

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

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.

- Main Office
  445 Hamilton Avenue
  White Plains, NY 10601
  Phone 914.946.4777
  Fax 914.946.6868
- Mid-Hudson Office
   200 Westage Business Center
   Fishkill, NY 12524
   Phone 845.896.0120
- New York City Office99 Madison AvenueNew York, NY 10016Phone 646.794.5747

NICHOLAS M. WARD-WILLIS Principal Member nward-willis@kblaw.com Also Admitted in CT



Rich Gandon, Chairman and Members of the Planning Board August 31, 2022 Page 2

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,

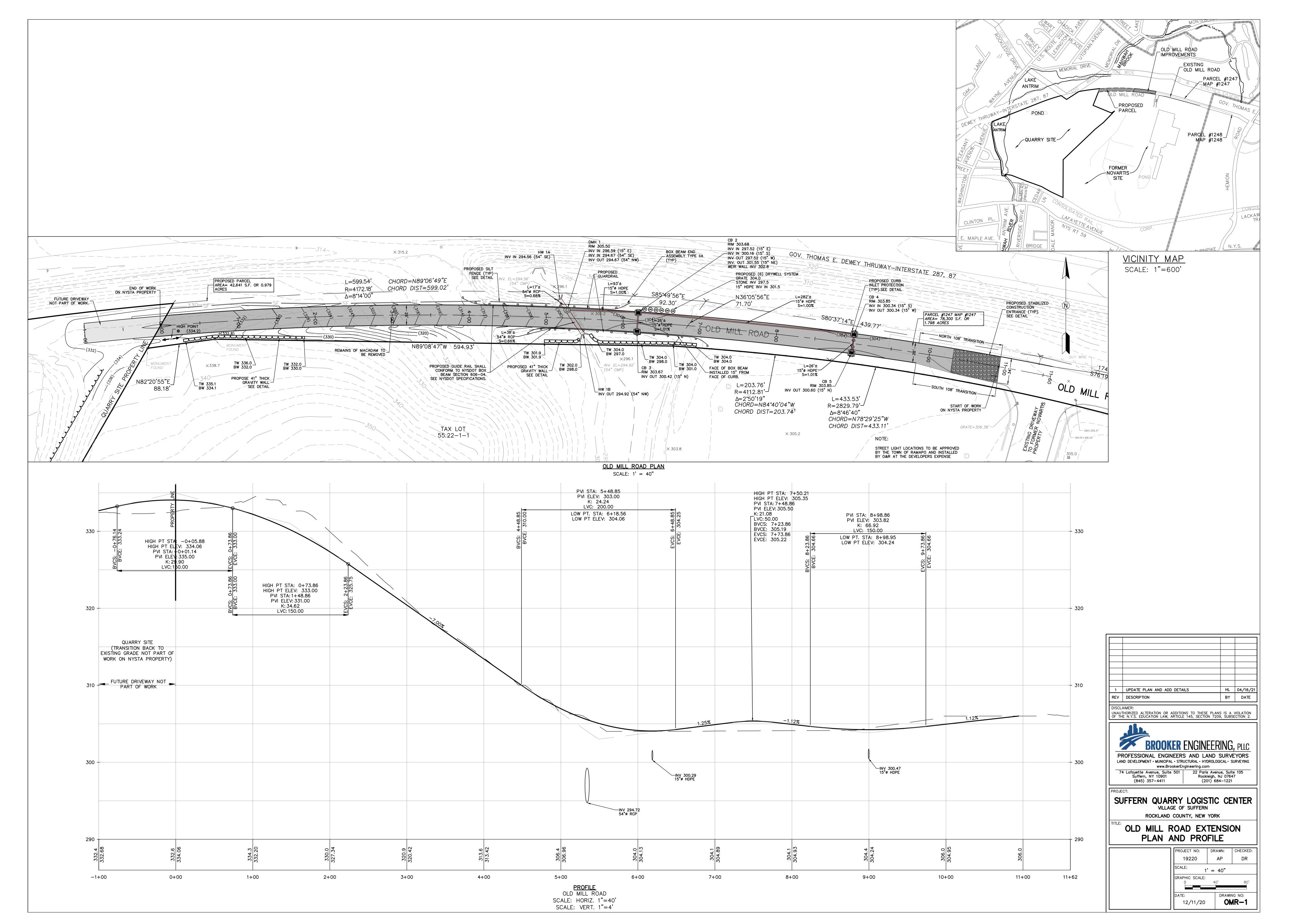
/s/ Nicholas M. Ward-Willis

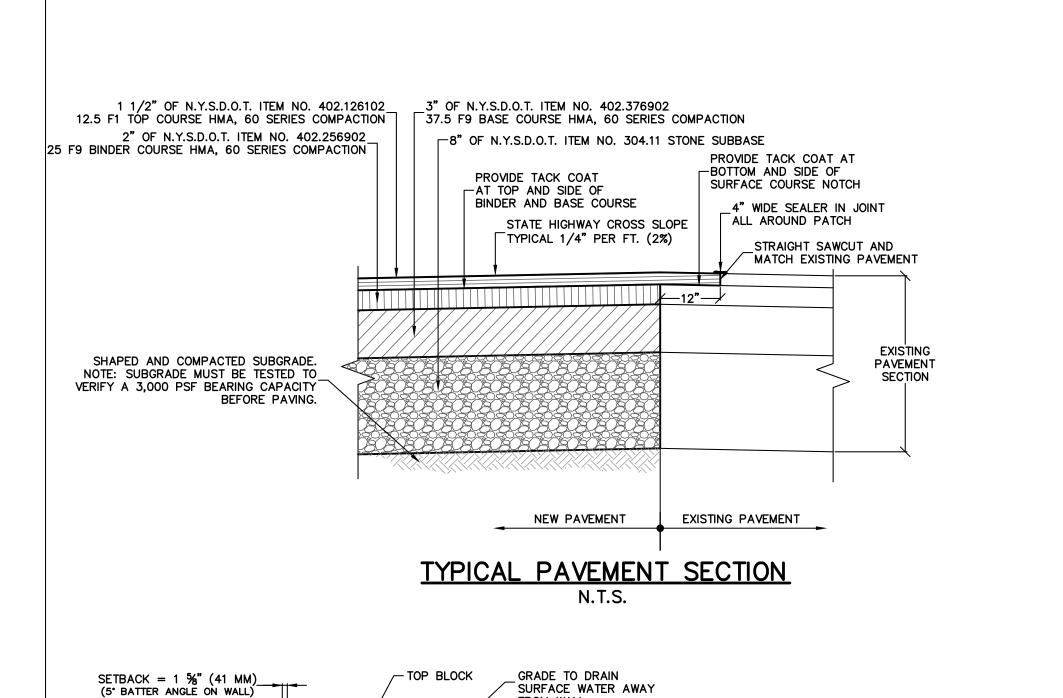
Nicholas M. Ward-Willis

NMW/sj Encl.

ecc: Suffern Equity Real Estate, LLC

Langan Engineering





FROM WALL

RETAINED SOIL

NON-WOVEN GEOTEXTILE FABRIC

MOVE BLOCKS FORWARD DURING

FILL WEDGE BETWEEN ADJACENT BLOCKS WITH DRAINSTONE (ALL

FILL VERTICAL CORE SLOT WITH

DRAINSTONE (PC BLOCKS)

MIDDLE BLOCK (TYPICAL)

-BLOCK WIDTHS VARY WITH

SOLID BOTTOM BLOCK

BLOCK WIDTHS VARY WITH

DESIGN

- DRAIN (AS SPECIFIED BY

-LEVELING PAD (AS SPECIFIED BY

-12" OVERFLOW TO

—BACKFILL ALL AROUND

LAYER OF 3/4" CRUSHED STONE

INV 301.5

ADJOINING DRYWELL

ENGINEER)

ENGINEER)

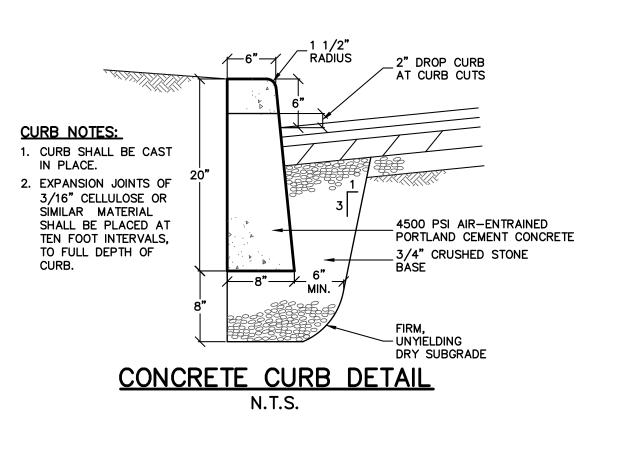
INSTALLATION TO ENGAGE SHEAR KNOBS

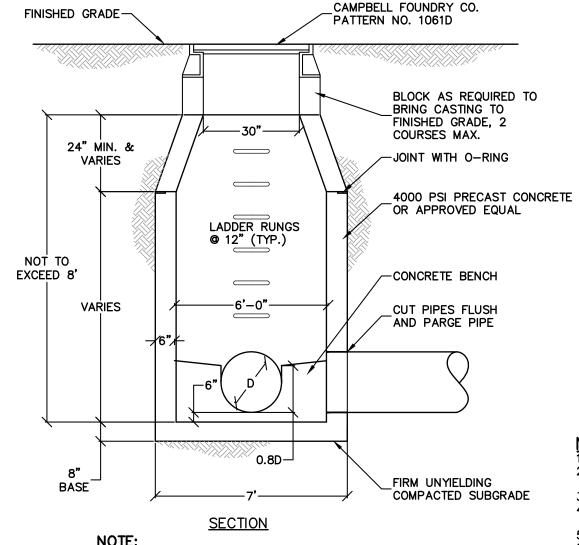
DRAINSTONE (AASHTO NO. 57 OR EQUIVALENT)

TO EXTEND AT LEAST 12" (305 MM) BEHIND

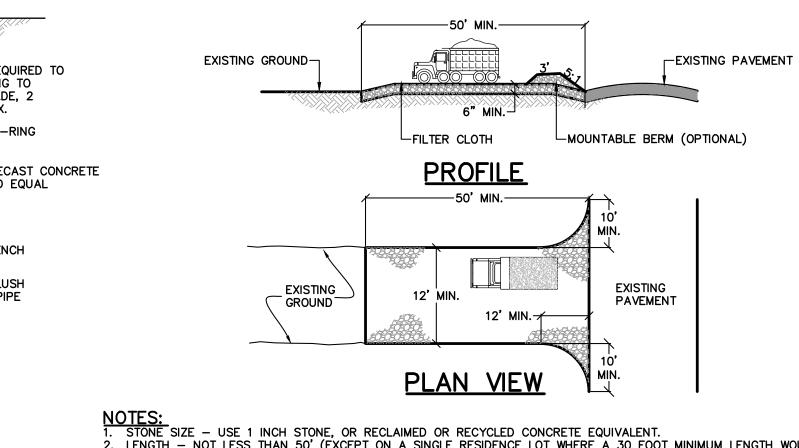
ON SITE SOIL CONDITIONS)

— (IF SPECIFIED BY ENGINEER BASED





MANHOLE REINFORCEMENT, CONCRETE AND FRAME AND CASTING MUST BE CERTIFIED FOR HS20 LOADING STANDARD STORM MANHOLE DETAIL



2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD

THICKNESS - NOT LESS THAN SIX (6) INCHES. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY - FOUR (24) FOOT IF SINGLE ENTRANCE SITE. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. S. SURFACE WATER — ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED. DROPPED. WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. 8. WHEN WASHING IS REQUIRES, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

CREEPING RED FESCUE PERENNIAL RYE GRASS -. SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING: LIME - AMOUNT NEEDED TO OBTAIN A pH OF 5.5 FERTILIZER - 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL. IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL)

2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING: 1 LB. PER 1,000 SF 1 LB. PER ACRE CREEPING RED FESCUE - CROWN VETCH -BIRDSFOOT TREFOIL -

W/PERENNIAL RYE GRASS -15. ALL SLOPES 1 (VERTICAL): 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO 16. SOD CAN BE USED INSTEAD OF SEED.

STANDARD EROSION CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK

STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL

THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.

4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY.

5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS
ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR

6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL

7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR

INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR

9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY

SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN,

BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE

10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL

BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE

12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS. 13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH

11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL

PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

1 LB. PER ACRE

COURSE. A TEMPORARY SEEDING AND / OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR

1 LB. PER 1,000 SF

WOVEN WIRE FENCE (MIN. 14 1/2

36" MIN. LENGTH FENCE POSTS

DRIVEN MIN. 16" INTO GROUND.

GAUGE W/ MAX. 6" MESH SPACING)

8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE

CONSTRUCTION SEQUENCE: a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE. D. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.

TALL FESCUE OR SMOOTH

BROMEGRASS -

SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.

EROSION AND SEDIMENT CONTROL.

FROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL.

AUTHORITIES.

MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.

BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING. d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM

DRAINAGE SYSTEM. f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.

g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE. h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.

REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.

j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.

17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS. 18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

 $^-$ 10' MAX. C. TO C. $_-$ 

PERSPECTIVE VIEW

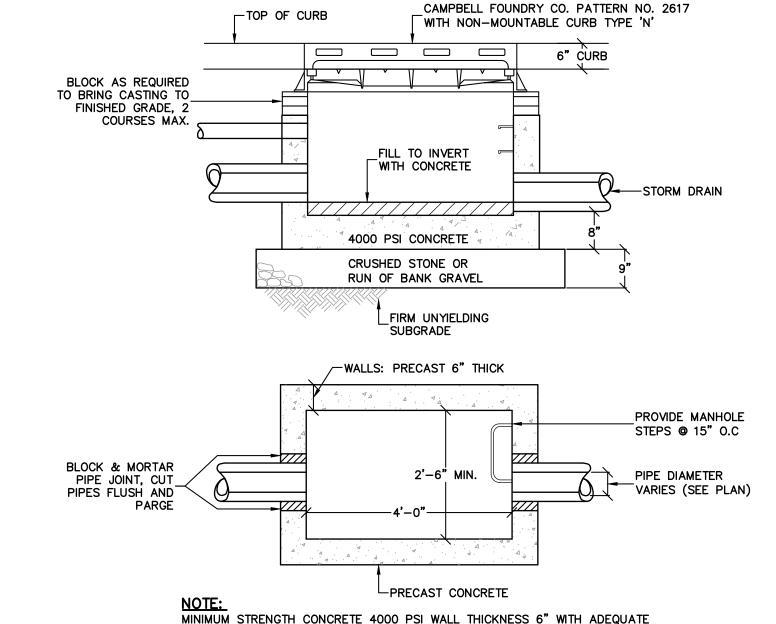
EMBED FILTER CLOTH\_

A MIN. OF 6" IN GROUND.

"BULGES" DEVELOP IN THE SILT FENCE.

36" MIN. LENGTH FENCE POSTS-

WOVEN WIRE FENCE WITH FILTER CLOTH-



STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL

N.T.S.

PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE. 2. FENCE OR GUIDE RAIL SHALL BE PROVIDED ON TOP OF WALL WHERE SPECIFIED. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.

TYPICAL GRAVITY WALL SECTION

CROSS-SECTION VIEW

PLAN VIEW

DRYWELL DETAIL

N.T.S.

CONCRETE TO TEST 4000PSI @28 DAYS.

TOTAL VOLUME = 1500 GALLONS MINIMUM

STEEL REINFORCEMENT-ASTM-A-615

CO. PATTERN #1061D

FINISHED GRADE-

CRUSHED STONE LEVELING COURSE

15"ø HDPE FROM

CATCH BASIN 2

MIRAFI 140N/

SUBGRADE

TOP OF SLAB 303.7

15"ø HDPE FROM CATCH

**INV 301** 

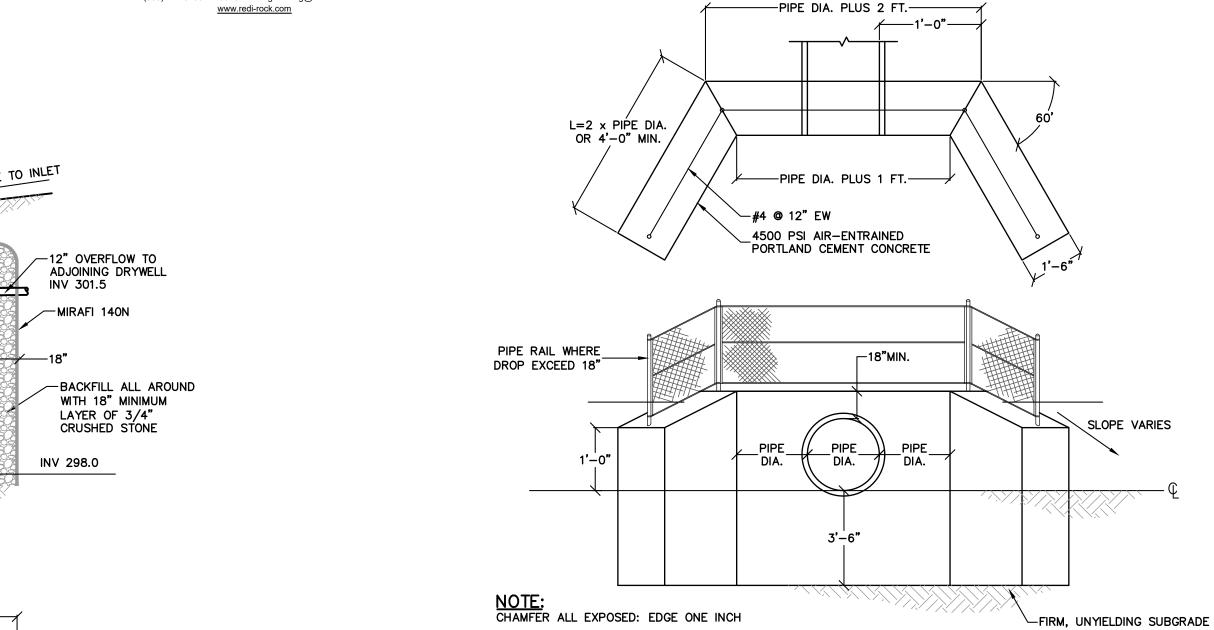
1. THIS DRAWING IS FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR

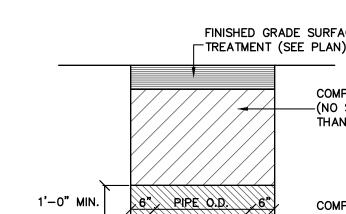
MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE

INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED

RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS,

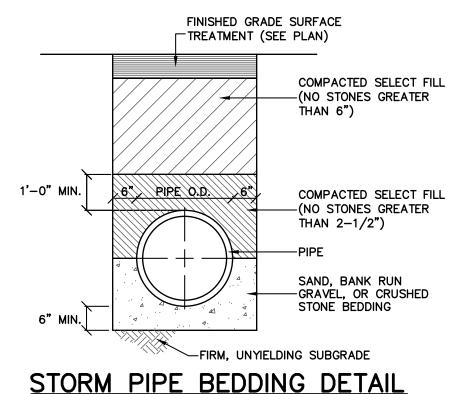


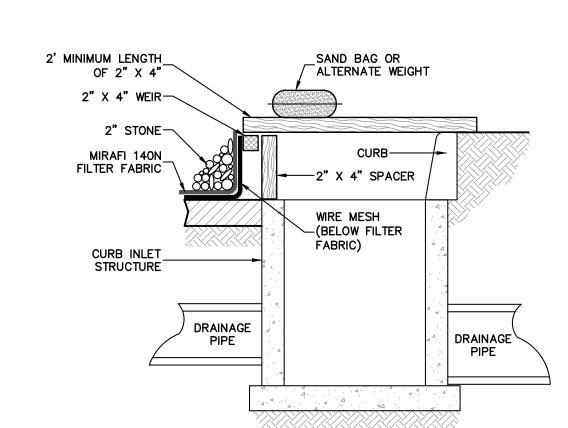




STORM PIPE BEDDING DETAIL

HEADWALL DETAIL





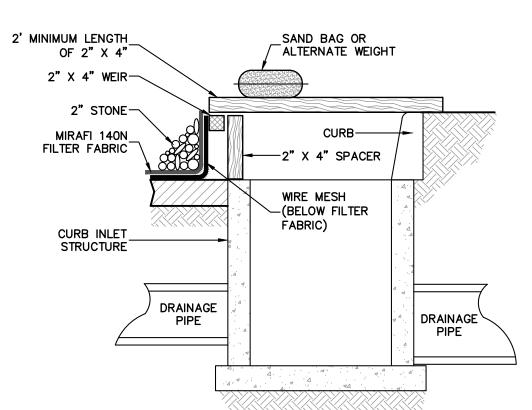
NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.

WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.

4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

**CURB INLET PROTECTION DETAIL** 



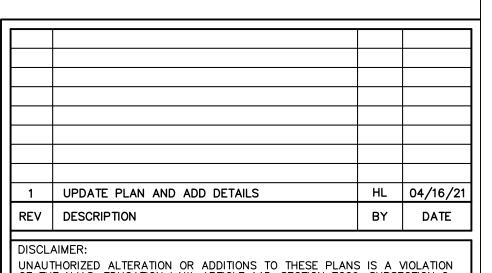
NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER , MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT. 4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT. 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN

SECTION VIEW

SILT FENCE



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



SUFFERN QUARRY LOGISTIC CENTER VILLAGE OF SUFFERN

ROCKLAND COUNTY, NEW YORK OLD MILL ROAD EXTENSION CONSTRUCTION DETAILS

