



**GENERAL NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - ALTA/ASPS LAND TITLE SURVEY
  - DYNAMIC SURVEY, LLC
  - 1504 MAIN STREET
  - LAKE COHO, NJ 07719
  - SURVEYOR FILE NO. 3709-99-004S-DATED: 01/25/2022
- APPLICANT: IV2 ROCKLAND LOGISTICS, LLC  
BROOKFIELD PLACE, 250 WESSY STREET, 15TH FLOOR  
NEW YORK, NY 10281
- OWNER: NEWCO SUFFERN HOLDINGS, LLC  
500 FRANK W BURG BOULEVARD, #47  
TEANECK, NJ 07666
- PARCEL DATA: SECTION 55.22, BLOCK 1, LOT 1  
VILLAGE OF SUFFERN  
ROCKLAND COUNTY, NY  
SECTION 55.37  
BLOCK 1, LOT 31  
VILLAGE OF SUFFERN  
ROCKLAND COUNTY, NY
- ZONE: ZONE PLI (PLANNED LIGHT INDUSTRIAL ZONE) - VILLAGE OF SUFFERN
- EXISTING USE: NOVARTIS PHARMACEUTICAL CORPORATION/SUFFERN INDUSTRIAL PARK (PERMITTED USE) (§ 266-ATTACHMENT 4) - VILLAGE OF SUFFERN
- PROPOSED USE: WHOLESALE/WAREHOUSING DISTRIBUTION (PERMITTED USE) (§ 266-ATTACHMENT 4)
- SCHOOL DISTRICT: SUFFERN CENTRAL SCHOOL DISTRICT
- WATER SUPPLY: VILLAGE OF SUFFERN WATER DEPARTMENT
- SCHEDULE OF ZONING REQUIREMENTS (§ 266-ATTACHMENT 6)

VILLAGE OF SUFFERN			
ZONE REQUIREMENT	ZONE PLI	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	5,441,754 SF (124.93 Ac)	5,441,754 SF (124.93 Ac)
MINIMUM LOT WIDTH	100 FT	1,825.7 FT	1,825.7 FT
MINIMUM FRONT YARD SETBACK	35 FT	101.5 FT	135.0 FT
MINIMUM REAR YARD SETBACK	40 FT	237.9 FT	629.9 FT
MINIMUM SIDE YARD SETBACK (EACH)	40 FT	411.0 FT	616.0 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	80 FT	1,145.3 FT	1935.3 FT
MAXIMUM BUILDING HEIGHT	3 STORES/40 FT	> 40 FT (E)	90.0 FT
MAXIMUM DEVELOPMENT COVERAGE	80%	16.7% (910,634 SF)	54.5% (2,299,677 SF) *

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE \* REFER TO DEVELOPMENT COVERAGE CHART

[1] ON CONTIGUOUS PARCELS OF LAND UNDER SINGLE OWNERSHIP CONSISTING OF AT LEAST 100 ACRES DESIGNATED FOR DEVELOPMENT AS A UNIT AS A PART OF AN APPLICATION FOR DEVELOPMENT APPROVAL, THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 110 FEET, EXCLUSIVE OF PERMITTED HEIGHT EXCEPTIONS AS SET FORTH IN § 266-15I HEREIN. IN THE EVENT THAT AN APPLICATION SHALL PROPOSE A PLAN OF DEVELOPMENT SEEKING APPROVAL OF A BUILDING IN EXCESS OF 40 FEET, THE REQUIRED BUILDING SETBACKS AS SET FORTH IN § 266-23 SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS: (§ 266-21.1A)

- IF THE BUILDING HEIGHT OF THE PROPOSED BUILDING SHALL BE GREATER THAN 40 FEET, THE REQUIRED BUILDING SETBACK SHALL BE EQUAL TO 125% OF THE HEIGHT OF THE BUILDING TO A BUILDING HEIGHT OF 85 FEET.
- IF THE BUILDING HEIGHT OF THE PROPOSED BUILDING SHALL BE GREATER THAN 85 FEET, THE REQUIRED BUILDING SETBACK SHALL BE EQUAL TO 150% OF THE HEIGHT OF THE BUILDING TO A BUILDING HEIGHT OF 90 FEET.
- IF THE BUILDING HEIGHT OF THE PROPOSED BUILDING SHALL BE GREATER THAN 90 FEET, THE REQUIRED BUILDING SETBACK SHALL BE EQUAL TO 200% OF THE HEIGHT OF THE BUILDING TO A BUILDING HEIGHT OF 110 FEET.

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

**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1504 Main Street  
Lake Como, NJ 07719  
T: 732.674.9198  
F: 732.674.9521  
www.dynamiceng.com

TITLE: **ALTERNATE SITE PLAN**

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**

JOB No.: 3709-99-004 DATE: 08/18/2022  
DRAWN BY: CAM SCALE: (H) 1"=150'  
DESIGNED BY: JMS SHEET No.:  
CHECKED BY: JMS  
CHECKED BY: -

**JOHN A. PALUS** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 087502

**JOSHUA M. SEWALD** PROFESSIONAL ENGINEER  
NEW YORK LICENSE No. 097639

Rev. # 0

Plotted: 08/18/22 - 11:02 AM, By: cmanicila, Product Ver: 24.1s (LMS Tech)  
 File: P:\VBCPC PROJECTS\1709 Broadfield Properties\1709 - 04 Suffern NY\Map\Concept\Alternate Site Plan\1709090404SIS-B.dwg, ---> 01 ALTERNATE SITE PLAN  
 Copyright © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED