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August 31, 2022

VIA HAND DELIVERY

Rich Gandon, Chairman  
and Members of the Planning Board  
Village of Suffern  
Village Hall  
61 Washington Avenue  
Suffern, New York 10901

NICHOLAS M. WARD-WILLIS

Principal Member  
nward-willis@kblaw.com  
Also Admitted in CT

Re: Suffern Quarry Logistics Center (former Suffern Quarry)

Dear Chairman Gandon and Members of the Planning Board:

Our firm represents Suffern Equity Real Estate, LLC, the owner of the property located at 15 Tilton Road, Suffern, NY and commonly referred to as the Suffern Quarry. Our client is submitting the enclosed application for site plan approval for an approximately 623,200 square foot building to be used as a distribution warehouse for consumer products and will be commonly referred to as the Suffern Quarry Logistics Center. The property is located in the PLI zone where a warehouse is a permitted use. In accordance with our discussions with the Planning Board Secretary we enclose herein the application materials and request the application be placed on the Planning Board's September 14, 2022 agenda for us to make an initial presentation and provide the Board and its consultants with an overview of the project.

As discussed with the Board previously, our client was the successful bidder to acquire from the New York State Thruway Authority ("NYSTA"), the property commonly referred to as Old Mill Road. After being awarded the bid, NYSTA prepared a contract that has been fully executed. The New York State Attorney General's office is preparing the deed and the State anticipates being prepared to close within sixty days. The proposed project provides access for cars off of Tilton Road onto Route 59 and all truck traffic will access the site from our client's private road connecting to Hemion Road. After the closing with the State, the application will be amended to include site plan details for Hemion Road. In the meantime, I have attached engineered plans detailing the extension of the existing paved area on the State's property to connect to our client's property.

Rich Gandon, Chairman  
and Members of the Planning Board  
August 31, 2022  
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We look forward to working with the Board and its consultants and hearing from the public on this matter and will provide a detailed presentation at the Board's September 14<sup>th</sup> meeting. Thank you for your attention.

Very truly yours,

*/s/ Nicholas M. Ward-Willis*

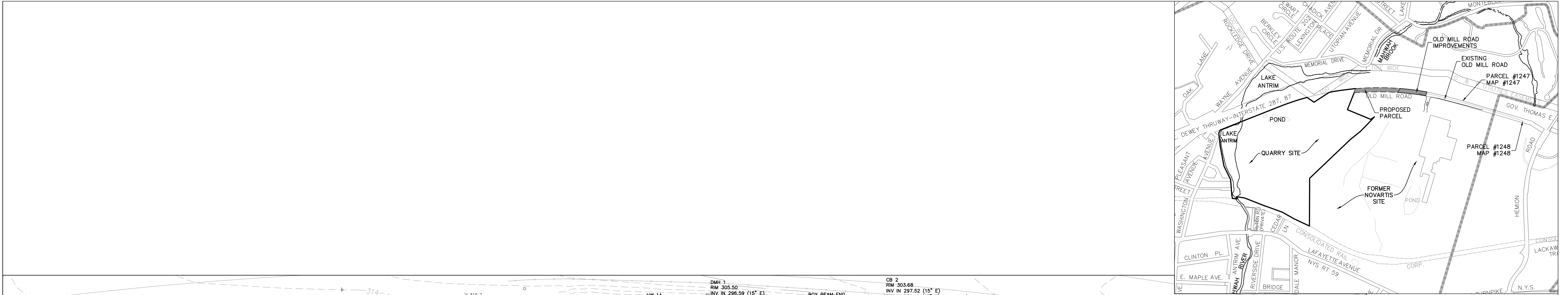
Nicholas M. Ward-Willis

NMW/sj

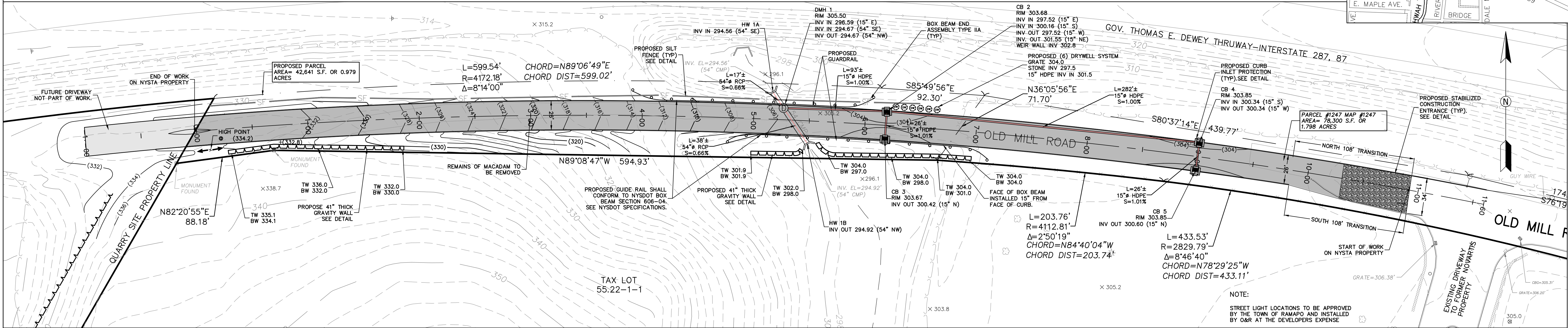
Encl.

ecc: Suffern Equity Real Estate, LLC  
Langan Engineering

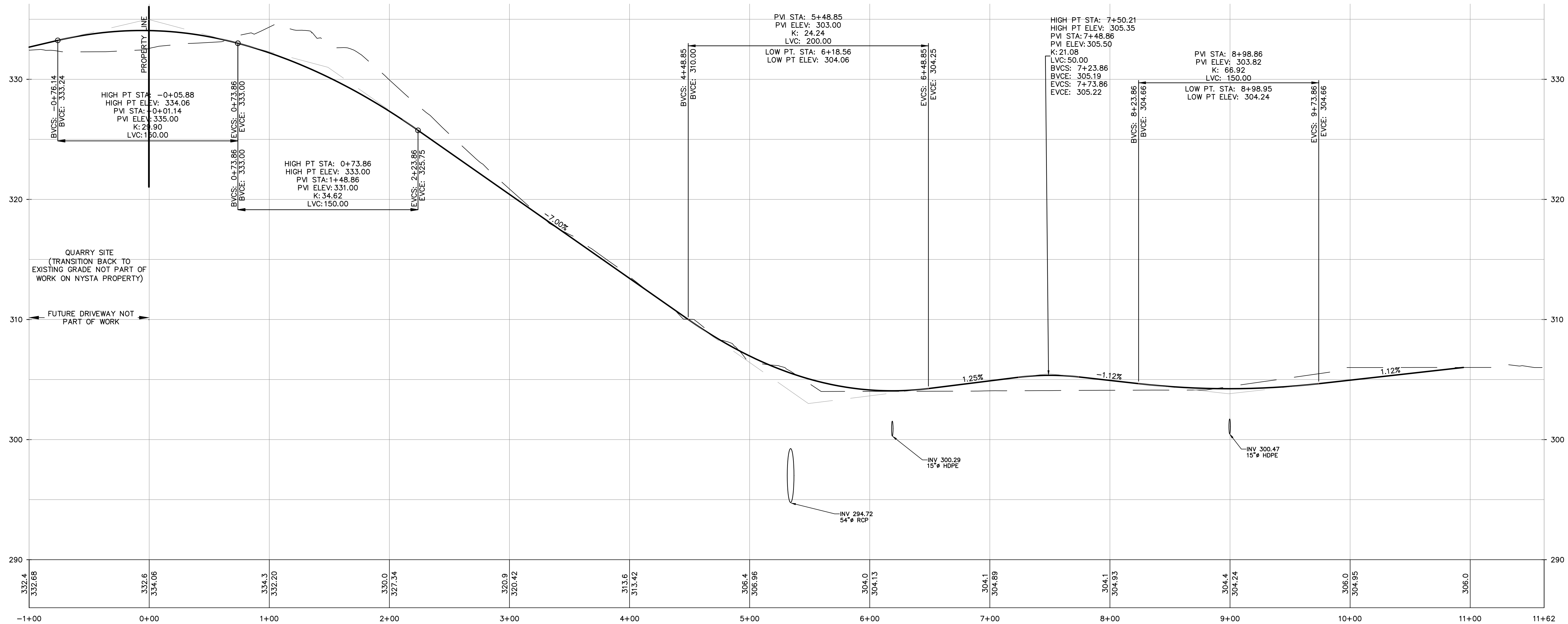




VICINITY MAP  
SCALE: 1"=600'



OLD MILL ROAD PLAN  
SCALE: 1" = 40'



PROFILE  
OLD MILL ROAD  
SCALE: HORIZ. 1"=40'  
SCALE: VERT. 1"=4'

REV	DESCRIPTION	BY	DATE
1	UPDATE PLAN AND ADD DETAILS	HL	04/16/21

DISCLAIMER:  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION  
OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.



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PROJECT:  
**SUFFERN QUARRY LOGISTIC CENTER**  
VILLAGE OF SUFFERN  
ROCKLAND COUNTY, NEW YORK

TITLE:  
**OLD MILL ROAD EXTENSION  
PLAN AND PROFILE**

PROJECT NO:	DRAWN:	CHECKED:
19220	AP	DR
SCALE:	1" = 40'	
GRAPHIC SCALE:	0 40' 80'	
DATE:	12/11/20	DRAWING NO:
		OMR-1



