



- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/ASPS LAND TITLE SURVEY
 - DYNAMIC SURVEY, LLC
 - 1504 MAIN STREET
 - LAKE CONRO, NJ 07719
 - SURVEYOR FILE NO. 3709-99-004S DATED: 01/25/2022
 - APPLICANT: IV2 ROCKLAND LOGISTICS, LLC
 - OWNER: NEWCO SUFFERN HOLDINGS, LLC
 - PARCEL DATA: SECTION 55.22, BLOCK 1, LOT 1
 - ZONE: ZONE PL1 (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 PL1	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	192.4 FT
MINIMUM REAR YARD SETBACK	40 FT	237.9 FT	81.7 FT
MINIMUM SIDE YARD SETBACK (EACH)	40 FT	411.0 FT	218.2 FT
MINIMUM SIDE YARD SETBACK (COMBINED)	80 FT	1,145.3 FT	789.3 FT
MAXIMUM BUILDING HEIGHT	3 STORES/40 FT	> 40 FT (E)	46.16 FT
MAXIMUM DEVELOPMENT COVERAGE	80%	16.7% (910,634 SF)	54.5% (2,302,291 SF) *

[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 § 266-151 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: (§ 266-21.1.a)

- 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 65 FEET.
- IF THE BUILDING HEIGHT OF THE PROPOSED BUILDING SHALL BE GREATER THAN 65 FEET, THE REQUIRED BUILDING SETBACK SHALL BE EQUAL TO 150% OF THE HEIGHT OF THE BUILDING TO A BUILDING HEIGHT OF 80 FEET.
- IF THE BUILDING HEIGHT OF THE PROPOSED BUILDING SHALL BE GREATER THAN 80 FEET, THE REQUIRED BUILDING SETBACK SHALL BE EQUAL TO 200% OF THE HEIGHT OF THE BUILDING TO A BUILDING HEIGHT OF 110 FEET.

SUFFERN DEVELOPMENT COVERAGE			
DEDUCTION TYPE	TOTAL AREA (AC)	EXCLUSION FACTOR (%)	TOTAL AREA EXCLUDED (AC)
WETLANDS	15.678	50%	7.839
WATER BODIES	1.841	50%	0.921
WATERCOURSES	1.769	50%	0.885
100 - YEAR FLOOD PLAIN AREA	10.662	50%	5.331
STEEP SLOPES (20% - 50%)	20.508	50%	10.254
STEEP SLOPES (> 50%)	2.673	100%	2.673
ROCK OUTCROPS	0	50%	0
UTILITY ROW AND DESIGNATED STREET	0	50%	0
TOTAL DEDUCTIONS			28.003
GROSS LOT AREA	124.926 AC		
MAX DEVELOPMENT COVERAGE PERMITTED	80%		
GROSS DEVELOPMENT COVERAGE PERMITTED	99.9 AC		
NET LOT AREA WITH EXCLUSIONS ACCOUNTED FOR	96.9 AC		
NET DEVELOPMENT COVERAGE PERMITTED	77.5 AC		
PROPOSED DEVELOPMENT COVERAGE - GROSS	52.85 AC (42.3%)		
PROPOSED DEVELOPMENT COVERAGE - NET	52.85 AC (54.5%)		

VILLAGE OF MONTEBELLO			
ZONE REQUIREMENT	ZONE PL-C - VILLAGE OF MONTEBELLO	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 SF	1,591,570.15 SF (36.54 Ac)	1,591,570.15 SF (36.54 Ac)
MINIMUM LOT WIDTH	150 FT	731.85 FT	731.85 FT
MINIMUM FRONT YARD SETBACK	75 FT	N/A	N/A
MINIMUM FRONT YARD	50 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	50 FT	N/A	N/A
MINIMUM REAR YARD	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (EACH)	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK (COMBINED)	100 FT	N/A	N/A
MINIMUM SIDE YARD	20 FT	N/A	N/A
MINIMUM STREET FRONTAGE	100 FT	1,670.49 FT (HEMION ROAD)	1,670.49 FT (HEMION ROAD)
MAXIMUM BUILDING HEIGHT	45 FT [1]	750.62 FT (OLD MILL ROAD)	750.62 FT (OLD MILL ROAD)
MAXIMUM DEVELOPMENT COVERAGE	60%	4.4% (70,267 SF)	4.8% (76,691 SF)
MINIMUM FLOOR AREA RATIO	0.30	N/A	N/A

[1] THE PLANNING BOARD, AT ITS DISCRETION, MAY MODIFY THE PERMITTED HEIGHT LIMITATIONS TO ALLOW A MAXIMUM BUILDING HEIGHT OF 60 FEET BASED ON CONSIDERATION OF THE FOLLOWING: VISIBILITY OF ANY BUILDING ALONG THE ENTIRE LENGTH OF HEMION ROAD; THE RELATIONSHIP OF THE PROPOSED BUILDING HEIGHT TO THE TREE LINE ON TOP OF THE RIDGE CONTAINED WITHIN THIS DISTRICT; USE OF THE SLOPING CHARACTER OF THE SITE TO MINIMIZE THE APPEARANCE OF BUILDINGS AND THEIR MASSING (I.E., TERRAIN ADAPTIVE DESIGN); AND THE EFFECT OF ANY ADDITIONAL FLOOR AREA ON TRAFFIC, PARKING AND INFRASTRUCTURE. THE FOREGOING PROVISION SHALL NOT APPLY TO BUILDINGS INTENDED FOR MANUFACTURING USES. (§ 195-27)

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

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DATE: 09/09/2022
 SCALE: (H) 1"=150'
 SHEET NO: 1

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
 DRAWN BY: CAM
 DESIGNED BY: JMS
 CHECKED BY: JMS

PROFESSIONAL ENGINEER
 JOHN A. PALUS
 NEW YORK LICENSE NO. 087502

PROFESSIONAL ENGINEER
 JOSHUA M. SEWALD
 NEW YORK LICENSE NO. 097639

Rev. # 0

Plotted: 09/12/22 - 12:07 PM, By: amcnicola, Product: Ver: 24.1 (LMS Tech)
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