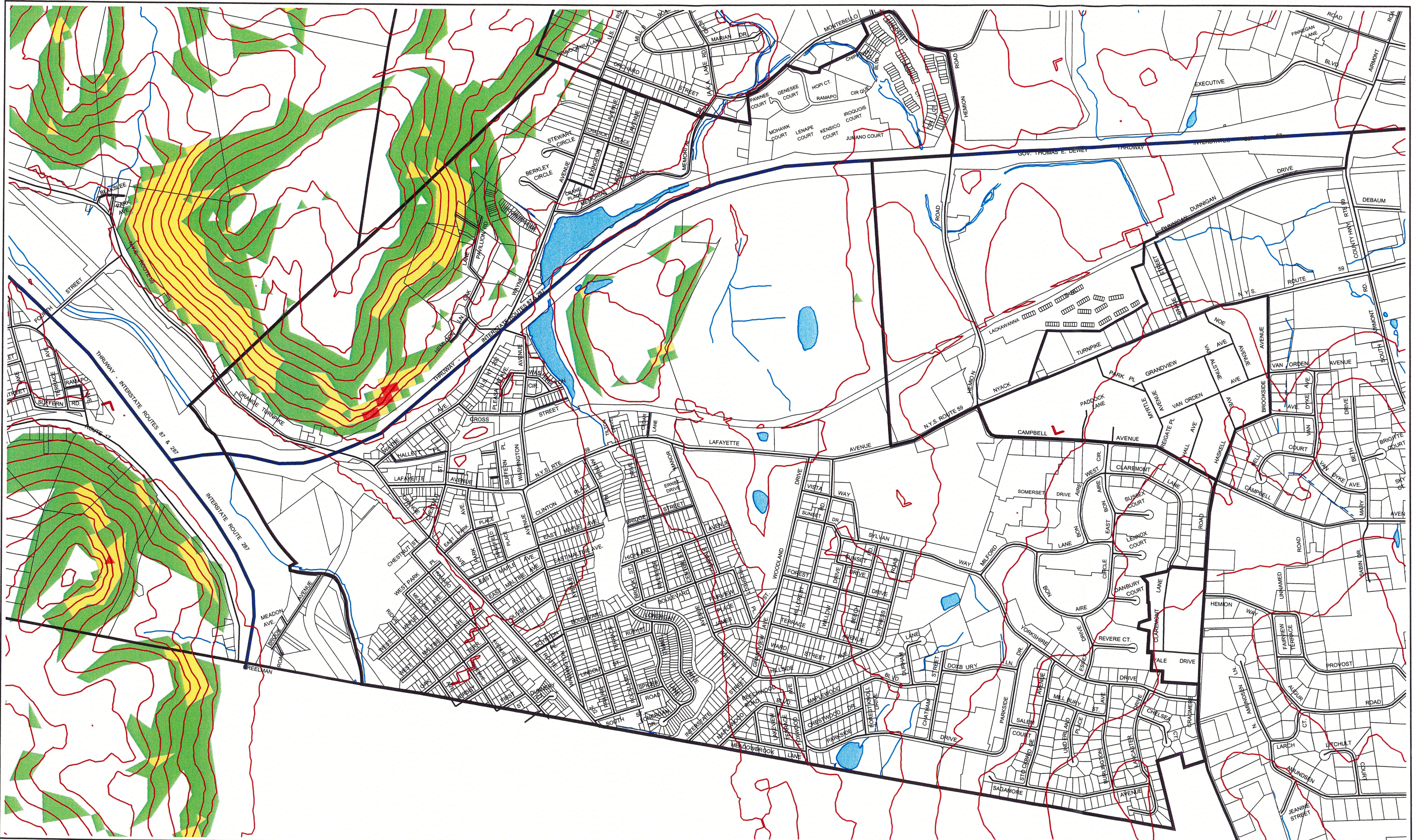


### **C. Development Potential Analysis – Non-Residential**

The development potential analysis also examined non-residential use properties, which typically need to be subject to more individual attention.

- The Novartis property has undeveloped acreage in both Suffern and Montebello. This is a large campus development, and it is unlikely that portions of the property, particularly in Suffern, would become available for development by others.
- The Good Samaritan Hospital property has an approved site plan for a medical office building of about 80,000 square feet, for which construction is to begin shortly. As part of the approval process the hospital has agreed to work with the Village to develop a special zoning district encompassing the entire hospital property. This process will determine any future development potential of the property.
- The Salvation Army recently received approval from the Village for a number of renovations and new construction projects, which are intended to meet changing needs rather than to accommodate new students or employees. These include the renovation and expansion of some student housing units and the construction of 16 new units for married cadet families with children. It is anticipated that any future development will be to meet needs of the Army.
- There are early but specific property owner proposals for private development – one on Lafayette Avenue opposite Park Place and the other on Lafayette Avenue opposite the Salvation Army, for an 18,000 square foot office building. The Comprehensive Plan Committee does not recommend zone changes on either of these two properties.
- There are a number of functionally obsolete or older buildings in the Village that should be renovated or removed. Some of these buildings occupy a large proportion of their lot, or are on small or unusually configured lots. As a result, providing parking to current standards will be difficult, unless some arrangement can be devised that is similar in concept to the proposals for parking in the downtown area. Changes in zoning are not likely to encourage renovation or removal without parking solutions because there is not likely to be enough of an economic incentive.

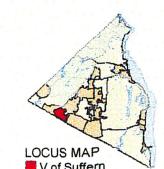
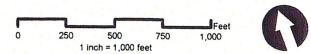
Conversations with the Village Code Enforcement Officer indicate that the typical problems are residential overcrowding, parking of unregistered vehicles on properties, and some other situations requiring code enforcement rather than zoning amendments.



**ROBERT GENESLAW CO.**  
 Planning and Development Consultants  
 2 Executive Blvd., Suite 401, Suffern, NY 10901  
 Tel: (845) 368-1785 Fax: (845) 368-1572

Note: This map is for general planning purposes only.  
 Source: New York State Department of Transportation,  
 Rockland County GIS, Robert Geneslaw Co.  
**FEBRUARY 2005**

- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers
- 50 Foot Contours
- Waterbodies
- Parcels
- Slopes - 15% - 25%
- Slopes - 25% - 35%
- Slopes - >35%



**TOPOGRAPHY & STEEP SLOPES**  
 SUFFERN COMPREHENSIVE PLAN  
 Village of Suffern, Rockland County  
 New York



**TOPOGRAPHY & STEEP SLOPES**  
**SUFFERN COMPREHENSIVE PLAN**  
 Village of Suffern, Rockland County  
 New York



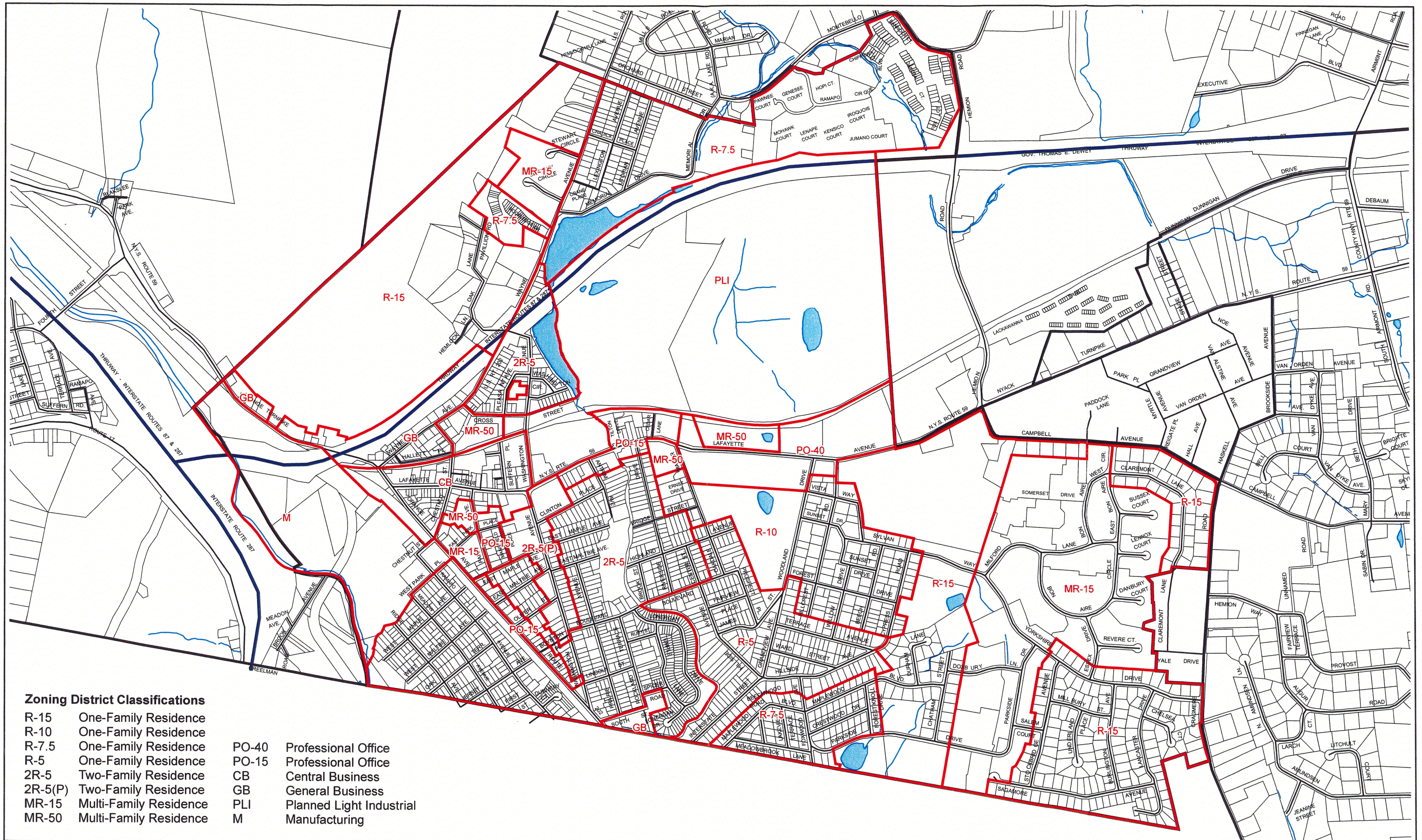
- Municipal Boundaries
- 50 Foot Contours
- NYS Thruway
- Roads
- Streams/Rivers
- ▨ Slopes - 15% - 25%
- ▨ Slopes - 25% - 35%
- ▨ Slopes - >35%
- ▨ Waterbodies
- ▨ Parcels

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 Planning and Development Consultants  
 2 Executive Blvd., Suite 401, Suffern, NY 10901  
 Tel: (845) 365-1735  
 Fax: (845) 365-1572

FIGURE III-3



**Zoning District Classifications**

- |         |                        |       |                          |
|---------|------------------------|-------|--------------------------|
| R-15    | One-Family Residence   | PO-40 | Professional Office      |
| R-10    | One-Family Residence   | PO-15 | Professional Office      |
| R-7.5   | One-Family Residence   | CB    | Central Business         |
| R-5     | One-Family Residence   | GB    | General Business         |
| 2R-5    | Two-Family Residence   | PLI   | Planned Light Industrial |
| 2R-5(P) | Two-Family Residence   | M     | Manufacturing            |
| MR-15   | Multi-Family Residence |       |                          |
| MR-50   | Multi-Family Residence |       |                          |

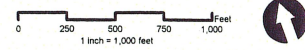
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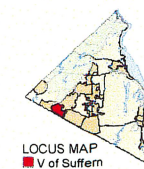
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- |  |                   |  |                      |
|--|-------------------|--|----------------------|
|  | Parcels           |  | Municipal Boundaries |
|  | Zoning Boundaries |  | NYS Thruway          |
|  | Waterbodies       |  | Roads                |
|  |                   |  | Streams/Rivers       |



**EXISTING ZONING**

SUFFERN COMPREHENSIVE PLAN

Village of Suffern, Rockland County  
 New York



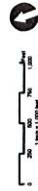
- Zoning District Classifications**
- R-15 One-Family Residence
  - R-10 One-Family Residence
  - R-7.5 One-Family Residence
  - R-5 One-Family Residence
  - 2R-5 Two-Family Residence
  - 2R-5(P) Two-Family Residence
  - MR-15 Multi-Family Residence
  - MR-50 Multi-Family Residence
  - PO-40 Professional Office
  - PO-15 Professional Office
  - CB Central Business
  - GB General Business
  - PLI Planned Light Industrial
  - M Manufacturing

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 Planning and Development Consultants

2 Executive Blvd., Suite 401, Suffern, NY 10901  
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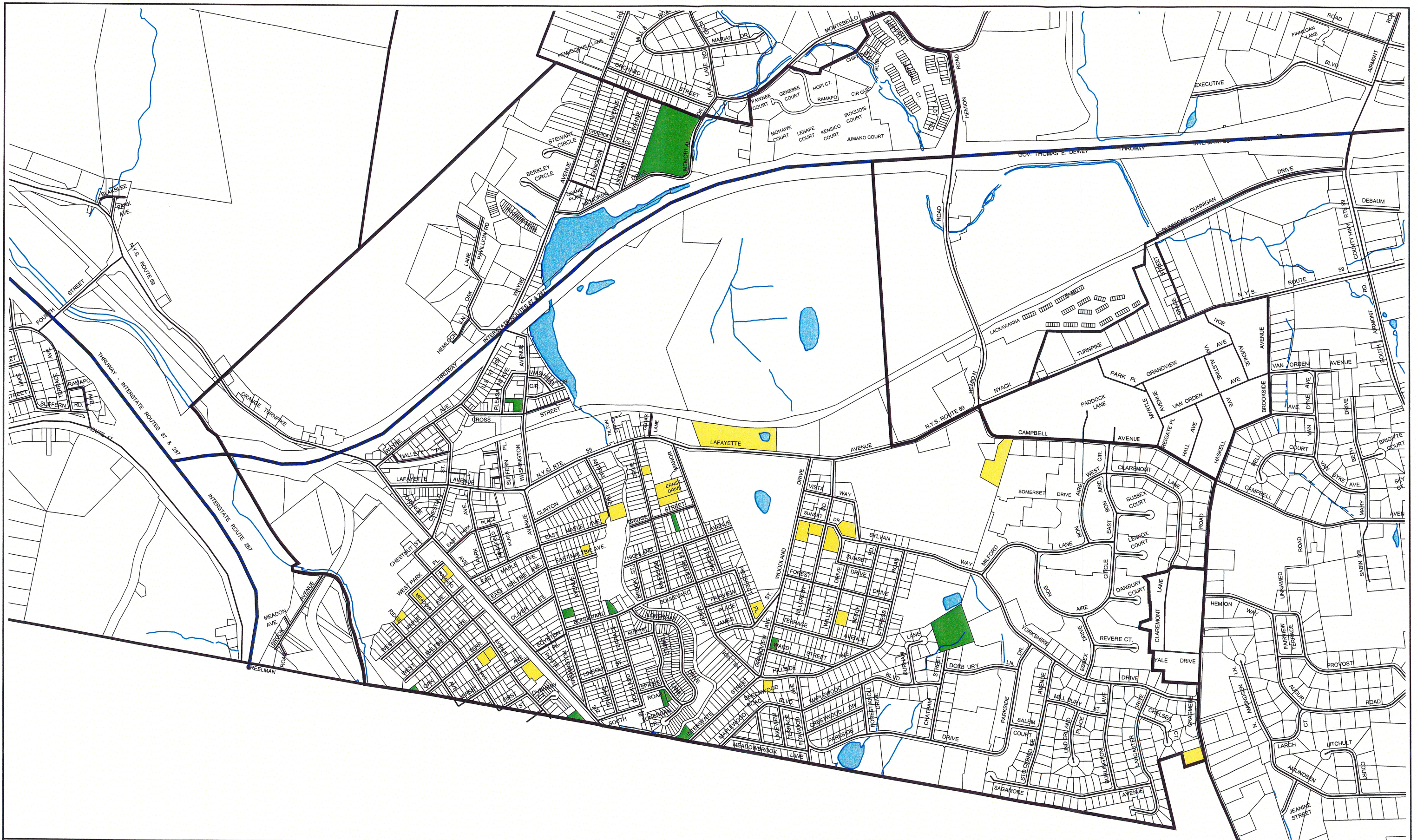


- Parcels
- Zoning Boundaries
- Waterbodies
- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers



**EXISTING ZONING**  
**SUFFERN COMPREHENSIVE PLAN**  
 Village of Suffern, Rockland County  
 New York

FIGURE III-4



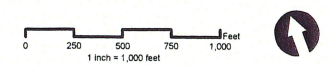
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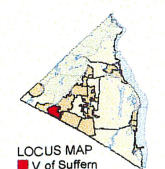
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Note: This map is for general planning purposes only.  
 Source: New York State Department of Transportation,  
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- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers
- Waterbodies
- Vacant residential lots w/ potential for development
- Developed residential lots w/ potential for additional development

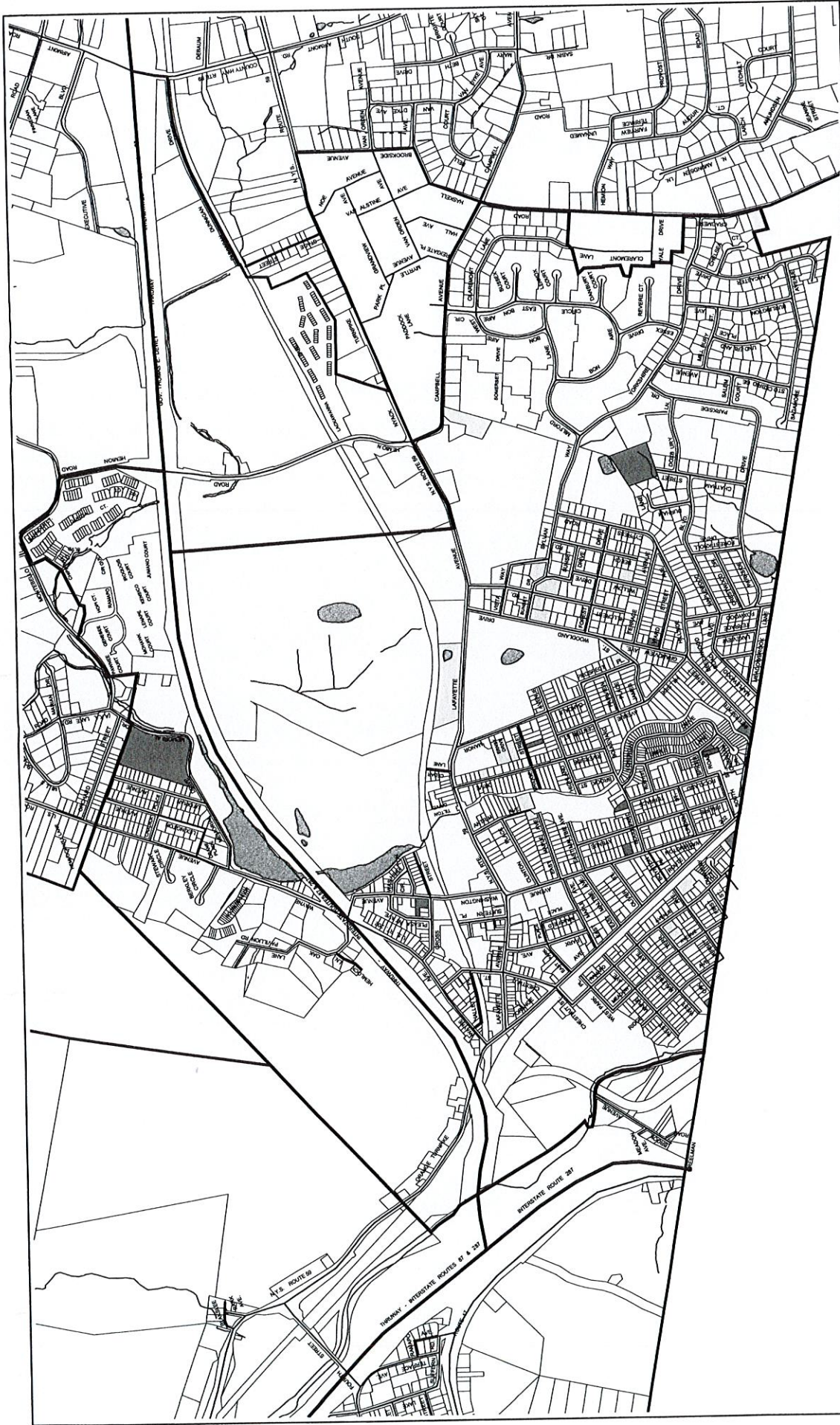


**VACANT & OVERSIZED RES. ZONED  
 PARCELS W/ DEV. POTENTIAL**

*SUFFERN COMPREHENSIVE PLAN*

Village of Suffern, Rockland County

FIGURE III-5



**VACANT & OVERSIZED RES. ZONED  
PARCELS W/DEV. POTENTIAL**  
**SUFFERN COMPREHENSIVE PLAN**  
 Village of Suffern, Rockland County



- Waterbodies
- Municipal Boundaries
- NYS Thruway
- Roads
- Streams/Rivers
- Vacant residential lots w/ potential for development
- Developed residential lots w/ potential for additional development

Note: This map is for general planning purposes only.  
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 2 Executive Blvd., Suite 401, Suffern, NY 10901  
 Tel: (845) 368-1765 Fax: (845) 368-1772

FIGURE III-5