

NOTICE

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Village of Suffern at Village Hall, 61 Washington Avenue, Suffern, New York on Thursday evening July 14th, 2022 at 7:00 p.m. upon the appeal and application of IV2 Rockland Logistics LLC for the development of an Industrial Park for Warehousing and a Logistics Center at the property located at 25 Old Mill Road, Suffern, New York. 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.

The application is for demolition of the existing 533,000 SF Novartis pharmaceutical complex and construction of three Class "A" industrial warehouse/wholesale distribution facilities. The project 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 in 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 3 warehouse buildings totaling 1,221,800 SF (building 1 = 963,100 SF, building 2 = 170,500 SF and building 3 = 88,200 SF). 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.

The Public Hearing will be specifically for the SEQRA Scoping Document, which identifies the studies and analyses to be included in the Draft Environmental Impact Statement. Scoping will be conducted by the Planning Board to focus the DEIS content on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or insignificant.

A copy of the draft Scoping Document will be available for viewing by the public at the office of the Planning Board Secretary, Village of Suffern Planning Board, 61 Washington Avenue Suffern, NY and can be found on the Village of Suffern website at <https://suffernny.gov/government/planning-board/projects/>