

# Brookfield Properties

November 17, 2022

Jeremy Kaufer  
Department Chief  
Suffern Fire Department  
35 Washington Avenue  
Suffern, New York 10901

## **RE: Rockland Logistics Center Project ["Project"]**

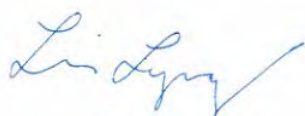
Dear Chief Kaufer,

We appreciate the time you and Battalion Chief Vincent Mastrullo spent meeting with Brookfield Properties and Dynamic Engineering on October 7, 2022 at the Suffern Fire Department to review the proposed Rockland Logistics Center project. As discussed, the Proposed Project includes the demolition of the 533,000 square foot former Novartis campus and construction of three Class "A" industrial warehouse facilities totaling 1,221,800 square feet along with the associated loading bays, trailer storage spaces, and other site improvements including lighting, landscaping, utilities, and stormwater management facilities.

We enjoyed learning more about the Suffern Fire Department and welcome the department to conduct training exercises at the former Novartis campus prior to demolition.

We look forward to continued discussions regarding the Proposed Project. If you need further information please do not hesitate to contact me at [lisa.lyng@brookfieldproperties.com](mailto:lisa.lyng@brookfieldproperties.com) or (551) 427-7171.

Sincerely,



Lisa Lyng  
Vice President, Development | Logistics

cc: Darius Chafizadeh  
Joshua M. Sewald, PE, PP



Department Chief Jeremy Kaufer  
Deputy Chief Ryan Ortiz  
Battalion Chief Vincent Mastrullo

35 Washington Avenue  
Suffern, New York 10901  
Tel: (845) 357-6066  
Fax: (845) 357-4174

## ***SUFFERN FIRE DEPARTMENT***

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September 19, 2022

To Whom It May Concern,

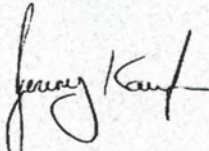
I would like to take this opportunity to thank you for allowing the Suffern Fire Department to comment on the potential impact(s) that the IV2 Rockland Logistics Warehouse Center may have on our department. Listed below are the answers to the questions from the letter dated August 23, 2022.

1. The Suffern Fire Department is professionally staffed by volunteers, with no paid employees. At the present time, we have 115 rostered members, of which approximately 50 are active in firefighting duties.
2. The Suffern Fire Department fleet of vehicles consist of the following:
  - a. Chief Response Vehicle = 3 – (1) 2019 Chevrolet Tahoe and (2) 2021 Chevrolet Tahoe
  - b. Engines = 3 - (1) 2005 Seagrave 2000 gpm pumper, (1) 2009 Seagrave 1500 gpm pumper and (1) 2021 Seagrave 1500 gpm pumper
  - c. Aerials = 2 – (1) 2002 Sutphen 95' Platform and (1) 2010 Seagrave Tractor Drawn Aerial
  - d. Rescue = 1 – 2015 Spartan ERV Heavy Rescue
  - e. Utility Vehicles = 2 – (1) 2006 Ford F350 and (1) 2008 Ford F450 with utility body
  - f. Specialized Vehicles = 2 – (1) 1962 Dodge Brush Truck and (1) 2022 Polaris 4x4 Side-by-Side with firefighting pump and rescue sked (This unit has not yet been delivered)
  - g. Boat = 1 – 2012 AB Inflatables "Zodiac" with motor
3. The estimated response time for a Chief to arrive at the subject property based on day and time of day is 4-6 minutes. Apparatus arrival is shortly thereafter.
4. Our total calls for service in the years 2019, 2020, and 2021 are as follows:
  - a. 2019 = 347
  - b. 2020 = 337
  - c. 2021 = 322
5. There are currently no proposed improvements to the Fire Department. Our 2002 95' Sutphen Platform aerial is the next apparatus slated for replacement, which is dependent on funding. This piece of equipment is our first-due apparatus to this facility.
6. The Suffern Fire Department currently maintains an ISO rating of 3.

7. As with all fire departments within New York State, we participate in the New York State Mutual Aid Plan. In addition, we are participants of the Rockland County Mutual Aid plan. There are currently no specific mutual-aid plans for this facility.
  
8. As stated above, our 2002 Sutphen 95' platform is our first-due apparatus to the subject property. The current apparatus will not meet the needs of the proposed facilities for several reasons; turning radius, fire-pump capacity, and aerial operations are just a few. Without the proper aerial device, no firefighting operation will be successful in mitigating damage to the entire building.

Lastly, contrary to what the letter states, the rank and file of the Suffern Fire Department has not been afforded the opportunity to meet with the project team. I would request a meeting with the team, which is to include the property developer as well. Please feel free to contact me at [FireChiefs@SuffernNY.gov](mailto:FireChiefs@SuffernNY.gov) or by phone at (845)548-5225 to schedule. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Kaufer". The signature is stylized with a large, looped initial "J" and a long horizontal stroke at the end.

Jeremy Kaufer  
Chief



July 28, 2022

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Ref: 22001.00

Chief's Office  
Village of Suffern Fire Department  
35 Washington Ave  
Suffern, NY 10901

Re: IV2 Rockland Logistics Warehouse Center  
25 Old Mill Road  
Suffern, New York

To Whom it May Concern:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is in the process of preparing a Draft Environmental Impact Statement (DEIS) for a proposed industrial park for warehousing and logistics center located at 25 Old Mill Road, Suffern, New York. The Subject Property, formerly the site of Novartis Office & Manufacturing Facility, is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 - Block 1 – Lot 1 on the Village of Montebello Tax Map.

It is our understanding that you have met previously with members of the project team. As a reminder, the Proposed Project involves the demolition of the 533,000-square-foot (SF) former pharmaceutical complex and construction of three Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 SF of new warehouse construction in three new buildings with associated loading bays, trailer storage spaces, and other site improvements including lighting, landscaping, utilities, and stormwater management facilities. Access to and from the Subject Property would be provided via Old Mill Road and Hemion Road.

As part of the State Environmental Quality Review Act (SEQRA) process and in conformance with the DEIS Scope promulgated by the Lead Agency, the Suffern Planning Board, the environmental review is to include information on and potential impacts to community services and facilities, including fire protection services, and we would appreciate your assistance in this regard. At your earliest convenience, we are respectfully requesting the following information to assist in our review:

1. Please confirm the number of active members currently within the Suffern Fire Department, including the number of volunteers and the number of full-time personnel
2. The number and type of Fire Department vehicles
3. The estimated response time to the Subject Property
4. Total number of annual fire calls per year for the last three years
5. Currently proposed improvements to the Fire Department (e.g., addition of vehicles, addition/expansion of existing facilities, new facilities) and the timing of such improvements, if any

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Chief's Office  
Village of Suffern Fire Department  
July 28, 2022  
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6. Current ISO rating
7. Mutual aid agreements currently in effect
8. Any other pertinent information that you believe to be relevant to the environmental review, including the ability of the Suffern Fire Department to serve the Proposed Project

We look forward to our continued discussions regarding the Proposed Project. If you need further clarification regarding the project or the requested information, please feel free to contact me at arudow@vhb.com or (914) 467-6616 with any questions or comments related to our request. Otherwise, I look forward to your written response.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink that reads "Abigail Rudow". The signature is fluid and cursive, with a long horizontal stroke at the end.

Abigail Rudow  
Planner

AR/ba  
enc.

## Abigail Rudow

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**From:** Andrew Loughlin <andrew.loughlin@RCPIN.net>  
**Sent:** Wednesday, August 24, 2022 2:42 PM  
**To:** Abigail Rudow  
**Subject:** [External] Rockland Logistics Warehouse Center- information requested

Good Afternoon Ms. Rudow,

I am writing this email in response to your letter requesting information from the Suffern Police Department for the purposes of preparing an environmental impact statement for the above project. Please see the below responses:

- 1. Number of personnel in the Suffern Police Department-** The Suffern Police Department currently employs 35 persons, including 22 sworn full time police officers, 6 sworn part time police officers, and various civilian staff.
- 2. Response time to the Subject Property-** Response times can vary, but our average response time to emergency calls for service is under 2 minutes.
- 3. The number and types of equipment available-** 16 marked and unmarked police and special purpose vehicles, UAV (Drone), K9 Unit.
- 4. The total number and types of calls received in 2020 and 2021 (or most recent two years available)-** 2020- 7625 calls for service; 2021- 9704 calls for service; 2022- On pace for 10,500 calls for service. Call types vary, but include motor vehicle accidents, domestic disputes, disorderly persons, burglary, assault (physical and sexual), medical calls, fire calls, suspicious incidents and persons, 911 calls, animal complaints, alarms, civil disputes, emotionally disturbed persons, fights, hazardous conditions, intoxicated persons, larcenies, missing persons, noise complaints, welfare checks, etc.
- 5. Any proposed improvements or updates contemplated for the Suffern Police Department-** None at this time
- 6. Any additional information that you believe to be relevant to the environmental review-** It should be noted that a warehouse facility of this size will likely increase the calls for service and total workload for the police department. I would expect a heavy commercial vehicle volume increase, as well as general calls for service including motor vehicle accidents, medical calls, alarms, etc. As part of the review, an increase of police staffing levels should be reviewed and considered.

If you need any further information, please do not hesitate to contact me.

Best Regards,

**Chief Andrew Loughlin**  
**Suffern Police Department**  
61 Washington Ave.  
Suffern, NY 10901  
845-357-2300



The information contained in this communication from the Suffern Police Department, including any attachments, may contain highly sensitive and confidential information. It is intended only for the individual(s) named. If you received this e-mail in error or from someone who was not authorized to send it to you, do not disseminate, copy or otherwise use this e-mail or its attachments. Please notify the sender immediately by reply e-mail and delete the e-mail from your system.



July 28, 2022

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Ref: 22001.00

Andrew Loughlin, Chief of Police  
Village of Suffern Police Department  
61 Washington Avenue  
Suffern, NY 10901

Re: IV2 Rockland Logistics Warehouse Center  
25 Old Mill Road  
Suffern, New York

Dear Chief Loughlin:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is in the process of preparing a Draft Environmental Impact Statement (DEIS) for a proposed industrial park for warehousing and logistics center located at 25 Old Mill Road, Suffern, New York. The Subject Property, formerly the site of Novartis Office & Manufacturing Facility, is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 - Block 1 – Lot 1 on the Village of Montebello Tax Map.

The Proposed Project involves the demolition of a 533,000-square-foot (SF) former pharmaceutical complex and construction of three Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 SF of new warehouse construction in three new buildings with associated loading bays, trailer storage spaces, and other site improvements including lighting, landscaping, utilities, and stormwater management facilities. Access to and from the Subject Property would be provided via Old Mill Road and Hemion Road. The Proposed Project was identified as being within the Suffern Police Department service area.

As part of the State Environmental Quality Review Act (SEQRA) process and in conformance with the DEIS Scope promulgated by the Lead Agency, the Suffern Planning Board, the environmental review is to include information on and potential impacts to community services and facilities, including police protection services, and we would appreciate your assistance in this regard. At your earliest convenience, we are respectfully requesting the following information to assist in our review:

1. Number of personnel in the Suffern Police Department
2. Response time to the Subject Property
3. The number and types of equipment available
4. The total number and types of calls received in 2020 and 2021 (or most recent two years available)
5. Any proposed improvements or updates contemplated for the Suffern Police Department
6. Any additional information that you believe to be relevant to the environmental review



Ref: 22001.00  
Andrew Loughlin, Chief of Police  
Village of Suffern Police Department  
July 28, 2022  
Page 2



Thank you in advance for your assistance in this matter. Please feel free to contact me at arudow@vhb.com or (914) 467-6616 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink that reads "Abigail Rudow". The signature is written in a cursive, flowing style.

Abigail Rudow  
Planner

AR/ba  
enc.



August 23, 2022

**EMAIL**

Ref: 22001.00

Spring Hill EMS  
48 Brick Church Rd  
Spring Valley, NY 10977  
shcac@springhillems.org

Re: IV2 Rockland Logistics Warehouse Center  
25 Old Mill Road  
Suffern, New York

To Whom it May Concern:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is in the process of preparing a Draft Environmental Impact Statement (DEIS) for a proposed industrial park for warehousing and logistics center located at 25 Old Mill Road, Suffern, New York. The Subject Property, formerly the site of Novartis Office & Manufacturing Facility, is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 - Block 1 – Lot 1 on the Village of Montebello Tax Map.

The Proposed Project involves the demolition of the 533,000-square-foot (SF) former pharmaceutical complex and construction of three Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 SF of new warehouse construction in three new buildings with associated loading bays, trailer storage spaces, and other site improvements including lighting, landscaping, utilities, and stormwater management facilities. Access to and from the Subject Property would be provided via Old Mill Road and Hemion Road.

As part of the State Environmental Quality Review Act (SEQRA) process and in conformance with the DEIS Scope promulgated by the Lead Agency, the Suffern Planning Board, the environmental review is to include information on and potential impacts to community services and facilities, including ambulance services, and we would appreciate your assistance in this regard. At your earliest convenience, we are respectfully requesting the following information to assist in our review:

1. Please confirm if the Spring Hill EMS serves the Subject Property
2. Please confirm the number of active members currently within the Spring Hill EMS, including the number of volunteers and the number of full-time personnel
3. The locations of the stations/substations of the Spring Hill EMS, and those which would serve the Proposed Project, as well as the estimated response time to the Subject Property
4. Total number of rescue/EMS calls per year for the last three years
5. Hospitals/medical facilities to where patients are brought by EMS
6. Primary funding sources for Spring Hill EMS services

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7. Any other pertinent information that you believe to be relevant to the environmental review

Thank you in advance for your assistance in this matter. If you need further clarification regarding the project or the requested information, please feel free to contact me at arudow@vhb.com or (914) 467-6616 with any questions or comments related to our request. Otherwise, I look forward to your written response.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink that reads "Abigail Rudow".

Abigail Rudow  
Planner

AR/ba  
enc.



August 23, 2022

**EMAIL**

Ref: 22001.00

William P Faist Volunteer Ambulance Corps  
3 Red Schoolhouse Road  
Chestnut Ridge, NY 10977  
info@faistvac.org

Re: IV2 Rockland Logistics Warehouse Center  
25 Old Mill Road  
Suffern, New York

To Whom it May Concern:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is in the process of preparing a Draft Environmental Impact Statement (DEIS) for a proposed industrial park for warehousing and logistics center located at 25 Old Mill Road, Suffern, New York. The Subject Property, formerly the site of Novartis Office & Manufacturing Facility, is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 - Block 1 – Lot 1 on the Village of Montebello Tax Map.

The Proposed Project involves the demolition of the 533,000-square-foot (SF) former pharmaceutical complex and construction of three Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 SF of new warehouse construction in three new buildings with associated loading bays, trailer storage spaces, and other site improvements including lighting, landscaping, utilities, and stormwater management facilities. Access to and from the Subject Property would be provided via Old Mill Road and Hemion Road.

As part of the State Environmental Quality Review Act (SEQRA) process and in conformance with the DEIS Scope promulgated by the Lead Agency, the Suffern Planning Board, the environmental review is to include information on and potential impacts to community services and facilities, including ambulance services, and we would appreciate your assistance in this regard. At your earliest convenience, we are respectfully requesting the following information to assist in our review:

1. Please confirm if the William P. Faist Volunteer Ambulance Corps. serves the Subject Property
2. Please confirm the number of active members currently within the William P. Faist Volunteer Ambulance Corps., including the number of volunteers and the number of full-time personnel
3. The locations of the stations/substations of the William P. Faist Volunteer Ambulance Corps., and those which would serve the Proposed Project, as well as the estimated response time to the Subject Property
4. Total number of rescue/EMS calls per year for the last three years
5. Hospitals/medical facilities to where patients are brought by EMS
6. Primary funding sources for William P. Faist Volunteer Ambulance Corps. services

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William P. Faist Volunteer Ambulance Corps.  
August 23, 2022  
Page 2



7. Any other pertinent information that you believe to be relevant to the environmental review

Thank you in advance for your assistance in this matter. If you need further clarification regarding the project or the requested information, please feel free to contact me at arudow@vhb.com or (914) 467-6616 with any questions or comments related to our request. Otherwise, I look forward to your written response.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in black ink, appearing to read "Abigail Rudow", is written in a cursive style.

Abigail Rudow  
Planner

AR/ba  
enc.

**From:** [Abigail Rudow](#)  
**To:** [shcac@springhillems.org](mailto:shcac@springhillems.org)  
**Subject:** RE: IV2 Rockland Logistics Warehouse DEIS Request for Information  
**Date:** Tuesday, December 20, 2022 3:53:43 PM  
**Attachments:** [Spring Hill EMS.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good Afternoon,

I'd like to follow up on my previous request for information from the Spring Hills EMS regarding the proposed Rockland Logistics Warehouse Center located at 25 Old Mill Road in Suffern. Please see attached and feel free to reach out with any questions.

Thanks so much,  
Abi Rudow

**Abigail Rudow, AICP**

Planner  
White Plains

P [914.467.6616](tel:914.467.6616)

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**From:** Abigail Rudow  
**Sent:** Tuesday, August 23, 2022 10:36 AM  
**To:** [shcac@springhillems.org](mailto:shcac@springhillems.org)  
**Subject:** IV2 Rockland Logistics Warehouse DEIS Request for Information

Good Morning,

Please see the attached request for information from the Spring Hills EMS regarding the proposed Rockland Logistics Warehouse Center located at 25 Old Mill Road in Suffern.

Thanks so much,  
Abi Rudow



**Abigail Rudow, AICP**

Planner  
White Plains



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[www.vhb.com](http://www.vhb.com)

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**From:** [Abigail Rudow](#)  
**To:** [info@faistvac.org](mailto:info@faistvac.org)  
**Subject:** RE: IV2 Rockland Logistics Warehouse DEIS Request for Information  
**Date:** Tuesday, December 20, 2022 3:48:32 PM  
**Attachments:** [William P Faist VAC.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good Morning,

I am following up on my attached request from August regarding information from the William P Faist Volunteer Ambulance Corps in support of an environmental analysis being conducted for the proposed Rockland Logistics Warehouse Center located at 25 Old Mill Road in Suffern.

Thanks so much in advance for your help.

Best,  
Abi

**Abigail Rudow, AICP**

Planner  
White Plains

P [914.467.6616](tel:914.467.6616)

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**From:** Abigail Rudow  
**Sent:** Tuesday, August 23, 2022 10:44 AM  
**To:** [info@faistvac.org](mailto:info@faistvac.org)  
**Subject:** IV2 Rockland Logistics Warehouse DEIS Request for Information

Good Morning,

Please see the attached request for information from the William P Faist Volunteer Ambulance Corps. regarding the proposed Rockland Logistics Warehouse Center located at 25 Old Mill Road in Suffern.

Thanks so much,  
Abi Rudow



**Abigail Rudow, AICP**

Planner  
White Plains



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