

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: February 16, 2022

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

1. Name of project Proposed Industrial Park at 25 Old Mill Rd
2. Name of applicant IV2 Rockland Logistics LLC (c/o Lisa Lyng) Justin.Drysdale@Brookfield.com
Phone: (212) 417-7173
Address Brookfield Place, 250 Vesey St., 15th Floor New York, NY 10281
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of Record Newco Suffern Holdings LLC (Reuben Twersky) Phone: (973) 622-0073 rtwersky@treefopcompanies.com
Address 500 Frank W Burr Blvd., #47 Teaneck, NJ 07666
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Dynamic Engineering Consultants, PC
By: Joshua M. Sewald, PE, PP Phone: (732) 974-0198
Address 1904 Main St. Lake Como, NJ 07719
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Harris Beach, PLLC (by Darius P. Chafizadeh, Esq.) Phone: (914) 683-1212
Address 445 Hamilton Ave., Suite 1206 White Plains, NY 10601
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the south side of Old Mill Rd. (25 Old Mill Road)
(Direction) (Street)
approximately 1,750 feet west
(Direction)
of Hemion Rd.
(Street)
7. Acreage of parcel 124.926 acres
8. Zoning district Planned Light Industrial (PLI) District
9. Tax map designation: Section: S (55.22) Lot(s): B(1), L(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: (S) 55.06 Lot(s): (B) 1, (L) 1 (within Village of Montebello)

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.

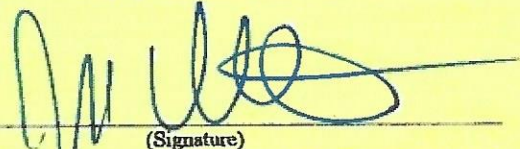
At the time of any additional submissions, a similar narrative summary shall be submitted indicating how the revised submission has been modified to comply with the Planning Board resolution, or the rationale for deviation from compliance.

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.

New Jersey
STATE OF ~~NEW YORK~~)
COUNTY OF ~~ROCKLAND~~) SS:
Bergen

I, Justin Drysdale, hereby depose and say

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

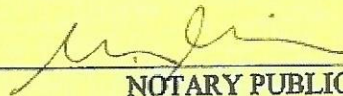


(Signature)

Mailing address: IV2 Rockland Logistics Center LLC
c/o Brookfield Properties - 250 Vesey St., 15th Floor
New York, NY 10281

SWORN to before me this

16th day of February, 2022


NOTARY PUBLIC

MARIA C. MORTIMER
Notary Public, State of New Jersey
Commission # 2460252
My Commission Expires 09/15/2026

PB Form No. 1
08/06/2001

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.:

I, Azi Mandel

being duly sworn, hereby depose and say that I reside at:

with a corporate address of 500 Frank W Burr Blvd., #47, Teaneck, NJ 07666

I am a * Managing Member and Authorized Signatory of Newco Suffern Holdings LLC owner

in fee simple of premises located at 25 Old Mill Road, Suffern, NY10901 (S/B/L: 55.22/1/1)

described in a certain deed of said premises recorded in the Rockland County Clerk's Office as Instrument Number 2021-00030357

Said premises have been in my/its possession since 2021. Said premises are also known and designated on the Town of Ramapo Tax Map as section 55.22 lot (s) Block 1, Lot 1

AMNON WENGER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 8, 2024

**

Azi Mandel, Managing Member

Authorized Signatory, Newco Suffern Holdings LLC

Sworn to before me this 16th

day of February 2022

Notary Public

Members of Newco Suffern Holdings LLC with more than 5% interest:

Azi Mandel
Adam Mermelstein

* 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.

IV2 Rockland Logistics, LLC

Proposed Industrial Park for Warehousing and Logistics Center

25 Old Mill Rd., Suffern, NY 10901 (S/B/L: 55.22/1/1)

Attachment A. Village of Suffern Bulk Table

ZONE REQUIREMENT	ZONE PU	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 STORIES/40 FT	> 40 FT (E)	46.16 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			

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	
TOTAL DEDUCTIONS					28.003	
GROSS LOT AREA	MAX DEVELOPMENT COVERAGE PERMITTED	GROSS DEVELOPMENT COVERAGE PERMITTED	NET LOT AREA WITH EXCLUSIONS ACCOUNTED FOR	NET DEVELOPMENT COVERAGE PERMITTED	PROPOSED DEVELOPMENT COVERAGE - GROSS	PROPOSED DEVELOPMENT COVERAGE - NET
124.926 AC	80%	99.9 AC	96.9 AC	77.5 AC	52.79 AC (42.3%)	52.79 AC (54.5%)

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

New Jersey
STATE OF ~~NEW YORK~~)
COUNTY OF ~~ROCKLAND~~ *Bergen*) SS.:
VILLAGE OF ~~SUFFERN~~)

I, Justin Drysdale, Senior Vice President, Development, for Brookfield Properties, c/o IV2 Rockland Logistics Center LLC

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 _____

Justin Drysdale, IV2 Rockland Logistics Center LLC

c/o Brookfield Properties, 250 Vesey St., 15th Floor, New York, NY 10281

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 of the
(Board, Commission or Agency)
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;
- Other (explain) Site Plan Approval

To permit the construction, maintenance and use of _____

warehousing and logistics center at a proposed industrial park at 25 Old Mill Rd

3. Premises affected are in the Planned Light Industrial (PLI) (zone) and from the Suffern Tax Map the property is known as Section 55.22 Lot (B)1.(L)1.

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

c. If stockholder, number of shares N/A

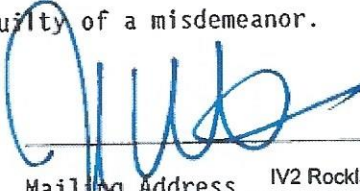
d. If officer or partner, nature of office and name of partnership N/A

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.

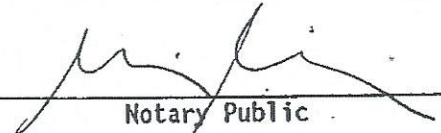
I. N/A

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.


Justin Drysdale,
SVP Development
Mailing Address IV2 Rockland Logistics Center LLC
c/o Brookfield Properties - 250 Vesey St., 15th Floor
New York, NY 10281

Sworn to before me this

16th day of February, 2022


Notary Public

MARIA C. MORTIMER
Notary Public, State of New Jersey
Commission # 2460252
My Commission Expires 09/15/2026

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

OWNER'S CONSENT AFFIDAVIT

1. Name of Project Proposed Industrial Park at 25 Old Mill Rd.

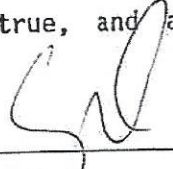
2. Name of Fee Owner Newco Suffern Holdings LLC Phone (973) 622-0073
 By: Azi Mandel, Managing Member

Address 500 Frank W Burr, #47
 (Street No. and Name)

Teaneck NJ 07666
 (Post Office) (State) (Zip Code)

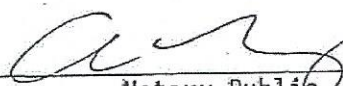
STATE OF NEW YORK)
 COUNTY OF ROCKLAND) SS.:
 VILLAGE OF SUFFERN)

Azi Mandel being duly sworn, deposes
 and says that he ^{has a corporate address in NJ} resides at 500 Frank W Burr Blvd, #47 Teaneck, NJ in the County
 of Bergen in the State of New Jersey
 that he is ^{Managing Member of Newco Suffern Holdings LLC,} 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.
(B)1, (L)1, in Section No. 55.22 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.


 Azi Mandel, Managing Member

Mailing Address Newco Suffern Holdings LLC
500 Frank W Burr, #47
Teaneck, NJ 07666

Sworn to before me this
16th day of February, 2022.


 Notary Public

AMNON WENGER
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES APRIL 8, 2024

ATTACHMENT C-2. DESIGNATION OF APPLICANT'S AGENT

DESIGNATION OF APPLICANT'S AGENT

TO: VILLAGE OF SUFFERN PLANNING BOARD

RE: APPLICATION OF IV2 Rockland Logistics Center LLC - Proposed Industrial Park at 25 Old Mill Rd.

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).

Harris Beach, PLLC (by: Darius P. Chafizadeh, Esq.)

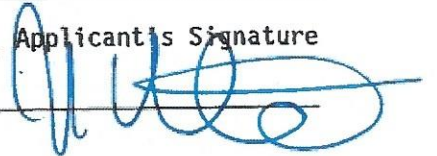
445 Hamilton Ave, Suite 1206, White Plains, NY 10601

dchafizadeh@harrisbeach.com / (914) 683-1212

Justin Drysdale, SVP Development
IV2 Rockland Logistics Center LLC

Applicant's Signature

Date February 16, 2022



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.)

Village of Suffern

61 Washington Avenue
Suffern, New York 10901

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

E-mail: suffernclerk@creativeonline.com

CONSENT TO ENTER

NAME OF APPLICATION: Proposed Industrial Park at 25 Old Mill Rd

Permission is granted to each member of the Planning Board to enter onto the property of the applicant, located at 25 Old Mill Rd.; S/B/L: 55.22/1/1,
(and S/B/L: 55.06/1/1 - Village of Montebello) _____, 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.

Signature of Applicant: _____



Justin Drysdale
SVP, Development

Dated: _____

February 16, 2022

Proposed Industrial Park for Warehousing and Logistics Center
25 Old Mill Rd., Suffern, NY 10901 (S/B/L: 55.22/1/1) (the "Property")
Application for Site Plan Approval

List of Anticipated Federal, State, County and Town Permits/Approvals

1. NY Thruway – Occupancy Permit
2. Rockland County Planning – GML
3. Suffern Department of Public Works
4. USACE Standard Individual Permit (SIP)
5. NYSDEC Protection of Waters Permit
6. NYSDEC Water Quality Certification (WQC)