

State Environmental Quality Review
POSITIVE DECLARATION
Notice of Intent to Prepare a Draft EIS
Determination of Significance

Date of Transmittal: June 23, 2022

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

On June 22, 2022, the Village of Suffern Planning Board, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Industrial Park for Warehousing and Logistics Center

Applicant: IV2 Rockland Logistics Center LLC

Lead Agency: Village of Suffern Planning Board

SEQR Status: Type I Action; the proposed action exceeds three different thresholds, which requires that it be classified as a Type I action under the New York State Environmental Quality Review Act (SEQRA):

- a project that involves a physical alteration of 10 acres;
- parking for 500 vehicles in a city, town or village having a population of 150,000 persons or less;
- in a village having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area.

**Description
of Action:**

The proposed redevelopment project includes demolition of the existing 533,000 square foot Novartis pharmaceutical complex and construction of three (3) Class "A" industrial warehouse/wholesale distribution facilities. The facilities to be located at 25 Old Mill Road will include 1,221,800 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.

The new industrial park will include three (3) warehouse buildings totaling 1,221,800 SF, with Building 1 consisting of 963,100 SF, Building 2 consisting of 170,500 SF and Building 3 consisting of 88,200 SF ("The Project"). Access to the site is currently provided via a full movement driveway at the southern end of the site along Hemion Road (CR 93) and a full movement driveway at the northern end of the site along Old Mill Road, which ultimately connects to Hemion Road (CR 93). It is proposed

to maintain the existing access point along Hemion Road (CR 93), with this access point not to be used for truck traffic; however, one additional full movement driveway will be constructed along Old Mill Road, providing a total of two access points to The Project along Old Mill Road.

Location: 25 Old Mill Road - the Property, formerly the site of Novartis Office & Manufacturing Facility, is located along Hemion Road (CR 93) north of Lafayette Avenue (NY Route 59) in the Village of Suffern, Rockland County, New York. The site is designated as Section 55.22 - Block 1 - Lot 1 on the Village of Suffern Tax Maps and Section 55.06 -Block 1 – Lot 1 on the Village of Montebello Tax Map.

DEIS Scoping: Scoping will be conducted by the Planning Board pursuant to 6 NYCRR Part 617.8 to focus the DEIS content on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or insignificant. As required by Part 617.8, scoping will include public participation. The Planning Board will hold a public scoping session on July 14, 2022, at 7 PM, at Suffern Village Hall, 61 Washington Avenue, Suffern, NY 10901.

Reasons Supporting This Determination:

Potential environmental impacts associated with the Proposed Action have been identified by the Planning Board based upon a review of the Full Environmental Assessment Form Parts 1 and 2. These impacts, which may be reasonably expected to result from the Project, have been compared to the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3). The Planning Board finds that the proposed project may have a significant adverse impact on the following resources – the list below is not intended to be all inclusive:

- Extensive land disturbance
- Ecological habitat and wetland disturbances
- Traffic generation and impacts to levels of service
- Community services and facilities, including emergency services
- Fiscal impact to municipal and community service providers
- Water supply demand
- Stormwater runoff and impacts to surface waters
- Sewer design and demand
- Ambient noise level changes and increase in ambient light levels

For Further Information:

Contact Person: Joanne Cioffi, Planning Board Secretary
Village of Suffern Planning Board
61 Washington Avenue
Suffern, NY 10901

Contact Phone No: 845-357-2600 x 125

A Copy of this Notice Sent to the following involved and interested agencies on June 23, 2022:

Environmental Notice Bulletin
625 Broadway
Albany, NY 12233-1750

Involved Agencies:

Suffern Planning Board
c/o Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Suffern Board of Trustees
c/o Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Suffern Zoning Board of Appeals
c/o Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Suffern Department of Public Works
c/o Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Rockland County Drainage Agency
23 New Hempstead Road
New City, NY 10956

Rockland County Sewer District No. 1
4 NY-340
Orangeburg, NY 10962

Rockland County Department of Highway
23 New Hempstead Road
New City, NY 10956

Rockland County Industrial Development Agency
Suite 410
254 South Main Street
New City, NY 10956

Rockland County Department of Health
Robert L. Yeager Health Center
50 Sanatorium Rd, Bldg D, Pomona, NY 10970

NYS Department of Environmental Conservation
Division of Regulatory Affairs, Region 3
21 South Putt Corners Road
New Paltz, NY 12561

New York State Department of Transportation
Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603

NYS Office of Parks, Recreation and Historic Preservation
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

New York State Thruway Authority
New York Division
Suite 400
4 Executive Blvd.
Suffern, NY 10901
(845) 918-2500

United States Army Corps of Engineers
Regulatory Branch
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278-0090

Interested Agencies:

Village of Montebello Board of Trustees
c/o Montebello Village Hall
One Montebello Road
Suffern, NY 10901

Village of Montebello Planning Board
c/o Montebello Village Hall
One Montebello Road
Suffern, NY 10901

Suffern Building Department
c/o Suffern Village Hall
61 Washington Avenue
Suffern, NY 10901

Suffern Fire Department
35 Washington Avenue
Suffern, NY 10901

Rockland County Department of Planning
50 Sanatorium Rd # T
Pomona, NY 10970

Rockland County Office of Fire and Emergency Services
Fire Training Center
35 Firemen's Memorial Dr.
Pomona, NY 10970

Norfolk Southern
Regional Real Estate Manager
218 Enola Road
Enola, PA 17025

Applicant:

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Harris Beach PLLC
Suite 1206
445 Hamilton Avenue
White Plains, NY 10601