

Please Note This Application Should be TYPEWRITTEN OR NEATLY PRINTED

PLANNING BOARD

Village of Suffern
61 Washington Avenue
Suffern, NY 10901
(845) 357-2600

Date: 8-30-22

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

1. Name of project Suffern Quarry Logistics Center
2. Name of applicant Suffern Equity Real Estate, LLC Phone: 201-280-6108
Address 40 Eisenhower Drive, Suite 211 Paramus, NJ 07652
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of Record Suffern Equity Real Estate, LLC Phone: 201-280-6108
Address 40 Eisenhower Drive, Suite 211 Paramus, NJ 07652
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Michael Finan, PE Phone: 914-323-7411
Address Langan Engineering, 1 North Broadway, #910, White Plains, NY 10601
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Nicholas M. Ward-Willis, Keane & Beane, P.C. Phone: 914-946-4777
Address 445 Hamilton Avenue, Suite 1500, White Plains, New York 10601
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the northern side of NYS Route 59
zero (Direction) feet east (Street)
of Tilton Road (Direction)
(Street)
7. Acreage of parcel +/- 60 acres
8. Zoning district Planned Light Industrial District (PLI)
9. Tax map designation: Section: 55.21 Lot(s): 1-1
10. Is this application for final approval? Preliminary Site Plan Approval
11. Has the Zoning Board of Appeals granted any variance concerning this property? No
If so, list Name and Date: N/A

12. List all contiguous holdings in the same ownership:

Section: 54.36

Lot(s): 1-1

13. Attached hereto is a narrative summary prepared by the applicant's design professional stating the nature of the use, compliance with the Zoning Law, compliance with the Site Development Plan Rules and Regulations, any requested waiver or modification.

At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution, or the rationale for deviation from compliance.

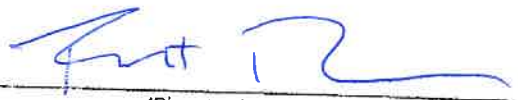
14. Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Rockland County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ROCKLAND)

SS:

I, Robert Delcalzo, hereby depose and say

that all the above statements and the statements contained in the papers submitted herewith are true.



(Signature)

Mailing address: 40 Eisenhower Drive

Suite 211, Paramus, NJ 07652

SWORN to before me this

30th day of August, 20 22

Elizabeth A. Donohue
County of Bergen
State of NJ



Village of Suffern

61 Washington Avenue
Suffern, New York 10901

Telephone: (914) 357-2600 • FAX: (914) 357-0649

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
COUNTY OF ROCKLAND) SS.:

Robert Delcalzo

I, _____

being duly sworn, hereby depose and say that I reside at:
with a corporate address of 40 Eisenhower Drive, Suite 211, Paramus, NJ 07652

I am the * Managing Member and Authorized Signatory of Suffern Equity Real
Estate, LLC owner
in fee simple of premises located at 15 Tilton Road, Suffern, NY

described in a certain deed of said premises recorded in the Rockland
County Clerk's Office in Instrument Number 2022-00002519.

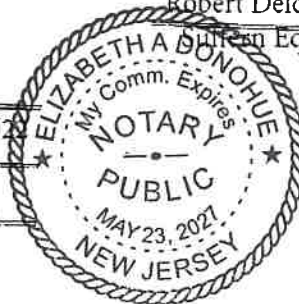
Said premises have been in my/its possession since January 14, 2022. Said
premises are also known and designated on the Town of Ramapo Tax Map
as section 55.21 lot (s) 1-1

**

Robert Delcalzo, Managing Member
Suffern Equity Real Estate, LLC

Sworn to before me this 30th
day of August

Elizabeth Donohue
Notary Public
County of Bergen
State of NJ



* If owner is a corporation, fill in the office held by deponent and
name of corporation, and provide a list of all directors, officers and
stockholders owning more than 5% of any class of stock.

** If corporate officer indicate position.

**LIST OF DIRECTORS, OFFICERS & SHAREHOLDERS
OWNING MORE THAN 5% OF SUFFERN EQUITY REAL ESTATE, LLC**

Rob Delcalzo

Robert D. Morris

Jeff Beaudette

Philip Lange

Suffern Tilton, A3, LLC

SnowPoint Quarry, LLC

PROJECT NARRATIVE SUMMARY

The application is for redevelopment of the site of the former TILCON Quarry, which is located at the end of Tilton Road north of Lafayette Avenue (NY Route 59) in the Village of Suffern, Rockland County, New York. The site is designated as Section 52.21, Block 1, Lot 1 on the Village of Suffern Tax Map. The proposed redevelopment project is identified as the Suffern Quarry Logistics Center and includes demolition of the existing buildings on the Property and construction of one (1) Class "A" industrial warehouse/wholesale distribution facility. The facility will include 623,200 SF of new warehouse construction with associated loading bays, trailer storage spaces and other site improvements including but not limited to lighting, landscaping, utilities and stormwater management facilities. The project site is located within the PLI – Planned Light Industrial Zoning District wherein warehousing uses are permitted as of right under the Village of Suffern Zoning Code.

Access to the site will be provided via a full movement driveway at the southern end of the site along Tilton Road for non-truck traffic and emergency vehicles. Additional access will be provided via a full movement driveway at the northern end of the site along an access driveway (formerly known as Old Mill Road) which connects to Hemion Road (CR 93). The project requires a height variance, but otherwise complies with the Village's zoning ordinance and site development plans and regulations.

ZONING TABLE

Suffern Quarry Logistics Center

Zone: Planned Light Industrial (PLI)

Zoning Code Reference Number	Bulk Regulations	Required/Permitted	Proposed	Complies
§266-22	Principal Use	Warehousing Distribution	Warehousing Distribution	Yes
§266-23	Min. Lot Area ⁽¹⁾ (SF)	40,000	2,618,579	Yes
§266-23	Min. Lot Width (FT)	100	1927	Yes
§266-23	Min. Front Yard (FT)	35	±285.3	Yes
§266-23	Min. Side Yard (FT)	40	±115 and ±133.47	Yes
§266-23	Total Side Yard (FT)	80	±248.47	Yes
§266-23	Min. Rear Yard (FT)	40	±120.0	Yes
§266-23	Max. Lot Coverage (%) ⁽¹⁾	80%	49%	Yes
§266-23	Max. Building Height (FT)	3 Stories or 40-FT	46	No

Zoning Code Reference Number	Parking & Loading Requirements	Required/Permitted	Proposed	Complies
§228-23.B	Min. Size of Parking Space	9 FT x 18 FT	9 FT x 18 FT	Yes
§228-23.B.	Min. Aisle Width	Two Way Flow: 24-FT	Two Way Flow: 24-FT	Yes
§266-22	Min. Number of Parking Spaces ^(2,4)	Building 1 : 363.95 Spaces	Building 1: ±502 Spaces	Yes
§266-22	Min. Number of Loading Spaces ⁽⁵⁾	Building 1: 63.2 Spaces	Building 1: ±103 Spaces	Yes

Suffern Zoning Notes:

- Ordinance §266-15N requires the lot area to be reduced for lands under water (freshwater wetlands regulated by army corps of engineers)/steep slopes/rock outcrops. detailed calculations will be required for site design. Clarification with The Village is required in order to complete this complex analysis.
- Per §266-21.2b, the planning board, in its discretion, may modify parking requirements in this [PLI] district upon a determination of unique circumstances.
- Landscape, lighting, and site plan development requirements other than the bulk regulations listed in this table still need to be reviewed and accounted for during site design.
- Minimum Number of Parking Spaces: 3.3 Spaces Per 1,000 SF of Sales and Office Area, Plus 1 Space For Every 3 Employees on the Largest Shift, Plus 1 Space for Every Commercial Vehicle Kept on the Lot.
3% of warehouse for sales and office area. 97% of building for warehouse.
Building 1 : $[(0.03 * 623,200) * (3.3 / 1000)] + [(0.97 * 623,200) * (1 / 2000)] = 363.95$ Spaces
- 1 Loading Space for the First 1,500 SF of GFA and 1 Space for Each Additional 10,000 SF of GFA
Building 1: $1 + (623,200 - 1,500) / 10,000 = 63.2$ Spaces

Village of Suffern

61 Washington Avenue
Suffern, New York 10901

Telephone: (845) 357-2600 • FAX: (845) 357-0649

E-mail: sufferclerk@creativeonline.com

CONSENT TO ENTER

NAME OF APPLICATION: Suffern Quarry Logistics Center

Permission is granted to each member of the Planning Board to enter onto the property of the applicant, located at 15 Tilton Road

_____ at any reasonable time during the pendency of the application to view the property and the conditions thereon.

The member of the Planning Board will notify the applicant of his intention to view the property prior to entering onto the property or immediately upon entering onto the property.

Suffern Equity Real Estate, LLC

Signature of Applicant:

Dated: August 30, 2022

By: Robert Delcalzo, Managing Member

ATTACHMENT C-2. DESIGNATION OF APPLICANT'S AGENT

DESIGNATION OF APPLICANT'S AGENT

TO: VILLAGE OF SUFFERN PLANNING BOARD

RE: APPLICATION OF Suffern Quarry Logistics Center

I wish that all correspondence, meeting notices, decisions, etc., from your office relative to the above application be sent to (only one person is to be listed).

Nicholas M. Ward-Willis, Keane & Beane, P.C.

445 Hamilton Avenue, Suite 1500, White Plains, New York 10601

nward-willis@kblaw.com

Date August 30, 2022

Applicant's Signature

Note to Applicant: It will be the responsibility of the one person designated on this form to notify and provide copies of all notices, decisions, minutes, correspondence, etc. to all other interested parties (for example, attorney, architect, engineer, surveyor, applicant, etc.)

ATTACHMENT B. VILLAGE OF SUFFERN 809 AFFIDAVIT

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Village of Suffern
Municipal Building
61 Washington Avenue
Suffern, New York 10901
(914) 357-2600

STATE OF NEW YORK)
COUNTY OF ROCKLAND)
VILLAGE OF SUFFERN) SS.:

I, Robert Delcalzo

being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address _____
Robert Delcalzo, Managing Member, Suffern Equity Real Estate, LLC,

40 Eisenhower Drive, Suite 211, Paramus, NJ 07652

certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the Planning Board

(Board, Commission or Agency) of the
Village of Suffern, New York

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section _____.
- () Special Permit per the requirements of Section _____.
- () Review and approval of proposed subdivision plat;
- () Exemption from a plat or official map;
- () An order to Issue a Certificate, Permit or License;
- () An amendment to the Zoning Local Law or Map or change thereof;
- (x) Other (explain) Site Plan Approval _____.

warehousing and logistics center to be constructed.

3. Premises affected are in the Planned Light Industrial (PLI) (zone) and from the Suffern Tax Map the property is known as Section 55.21-1-1 lot

4. There is no state officer, Rockland County Officer or employee; or Village of Suffern officer, or employee, nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Village officer or employee nor any member of his family in any of the foregoing classes is a part to an agreement with the applicant, express or implied whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York, or the County of Rockland or of the Village of Suffern in the petition, request or application or in the property or subject matter to which it relates:
(if none, so state)

a. Name and Address of Officer or employee

N/A

b.	Nature of Interest	N/A
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N/A

c. If stockholder, number of shares N/A

N/A

d. If officer or partner, nature of office and name of partnership N/A

N/A

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such State, County or Village of Suffern officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or any person, partnership or association having an interest in such ownership or in any business entity sharing in such ownership.

- f. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or the Village of Suffern.
- I. N/A

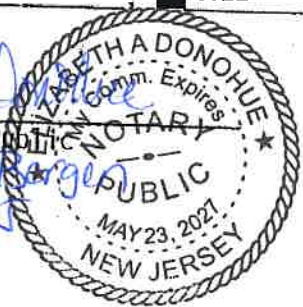
do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.



Robert Delcalzo, Managing Member
Mailing Address Equity Suffern Real Estate, LLC
40 Eisenhower Drive, Suite 211
Paramus, NJ 07652

Sworn to before me this
30th day of August, 2022

Elizabeth A. Donohue
Notary Public
County of Bergen
State of NJ



ATTACHMENT C-1. VILLAGE OF SUFFERN OWNER'S CONSENT AFFIDAVIT

OWNER'S CONSENT AFFIDAVIT

1. Name of Project Suffern Quarry Logistics Center
2. Name of Fee Owner Suffern Equity Real Estate, LLC Phone 201-280-6108
Address 40 Eisenhower Drive, Suite 211
(Street No. and Name)
Paramus NJ 07652
(Post Office) (State) (Zip Code)

STATE OF NEW YORK }
COUNTY OF ROCKLAND } SS.:
VILLAGE OF SUFFERN }

Robert Delcalzo

Robert Delcalzo being duly sworn, deposes and says that he resides at has a business address as listed above in the County of Bergen in the State of New Jersey that he is ^{the managing member of Suffern Equity Real Estate, LLC,} the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Ramapo aforesaid and designated as Lot No. 55.21, in Section No. 1-1 of the Ramapo Tax Map and that he hereby authorizes the within application in his behalf and that the statements of fact contained in said application are true, and agrees to be bound by the determination of the Board.

Robert Delcalzo
Mailing Address Suffern Equity Real Estate, LLC
40 Eisenhower Drive, Suite
Paramus, NJ 07652

Sworn to before me this

30th day of August

Elizabeth Donohue
Notary Public
County of Bergen
State of NJ



PROPOSED SUFFERN QUARRY LOGISTICS CENTER

51 Tilton Road
(S/B/L: 55.21-1-1)

Application For Site Plan Approval

LIST OF ANTICIPATED FEDERAL, STATE, COUNTY PERMITS/APPROVALS

1. Suffern Board of Trustees
2. Suffern Planning Board
3. Suffern Board of Appeals
4. Suffern Department of Public Works
5. Rockland County Drainage Agency
6. Rockland County Sewer District No. 1
7. Rockland County Department of Highway
8. Rockland County Industrial Development Agency
9. Rockland County Department of Health
10. New York State Department of Environmental Conservation
11. New York State Department of Transportation
12. New York State Office of Parks Recreation and Historic Preservation
13. United States Army Corps of Engineers