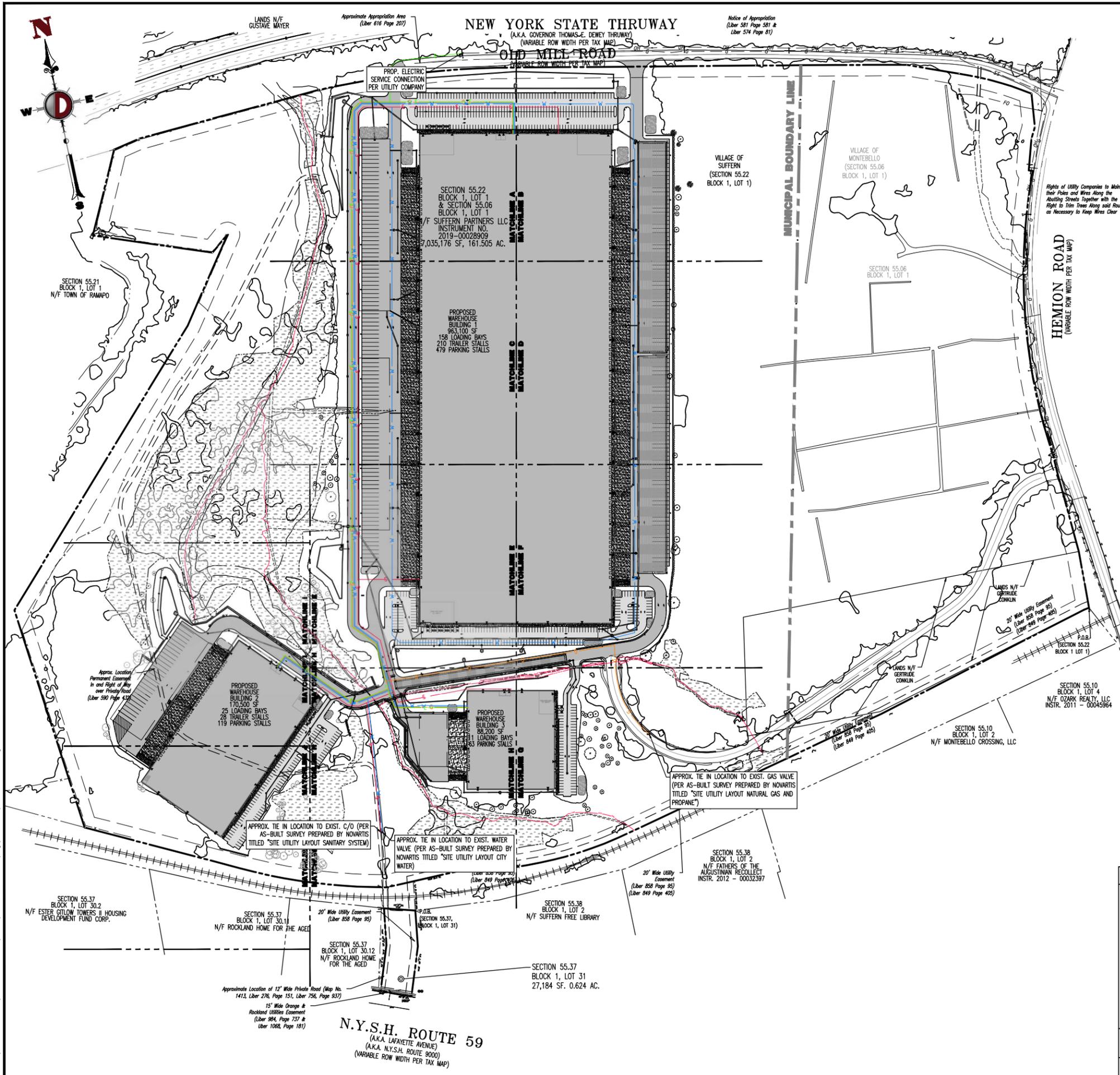
According to Charles Sawicki, Village of Suffern Director of Public Works, service is currently provided to the site as described in Section III.J.1 above and "an acknowledgement from the Village of Suffern," or "willingness to serve" letter currently is pending upon completion of a comprehensive review of the proposed development. See **Appendix X1** for correspondence.

Per Joseph LaFiandra of Rockland County Sewer District No. 1, the District owns and maintains a force main on Tax Lot 55.06-1-1 in the Village of Montebello. The proposed development is not anticipated to impact same. See **Appendix X1** for correspondence.

Gas

Natural gas service for the proposed development will be provided via an existing 6" service line which runs from the existing Novartis Pharmaceutical building south to an existing Orange & Rockland Utilities easement which runs along the southern property line. The proposed development will utilize the existing service line to the best extent practicable. The service provider for natural gas is Orange and Rockland Utility Company. Loads per each building are as follows: Building 1 = 10,594,100 BTU; Building 2 = 1,875,500 BTU; Building 3 = 968,220 BTU. Each building is anticipated

Figure I-2: Overall Utility Plan



Plotted: 01/12/23 8:46 AM. By: cawes. File: P:\BECPC PROJECTS\3709 Brookfield Properties\3709 OVERALL UTILITY PLAN.dwg. ---> 49 OVERALL UTILITY PLAN

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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DATE: 12/17/2021
 SCALE: (H) 1"=150'
 SHEET No: **49**
 OF 100

<p>PROJECT: IV2 ROCKLAND LOGISTICS, LLC PROPOSED INDUSTRIAL PARK AT 25 OLD MILL ROAD SECTION 55.22 BLOCK 1, LOT 1; SECTION 55.37, BLOCK 1, LOT 31 OLD MILL ROAD AND HEMION ROAD (CR 93) VILLAGE OF SUFFERN, ROCKLAND COUNTY, NEW YORK</p>	<p>JOB No: 3709-99-004</p> <p>DRAWN BY: CAM</p> <p>DESIGNED BY: JMS</p> <p>CHECKED BY: JMS</p>
<p>JOHN A. PALUS PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087502</p>	<p>JOSHUA M. SEWALD PROFESSIONAL ENGINEER NEW YORK LICENSE No. 097639</p>

to have one gas meter. Applications to Orange and Rockland Utility Company for gas and electric service has been completed by an MEP Engineer and submitted as part of the site plan approval process. See Appendix X.

As confirmed with Mike Tetto of Orange and Rockland Utilities (ORU), the review process allows ORU to discuss the service needs and to determine required design criteria to support the project scope. This will include any permitting, road opening permits and reconstruction of existing service. Furthermore, per Mike Tetto, ORU does not provide or disclose service area maps externally. See **Appendix X1** for correspondence.

Electric

Electric service for the proposed development will be provided via an underground service line connecting to the existing utility poles located along Old Mill Road. This is consistent with the existing Novartis facility connection location. The service provider for electric is Orange and Rockland Utility Company. Loads per each building are as follows: Building 1 = 2,620 kw / 4,000 amps; Building 2 = 1,960 kW / 4,000 amps; Building 3 = 945 kW / 4,000 amps. Applications to Orange and Rockland Utility Company for gas and electric service has been completed by an MEP Engineer and submitted as part of the site plan approval process.

As confirmed with Mike Tetto of Orange and Rockland Utilities (ORU), the review process allows ORU to discuss the service needs and to determine required design criteria to support the project scope. This will include any permitting, road opening permits and reconstruction of existing service. Furthermore, per Mike Tetto, ORU does not provide or disclose service area maps externally. See **Appendix X1** for correspondence.

Potential impacts resulting from the increased demands on existing water, sewer, electric, natural gas and telecommunications infrastructure will be identified. The location of new infrastructure and need to expand any service in public rights-of-way will be described.

3. Mitigation Measures

The Proposed Project is anticipated to result in a decrease in demand for water and sanitary sewer service when compared to the existing Novartis Pharmaceutical facility. There are no anticipated off-site infrastructure improvements and no expansion of any utility service in public rights-of-way.

The Applicant has incorporated energy saving measures and water saving fixtures into the design of the facility. The Proposed Project has been designed with features to promote energy efficiency and other sustainability metrics, including the following measures, which will mitigate impacts to utilities systems:

- › Work towards LEED¹ certification. Leadership and Environmental Design (LEED) is a U.S. Green Building Council rating system that provides framework for healthy, efficient and sustainable buildings. LEED goal is to improve efficiency, lower carbon emissions, enhance resilience and support more equitable communities.
- › Use building materials that are extracted and/or manufactured within the region to reduce delivery distance

¹ USGBC LEED rating system, <https://www.usgbc.org/leed>

- › Designing the warehouses to accommodate the load standards for solar capabilities on the roof
- › Track energy performance of building and develop strategy to maintain efficiency
- › The installation of highly reflective white Thermoplastic Polyolefin (TPO) roofing to minimize heat absorption and reduce cooling needs
- › Incorporate glazing on windows to reflect heat
- › Incorporate motion sensors and high-efficiency LED lighting and climate control
- › Design and use of native and water-efficient landscaping

In addition, the Applicant has also committed to achieving Net Zero for the Proposed Project. Net zero means achieving net-zero balance between released and removed GHG emissions. This goal is usually set in two ways. First, every effort is made to reduce the amount of GHG emissions released into the atmosphere. Secondly, offset remaining GHG emissions by removing an equivalent amount of GHG emissions from the atmosphere and storing it permanently in soil, plants and materials. The common strategies used for achieving Net Zero emissions include generating renewable electricity, use electric vehicles and equipment, use energy more efficiently, use methods and technologies to remove GHG from the atmosphere, use land use management to increase capacity to absorb and store carbon.

There are no potential significant adverse impacts of the Proposed Action to water, sanitary sewer, gas, electric or telecommunications that require additional avoidance, minimization or mitigation.