



**VILLAGE OF SUFFERN
PLANNING BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 19, 2022**

Present: Richard Gandon, Planning Board Chairman
Andrew Dale, Member
Jim Giannettino, Member
Andrew Halper, Member
Dan McInerney, Member
Hudson Van Sickle, Member
Robert Magrino, Assistant Village Attorney
Melissa B. Reimer, Village Clerk

Absent : Dan McInerney, Member (added after vote)
Paul Stanbridge, Member (added after vote)

CALL TO ORDER

Chairman Gandon called the meeting to order at 7:00 P.M. and led everyone in the Pledge of Allegiance.

SIGNS:

1. **RISE-54.27-1-54 (16B/84A)-1-3 WAYNE AVENUE - SIGN APPLICATION**
Irene & Scott Vignola from RISE discussed their sign application. The façade sign meets all specifications. Two of the three signs are too large. The code states that the signs need to be no larger than 10% of window space, but the Board stated they will let the two signs be 18% of window space each.

The Board advised the Vignolas that prior to installing the signs, they must obtain a building permit from the Building Department. Mr. Dale added that the sign company should walk the Vignolas through the process to obtain the permit to hang the signs.

A motion to initially approve the sign application subject to them scaling the signs down to 18% was moved by Mr. Dale, seconded by Mr. Giannettino, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

Mr. Giannettino asked if they could keep their blinds open when they are closed for business; not all the way open. This way the Village Police can see what is going on in the building. Ms. Vignola mentioned that if blinds are open all you can see is firearms. The Chairman stated that the Board will check with the Police.

2. **T-MOBILE - 54.46-1-32 (17/30B) - 255 LAFAYETTE AVENUE - AMENDED SITE PLAN**

A letter was received from the County of Rockland. Mr. Daniel Patrick of Cuddy & Feder LLP appeared on behalf of the applicant T-Mobile. T-Mobile is proposing to replace some antennas and equipment at the Good Samaritan Hospital location. The applicant was waiting to hear from the County; Rockland County had no comment.

A motion to declare the Village of Suffern Planning Board lead agency was moved by Mr. Giannettino, seconded by Mr. Dale, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

A motion to make a negative SEQRA declaration was moved by Mr. Halper, seconded by Mr. Giannettino, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

A motion to approve the site plan was moved by Mr. Dale, seconded by Mr. Halper, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

3. **IV2 ROCKLAND LOGISTICS LLC -55.22-1-1 (16B/259B1A, BIB & BIC) 25 OLD MILL ROAD- CONTINUATION OF PUBLIC HEARING AND COMPLETENESS REVIEW OF DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Mr. Darius Chafizadeh of Harris Beach PLLC appeared on behalf of the applicant IV2 Rockland Logistics LLC and addressed the Board as to the status of the Brookfield Properties project. They are waiting for comments from the Village Planner. There were no questions or comments from the Board. The Board members are waiting for the Village Planner comments as well.

No members of the public spoke.

A motion to continue the public hearing to November 30, 2022, was moved by Mr. Giannettino, seconded by Mr. Halper, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

Mr. Giannettino suggested that if there are no comments from the Village Planner by next month, IV2 Rockland Logistics LLC should not be added to the agenda.

4. **SUFFERN QUARRY LOGISTICS CENTER-55.21-1-1 (16B/146)-15 TILTON ROAD- SITE PLAN APPLICATION**

Mr. Nicholas Ward-Willis of Keane & Beane PC appeared on behalf of Equity Suffern Real Estate for the Suffern Quarry Logistics Project. Mr. Ward-Willis provided the Board with an update on the escrow account that has been

established. They are working with the Village Planner and the Planning Board attorney, and arranging a site visit for the Planning Board members. Mr. Ward-Willis reviewed the status of Old Mill Road. He said that they won the bid for \$5 million and paid the required \$500 thousand (10%) bid deposit. Mr. Ward-Willis' clients have signed the contracts. They are waiting for approvals from the NYS Attorney General's office and NYS Controller's Office for closing.

The Board asked about the water level at the Quarry location. Mr. Ward-Willis said that they would be applying to the DEC for a water withdrawal permit before starting construction. Chairman Gandon mentioned that at one point there was a pumping system in the Quarry. The Board asked about the plan for the water and Mr. Ward-Willis did not have an answer.

Mr. Magrino asked about a special permit that was needed for the Quarry. Mr. Ward-Willis said that the Building Inspector's review memorandum identifies (as did the Village Planner) that their application would require a special use permit (they are in a critical environmental area) from the Village of Suffern Board of Trustees. He stated that they will coordinate this as well as the SEQRA process. Mr. Giannettino noted that the Army Corp of Engineers and the Rockland Drainage would also be involved.

The Board would like to visit the site as soon as possible.

5. 11 BROOK STREET - 54.52-3-1.1 & 1.2 - INFORMAL DISCUSSION

No one showed up for 11 Brook Street. It was postponed to November 30, 2022, at 7:00 P.M.

6. OLD BUSINESS/NEW BUSINESS

None

7. MISCELLANEOUS

None

8. SET DATE FOR NOVEMBER MEETING

A motion to set the next Planning Board meeting for November 30, 2022, was made by Chairman Gandon, seconded by Mr. Halper, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

9. ADJOURNMENT

A motion to adjourn the meeting at 7:20 P.M. was made by Chairman Gandon, seconded by Mr. Dale, with all in favor. ABSENT: Dan McInerney, Member (added after vote), Paul Stanbridge, Member (added after vote)

Respectfully,

Melissa B. Reimer, CPA
Village Clerk