



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: MATRIX 1-84 DISTRIBUTION CENTER- SITE PLAN
PROJECT NO.: 22-29
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 97/ ROUTE 17K
SECTION 89, BLOCK 1, LOTS 66 & 69.11
REVIEW DATE: 15 SEPTEMBER 2023
MEETING DATE: 21 SEPTEMBER 2023
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. This office has completed a detailed review of the SWPPP submitted for the project. During this review it is noted that Detention Pond A, outlet control structure has been modified and a revised Stormwater Model has been recently submitted to this office.
2. The utilities for stormwater within NYS Route 17K were requested to be evaluated with regard to passing the point discharges from the Stormwater Management System. This office is awaiting that information.
3. Detailed Technical Comments as follows:
 - A. Page 3, small note 3 under Table 2-2 identifies the surrounding soil groups as Type B. This should be revised as all soil types are identified as C Soil Types.
 - B. The project requests a 5 Acre Waiver. This request has been submitted to the Town Board for necessary action. Erosion and Sediment Control notes on Sheet SC-002 8D identifies the requirements for the 5 Acre Waiver. We recommend a similar note be placed in larger font type on the Drainage and Erosion, Sediment Control Plans.
 - C. Information pertaining to the permeability testing for the underground infiltration systems should be documented. Greater than 5 inches per hour permeability is identified in the Infiltration Worksheets. Documentation of the Infiltration Testing should be identified.
 - D. All stormwater features which are to contain permanent water bodies should be fenced in compliance with Town Code. Consideration of fencing areas which contain standing water during storm events should also be undertaken. Typical stormwater pond fence in the Town of Newburgh consists of split rail fence with black welded wire mesh.
 - E. Slight discrepancy was identified in Pond Bio10 device 1 model depicts 530.5 while plan depicts 530.43.
 - F. Detention Pond B; the primary 30 inch outlet pipe has a slope identified at 2.3% in model while the plan depicts the slope at 1.15%.

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- G. Catch Basin 6 in vicinity of this pond has a rim elevation of 475, while headwater outflow from the detention pond has a headwater depth of 475.06.
- H. A Stormwater Facilities Maintenance Agreement will be required for the site. This must be filed with the county to assure long term operation and maintenance of the Stormwater Facilities.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read "Patrick J. Hines".

Patrick J. Hines
Principal
PJH/kbw

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Matrix I-84 Distribution Center		
Project Location (describe, and attach a general location map): The site is located on Route 17K in the Town of Newburgh. It is located 0.75 miles east of the intersection of I-84. S/B/L: 89-1-66; 89-1-69.11; 86-1-97		
Brief Description of Proposed Action (include purpose or need): The proposed development is a +/- 595,900-square foot warehouse that meets the requirements of the zoning code. The proposed action will also include associated loading and parking spaces, utilities, and stormwater management practices. Access to the project site will be from Route 17K. Additional detail is included in the project narrative.		
Name of Applicant/Sponsor: Matrix Newburgh Route 17K Development, LLC		Telephone: 732-521-2900
		E-Mail: kgriffin@matrixcompanies.com
Address: 3 Center Drive		
City/PO: Monroe Township	State: New Jersey	Zip Code: 08831
Project Contact (if not same as sponsor; give name and title/role): W. Charles Utschig Jr., Senior Associate		Telephone: 914-323-7410
		E-Mail: cutschig@langan.com
Address: 1 North Broadway		
City/PO: White Plains	State: New York	Zip Code: 10601
Property Owner (if not same as sponsor): * See note at bottom of page Manheim Remarketing, Inc.		Telephone:
		E-Mail:
Address: 6205 Peachtree Dunwoody Road		
City/PO: Atlanta	State: GA	Zip Code: 30328

* The applicant is the owner of S/B/L: 89-1-66.
Manheim Remarketing, Inc. is the current owner
of S/B/L: 89-1-69.11 and 86-1-97.

* See note at bottom of page for

B. Government Approvals additional approvals/permits

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Board - Site Plan Approval, SEQR Determination	Projected date: July 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Engineer and Health Department - Water Main Approval	Projected date: July 2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Dept of Planning- Site Plan Review Department of Health - Water Connection	Projected date: July 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT - Highway Work Permit, NYSDEC - SPDES	Projected date: July 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA Notice of Construction/Hazard to Air Nav. Determination	Projected date: July 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Priority Growth Area as identified in the Orange County, New York Comprehensive Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

Additional City, Town or Village Planning Board or Commission Approvals Required: Architectural Review Board Approval, NYSDEC 5-acre Disturbance Waiver, Clearing and Grading Permit, City of Newburgh Sewer Connection & Approval of Developers Agreement

Additional Other Local Agencies Approvals Required: Code Compliance Officer, Town Blasting Permit, Town Building Department Building Permit & Approval of Newburgh Sewer Connection

Additional County Agencies Approvals: OCDOH Sewer and Water Main

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
IB - Interchange Business District; Stewart Airport Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Valley Central School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Orange Lake Fire District; Town of Newburgh Emergency Medical Services

d. What parks serve the project site?
Stewart State Forest (2 miles west), Algonquin Park (2.3 miles east), Cronomer Hill Park (2.7 miles east), San Giacomo Park (3.7 miles south east)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial - Warehouse building

b. a. Total acreage of the site of the proposed action? ±62.1 acres
b. Total acreage to be physically disturbed? ±44 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±62.0 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Industrial subdivision/lot merge

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____

ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase I (including demolition) 11 month 2023 year
- Anticipated completion date of final phase 3 month 2025 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

* See note at bottom of page

* A 5 acre waiver will be requested for this project

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ 1	
ii. Dimensions (in feet) of largest proposed structure: <u><40 feet</u> height; <u>590</u> width; and <u>1,010</u> length	
iii. Approximate extent of building space to be heated or cooled: _____ <u>595,900</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: Stormwater Management Basin - Dry detention basins will temporarily impound water during storm events	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify:	
Drainage from site _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. N/A	
iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres	
v. Dimensions of the proposed dam or impounding structure: _____ N/A height; _____ N/A length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
 - expected acreage of aquatic vegetation remaining after project completion: _____
 - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 - proposed method of plant removal: _____
 - if chemical/herbicide treatment will be used, specify product(s): _____
- v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 9,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Town of Newburgh consolidated water district
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 9,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh - Renwick Street wastewater treatment plant
- Name of district: Town of Newburgh Sewer District (Crossroads Sewer District in the Joint Sewer District Consolidation Agreement)
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Describe extensions or capacity expansions proposed to serve this project: _____

If Yes:

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

If Yes:

Square feet or **26+** acres (impervious surface)

Square feet or acres (parcel size)

ii. Describe types of new point sources. Conveyance pipes

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater runoff will be treated for water quality and detained by various stormwater management basins and features, including underground detention chambers. Stormwater discharge will be directed to match existing watersheds and flow patterns.

- If to surface waters, identify receiving water bodies or wetlands:

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Truck fleet

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Generators, concrete batch plants, soil screener and heavy construction equipment

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Rooftop HVAC units, generators

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☒ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ <div style="text-align: center;">+/- 360 trucks/day</div></p> <p>iii. Parking spaces: Existing <u>0 spaces</u> Proposed <u>224 spaces</u> Net increase/decrease <u>224 spaces</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Access to the route will be provided from NYS route 17K. Modifications to NYS Route 17K will be required to allow for access into the site.</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ 450 KW</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Grid/ local utility (Central Hudson Gas and Electric - Coldenham substation)</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am to 7 pm</u> • Saturday: <u>7 am to 7 pm</u> • Sunday: <u>Will comply with local regulations</u> • Holidays: <u>Will comply with local regulations</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am to 7 pm</u> • Saturday: <u>7 am to 7 pm</u> • Sunday: <u>Will comply with local regulations</u> • Holidays: <u>Will comply with local regulations</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Full cut-off lighting will be installed to provide light along driveways, walkways and parking areas to ensure clear and safe circulation, while avoiding adverse impacts on surrounding areas. The lighting plan will be submitted with future submissions and will include standard pole-mount and wall fixtures.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ Approximately 125 tons per _____ N/A (unit of time) • Operation : _____ Approximately 90 tons per _____ year (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: On-site recycling will be provided and privately hauled to a recycling facility. • Operation: On-site recycling will be provided and privately hauled to a recycling facility. <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Solid waste will be handled by a private contractor. • Operation: Solid waste will be handled by a private contractor. 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Stewart International Airport, Army National Guard Base

ii. If mix of uses, generally describe:

The general mix of uses is characterized by uses associated with a transportation corridor including transportation, industrial and commercial uses, with scattered residential uses.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.55	±26	+25.45
• Forested	39.25	±13.15	-26.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.0	±17.65	+0.65
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	5.2	5.2	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 336088, 336002, 336057

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

Site code 336088 is Stewart International Airport (South of the Proposed Development), which was previously used as an Air National Guard Base. Aqueous film-forming foam (AFFF), in which perfluorooctanesulfonic acid (PFOS) is a key ingredient, has been used over the years at the airport to put out fires and in training exercises. PFOS was detected in groundwater, surface water and catch basins at the airport and in Lake Washington and its tributaries.

Site code 336002 and 336057 are in reference to the F&T Darrigo site located at 84 Lakeside Road (750 North of the Proposed Development). Hazardous wastes including spent cleaning solution from metal finishing, furniture stripping waste, battery waste containing lead, and septic waste were disposed of in the on-site lagoons from 1948 to 1985. Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were chromium, copper, lead, nickel, and zinc in soil. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Remaining contamination at the site is being managed under a Site Management Plan.

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	15 feet
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
ESB - Erie extremely stony soils	20 %
MdB - Mardin gravelly silt loam	24 %
SXC - Swartswood and Mardin soils	34 %
d. What is the average depth to the water table on the project site? Average: _____ n/a feet * Groundwater not encountered	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ 0 % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 100 % of site	
<input type="checkbox"/> Poorly Drained _____ 0 % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ ±4% % of site	
<input type="checkbox"/> 10-15%: _____ ±4% % of site	
<input type="checkbox"/> 15% or greater: _____ ±4% % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features. *See note at bottom of page	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 862-136	Classification C
• Lakes or Ponds: Name n/a	+ Classification
• Wetlands: Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size
• Wetland No. (if regulated by DEC) n/a	+
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

* Section E.2.h is automatically filled out through the NYSDEC EAF Mapper Generator. A wetland delineation is in the process of being complete. The proposed development shall not disturb any existing on-site wetlands. Any existing on-site wetlands will be protected during construction. Page 11 of 13

m. Identify the predominant wildlife species that occupy or use the project site:		
<u>white-tailed deer</u>	<u>grey squirrel</u>	<u>wild turkey</u>
<u>eastern cottontail</u>	<u>chipmunk</u>	
<u>various songbirds</u>	<u>groundhog</u>	
n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): <u>Red Maple-Hardwood Swamp</u>		
ii. Source(s) of description or evaluation: <u>Regulatory map: NYSDEC EAF Mapper Generator</u>		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> • Currently: <u>1460.0</u> acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): <u>Indiana Bat, Upland Sandpiper</u>		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. If Yes: acreage(s) on project site: _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

* Section E.2.n is automatically filled out through the NYSDEC EAF Mapper Generator, which looks at significant natural communities, as well as a 1/2 mile buffer. The significant natural community that was flagged through the EAF Generator, is the Red Maple-Hardwood Swamp, which is located 1,000 ft North of the project site (North of I-84). There are no significant natural communities located within the project site.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No * See note at the bottom of the page

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Stewart State Forest; Newburgh-Beacon Bridge/Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State forest land; State Scenic Road

iii. Distance between project and resource: 3-6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

* Section E.3.f is automatically filled out through the NYSDEC EAF Mapper Generator. SHPO identifies an isolated archaeological sensitive area surrounding the adjacent Newburgh Toyota property.

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

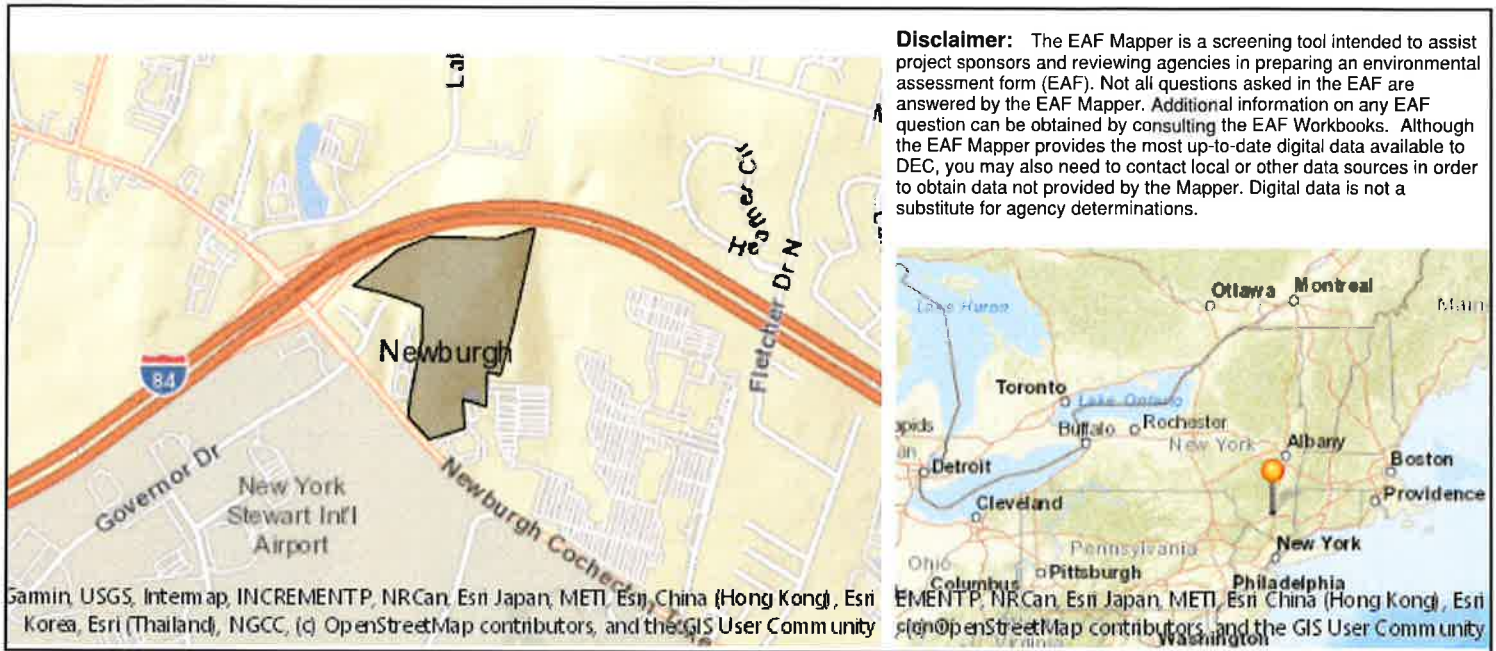
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matrix Newburgh Route 17K Development, LLC Date July 7, 2023

Signature _____

Title Senior Associate - Project Engineer

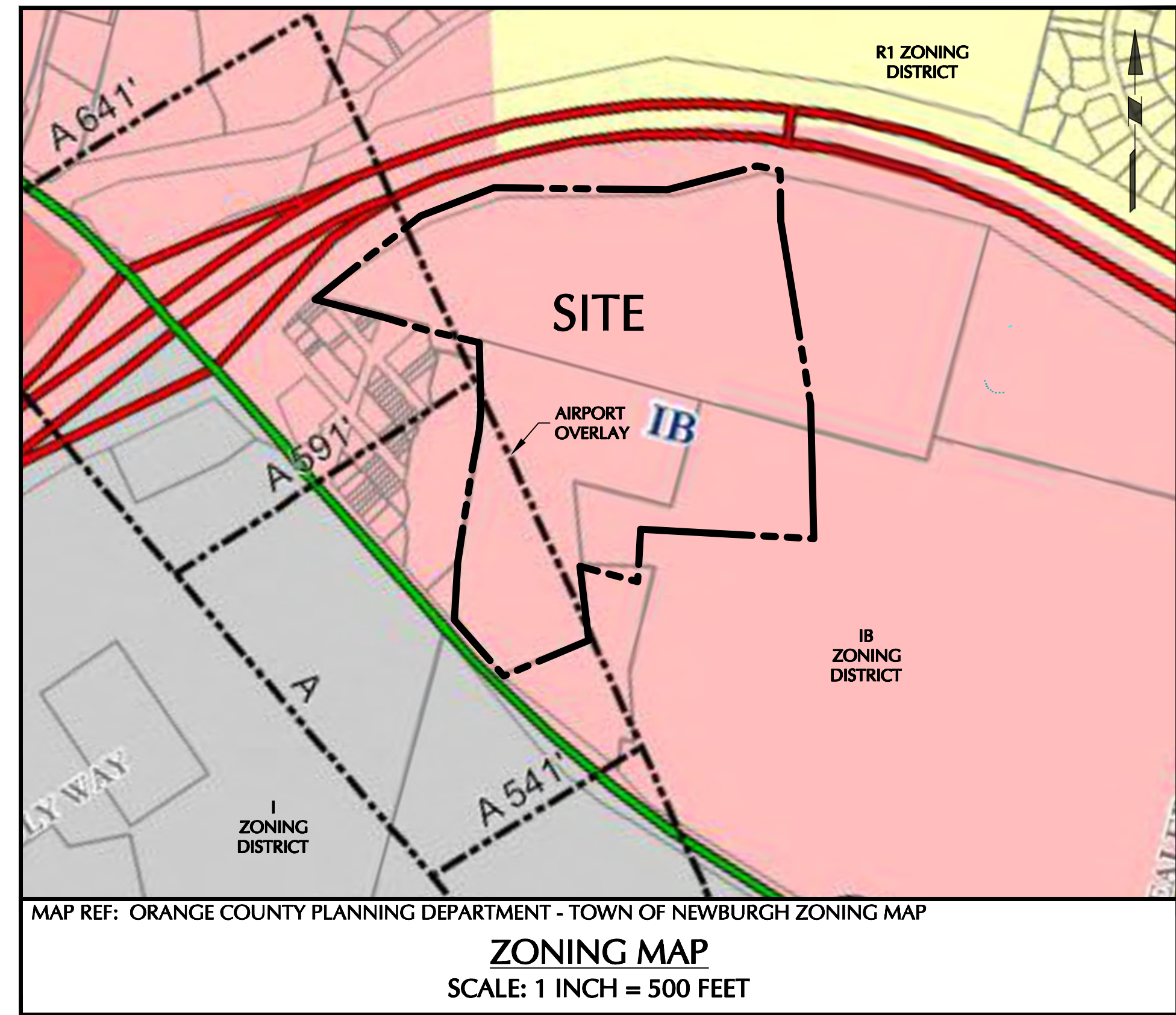
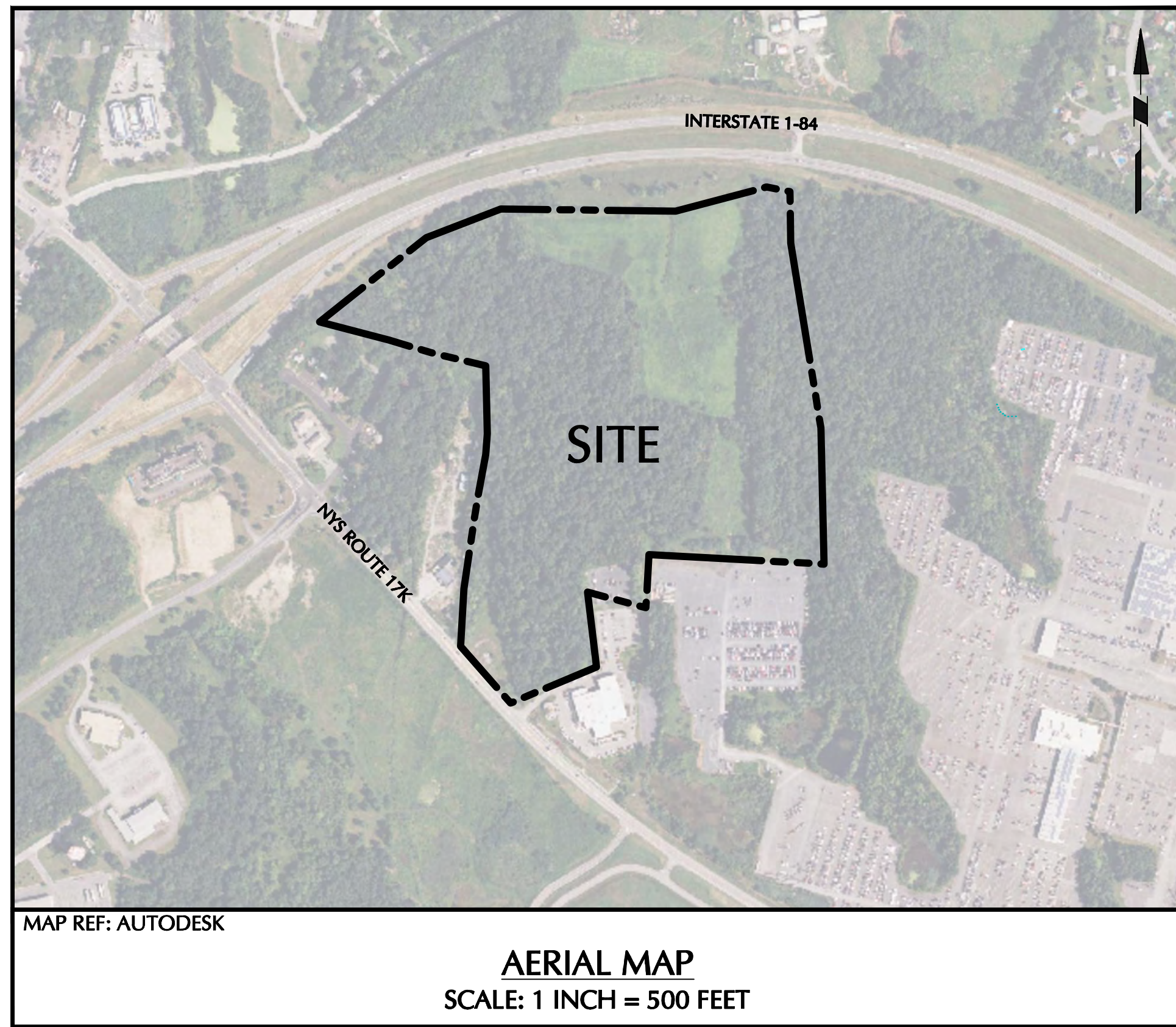
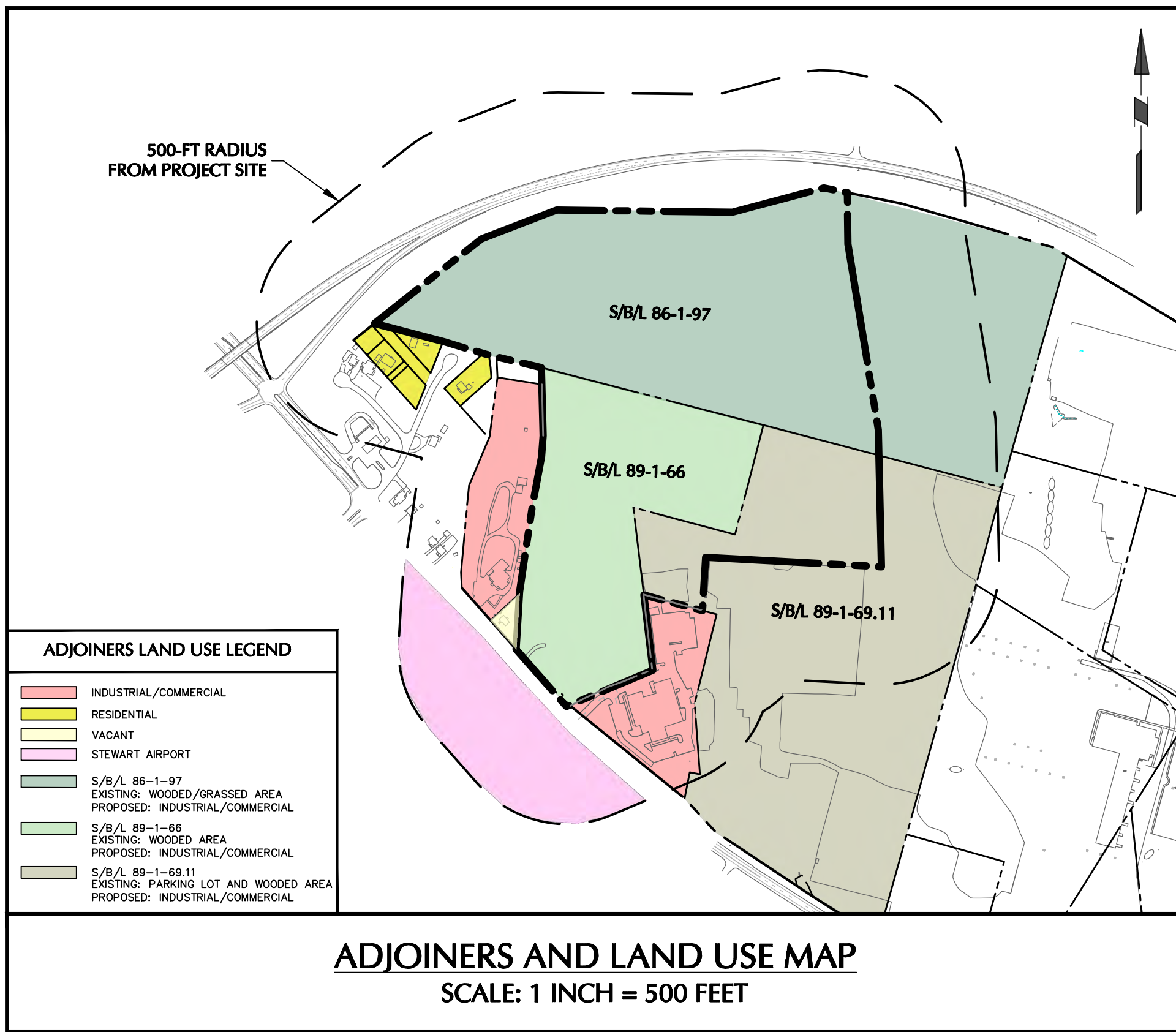


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088, 336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SITE PLAN APPROVAL DOCUMENTS FOR MATRIX I-84 DISTRIBUTION CENTER

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK
SECTION 89, BLOCK 1, LOTS 66 AND 69.11; SECTION 86, BLOCK 1, LOT 97
PLANNING BOARD PROJECT No: 2022-29



DRAWING LIST		
DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 45	COVER SHEET
CS002	2 OF 45	LEGEND & NOTES
CD100	3 OF 45	EXISTING CONDITIONS AND SITE REMOVALS PLAN
CB100	4 OF 45	LOT LINE CHANGE (1 OF 2)
CB200	5 OF 45	LOT LINE CHANGE (2 OF 2)
CS100	6 OF 45	OVERALL SITE PLAN
CS101	7 OF 45	SITE PLAN (1 OF 2)
CS102	8 OF 45	SITE PLAN (2 OF 2)
CS200	9 OF 45	EMERGENCY ACCESS ROUTE
CS300	10 OF 45	MANHEIM ZONING ANALYSIS
TM100	11 OF 45	TRUCK TURNING MOVEMENT PLAN
CP100	12 OF 45	PAVEMENT PLAN
CG100	13 OF 45	OVERALL GRADING PLAN
CG101	14 OF 45	GRADING PLAN (1 OF 2)
CG102	15 OF 45	GRADING PLAN (2 OF 2)
CG201	16 OF 45	ROADWAY PROFILE
CG301	17 OF 45	SITE SECTIONS
CG400	18 OF 45	OVERALL DRAINAGE PLAN
CG401	19 OF 45	DRAINAGE PLAN (1 OF 2)
CG402	20 OF 45	DRAINAGE PLAN (2 OF 2)
CG501	21 OF 45	DRAINAGE PROFILES (1 OF 2)
CG502	22 OF 45	DRAINAGE PROFILES (2 OF 2)
CU100	23 OF 45	OVERALL UTILITY PLAN
CU101	24 OF 45	UTILITY PLAN (1 OF 2)
CU102	25 OF 45	UTILITY PLAN (2 OF 2)
CU201	26 OF 45	SANITARY SEWER PROFILE
CU202	27 OF 45	WATERMAIN PROFILE
CE100	28 OF 45	PHASING PLAN
CE101	29 OF 45	EROSION & SEDIMENT CONTROL PLAN (1 OF 2)
CE102	30 OF 45	EROSION & SEDIMENT CONTROL PLAN (2 OF 2)
CS501	31 OF 45	SITE DETAILS (1 OF 2)
CS502	32 OF 45	SITE DETAILS (2 OF 2)
CS503	33 OF 45	WATER DETAILS
CS504	34 OF 45	SEWER DETAILS
CS505	35 OF 45	DRAINAGE DETAILS (1 OF 2)
CS506	36 OF 45	DRAINAGE DETAILS (2 OF 2)
CS507	37 OF 45	EROSION & SEDIMENT CONTROL DETAILS
LANDSCAPE ARCHITECTURE DRAWINGS		
LP100	38 OF 45	OVERALL PLANTING PLAN
LP101	39 OF 45	PLANTING PLAN (1 OF 2)
LP102	40 OF 45	PLANTING PLAN (2 OF 2)
LP501	41 OF 45	PLANTING NOTES AND DETAILS
LL100	42 OF 45	OVERALL SITE LIGHTING PLAN
LL101	43 OF 45	SITE LIGHTING PLAN (1 OF 2)
LL102	44 OF 45	SITE LIGHTING PLAN (2 OF 2)
LL501	45 OF 45	SITE LIGHTING NOTES AND DETAILS
TREE PRESERVATION DRAWINGS		
TP100	1 OF 6	OVERALL TREE PRESERVATION PLAN
TP101	2 OF 6	TREE PRESERVATION PLAN - TILE 1
TP102	3 OF 6	TREE PRESERVATION PLAN - TILE 2
TP103	4 OF 6	TREE PRESERVATION PLAN - TILE 3
TP104	5 OF 6	TREE PRESERVATION PLAN - TILE 4
TP105	6 OF 6	TREE PRESERVATION PLAN - TILE 5

PROJECT CONTACTS	
APPLICANT:	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-66):	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-69.11):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
OWNER (SBL: 86-1-97):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
SITE CIVIL/ENGINEER:	LANGAN ONE NORTH BROADWAY, SUITE 910 WHITE PLAINS, NY 10601 (914) 323-7400

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No. 190063302	Drawing No. CS001
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 1 of 45	

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
	Revisions	

100'0'50'100'

SCALE IN/1000 FEET

STATE OF NEW YORK

THOMAS J. SCHIG, JR., P.E.

PROFESSIONAL ENGINEER NY Lic. No. 062303

7/7/2023

DATE SIGNED

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.

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White Plains, NY 10601

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Project

MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69-11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

LEGENDS
& NOTES

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

Checked By
MF

Sheet 2 of 45

Drawing No.

CS002

- REFERENCE NOTES
- EXISTING SITE FEATURES, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN HEREON ARE FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LAGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, D.P.C.
 - THE HORIZONTAL DATUM REFERENCED IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), NEW YORK STATE EAST STATE PLANE.
 - THE VERTICAL DATUM REFERENCED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - ONSITE WETLANDS HAVE BEEN DELINEATED AND LOCATED BY LAGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. WETLAND SCIENTISTS ON 11/01/2022 AND 11/02/2022.

SLOPES TABLE					
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	AREA (AC)	COLOR
1	15.0%	20.0%	319,807	7.34	
2	20.0%	25.0%	193,050	4.43	
3	25.0%	Vertical	537,263	12.33	



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

1500 0 500 1500
SCALE: 1" = 500' FEET

7/7/2023
DATE SIGNED

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 140 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

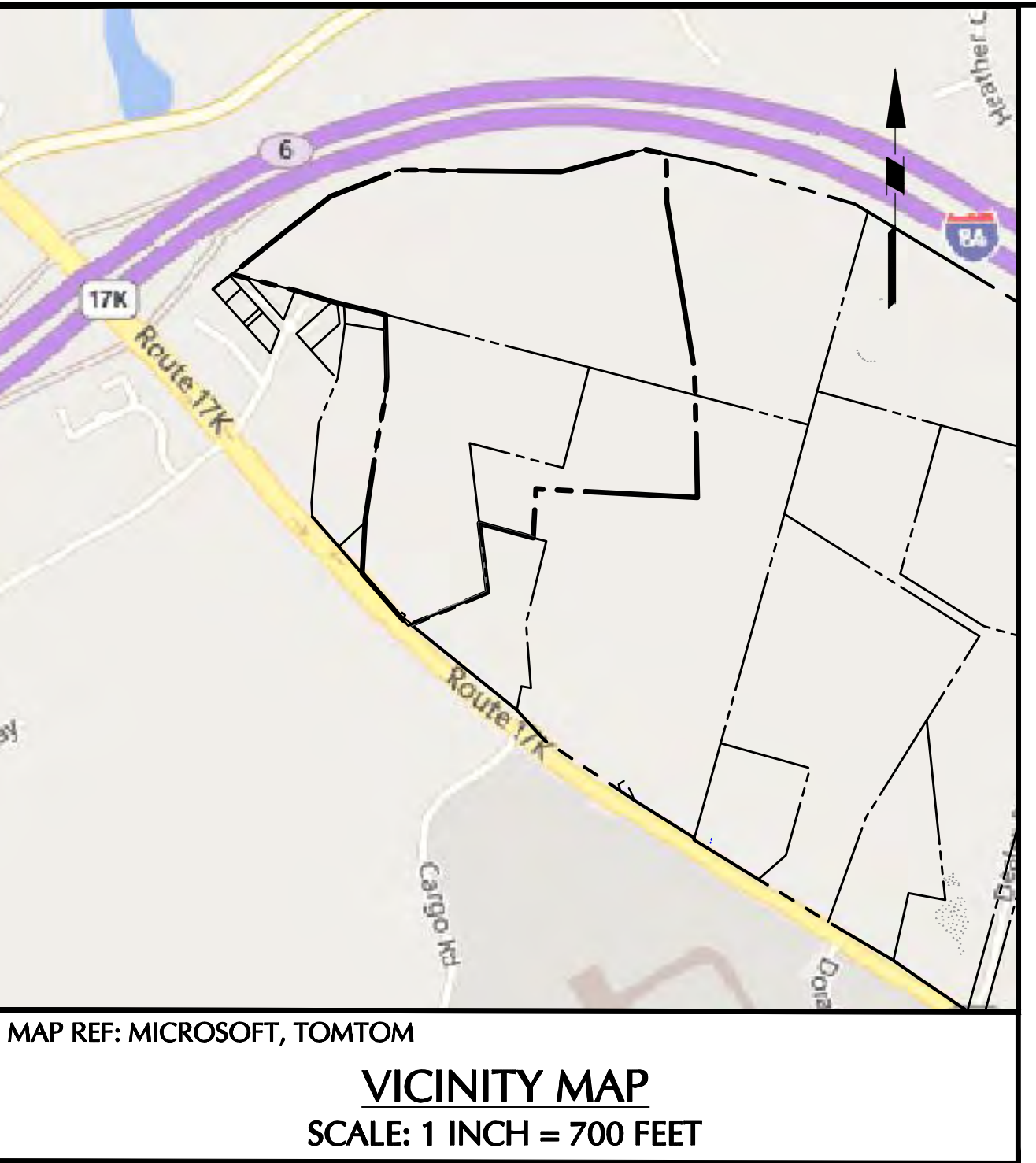
STATE OF NEW YORK
JULY 7, 2023
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
Lagan Engineering, Environmental, Surveying,
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EXISTING
CONDITIONS AND
SITE REMOVALS
PLAN**

Project No. 190063302	Drawing No. CD101
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
	Sheet 3 of 45



NOTES

CERTIFIED PROPERTY OWNERS LIST WITHIN 500' OF SUBJECT PROPERTY			
334600 86-1-39.3	Costubbs LLC	60 East 42nd St Ste 1942	New York NY 10165
334600 92-4-17	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 89-1-74.2	NYS Dept of Transportation	P.O. Box 91396	Albany NY 12201
334600 92-4-6	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-2-9	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY 12550
334600 86-1-87.1	Manheim Remarketing, Inc., DBA Newburgh Auto Auction	6205 Peachtree Dunwoody Road	Atlanta GA 30328
334600 92-4-3	David Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-3-14	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-4-3	David Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-1-11	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY 12550
334600 93-1-39	Loomis W Owens, Harriett J Owens	10 Lloyd Road	Newburgh NY 12550
334600 92-4-10	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-4-15	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-4-8	17K Newburgh NY LLC	90 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 92-6-4	Joseph P Cassidy	90 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 89-1-64	Eugene A Mazzarelli Living Trust	739 Hewitt Ln	New Windsor NY 12553
334600 92-3-8	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-3-16	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-4-4	David Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-1-30.3	Joseph P Cassidy Jr., Jean Cassidy	8 Lloyd Road	Newburgh NY 12550
334600 92-4-19	David Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-3-11	William K Carr	P.O. Box 91396	Newburgh NY 12550
334600 92-4-13	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-2-7	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY 12550
334600 92-6-3	Joseph P Cassidy Jr., Jean Cassidy	14 Tighe Ave	Newburgh NY 12550
334600 92-4-1	David Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-4-20	David M Lince	2 Homewood Ave	Newburgh NY 12550
334600 92-3-8	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-3-4	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-4-11	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-4-7	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-2-8	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY 12550
334600 92-4-18	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-3-18	Albert F Hague	414 Lattimore Rd	Marlboro NY 12542
334600 92-6-11.1	Joseph Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 94-1-61.2	G-Team Delivery Services Corp	162 Route 17K	Newburgh NY 12550
334600 94-1-11.1	Michael Thomas Ashberry	13 Dene Rd	Newburgh NY 12550
334600 94-1-34	Kevin Hakonen, Gionetta Salazar	7 June Rd	Newburgh NY 12550
334600 93-1-64.54	Rafael Alberto Crespo, Elena Altargracia Crespo	5 All Ln	Newburgh NY 12550
334600 92-1-4.1	NYS Dept of Transportation	1 Express Dr	Newburgh NY 12550
334600 92-3-15	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-5-9.2	BAB Plus, LLC	800 Central Ave Ste 201	Scarsdale NY 10583
334600 92-4-16	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-3-8	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-4-16	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY 12550
334600 94-1-51	160 Rt 17K LLC	19 Lindy Dr	Carmel NY 10512
334600 94-1-32.1	Alahualpa Del Orbe	9 June Rd	Newburgh NY 12550
334600 94-1-29.1	Frank Lisi, Rosemarie C Lisi	10 June Rd	Newburgh NY 12550
334600 89-1-78	NYS Dept of Transportation	169 Route 17K	Newburgh NY 12550
334600 92-2-5.2	Frank P Puleo, Guy A Puleo	12 Anita Ln	Newburgh NY 12550
334600 92-3-7	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-1-2	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY 12550
334600 92-4-9	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-6-11.1	Joseph Cassidy Jr., Jean Cassidy	14 Tighe Ave	Newburgh NY 12550
334600 94-1-2	Robert Dickman, Natalie Millspeugh	11 Dene Rd	Newburgh NY 12550
334600 94-1-51.2	Sunnyside Dev LLC	19 Lindy Dr	Carmel NY 10512
334600 94-1-30	Sunnyside Dev LLC	19 Lindy Dr	Carmel NY 10512
334600 94-1-30	Sunnyside Dev LLC	19 Lindy Dr	Carmel NY 10512
334600 86-1-97	Manheim Remarketing, Inc.	6205 Peachtree Dunwoody Rd	Atlanta GA 30328
334600 93-1-8	Alakabn Shah, Hema Shah	115 Fletcher Dr N	Newburgh NY 12550
334600 92-2-2	Richard Hansen, Diana Dorado	142 Fletcher Dr N	Newburgh NY 12550
334600 89-1-66	BBS Real Estate Mgmt LLC	49 West Willow Rd	Saddle River NJ 07488
334600 92-4-14	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-4-6.1	Robert Cassidy	18 Homewood Ave	Newburgh NY 12550
334600 92-5-2	Terry Justina	3 Anita Ln	Newburgh NY 12550
334600 92-6-14	James Comand, Debra Comand	14 Anita Ln	Newburgh NY 12550
334600 92-4-2	Gregory T Gaetano, Olga Gaetano	11 Anita Ln	Newburgh NY 12550
334600 92-1-2	Michael Martinez, Elena Bermudez	123 Fletcher Dr N	Newburgh NY 12550
334600 94-1-59.2	Parcells, LLC Matrix Newburgh Development	CN4000 Forsgate Drive	Cranbury NJ 08512
334600 94-1-49	160 Rt 17K LLC	19 Lindy Dr	Carmel NY 10512
334600 92-2-4.1	Rickson L Nesbitt, Andrea L Nesbitt	7 Anita Ln	Newburgh NY 12550
334600 93-1-32	Gordon Robert Salese Living Trust, Gordon Robert Salese	2585 E 2nd St	Pompano Beach FL 33062
334600 92-4-5	17K Newburgh NY LLC	5020 Route SW	Newburgh NY 12550
334600 92-1-4	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY 12550
334600 92-6-11.1	David Smith	15 Anita Ln	Newburgh NY 12550
334600 89-1-65	Eugene A Mazzarelli Living Trust	739 Hewitt Ln	New Windsor NY 12553
334600 93-1-64.3	Joan R Herrera, Esperanza Herrera	125 Fletcher Dr N	Newburgh NY 12550
334600 92-2-1	Married Bay	138 Fletcher Dr N	Newburgh NY 12550
334600 115-1-15	Keith M Hills, Diane Hills	403 Plum Ct	Newburgh NY 12550
334600 93-1-11.1	Robert C Wells	166 Brookside Farms Rd	Albany NY 12201
334600 89-1-79	NYS Dept of Transportation	218 Route 17K	Newburgh NY 12550
334600 89-1-67	IDL Route 17K	10 Lloyd Rd	Newburgh NY 12550
334600 93-1-40	Loomis W Owens, Harriet J Owens	10 Homewood Ave	Newburgh NY 12550
334600 92-3-13	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-6-1	Joseph P Cassidy Jr., Jean Cassidy	14 Tighe Ave	Newburgh NY 12550
334600 92-5-1	Anthony E Burnett, Connie Burnett	8 Anita Ln	Newburgh NY 12550
334600 93-1-64.2	Israel Rodriguez, Eugene Rodriguez	129 Fletcher Dr N	Newburgh NY 12550
334600 93-1-64.1	Jorge E Bermudez, Elena Bermudez	123 Fletcher Dr N	Newburgh NY 12550
334600 93-1-64.41	Mattie Reyes	127 Fletcher Dr N	Newburgh NY 12550
334600 115-1-16	Dorothy Floumy	405 Plum Ct	Newburgh NY 12550
334600 92-3-21	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-3-10	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-2-1	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-6-15	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 92-6-18	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 86-1-96	Frank Dariglo, The Frank Dariglo Under	84 Lakeside Rd	Newburgh NY 12550
334600 92-6-22	Joseph Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 93-1-2	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 93-1-64.53	John Alba, Alicia Alba	116 N Fletcher Dr N	Newburgh NY 12550
334600 92-3-9	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-3-17	Albert F Hague	414 Lattimore Rd	Marlboro NY 12542
334600 92-6-3	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 89-1-69.11	Manheim Remarketing, Inc., DBA Newburgh Auto Auction	6205 Peachtree Dunwoody Road	Atlanta GA 30328
334600 93-1-64.43	Raymond Vonnahme III	2809 Route SW	New Windsor NY 12553
334600 92-6-16	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 93-1-60.2	Sunnyside Development LLC	19 Lindy Dr	Carmel NY 10512
334600 93-1-64.51	Martin Rivarola, Vanessa Alibak	130 Fletcher Dr N	Newburgh NY 12550
334600 92-3-2	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-3-5	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY 12550
334600 92-6-2	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 89-2-23	NYS Dept of Transportation	Bldg 138 Stewart Airport	Newburgh NY 12550
334600 92-3-17	Newburgh Z Proprietor LLC	16 Hamilton Trl	Totowa NJ 07012
334600 92-6-17	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Newburgh NY 12550
334600 93-1-64.52	Brian Rivera	2410 Barker Ave Apt 136	Bronx NY 10467

NOTES	
1. THIS PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:	
A. TAX MAP	
B. FILED MAP No. 919 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "FRANKLIN PARK ADDITIONAL, EAST COPENHAM, NEW YORK" FILED OCTOBER 6, 1926.	
C. FILED MAP No. 7982 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION MAP LANDS OF WILLIAM KAPLAN & SIDNEY BRACHFIELD, TOWN OF NEWBURGH, ORANGE CO., NEW YORK", FILED NOVEMBER 26, 1986.	
D. FILED MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCELS 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK", FILED APRIL 19, 1990.	
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83) (EPOCH2011.3) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 978,071.79 AND AN EAST COORDINATE OF 601,727.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00010583 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99989415. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET REAL TIME KINEMATIC CONTINUOUSLY OPERATING REFERENCE STATIONS (RTKCOORS).	
3. PER THE TOWN OF NEWBURGH CODE SECTION 163-12.1 C. (2), THE LOCATION OF EXISTING AND PROPOSED STRUCTURES, WELLS, SEPTIC SYSTEMS, DRIVEWAYS, UTILITY LINES AND ZONING DISTRICT BOUNDARIES, IF ANY, WITHIN 200 FEET OF THE LOTS SUBJECT TO THE LOT LINE CHANGE SHALL BE SHOWN ON THE LOT LINE CHANGE PLAN.	

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

100 0 50 100
SCALE IN FEET

7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

STATE OF NEW YORK
COUNTY OF ORANGE
7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

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DATE SIGNED
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Landscape Architecture, and Geology, D.P.C.
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White Plains, NY 10601
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MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

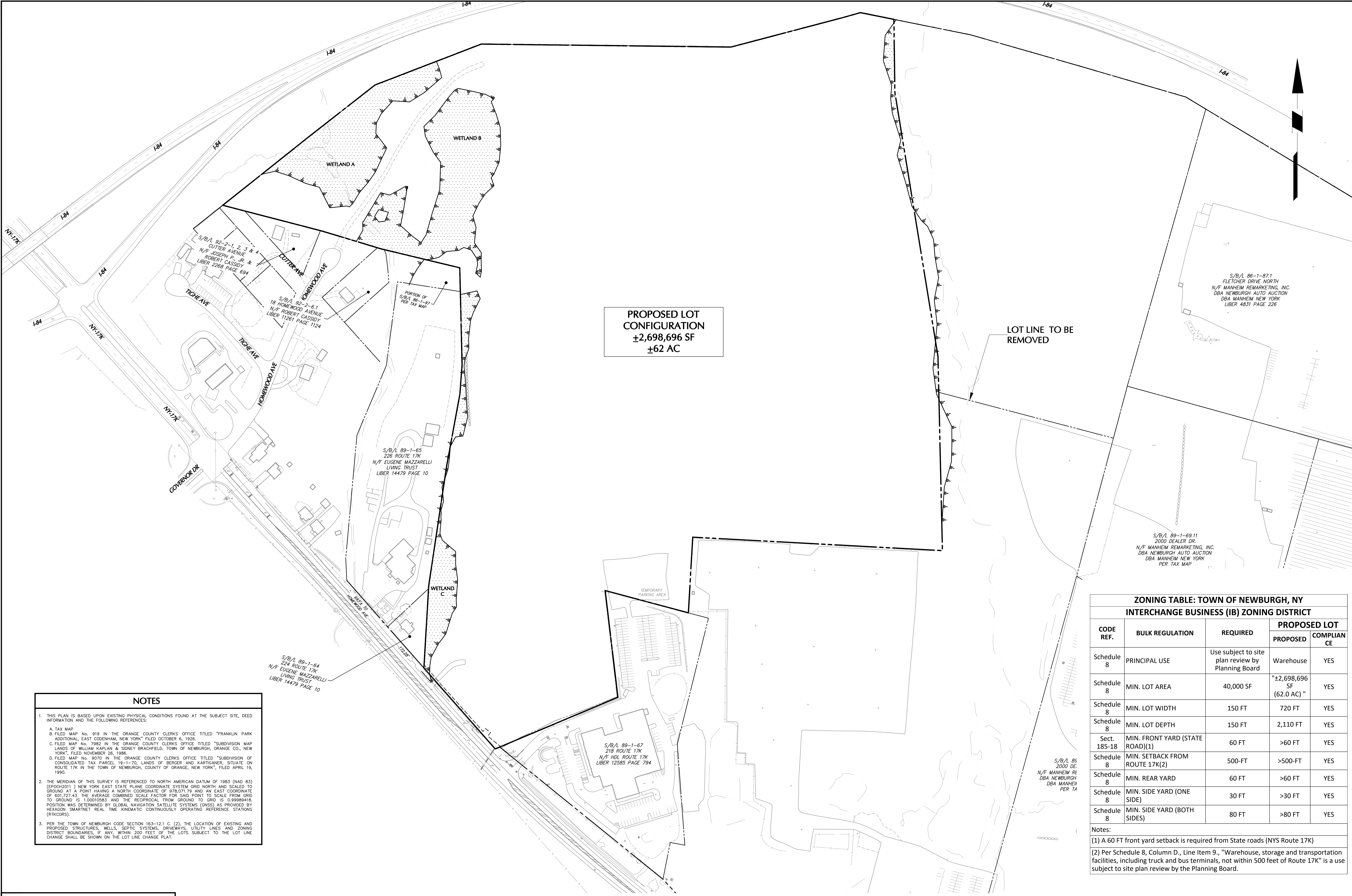
Project
Drawing Title
Project No.
Date
Drawn By
Checked By
Project No.
Date
Drawn By
Checked By

MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

LOT LINE CHANGE
(1 OF 2)

190063302
JULY 10, 2023
LM
CU

CB100
Sheet 4 of 45



- NOTES**
- THIS PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
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D. FILED MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCEL 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK", FILED APRIL 19, 1990.
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 - PER THE TOWN OF NEWBURGH CODE SECTION 163-12.1 C. (2), THE LOCATION OF EXISTING AND PROPOSED STRUCTURES, WELLS, SEPTIC SYSTEMS, DRIVEWAYS, UTILITY LINES AND ZONING DISTRICT BOUNDARIES, IF ANY, WITHIN 200 FEET OF THE LOTS SUBJECT TO THE LOT LINE CHANGE SHALL BE SHOWN ON THE LOT LINE CHANGE PLAT.

ZONING TABLE: TOWN OF NEWBURGH, NY				
INTERCHANGE BUSINESS (IB) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT	
			PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES
Schedule 8	MIN. LOT AREA	40,000 SF	"±2,698,696 SF (62.0 AC) "	YES
Schedule 8	MIN. LOT WIDTH	150 FT	720 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD)(1)	60 FT	>60 FT	YES
Schedule 8	MIN. SETBACK FROM ROUTE 17K(2)	500-FT	>500-FT	YES
Schedule 8	MIN. REAR YARD	60 FT	>60 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	>30 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	>80 FT	YES

Notes:

(1) A 60 FT front yard setback is required from State roads (NYS Route 17K)

(2) Per Schedule 8, Column D., Line Item 9., "Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K" is a use subject to site plan review by the Planning Board.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

100 0 50 100
SCALE IN FEET

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7/7/2023
DATE SIGNED

SIGNATURE OF PROFESSIONAL ENGINEER NY Lic. No. 062303

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One North Broadway, Suite 910
White Plains, NY 10601
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**LOT LINE CHANGE
(2 OF 2)**

Project No.
190063302

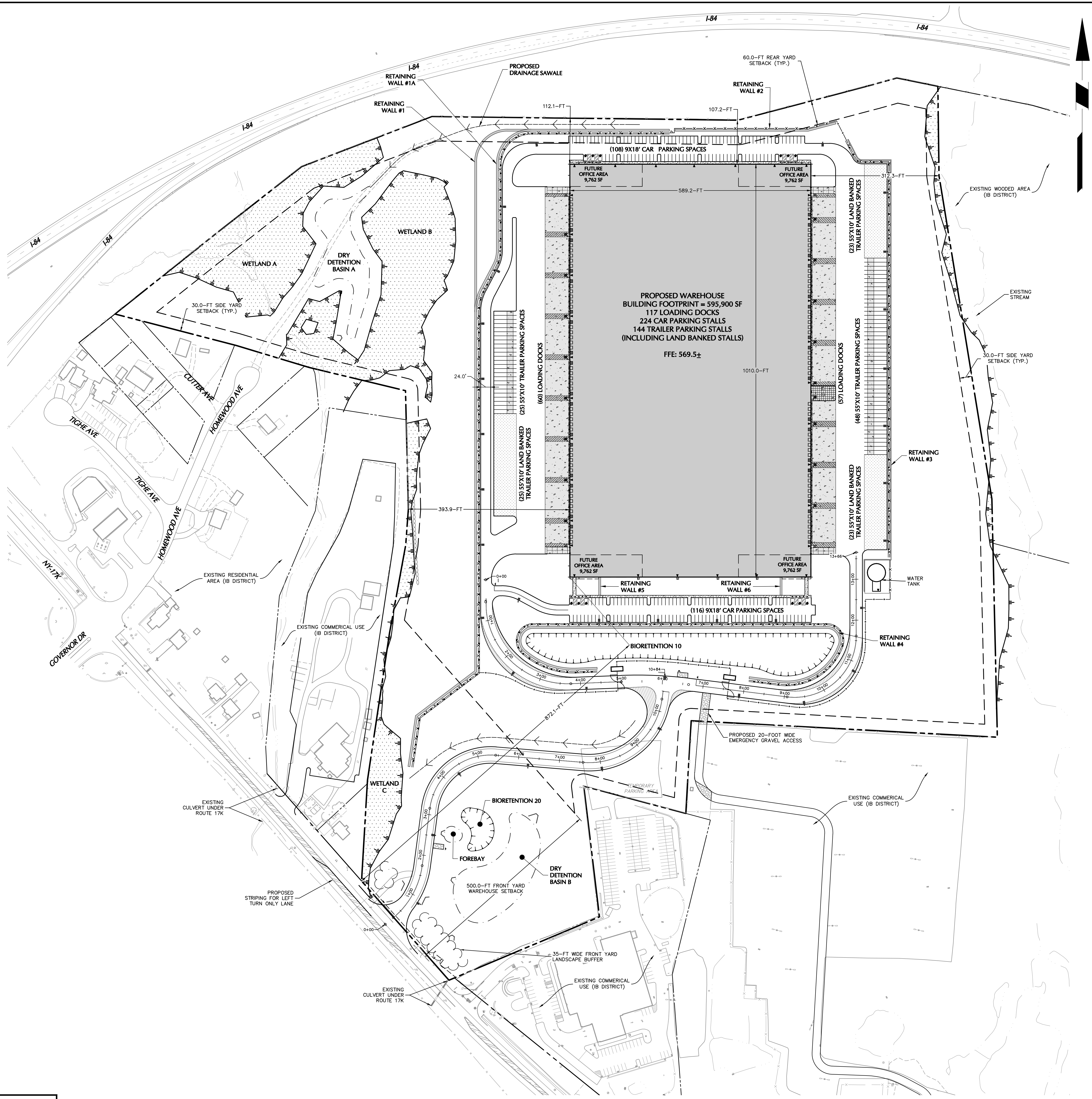
Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
CB200

Sheet 5 of 45



ZONING TABLE: TOWN OF NEWBURGH, NY				
INTERCHANGE BUSINESS (IB) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT	
			PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES
Schedule 8	MIN. LOT AREA	40,000 SF	±2,698,696 SF (62.0 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	720 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD) ⁽¹⁾	60 FT	872.1 FT	YES
Schedule 8	MIN. SETBACK FROM ROUTE 17K ⁽²⁾	500-FT	872.1 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	107.2 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	312.3 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	706.2 FT	YES
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	22.1%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	< 40 FT	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	< 60%	YES
Sect. 185-18	FRONT YARD LANDSCAPE BUFFER ALONG ROUTE 17K	35 FT	35 FT	YES

Notes:
(1) A 60 FT front yard setback is required from State roads (NYS Route 17K)
(2) Per Schedule 8, Column D., Line Item 9., "Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K" is a use subject to site plan review by the Planning Board.

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13)		
Zone: IB (Interchange Business)		
Loading Requirements	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 555,500 SF Remaining Building / 40,000 SF = 13.9 spaces 2 spaces + 14 spaces = 16 loading spaces required	> 16 spaces provided
Off-Street Parking Requirements		
Office Building: 1/200 SF of building floor area for first 20,000 SF of floor area, then 1/300 SF additional floor area	20,000 SF total office space proposed 20,000 SF office / 200 SF = 100 spaces required	224 total spaces provided
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	186 employees per shift / 3 employees = 62 spaces 62 spaces * 2 spaces = 124 spaces required	
Total	100 spaces + 124 spaces = 224 spaces required	
ADA Accessible Parking Requirements		
	201-300 total spaces = 7 ADA spaces required	12 spaces provided

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

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Revisions		

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STATE OF NEW YORK
SEAL OF THE PROFESSIONAL ENGINEER
SIRHAN, MICHAEL J.
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
SITE PLAN**

Project No.
190063302

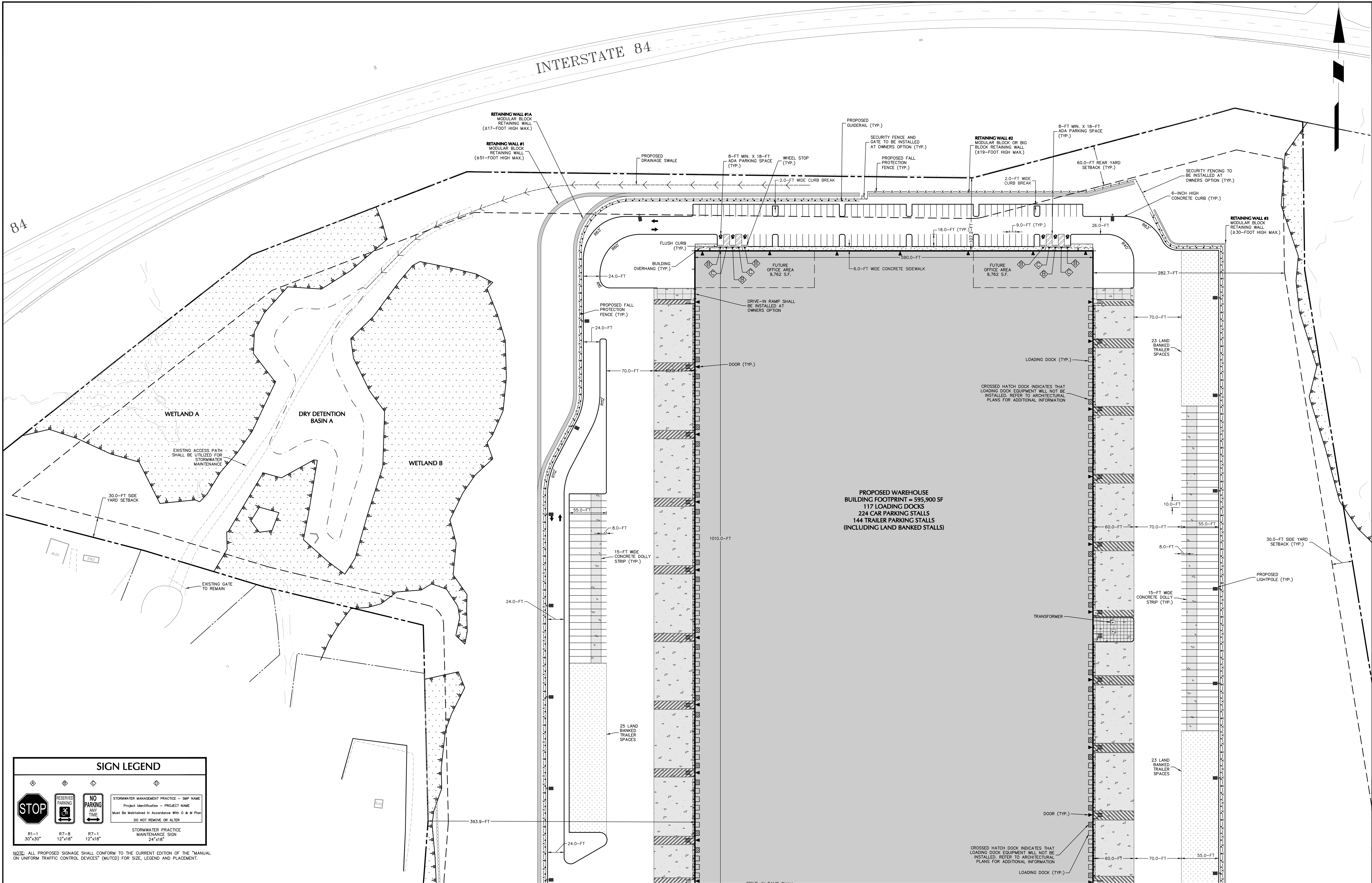
Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
CS100

Sheet 6 of 45



SIGN LEGEND			
			STORMWATER MANAGEMENT PRACTICE - SMP NAME Project Identification - PROJECT NAME Must Be Maintained In Accordance With O & M Plan DO NOT REMOVE OR ALTER
R1-1 30"x30"	R7-B 12"x18"	R7-1 12"x18"	STORMWATER PRACTICE MAINTENANCE SIGN 24"x18"

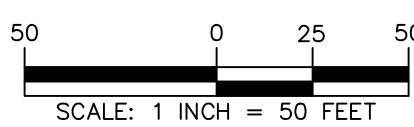
NOTE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR SIZE, LEGEND AND PLACEMENT.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		



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7/7/2023
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CHRISTOPHER A. SCHICH, JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

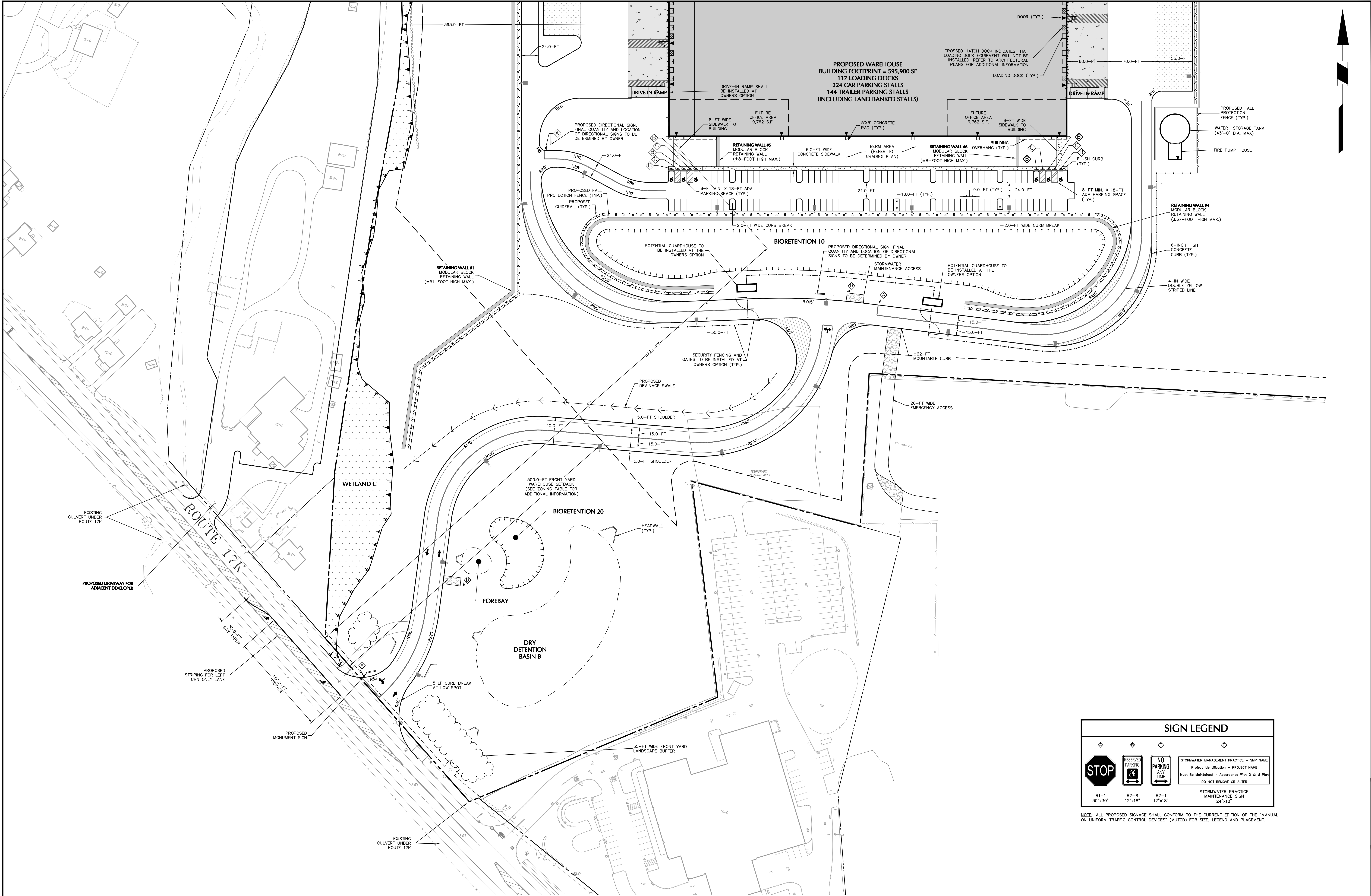
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DISTRIBUTION CENTER
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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SITE PLAN (1 OF 2)

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
CS101
Sheet 7 of 45



STOP

R1-1
30"x30"

RESERVED PARKING

R7-B
12"x18"

NO PARKING ANY TIME

R7-1
12"x18"

STORMWATER MANAGEMENT PRACTICE - SHIP NAME
Project Identification - PROJECT NAME
Must be Maintained in Accordance With O & M Plan
DO NOT REMOVE OR ALTER

STORMWATER PRACTICE MAINTENANCE SIGN
24"x18"

NOTE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR SIZE, LEGEND AND PLACEMENT.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

500

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SCALE: 1 INCH = 50 FEET

STATE OF NEW YORK
COUNTY OF ORANGE
JULY 10 2023

PROFESSIONAL ENGINEER NY Lic. No. 062303

7/7/2023

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Project

**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

SITE PLAN (2 OF 2)

Project No.

190063302

Date

JULY 10, 2023

Drawn By

LM

Checked By

CU

Drawing No.

CS102

Sheet

8

of

45



EMERGENCY ACCESS NOTES

1. EMERGENCY ACCESS PATH SHALL REMAIN FREE FROM OBSTRUCTION
2. THE ENTRANCE TO THE EMERGENCY ACCESS PATH FROM ROUTE 17K SHALL BE ACCESSIBLE AT ALL TIMES BY EMERGENCY SERVICES
3. SNOW SHALL BE PLOWED WITHIN THE LIMITS OF THE EMERGENCY ACCESS PATH

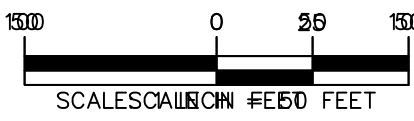
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EMERGENCY
ACCESS
ROUTE**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
CS200
Sheet **9** of **45**



ZONING TABLE: TOWN OF NEWBURGH, NY				
INTERCHANGE BUSINESS (IB) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT	
			POST SUBDIVISION	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Auto Dealership	YES
Schedule 8	MIN. LOT AREA	40,000 SF	±6,927,531 SF (159.0 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	2,739.6 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110.0 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD)	60 FT	839.3 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	624.8 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT ⁽¹⁾	223.0 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	1,335.9 FT	YES
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	±2.8%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	EXISTING	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	±51.4%	YES

Notes:
(1) Per code section 185-18C(5)(a), a portion of the eastern boundary of the manheim site is subject to an additional side yard setback based on building area. The proposed subdivision of the lot will not have an affect on the eastern property line or its associated side yard

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
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PROFESSIONAL ENGINEER

SIGNATURE
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SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**MANHEIM
ZONING
ANALYSIS**

Project No.
190063302

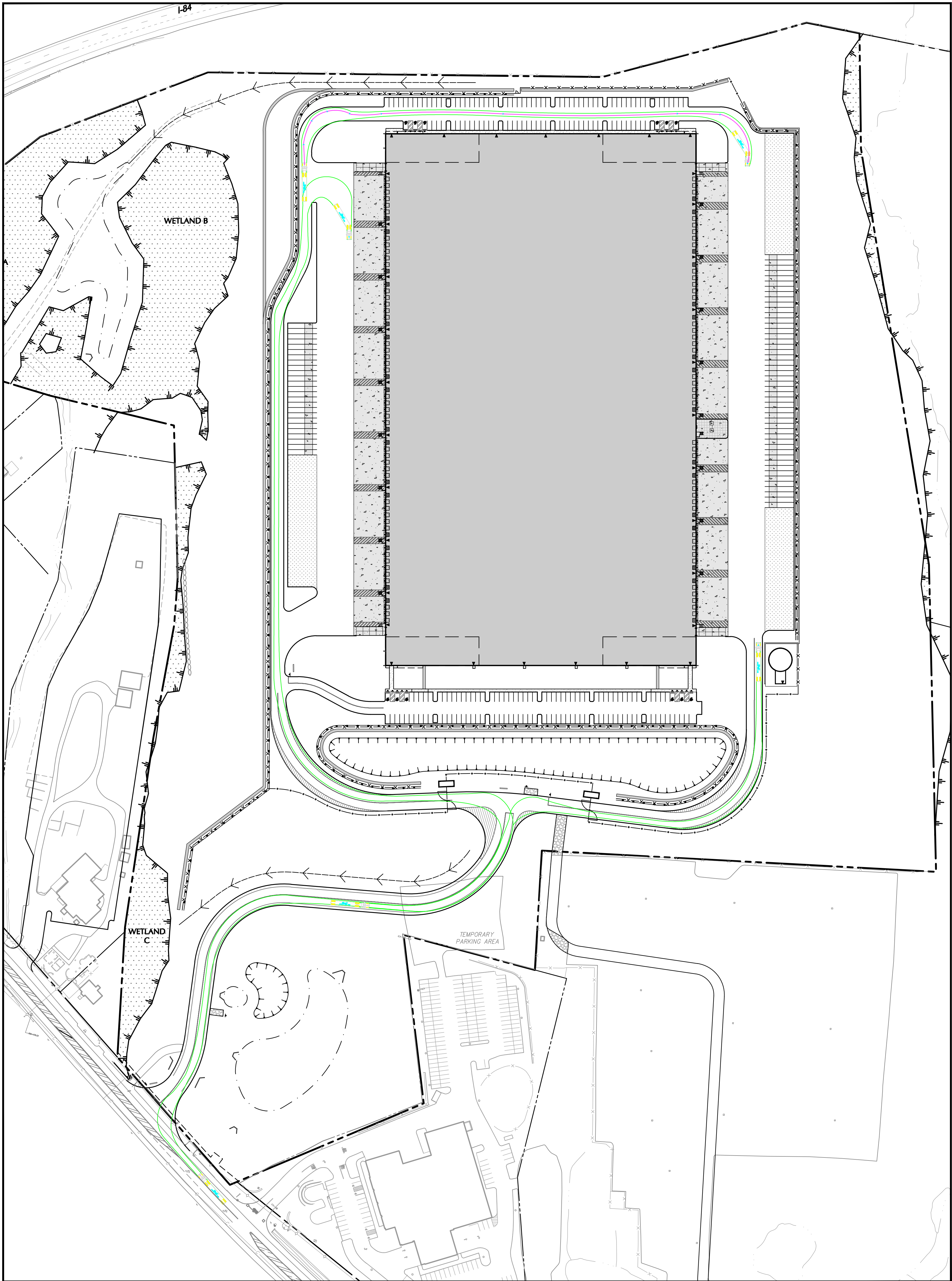
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LM

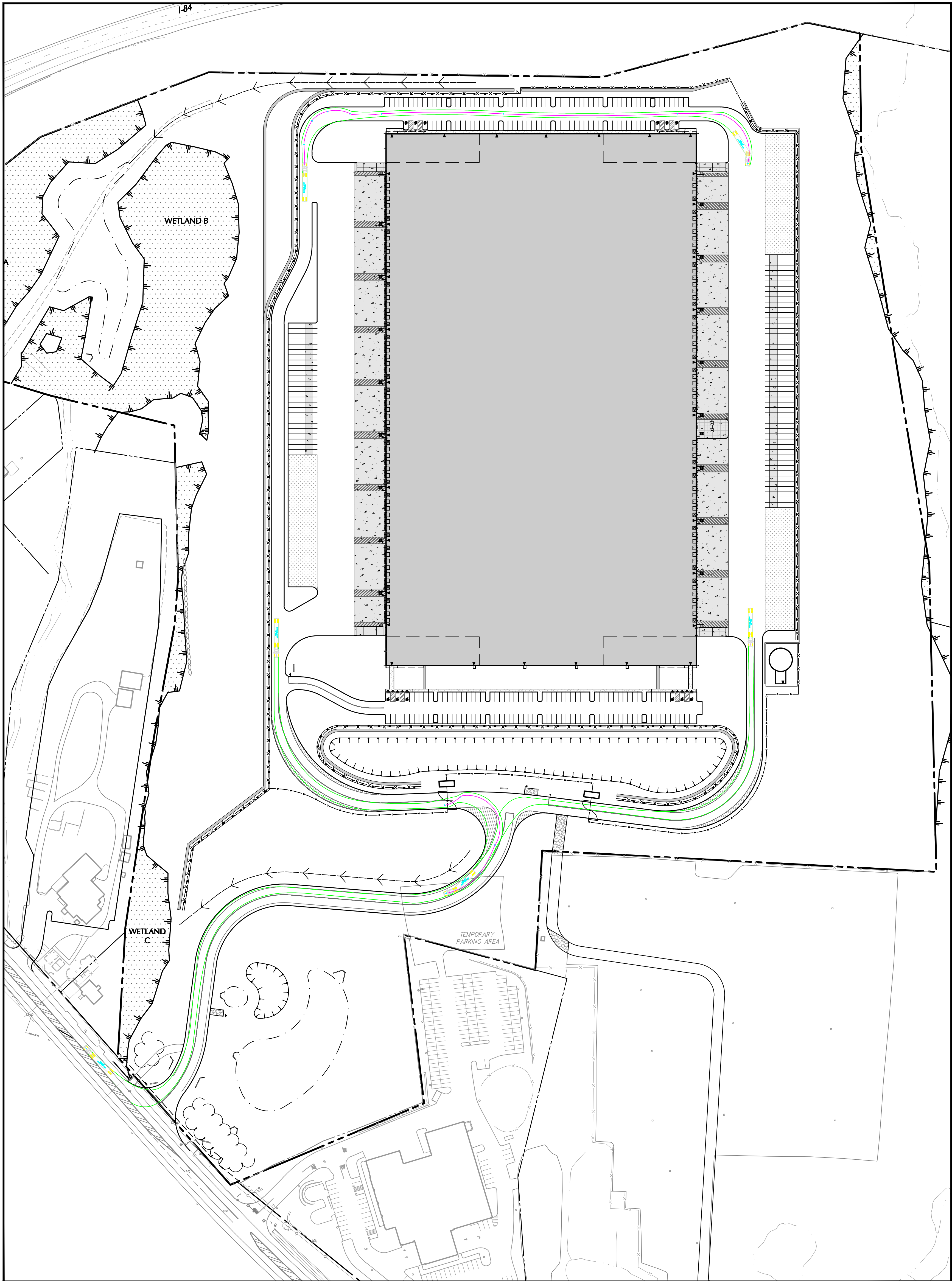
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Drawing No.
CS300

Sheet 10 of 45



TRUCK TURNING MOVEMENTS
ENTERING SITE



TRUCK TURNING MOVEMENTS
EXITING SITE

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TRUCK TURNING
MOVEMENT PLAN**

Project No.
190063302

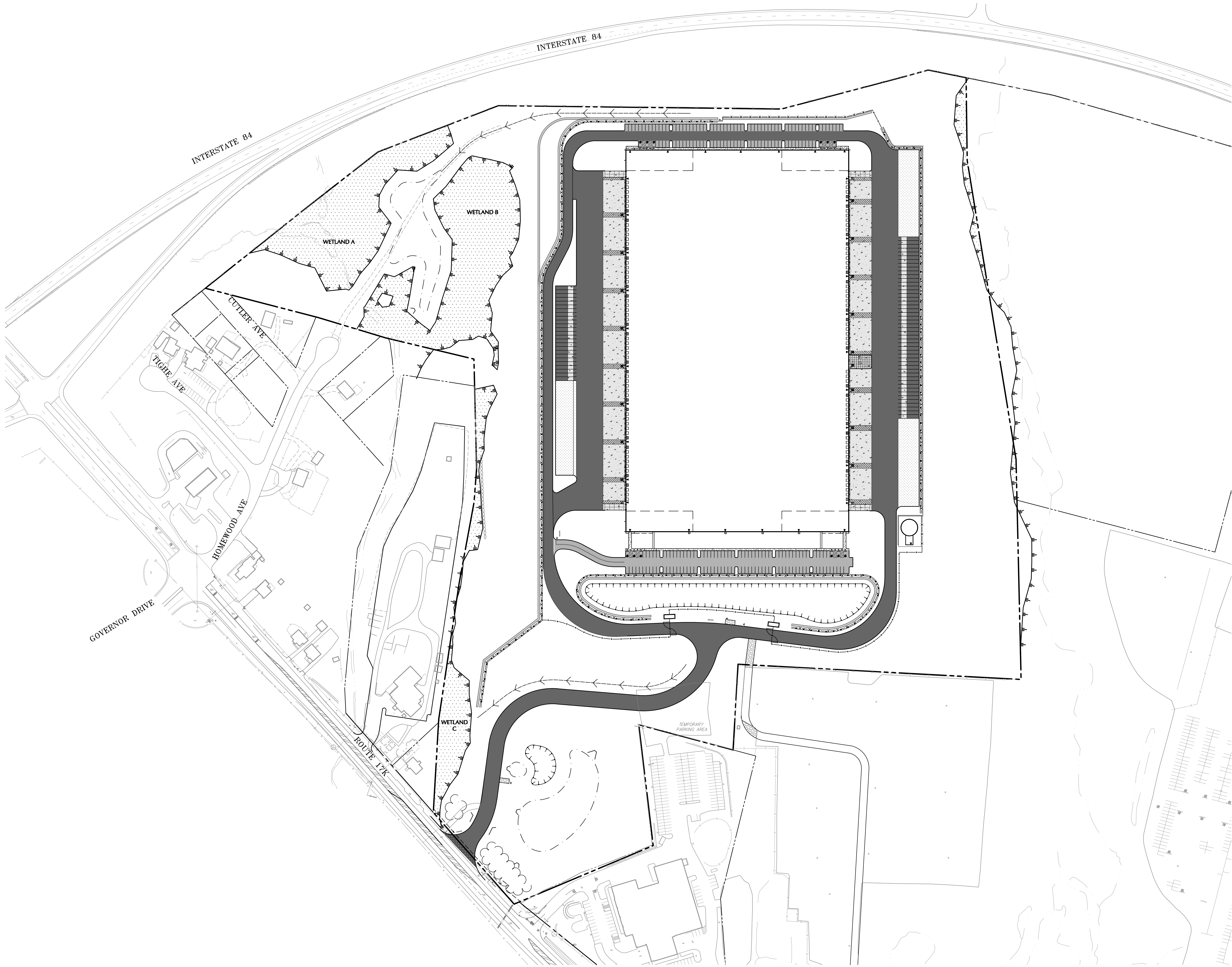
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Drawing No.
TM100

Sheet 11 of 45



LEGEND

- CAR PARKING (STANDARD DUTY PAVEMENT)
- ACCESS DRIVES AND TRUCK COURTS (HEAVY DUTY PAVEMENT)
- NYS DOT PAVEMENT SECTION
- LOADING DOCK/DOLLY PAD (HEAVY DUTY CONCRETE PAVEMENT)
- CONCRETE SIDEWALK (STANDARD DUTY CONCRETE PAVEMENT)
- GRAVEL ACCESS ROAD
- LAND BANKED PARKING/TRAILER STORAGE SPACES (SEE NOTE 1)

PAVEMENT PLAN NOTES

- ALL LAND BANKED PARKING AREAS SHALL BE BACKFILLED WITH MATERIAL/TOPSOIL FROM THE SITE AND SEEDED PER SPEC ON SHEET LP501.
- INSTALL CURB AND DRAINAGE INLETS ALONG LOW SIDE OF THE LOT. THE LOT SHOULD BE FILLED WITH ONSITE MATERIAL/TOPSOIL AND SEEDED PER SPEC ON SHEET LP501.
- GRADE AREAS TO DRAIN INTO STORMWATER MANAGEMENT FEATURE. DO NOT INSTALL FLUSH CURB. GRAVEL DIAPHRAGM TO BE INSTALLED AS STORMWATER PRETREATMENT. LOT AREA TO BE FILLED WITH ONSITE MATERIAL/TOPSOIL AND SEEDED PER SPEC ON SHEET LP501.



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
PAVEMENT PLAN

Project No.
190063302

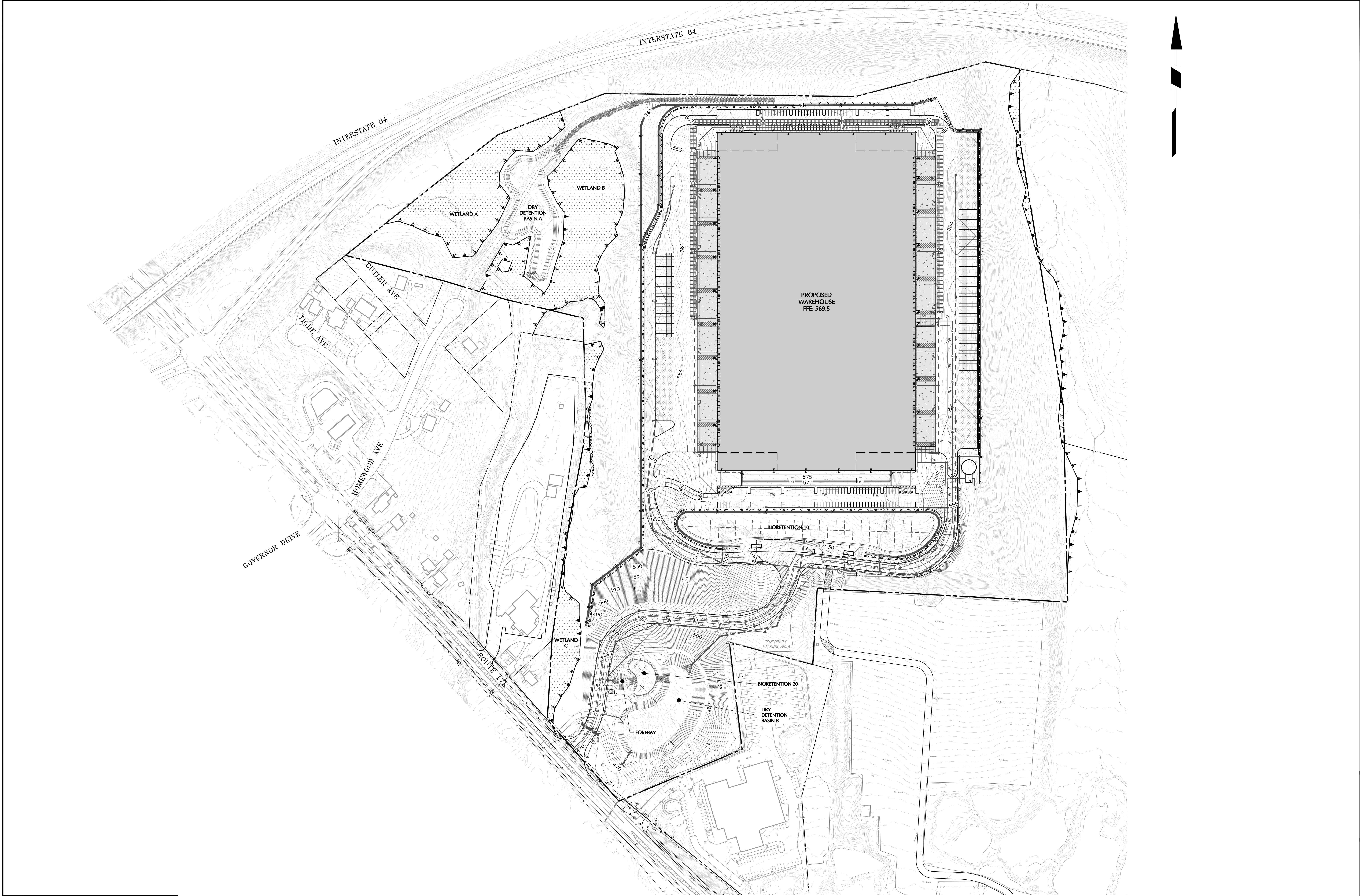
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Drawing No.
CP100

Sheet 12 of 45

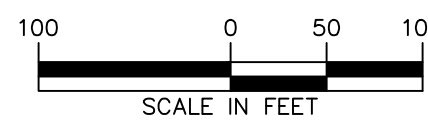


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
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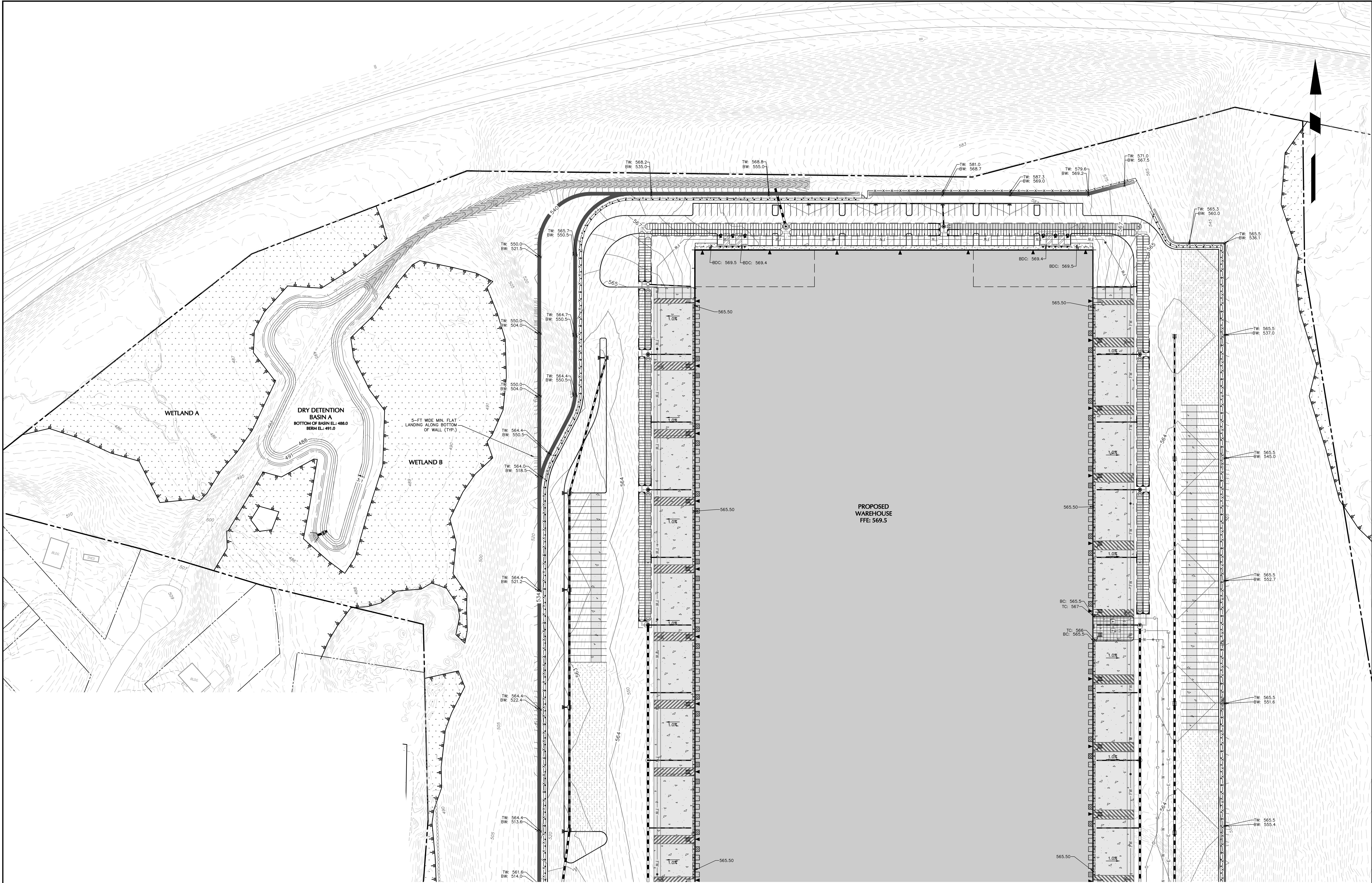
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
GRADING PLAN**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
CG100
Sheet **13** of **45**



TOWN OF NEWBURGH APPROVAL BOX TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON JOHN P. EVASUTYN	DATE

Date	Description	No.
Revisions		

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SCALE: 1 INCH = 50 FEET

STATE OF NEW YORK

SEAL

PROFESSIONAL ENGINEER

NY Lic. No. 062303

7/7/2023

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SCHIG JR., P.E.

PROFESSIONAL ENGINEER

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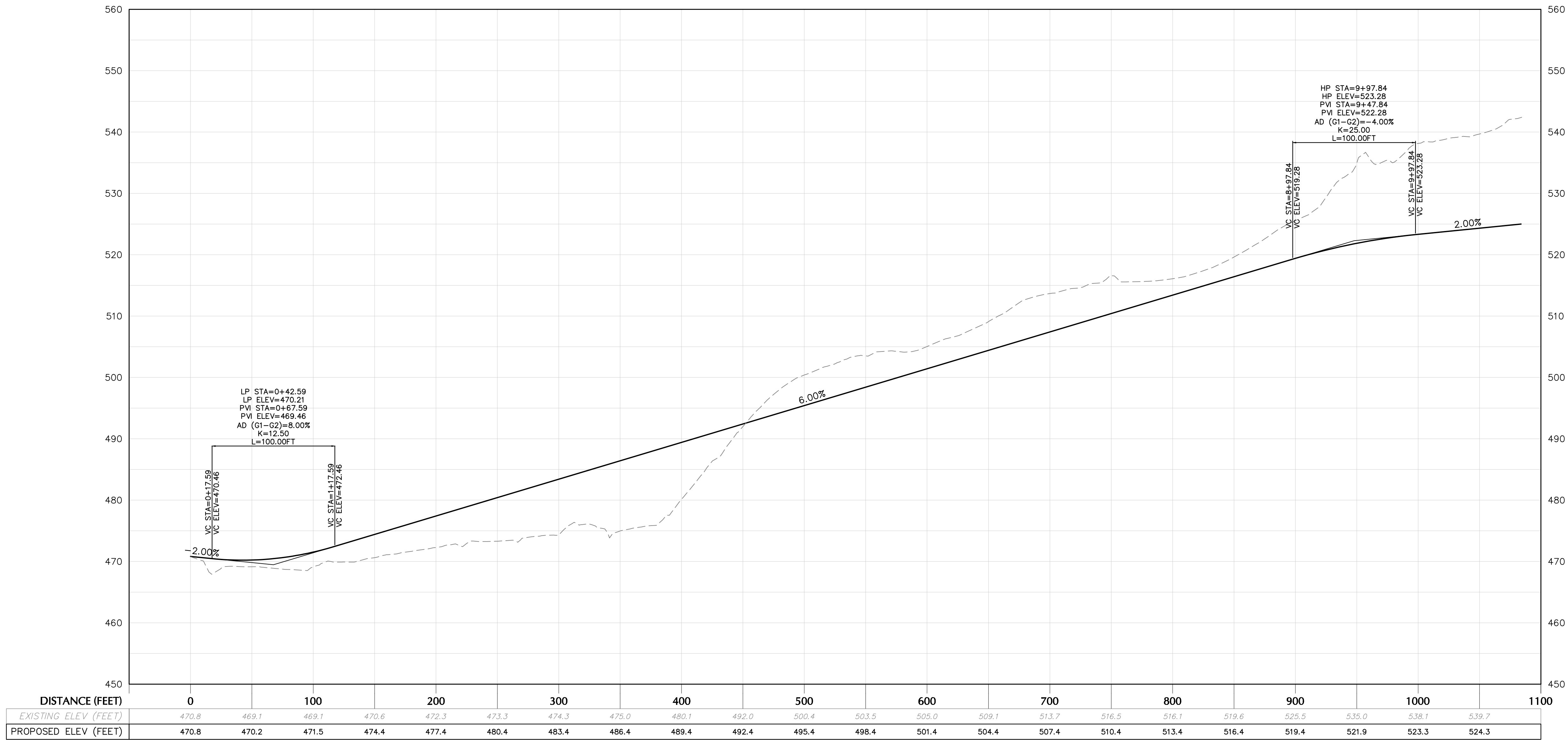
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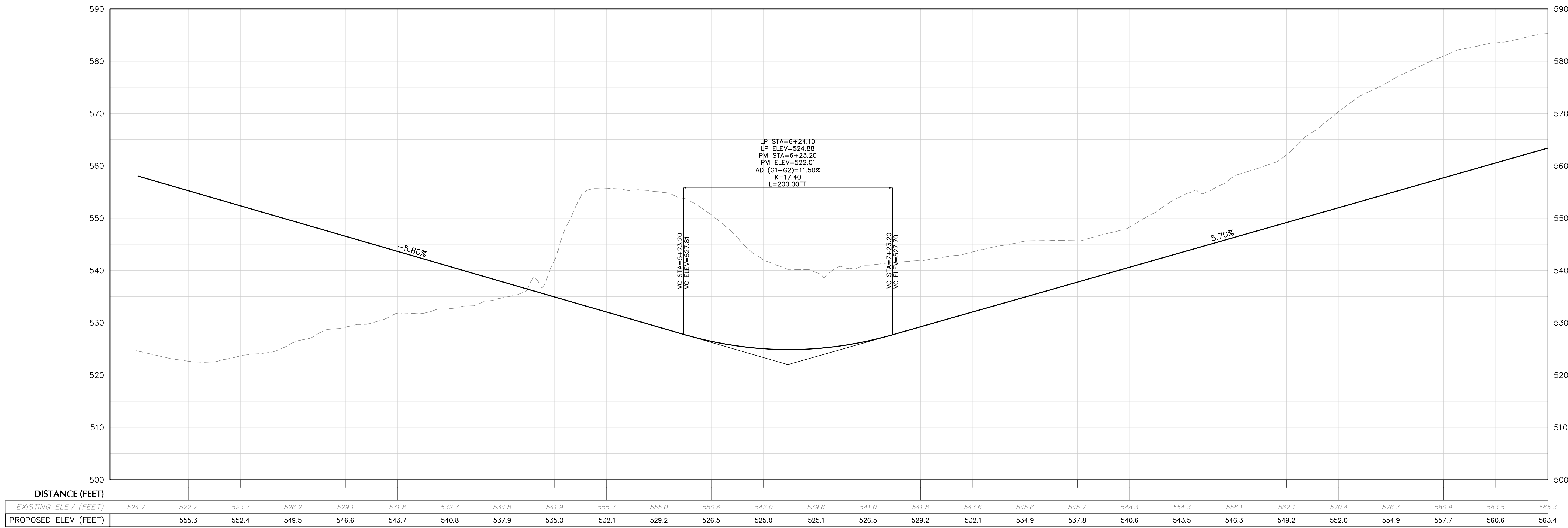
**MATRIX I-84
DISTRIBUTION CENTER**

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title	Project No.	Drawing No.	
GRADING PLAN (1 OF 2)	190063302	CG101	
	Date		
	Drawn By		LM
	Checked By		CU
		Sheet 14 of 45	



ENTRANCE ROAD PROFILE
SCALE: H: 1"=50'
V: 1'=10'



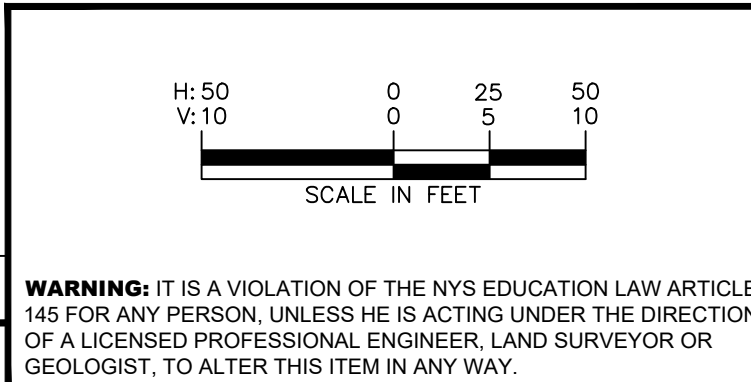
MAIN ENTRANCE LOOP ROAD
SCALE: H: 1"=50'
V: 1'=10'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

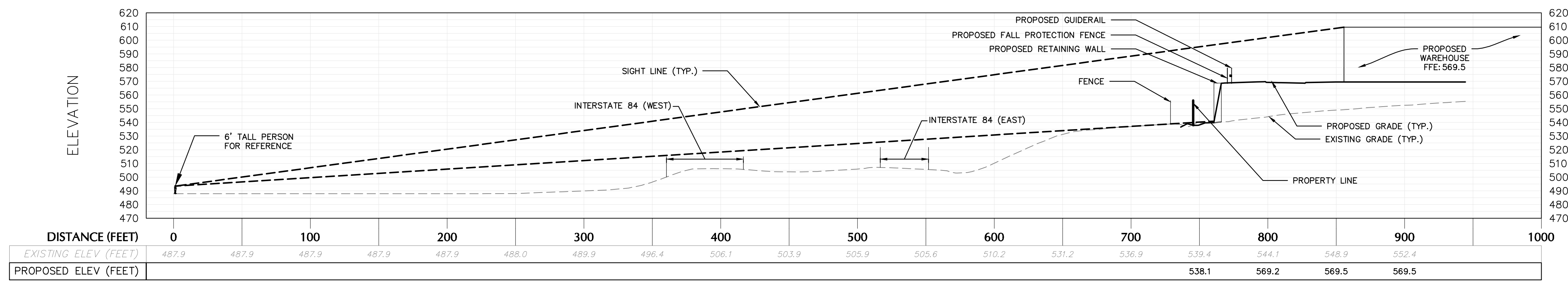


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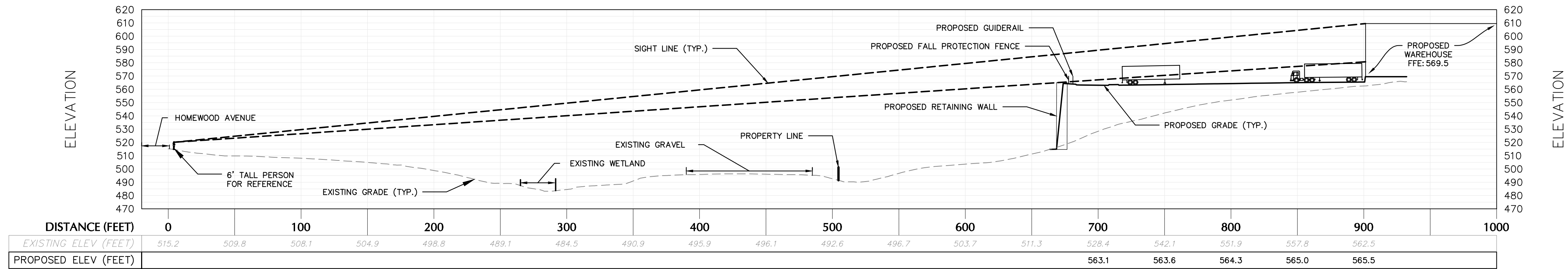
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**ROADWAY
PROFILE**

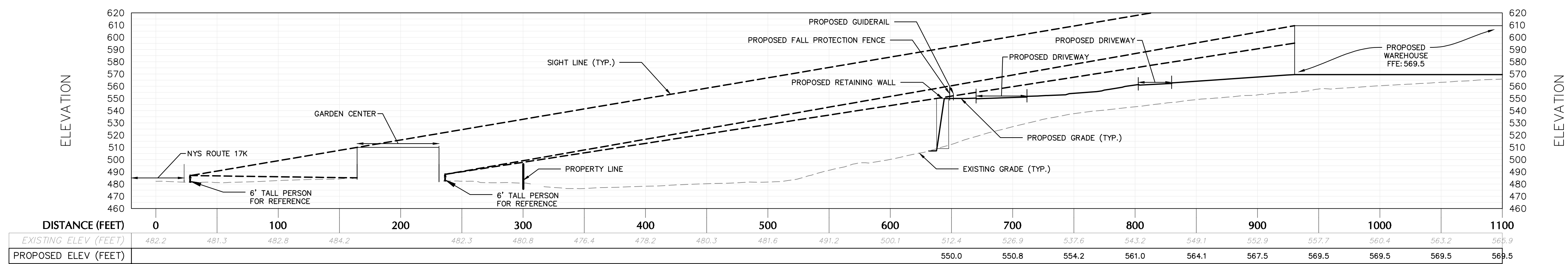
Project No.
190063302
Date
JULY 10, 2023
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Checked By
MF
Drawing No.
CG201
Sheet **16** of **45**



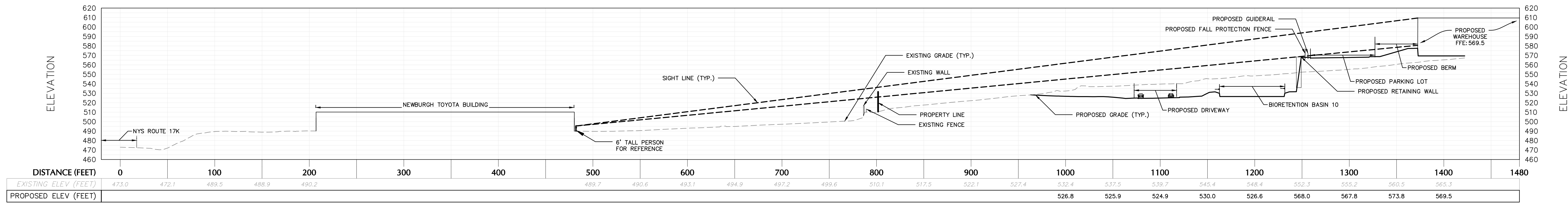
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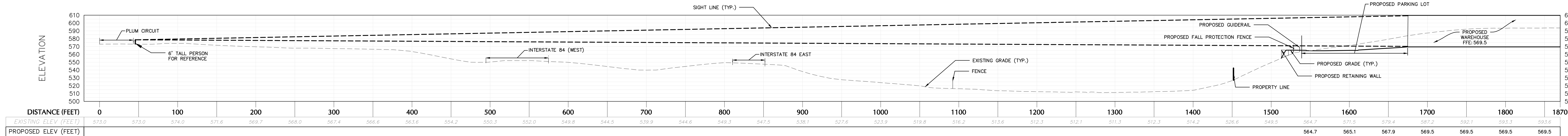
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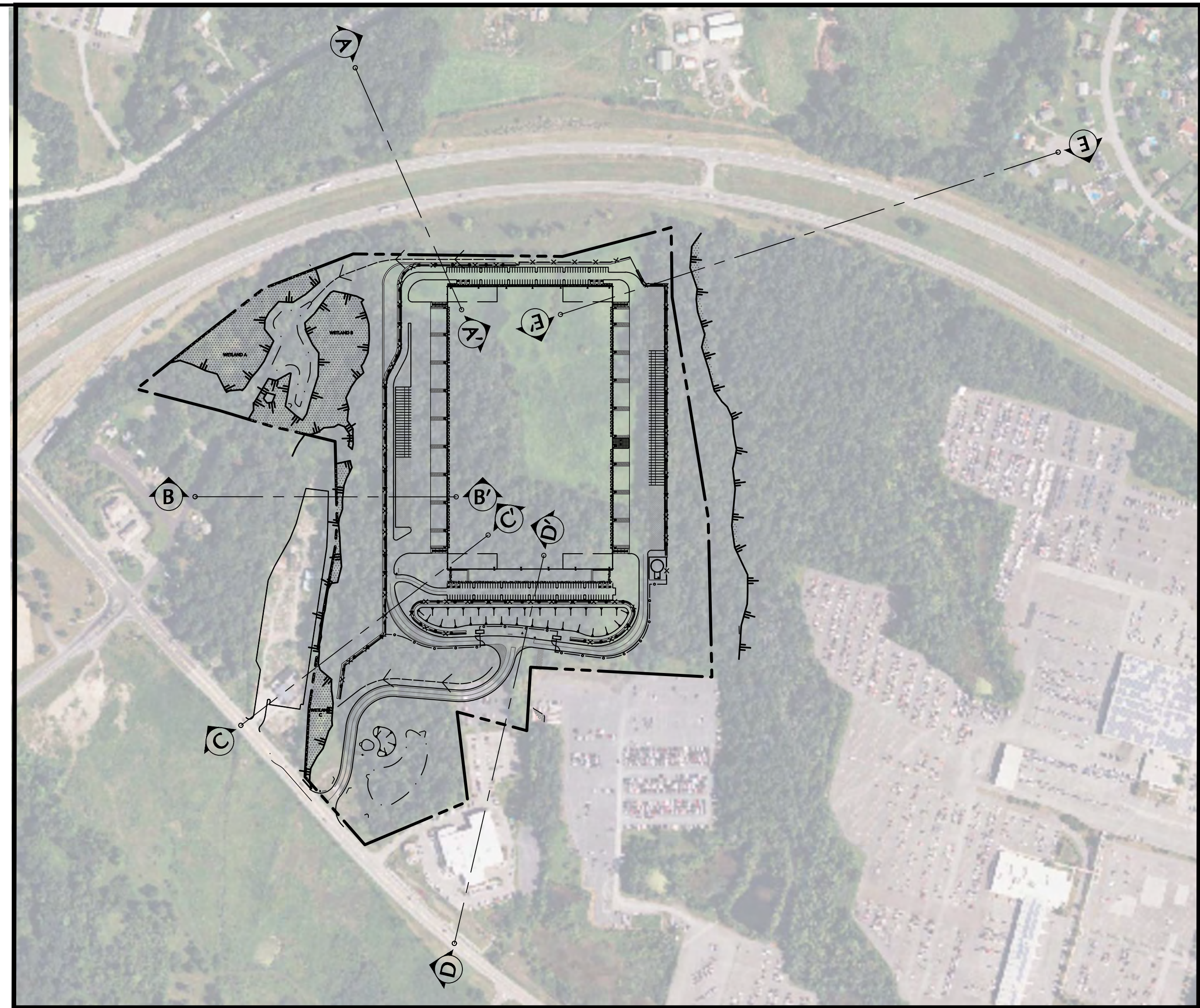
CC' PROFILE



DD' PROFILE



EE' PROFILE



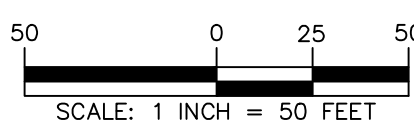
KEY MAP
SCALE: 1"=300

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		



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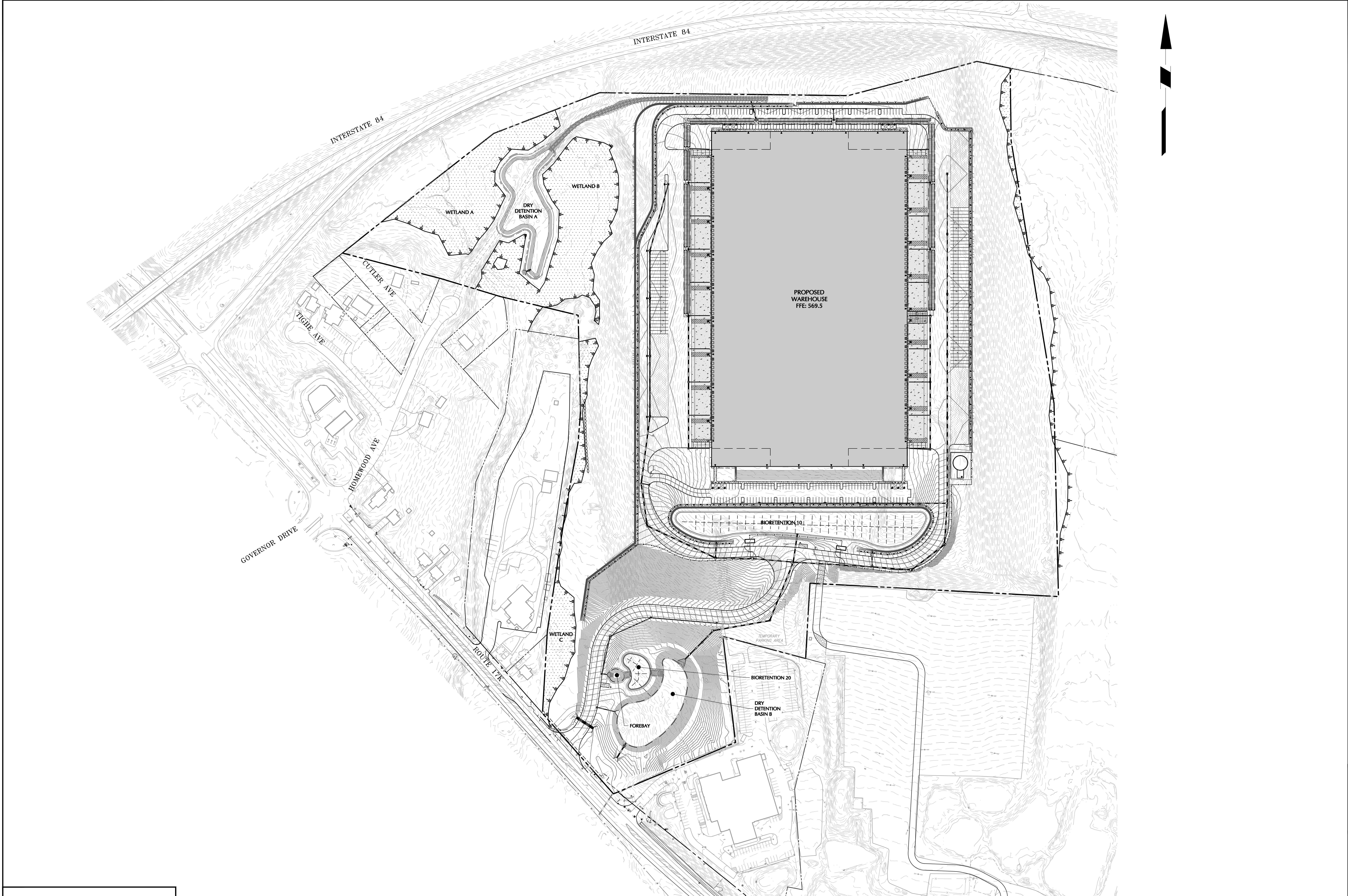
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**SITE
SECTION**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF

Drawing No.
CG301
Sheet **17** of **45**

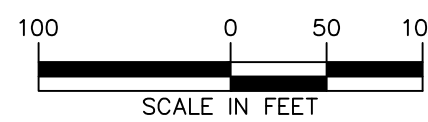


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
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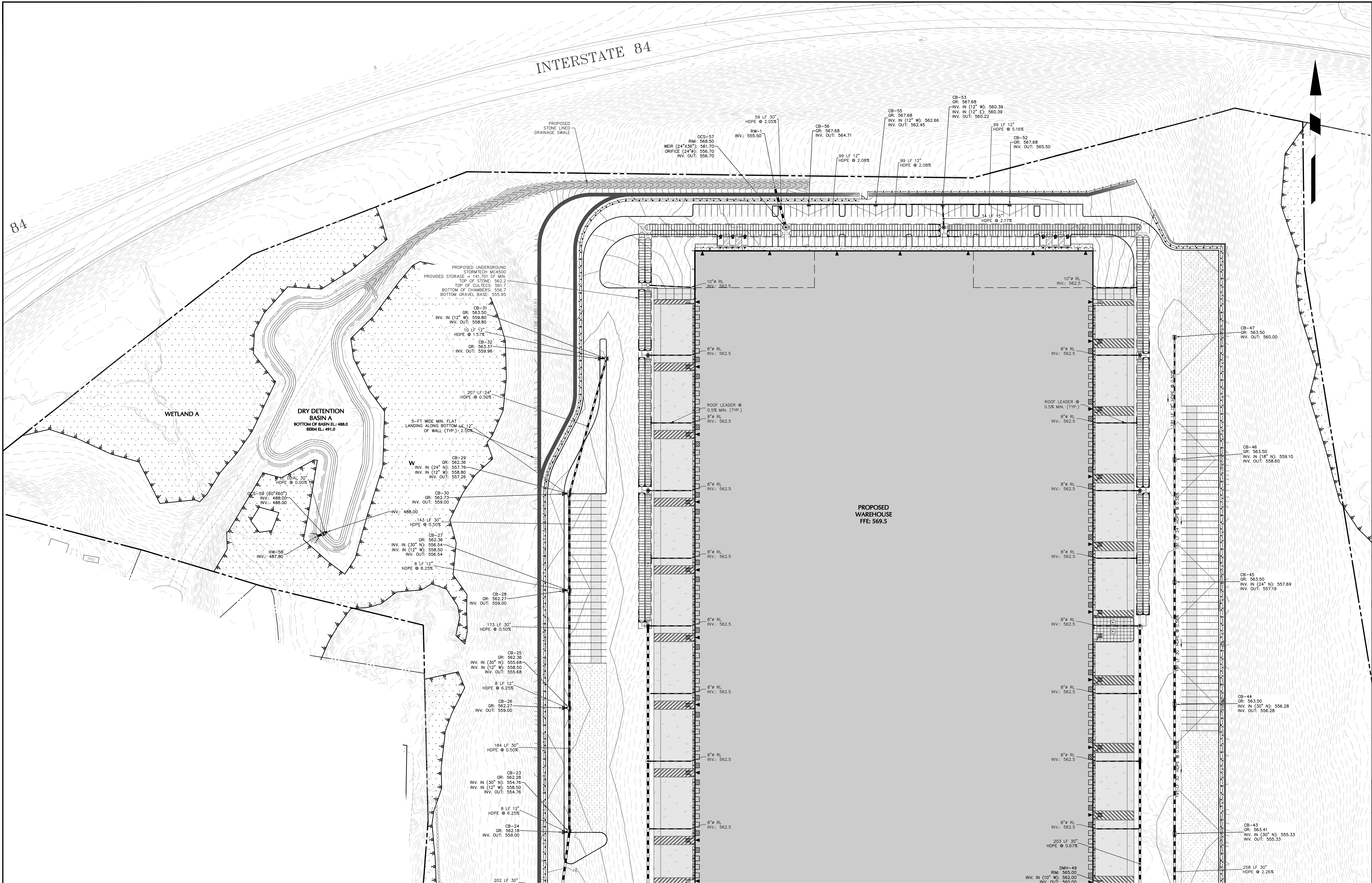
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
DRAINAGE PLAN**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
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Drawing No.
CG400
Sheet **18** of **45**



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE PLAN
(1 of 2)**

Project No.
190063302

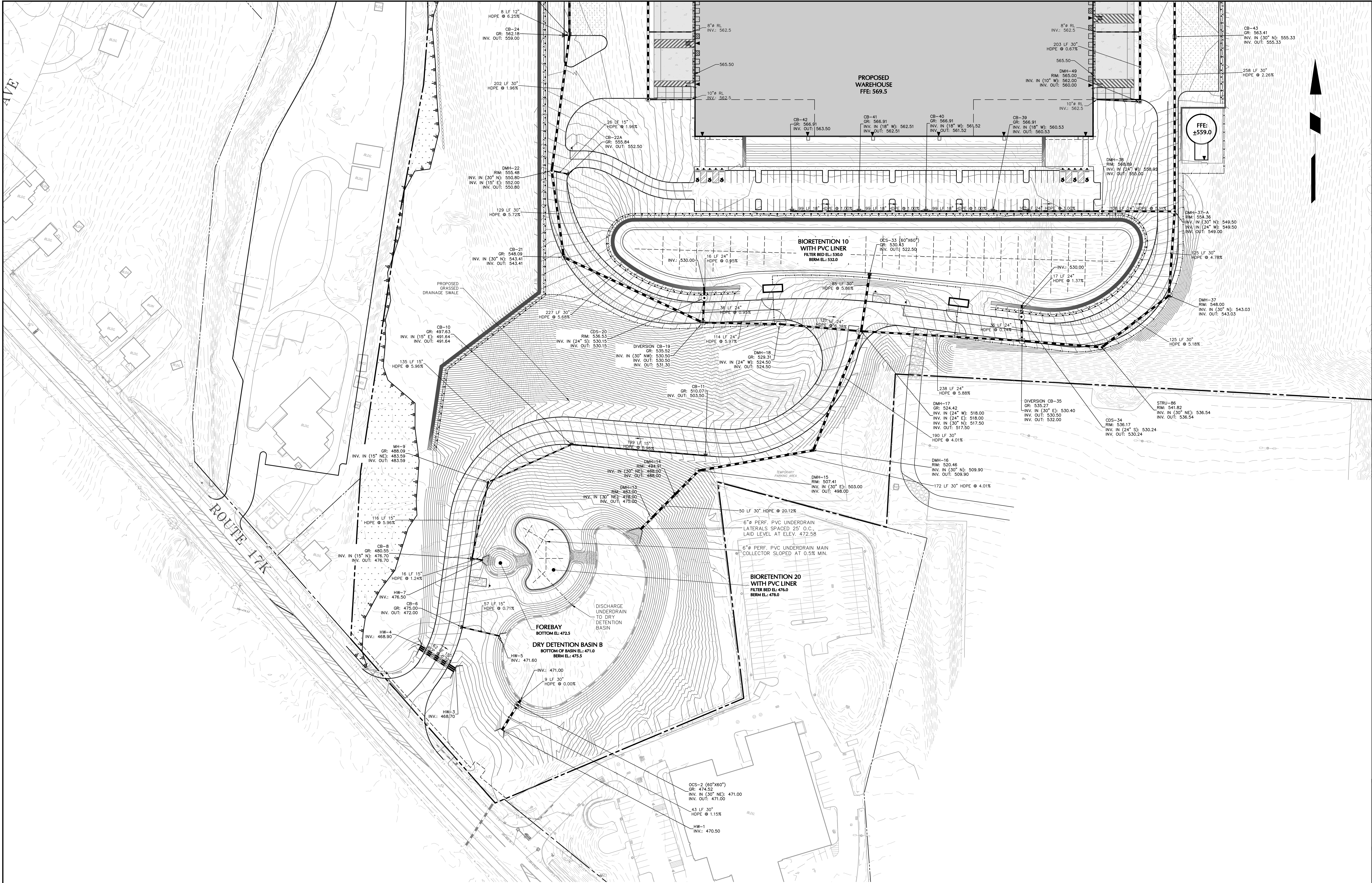
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Drawing No.
CG401

Sheet 19 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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Project

MATRIX I-84
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SECTION No. 86, BLOCK No. 1, LOT No. 97
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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

DRAINAGE PLAN
(2 of 2)

Project No.
190063302

Date
JULY 10, 2023

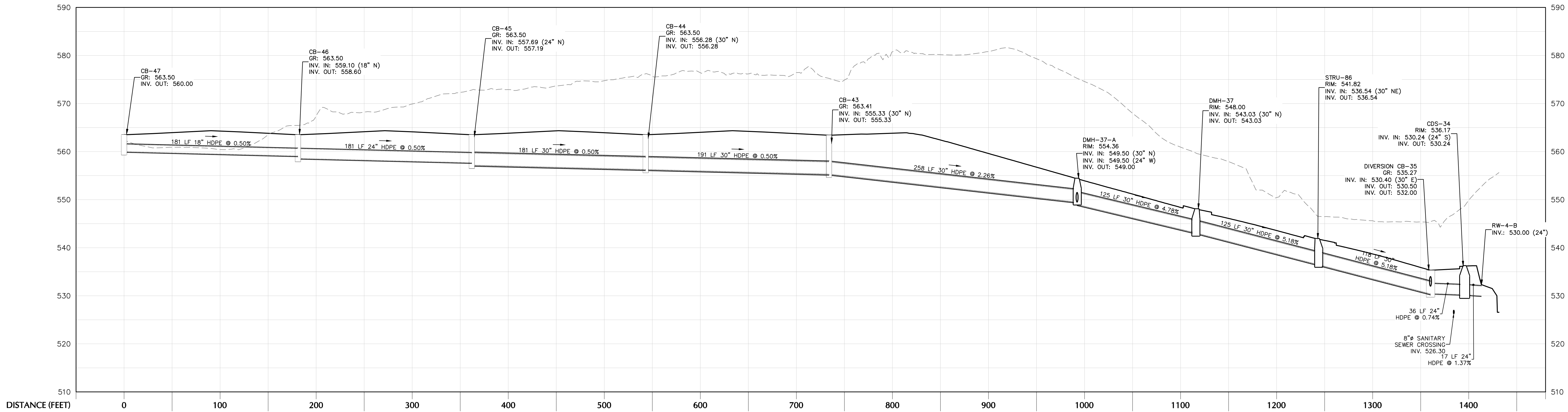
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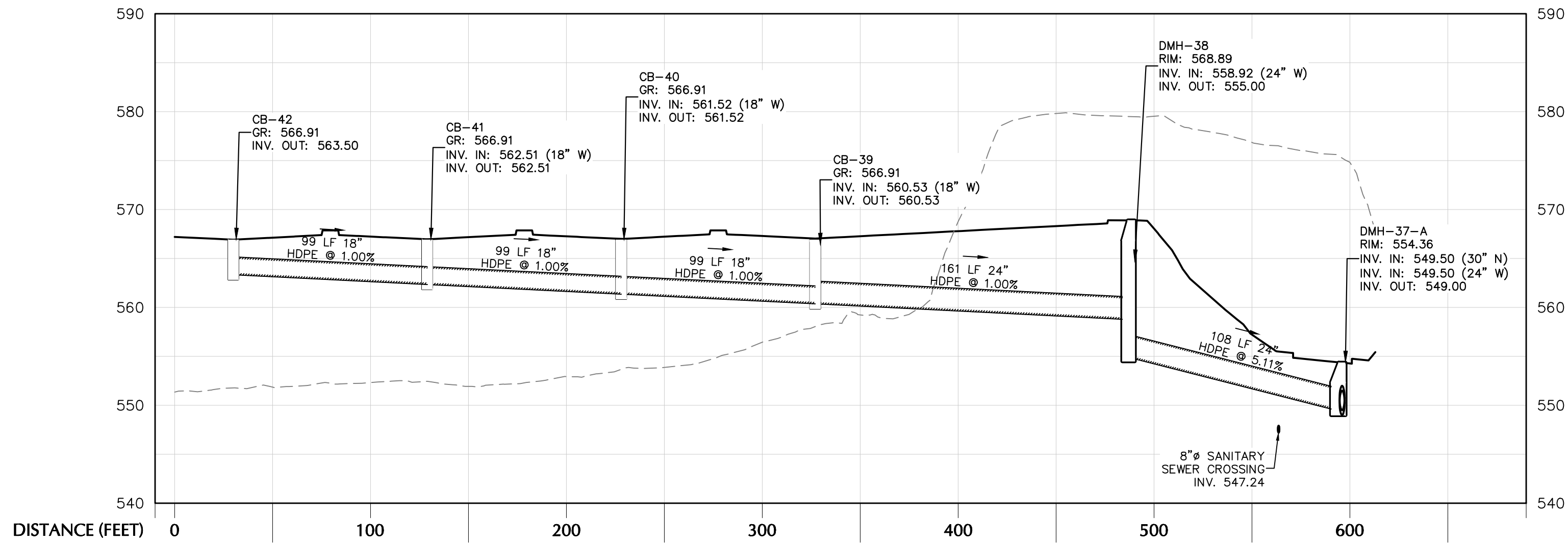
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Sheet 20 of 45

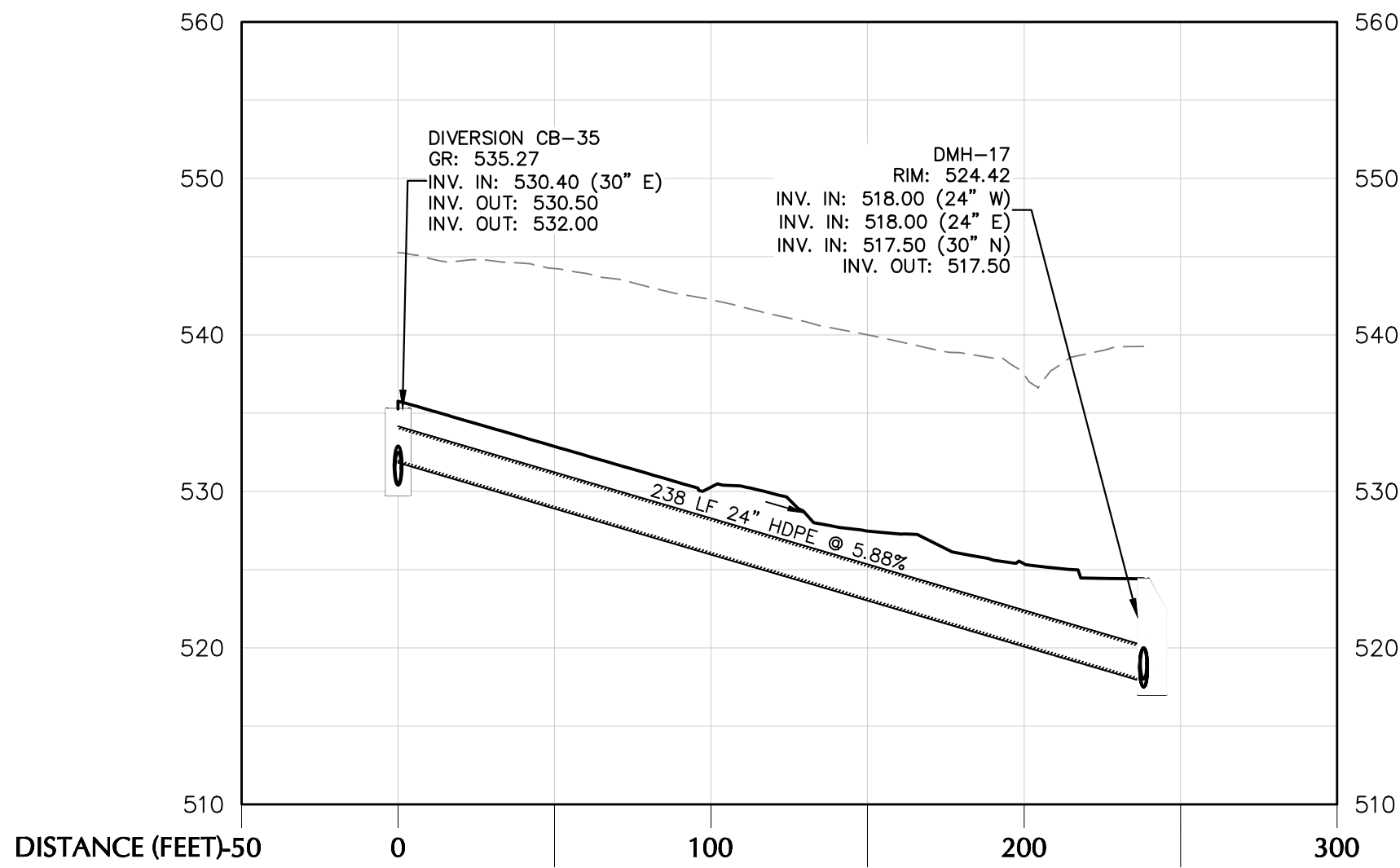
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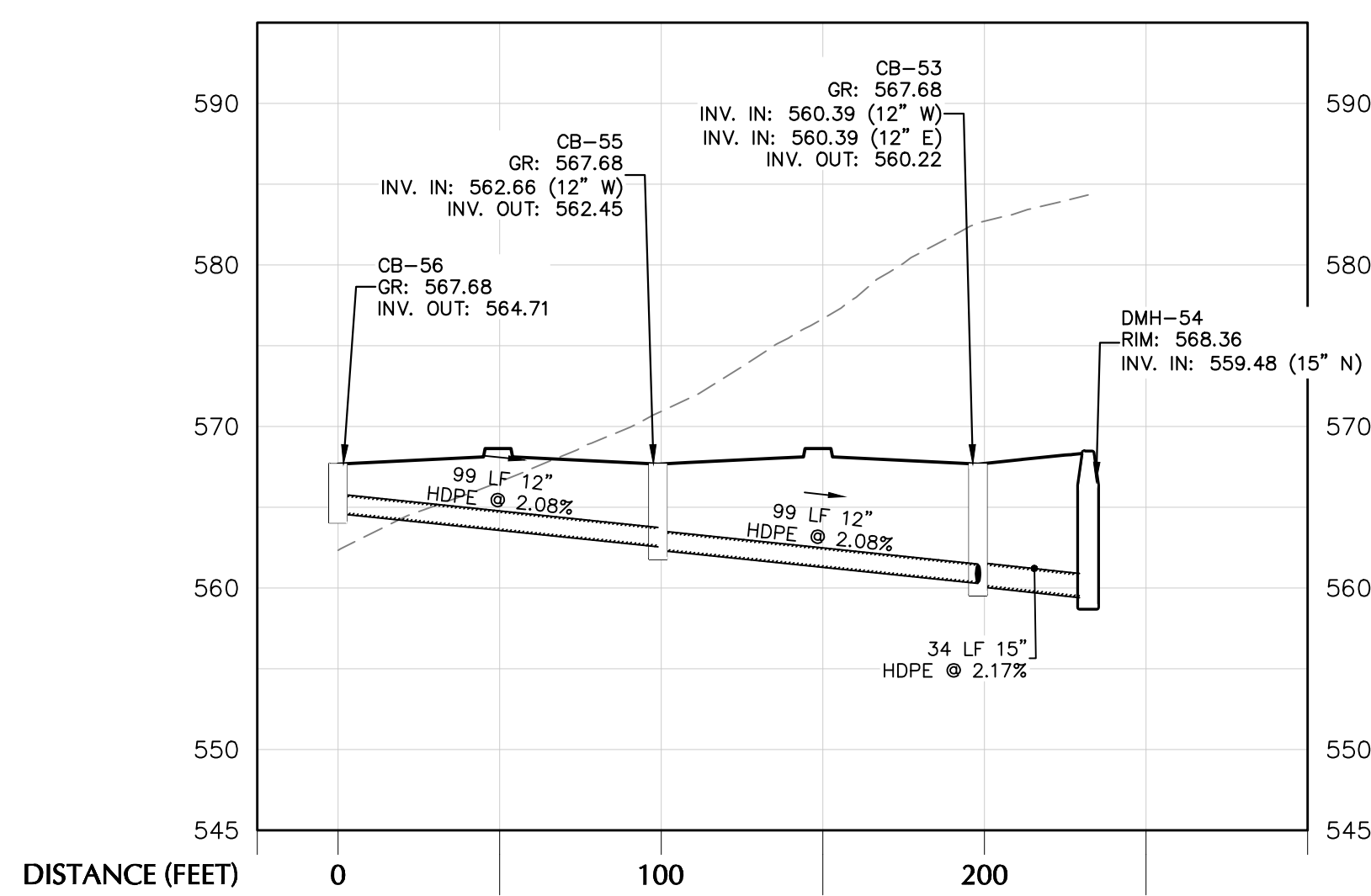
CB-47 TO HW-35



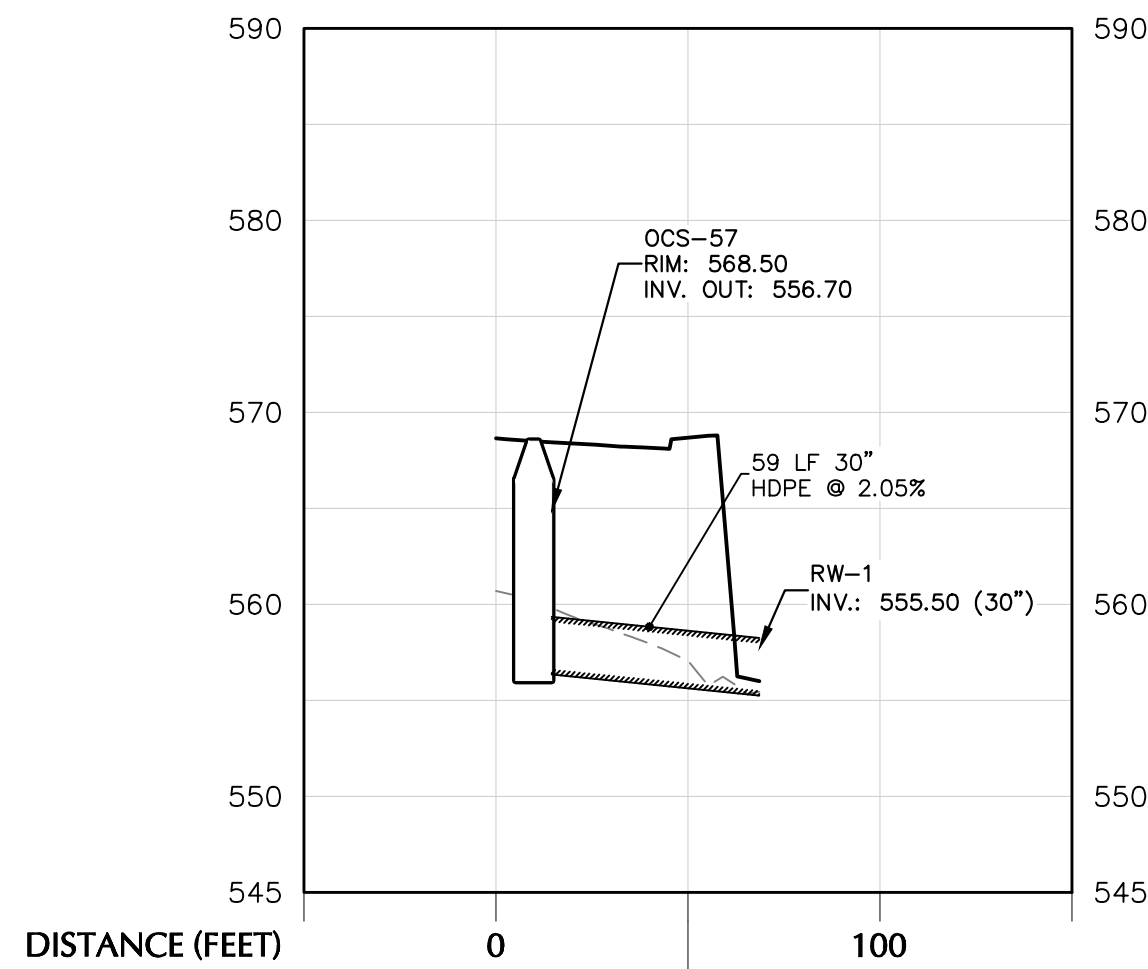
CB-42 TO DMH-37



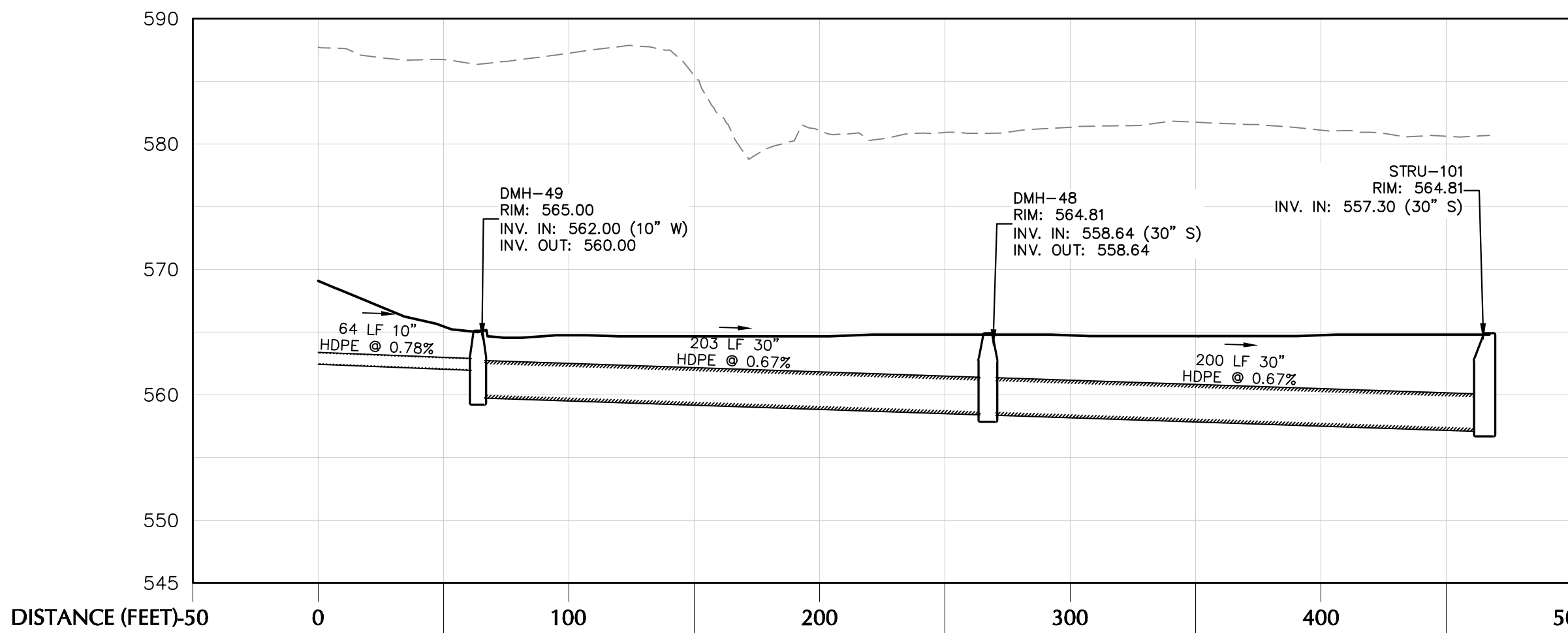
DIVERSION CB-33 TO DMH-15



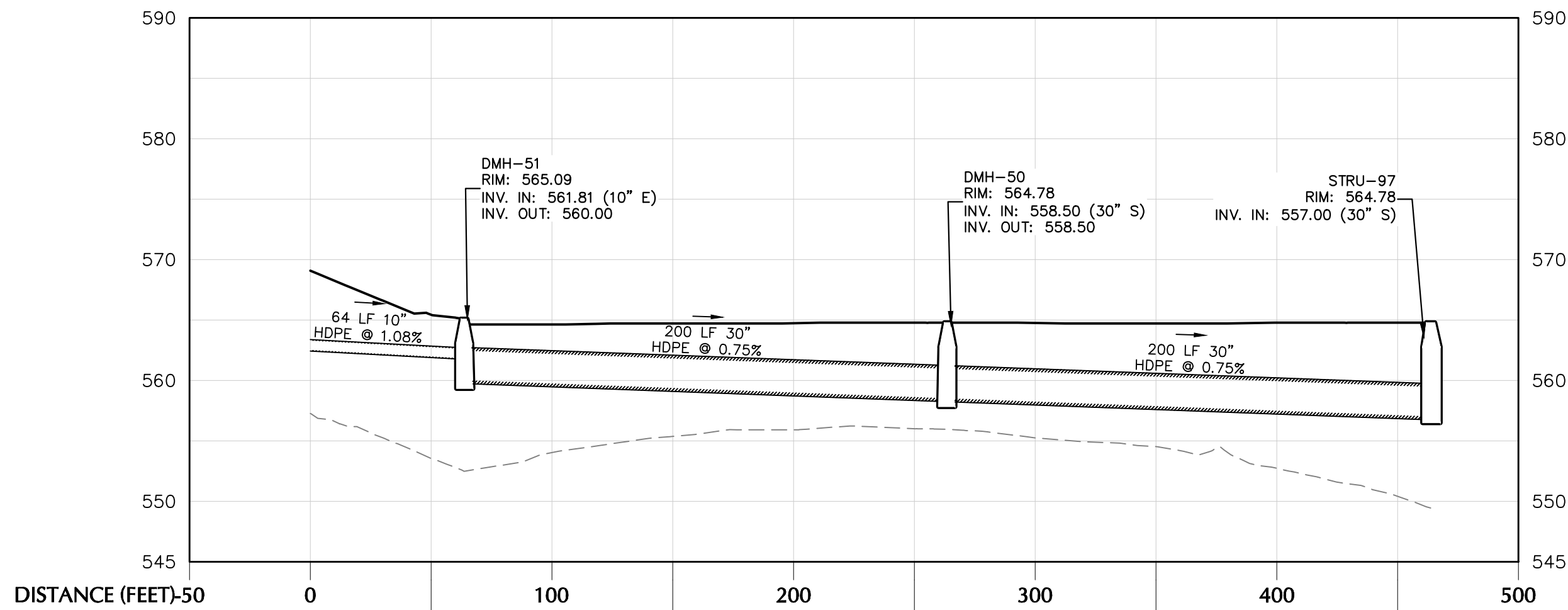
CB-56 TO DMH-54



OCS-58 TO HW-59



ROOFLEADER TO UNDERGROUND INFILTRATION (EAST TRUCK COURT)



ROOFLEADER TO UNDERGROUND INFILTRATION (WEST TRUCK COURT)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

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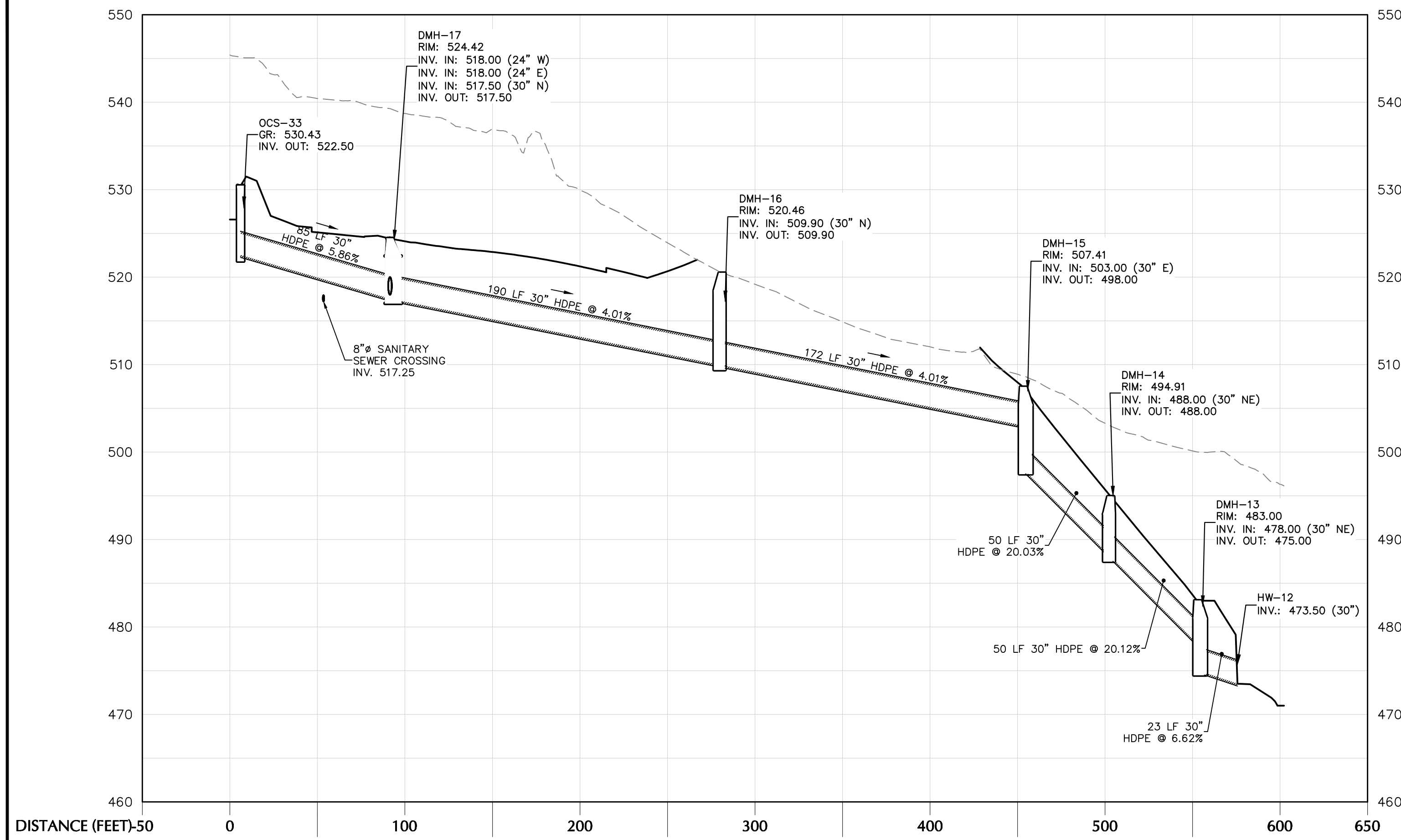
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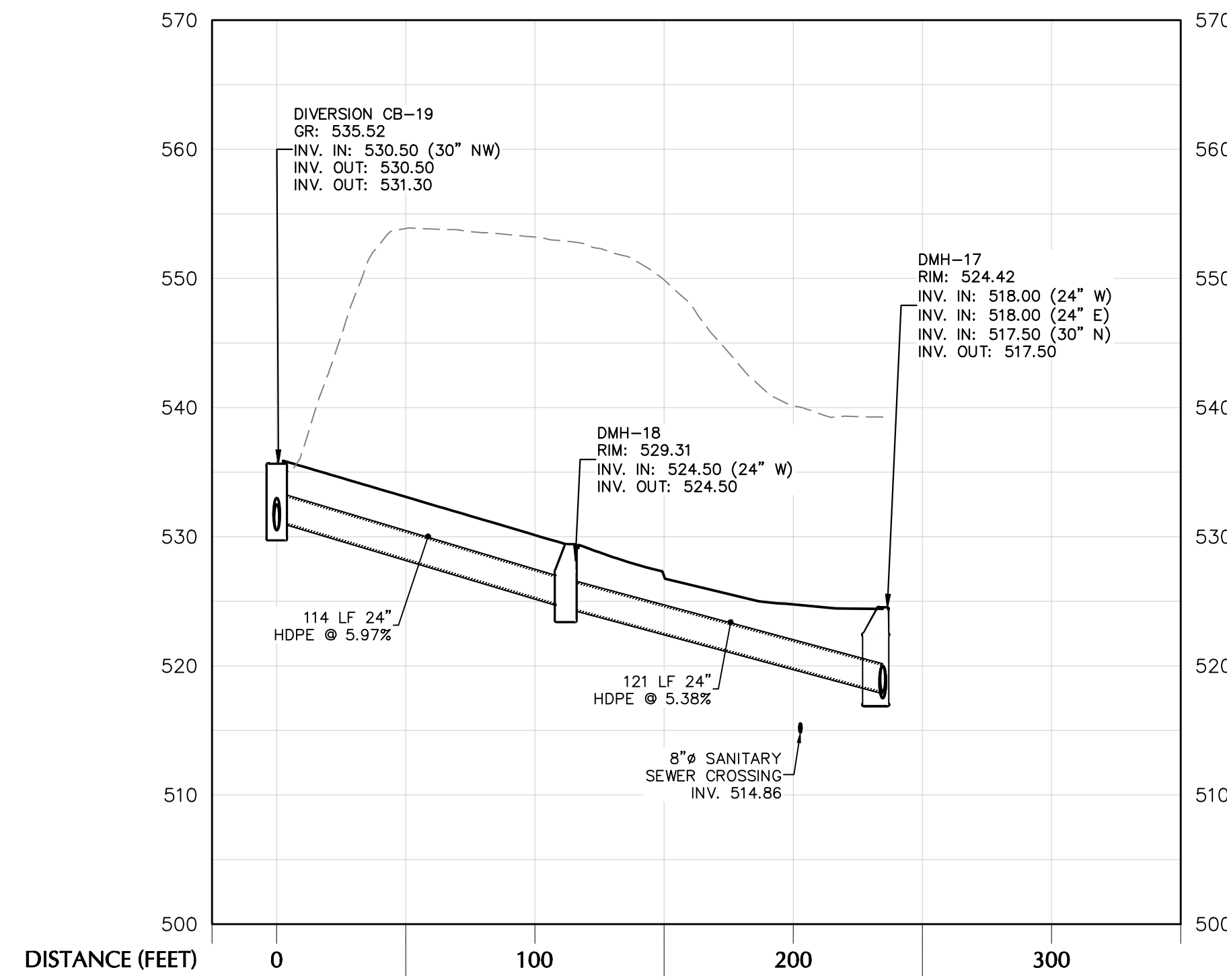
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE
PROFILE
(1 OF 2)**

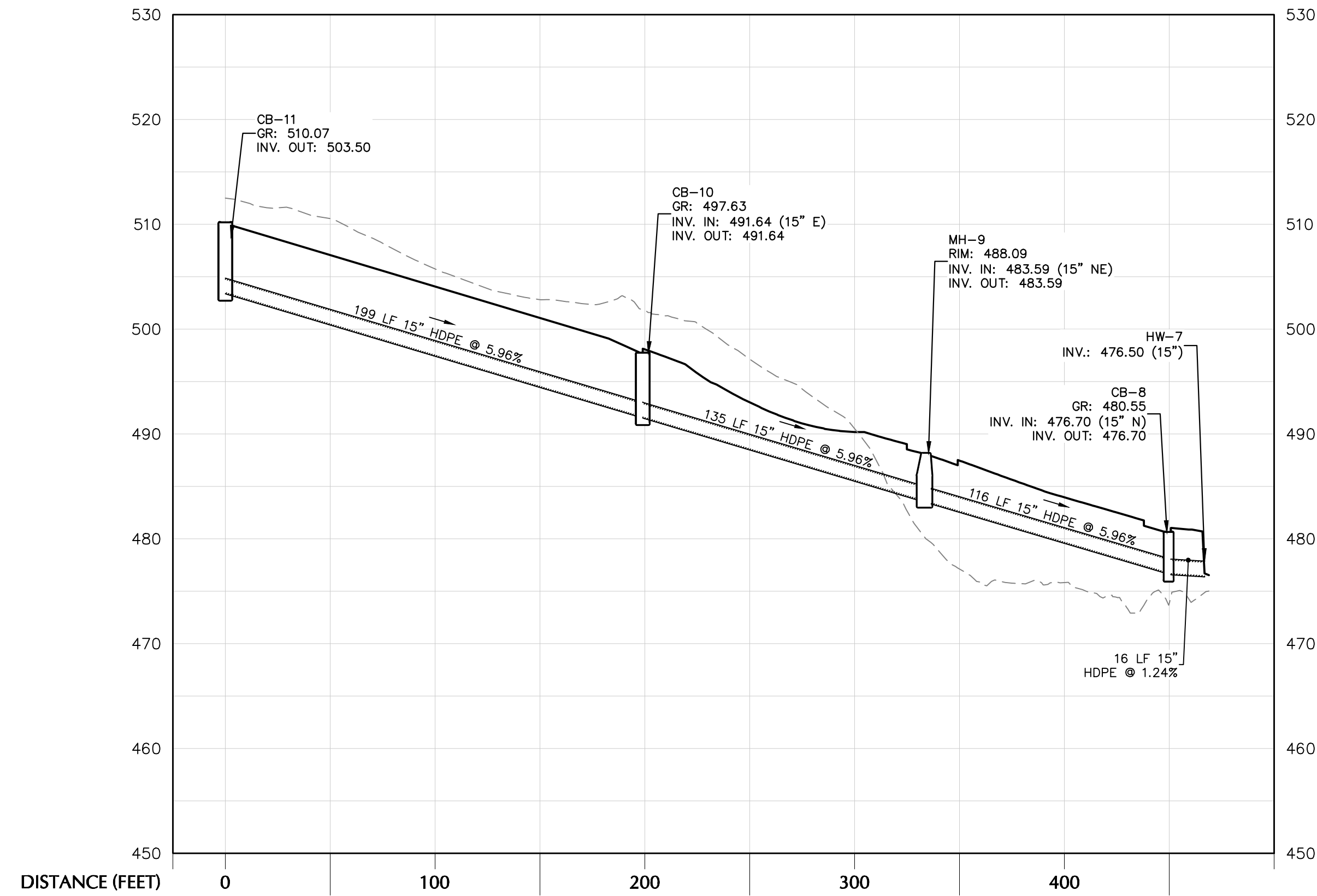
Project No.
190063302
Date
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Drawing No.
CG501
Sheet 21 of 45



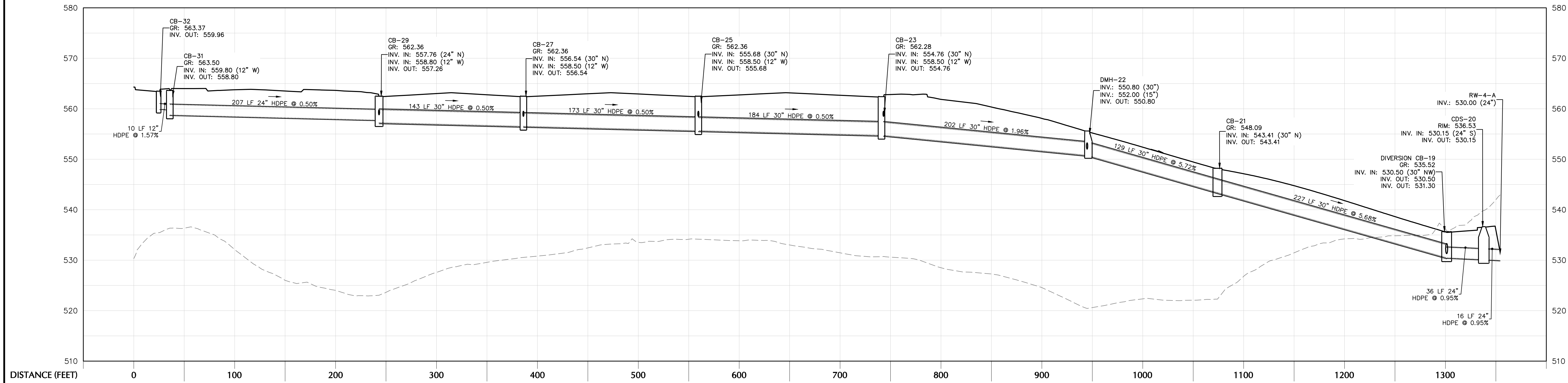
CB-32 TO HW-12



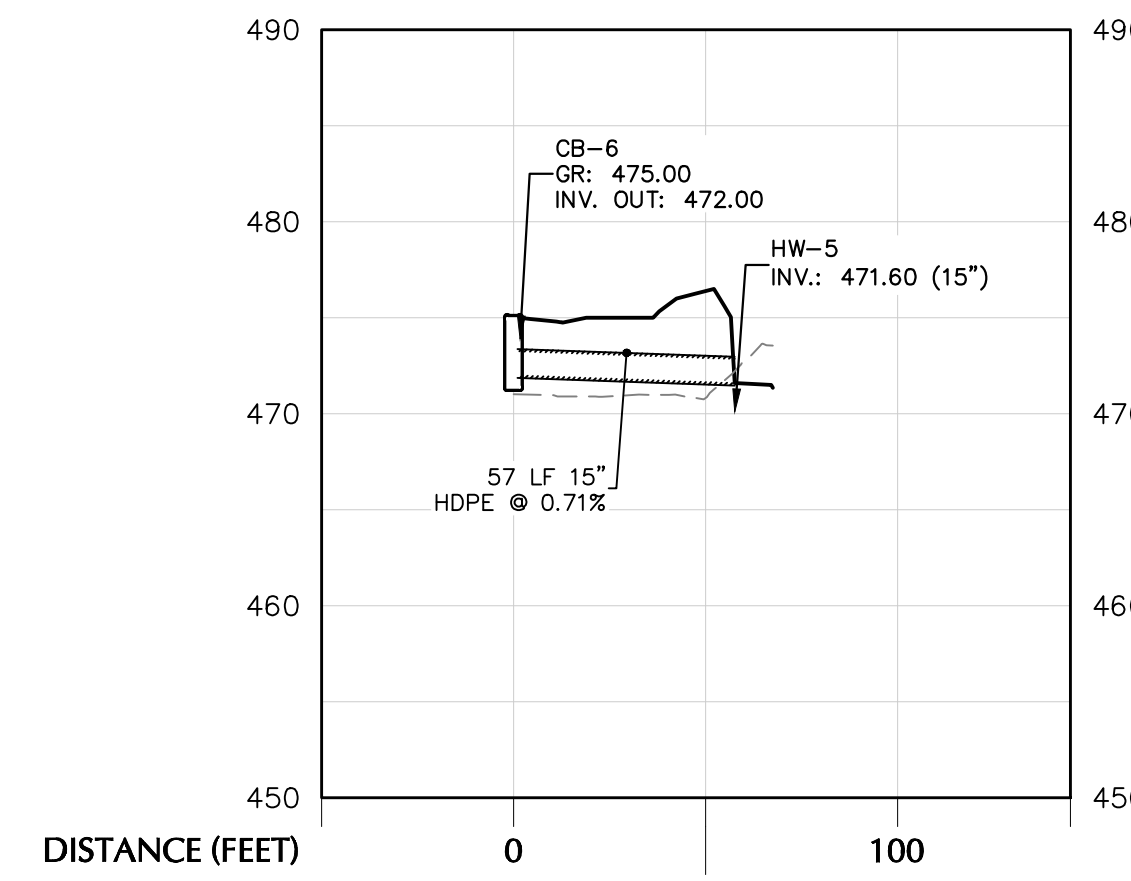
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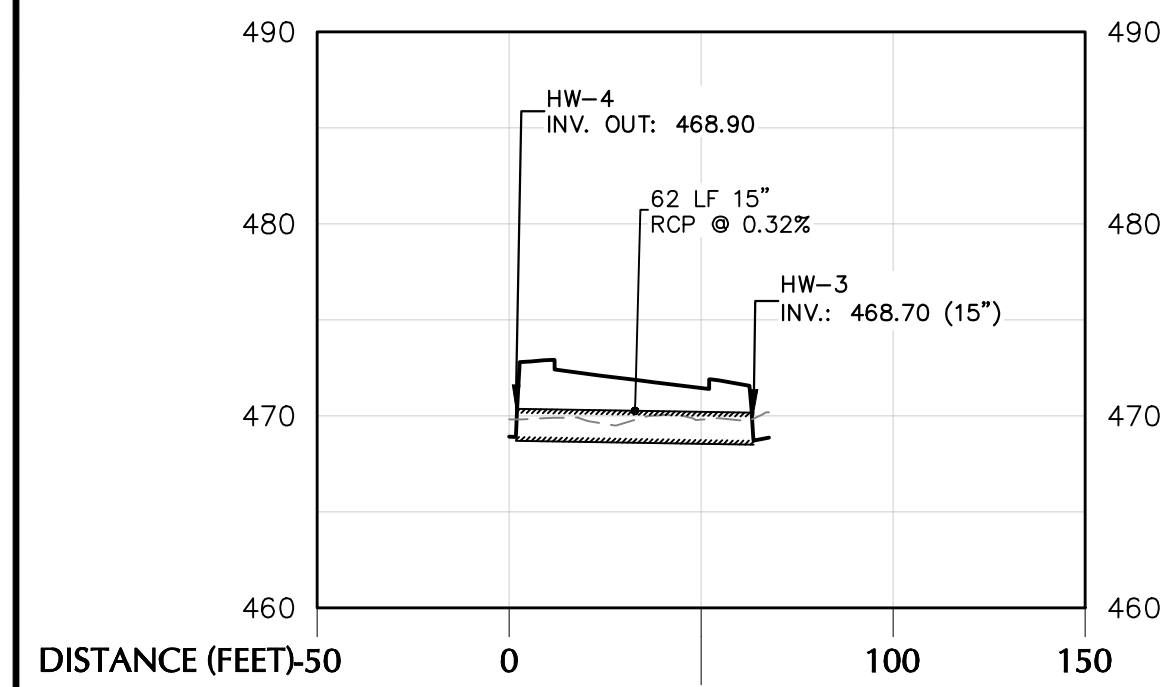
CB-11 TO HW-7



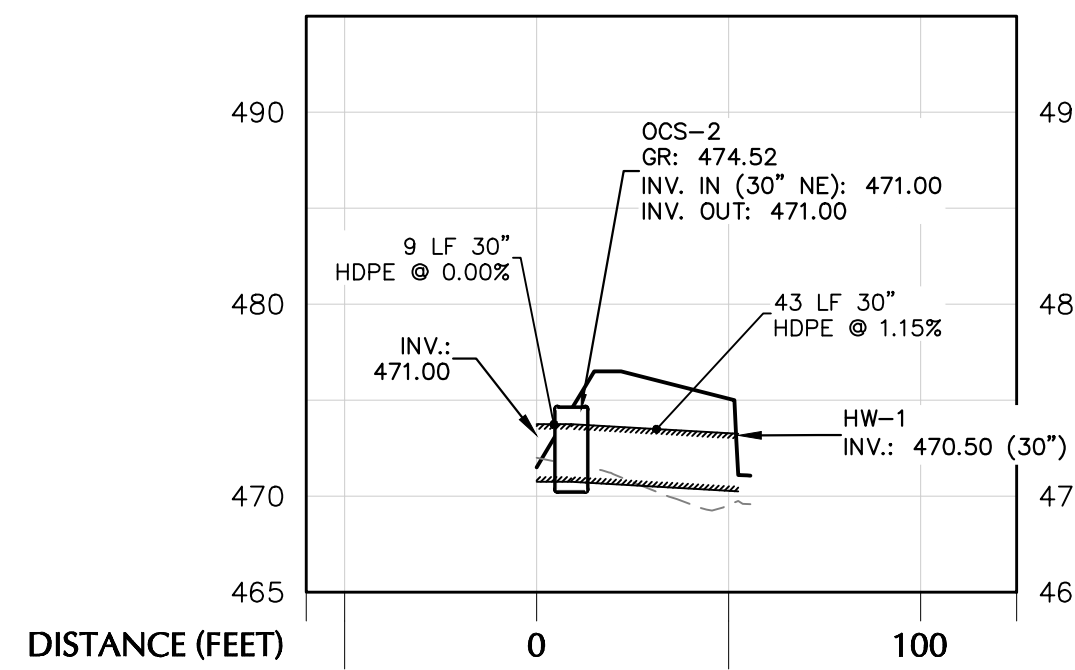
CB-31 TO HW-19



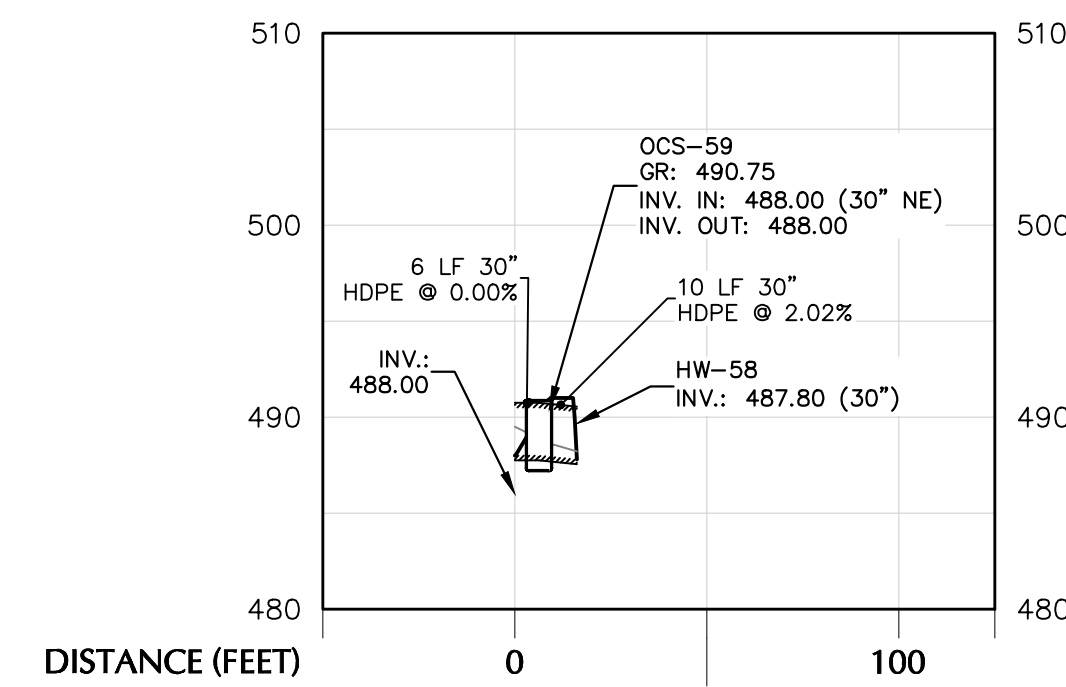
CB-6 TO HW-5



HW-4 TO HW-3



OCS-2 TO HW-1



OCS-61 TO HW-60

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

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HORIZONTAL FEET

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SEAL OF THE PROFESSION
PROFESSIONAL ENGINEER
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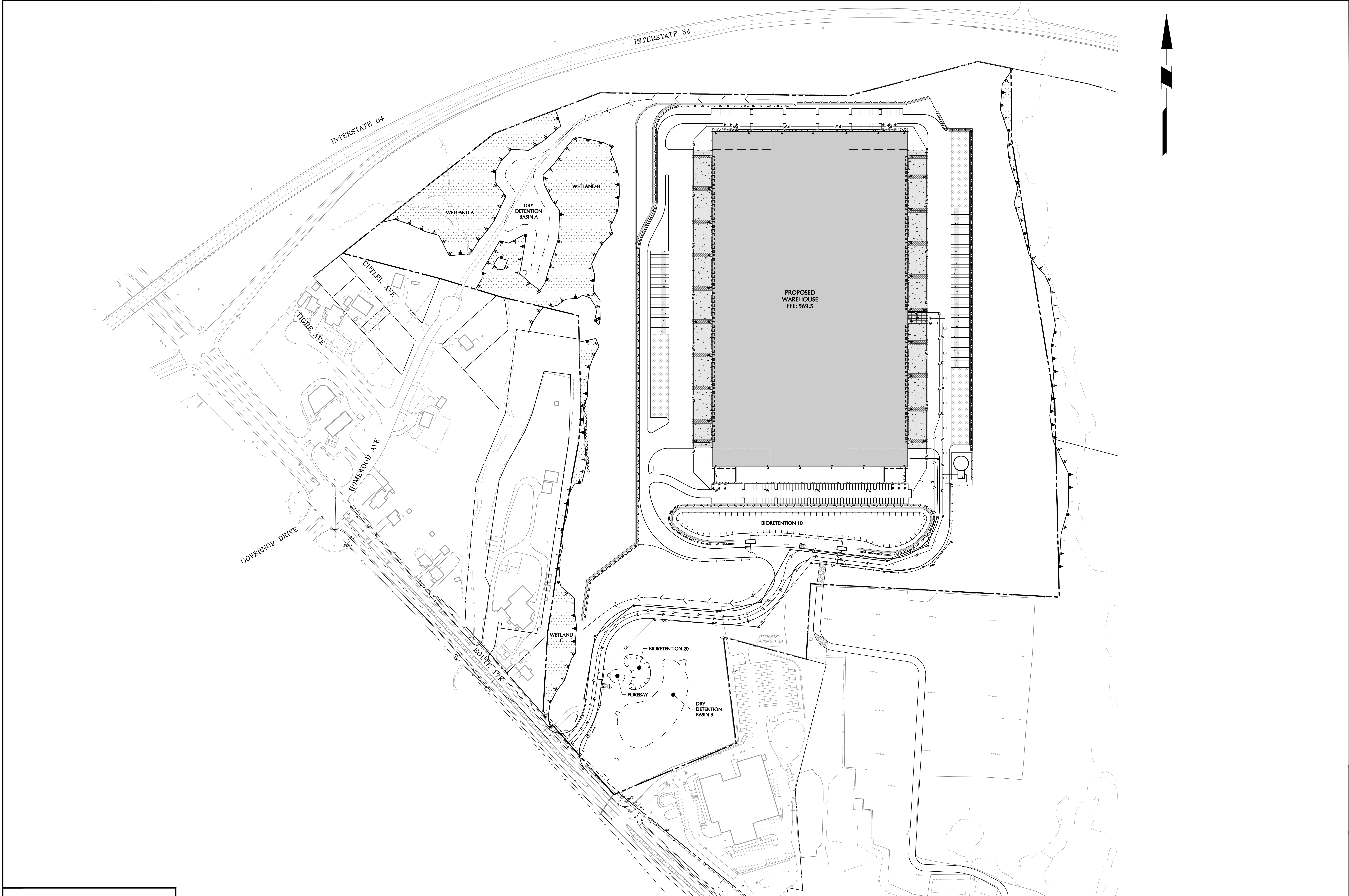
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

**DRAINAGE
PROFILE
(2 OF 2)**

Project No.
190063302
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CG502
Sheet 22 of 45

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TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

100 0 50 100
SCALE IN FEET

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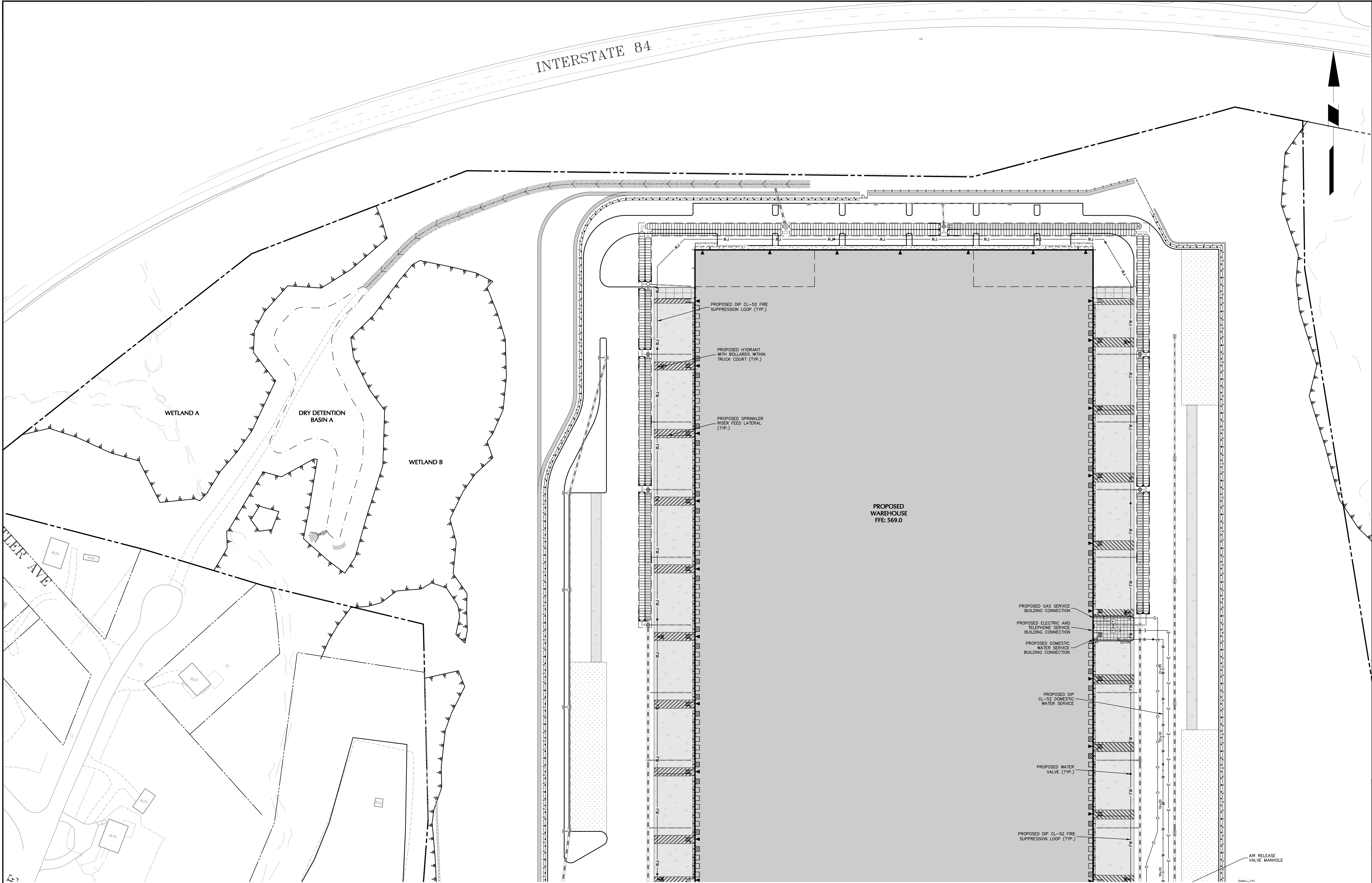
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Project
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL UTILITY
PLAN**

Project No. 190063302	Drawing No. CU100
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	Sheet 23 of 45



TOWN OF NEWBURGH APPROVAL BOX	
TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON	DATE
JOHN P. EVASUTYN	

Date	Description	No.
Revisions		

50 0 25 50
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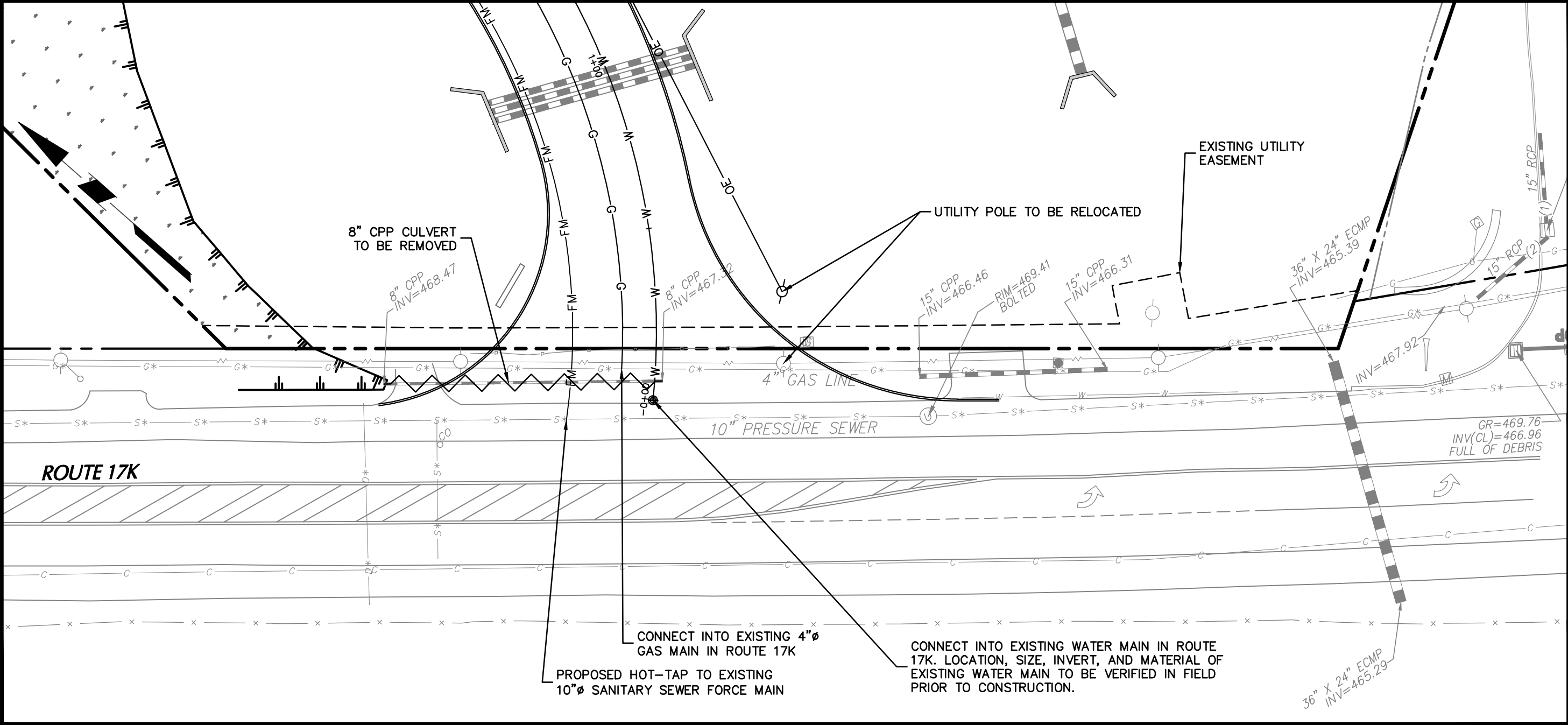
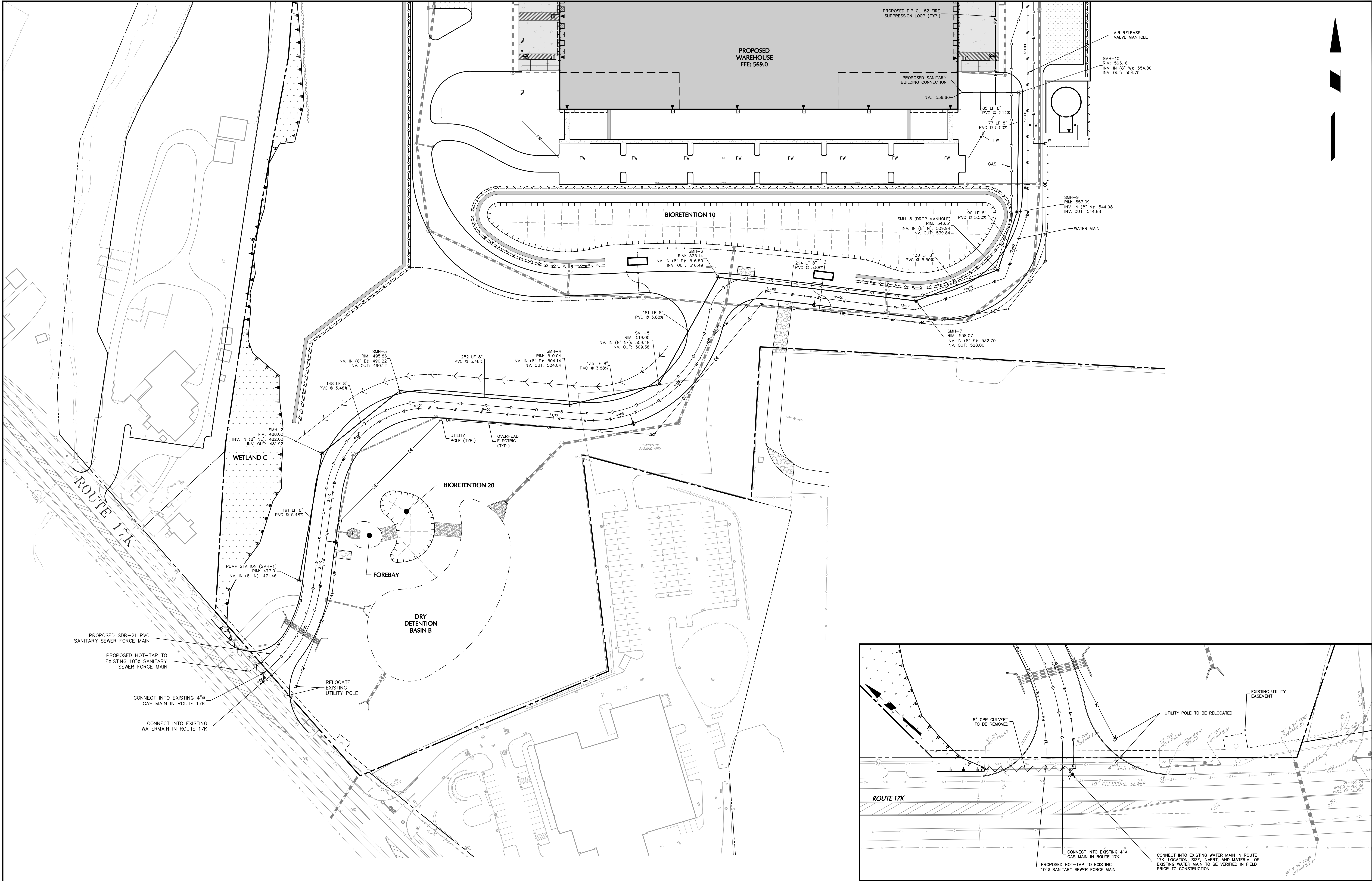
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Project
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**UTILITY PLAN
(1 OF 2)**

Project No. 190063302	Drawing No. CU101
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	Sheet 24 of 45



ROUTE 17K UTILITY ENLARGEMENT
SCALE: 1"=30'

TOWN OF NEWBURGH APPROVAL BOX TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON JOHN P. EVASUTYN	DATE

Date	Description	No.
Revisions		

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SCALE: 1"=30 FEET

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SEAL OF CHARLES SCHIG, JR., P.E.
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PROJECT: MATRIX I-84 DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Project
Drawing Title
Project No.
Date
Drawn By
Checked By

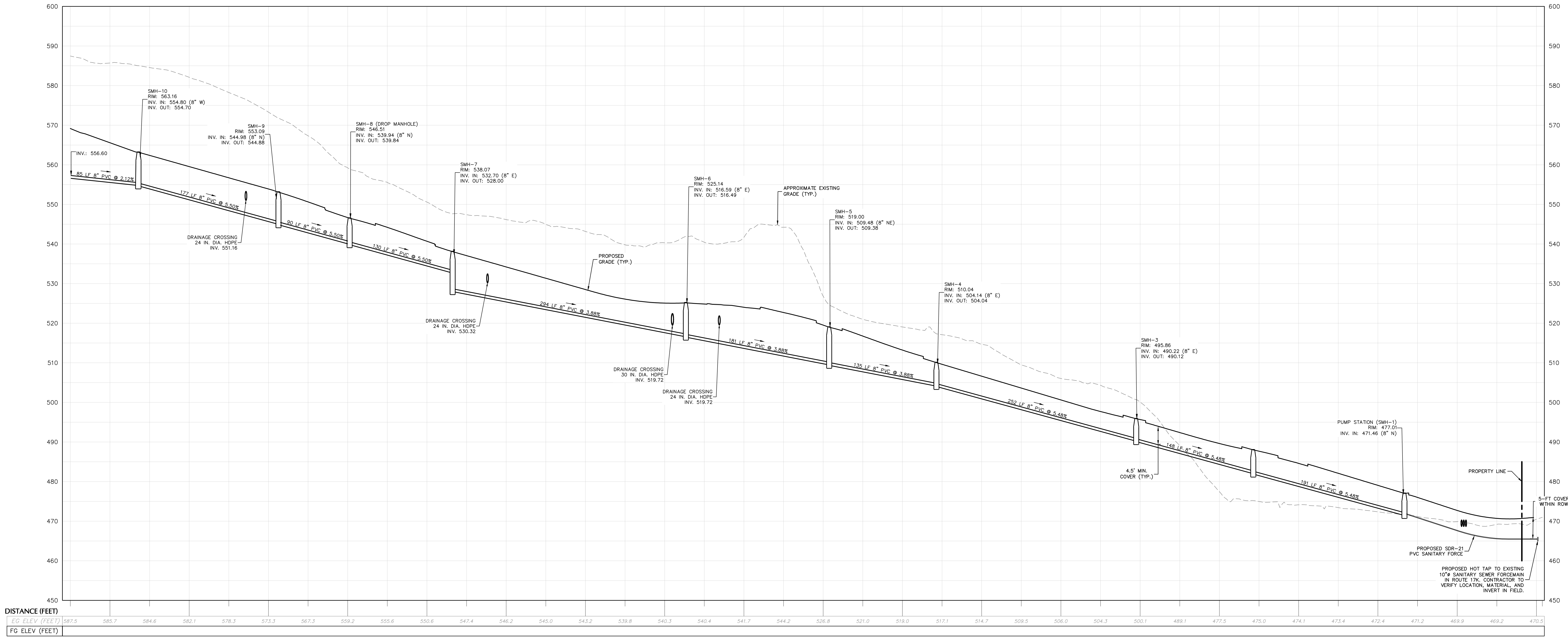
UTILITY PLAN
(2 of 2)

190063302
JULY 10, 2023
LM
CU

CU102

Sheet 25 of 45

Date: 7/7/2023 Time: 11:41 User: ascarianno Style Table: Langan.stb Layout: CU102 Document Code: 190063302-0501-CU101-0103



SANITARY SEWER PROFILE
SCALE: H: 1"=50'
V: 1"=10'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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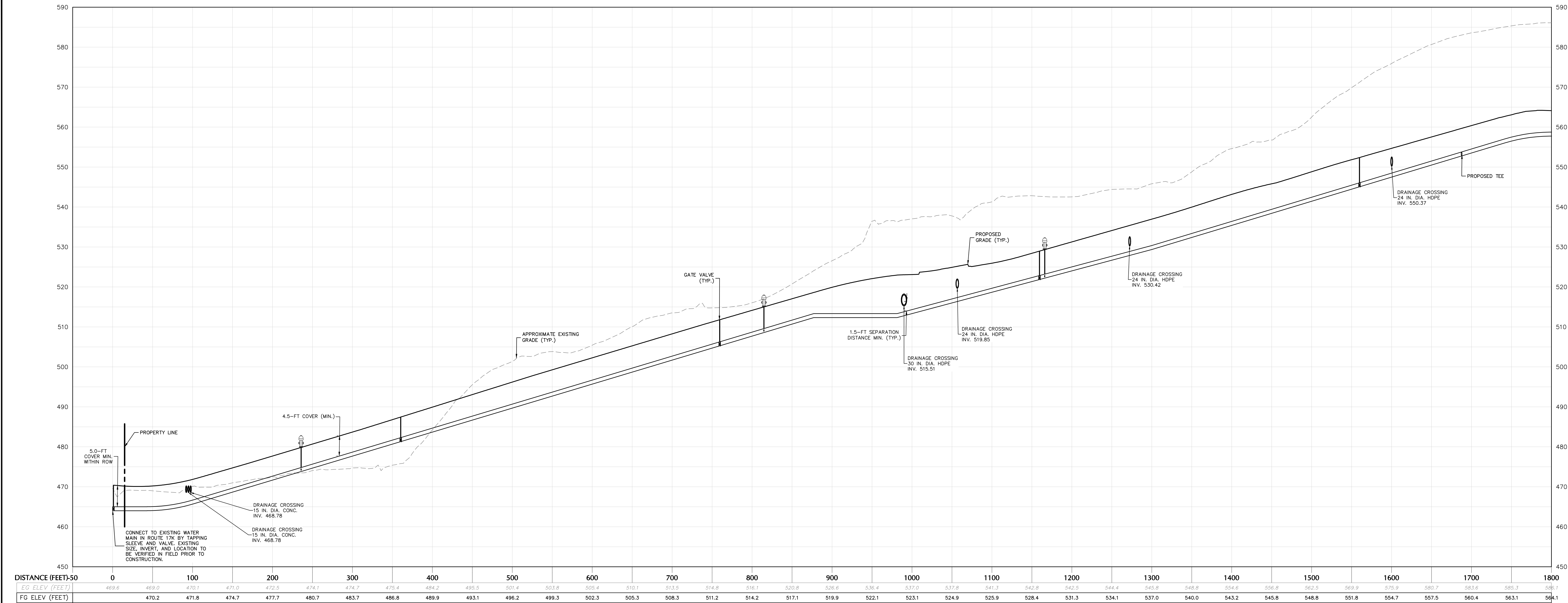
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

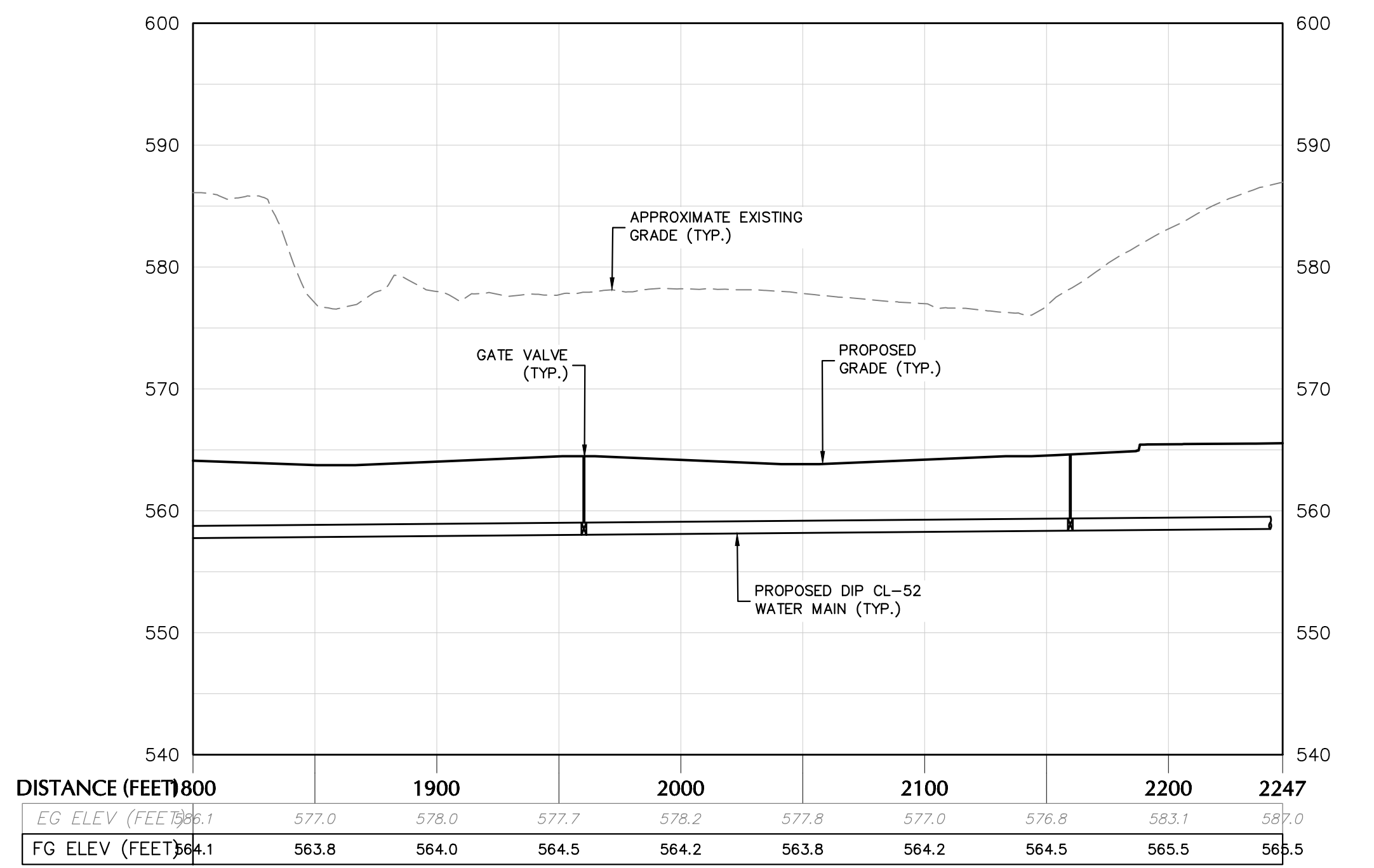
Drawing Title
**SANITARY
SEWER
PROFILE**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF

Drawing No.
CU201
Sheet **26** of **45**



WATERMAIN PROFILE (1 OF 2)
SCALE: H: 1"=50'
V: 1"=10'



WATERMAIN PROFILE (2 OF 2)
SCALE: H: 1"=50'
V: 1"=10'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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SCALE: 1 INCH = 50 FEET

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SEAL OF THE STATE ENGINEER
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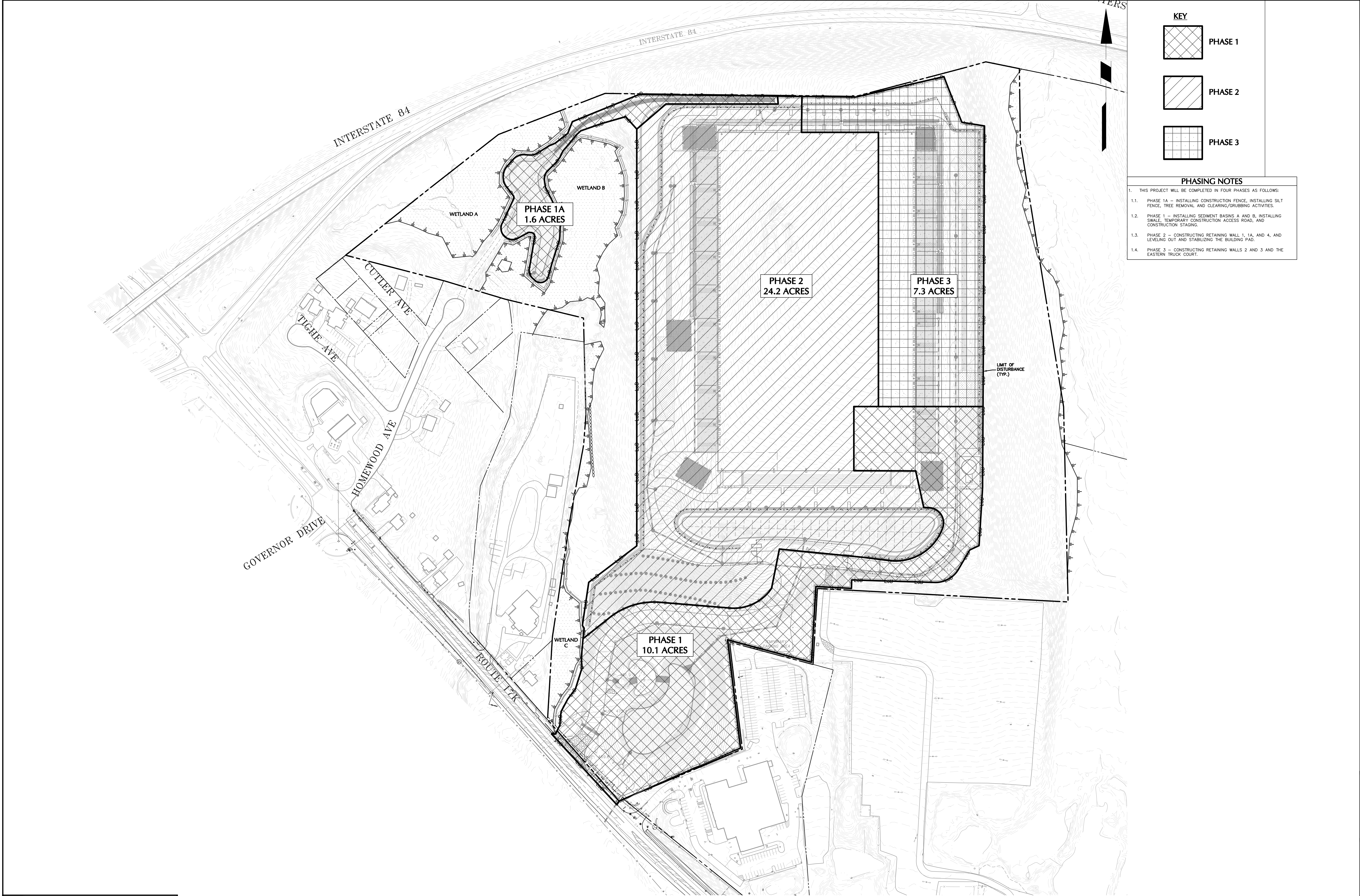
Project
MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
WATER
MAIN
PROFILE

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
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MF

Drawing No.
CU202
Sheet 27 of 45

Date: 7/7/2023 Time: 11:42 User: ascarianno Style Table: Langan.stb Layout: CU202 Document Code: 190063302-0501-CU201-0102



KEY

PHASE 1

PHASE 2

PHASE 3

PHASING NOTES

1. THIS PROJECT WILL BE COMPLETED IN FOUR PHASES AS FOLLOWS:

1.1. PHASE 1A – INSTALLING CONSTRUCTION FENCE, INSTALLING SILT FENCE, TREE REMOVAL AND CLEARING/GRUBBING ACTIVITIES.

1.2. PHASE 1 – INSTALLING SEDIMENT BASINS A AND B, INSTALLING SWALE, TEMPORARY CONSTRUCTION ACCESS ROAD, AND CONSTRUCTION STAGING.

1.3. PHASE 2 – CONSTRUCTING RETAINING WALL 1, 1A, AND 4, AND LEVELING OUT AND STABILIZING THE BUILDING PAD.

1.4. PHASE 3 – CONSTRUCTING RETAINING WALLS 2 AND 3 AND THE EASTERN TRUCK COURT.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date

Description

No.

Revisions

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0
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SCALE IN FEET

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Project

MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

PHASING PLAN

Project No.

190063302

Date

JULY 10, 2023

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LM

Checked By

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Drawing No.

CE100

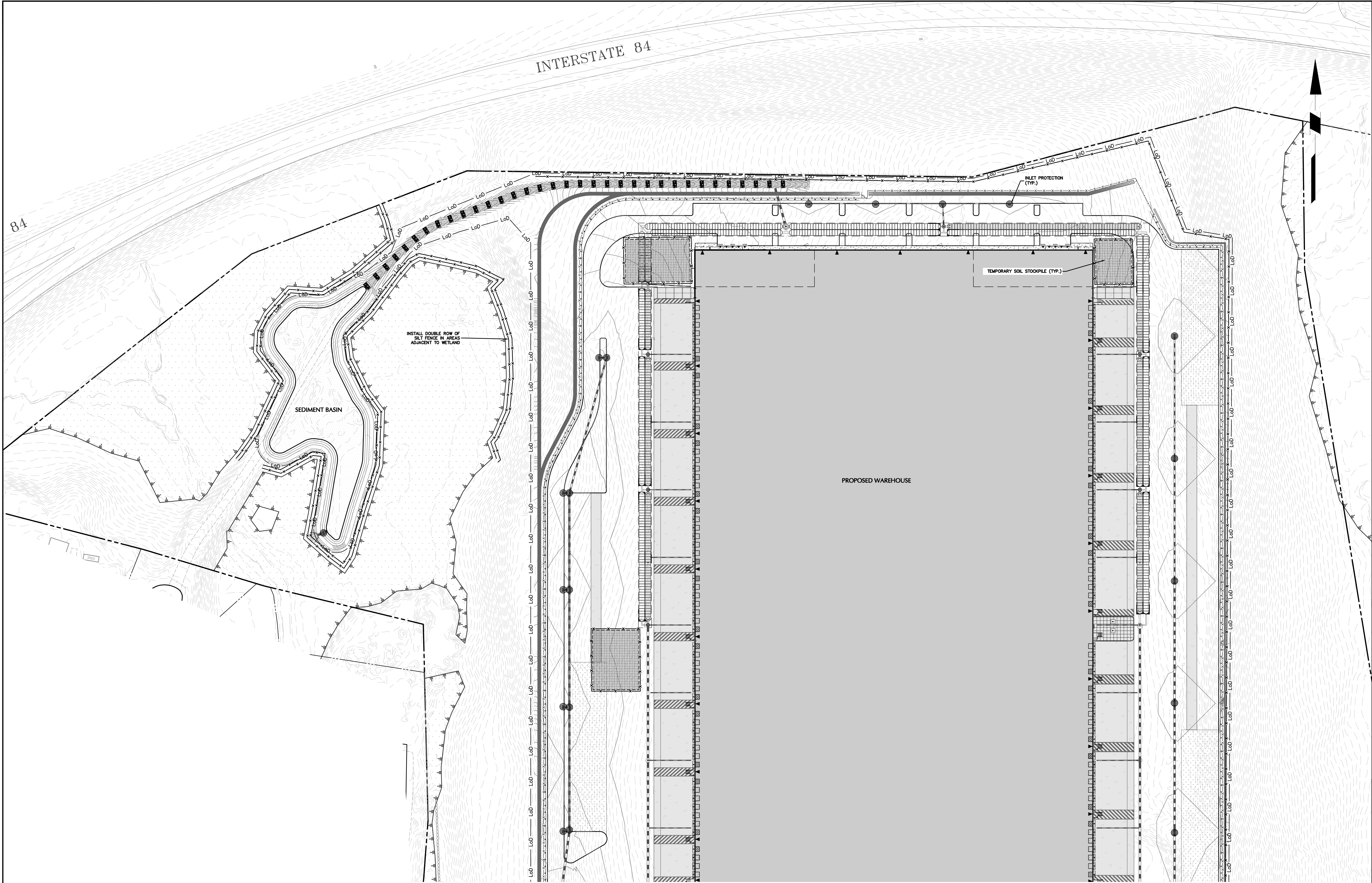
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TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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Project
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EROSION &
SEDIMENT
CONTROL PLAN
(1 OF 2)**

Project No.
190063302

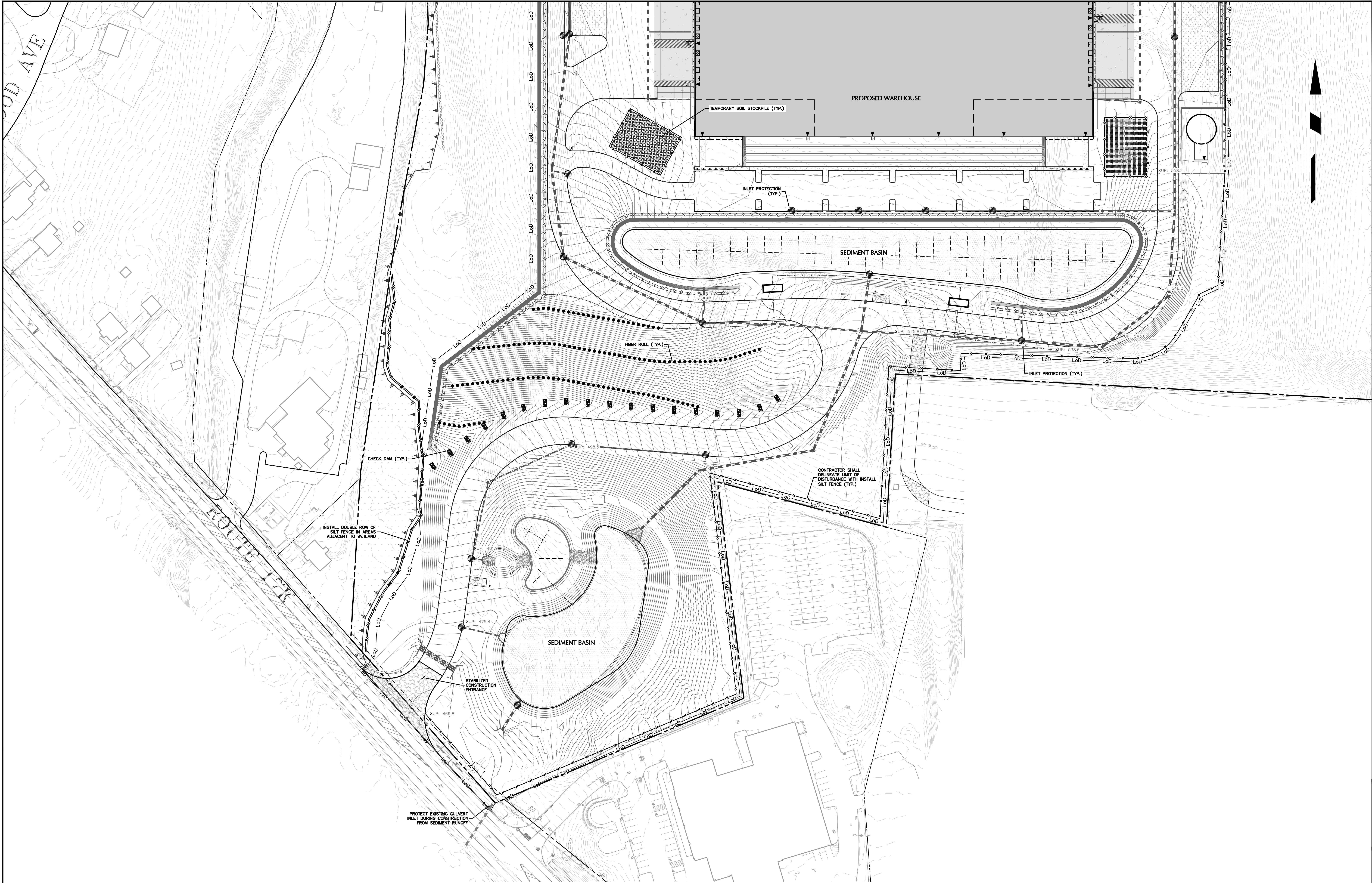
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Drawing No.
CE101

Sheet 29 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

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Project

MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

EROSION &
SEDIMENT
CONTROL PLAN
(2 OF 2)

Project No.
190063302

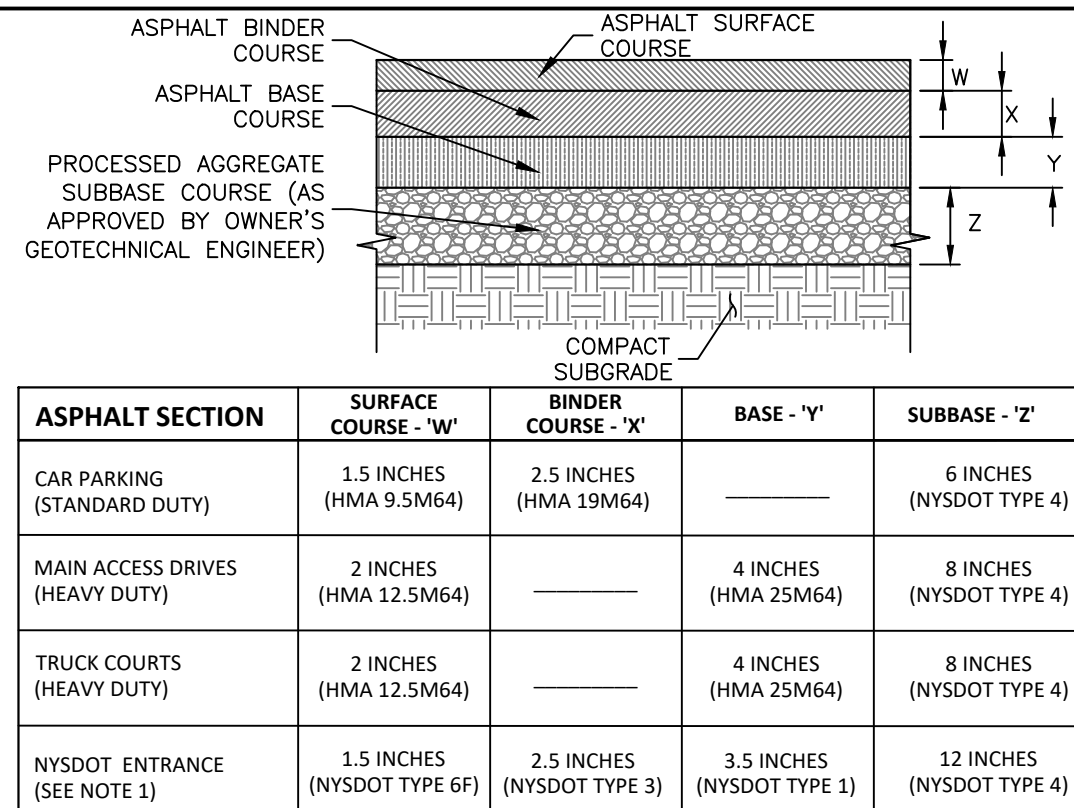
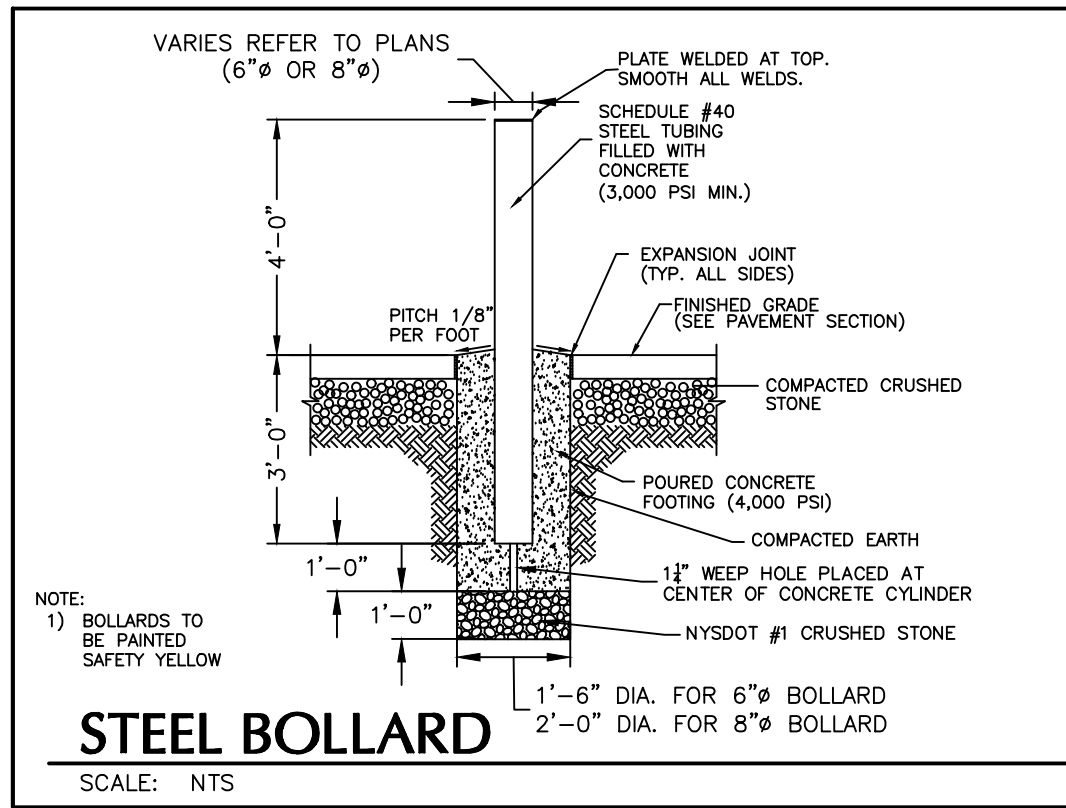
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JULY 1, 2023

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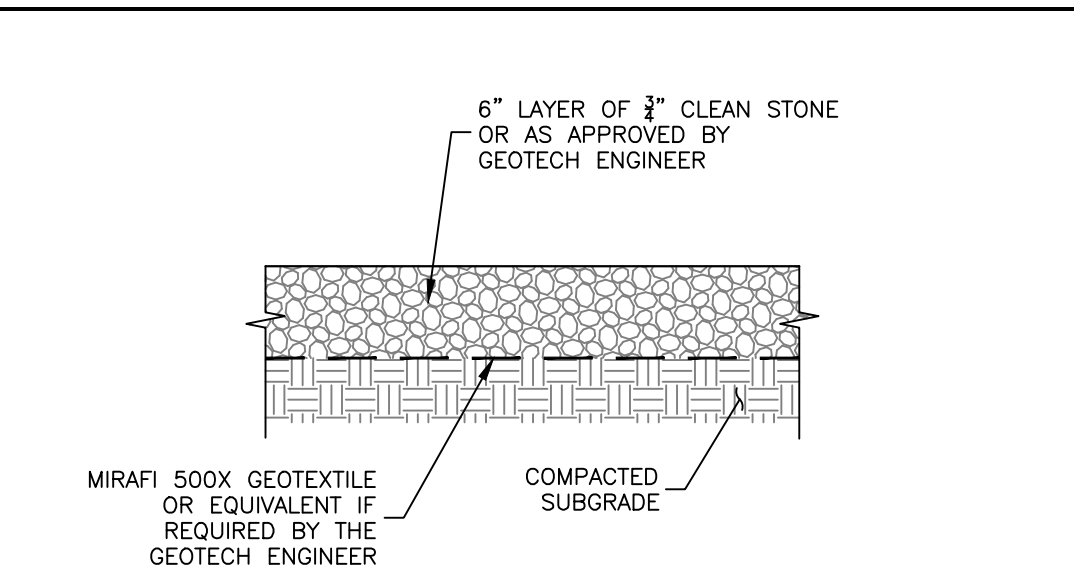
Drawing No.
CE102

Sheet 30 of 45

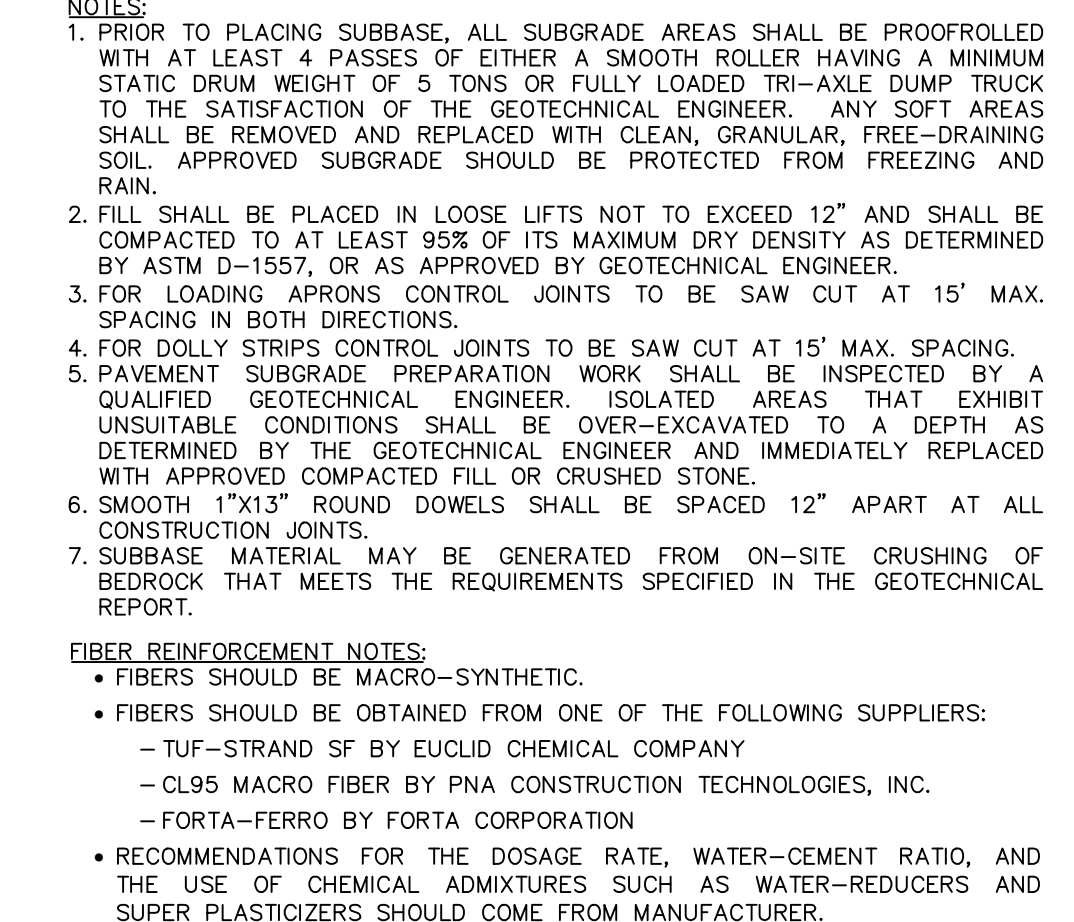
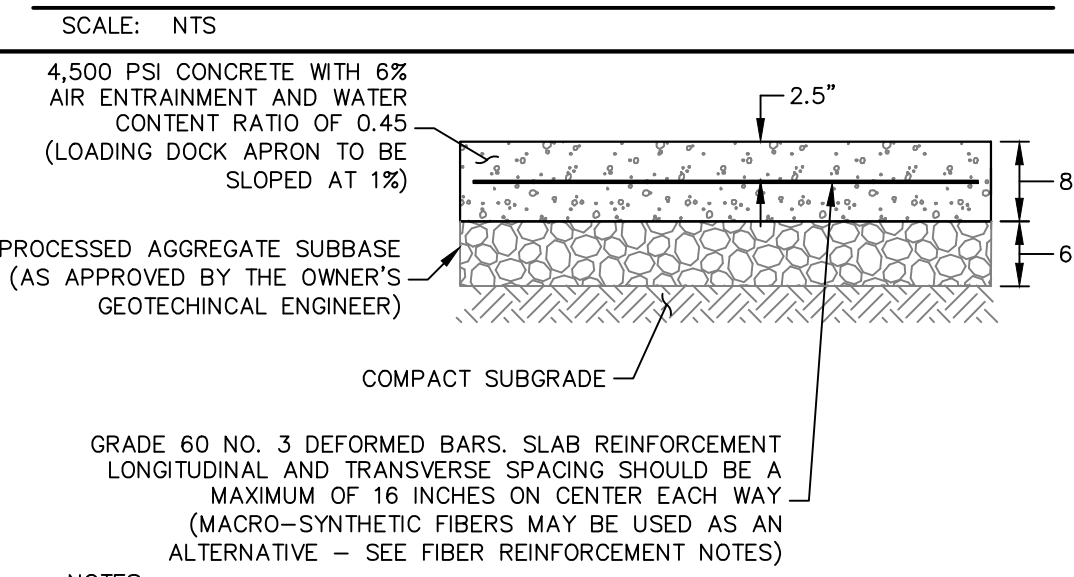
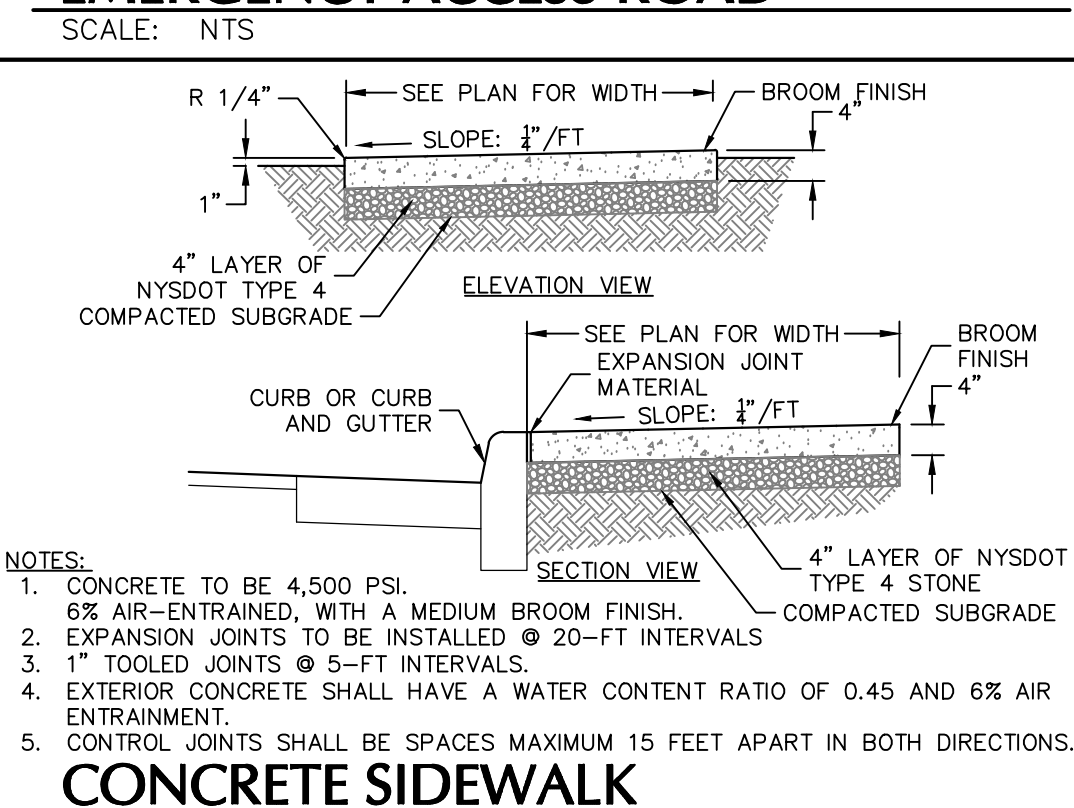


ASPHALT SECTION	SURFACE COURSE - 'W'	BINDER COURSE - 'X'	BASE - 'Y'	SUBBASE - 'Z'
CAR PARKING (STANDARD DUTY)	1.5 INCHES (HMA 9.5M64)	2.5 INCHES (HMA 19M64)	—	6 INCHES (NYSOT TYPE 4)
MAIN ACCESS DRIVES (HEAVY DUTY)	2 INCHES (HMA 12.5M64)	—	4 INCHES (HMA 25M64)	8 INCHES (NYSOT TYPE 4)
TRUCK COURTS (HEAVY DUTY)	3 INCHES (HMA 12.5M64)	—	4 INCHES (HMA 25M64)	8 INCHES (NYSOT TYPE 4)
NYSOT ENTRANCE (SEE NOTE 1)	1.5 INCHES (NYSOT TYPE 6F)	2.5 INCHES (NYSOT TYPE 3)	3.5 INCHES (NYSOT TYPE 1)	12 INCHES (NYSOT TYPE 4)

SITE ASPHALT PAVEMENT SECTION

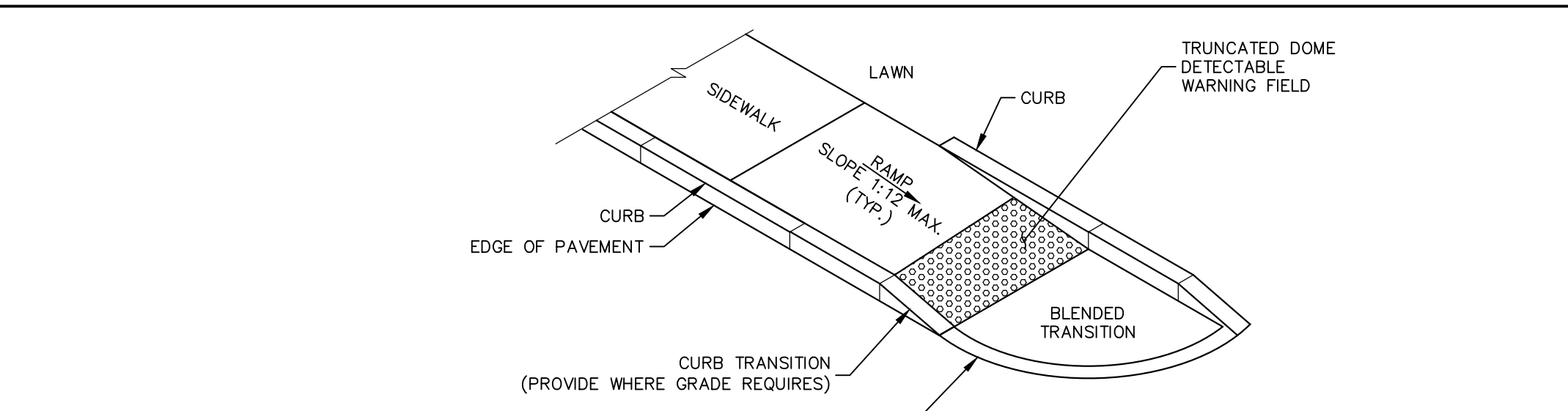


EMERGENCY ACCESS ROAD



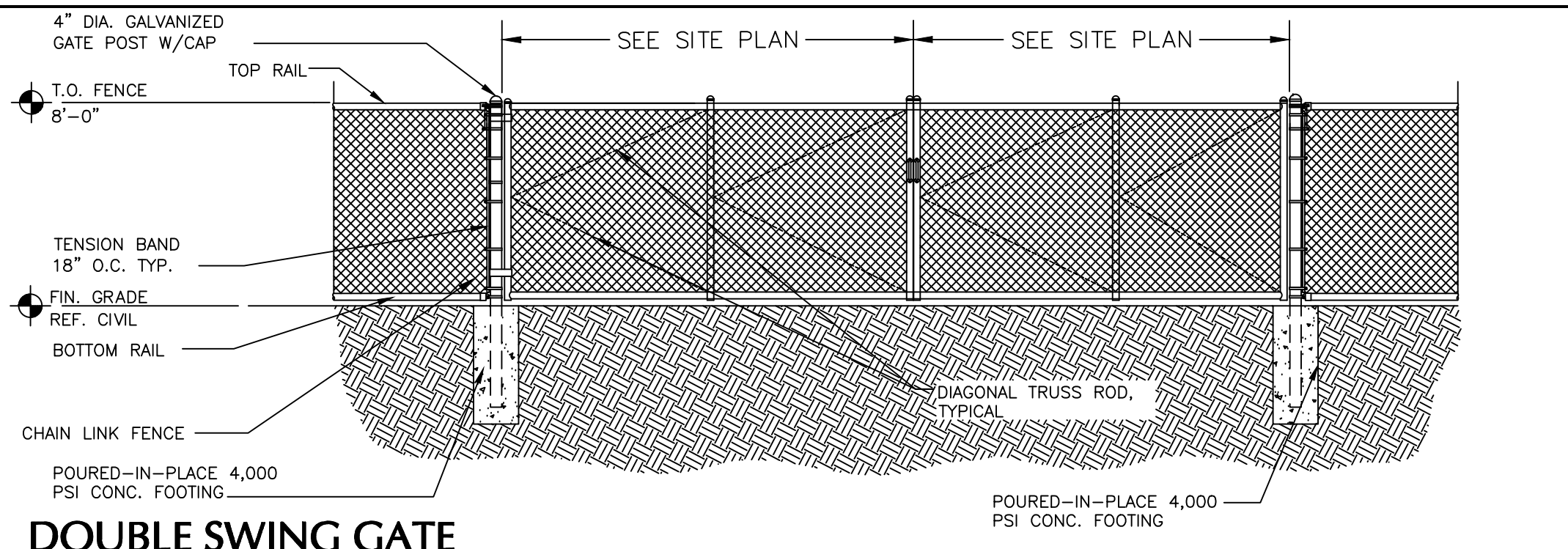
LOADING DOCK APRON & DOLLY STRIP

SCALE: NTS

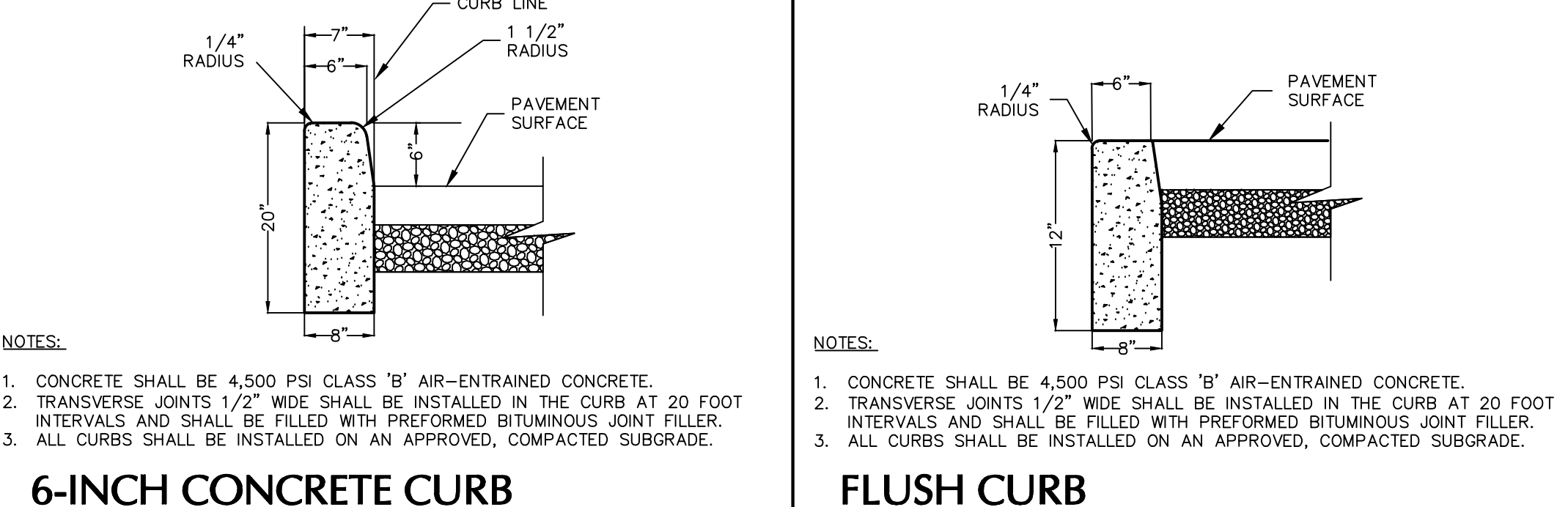


- SIDEWALK CURB RAMP NOTES:**
- THERE SHALL BE A LANDING AT THE TOP OF EACH CURB RAMP.
 - LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF 5 FEET BY 5 FEET SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS OR PARALLEL/PERPENDICULAR RAMPS.
 - THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. CURB RAMPS SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.
 - THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB SHALL BE 1:12 (8.3%).
 - CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 5 FEET WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
 - THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
 - RAMP TRANSITIONS BETWEEN WALKS, CUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES.
 - COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOTE ALLOWED IN RAMP WALKING SURFACES OR LANDINGS UNLESS APPROVE BY THE DESIGN ENGINEER.
 - AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMP (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.
 - DETAILS ILLUSTRATE THAT DETECTABLE WARNINGS ARE REQUIRED. SEE THE CURRENT DETECTABLE WARNING STANDARD DETAIL AND NOTES FOR SPECIFIC DETECTABLE WARNING REQUIREMENTS.
 - SLOPES ON BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 2% (1 ON 50) IN ANY DIRECTION.
 - REFER TO THE SIDEWALK DETAIL FOR REQUIRED CONCRETE STRENGTH.

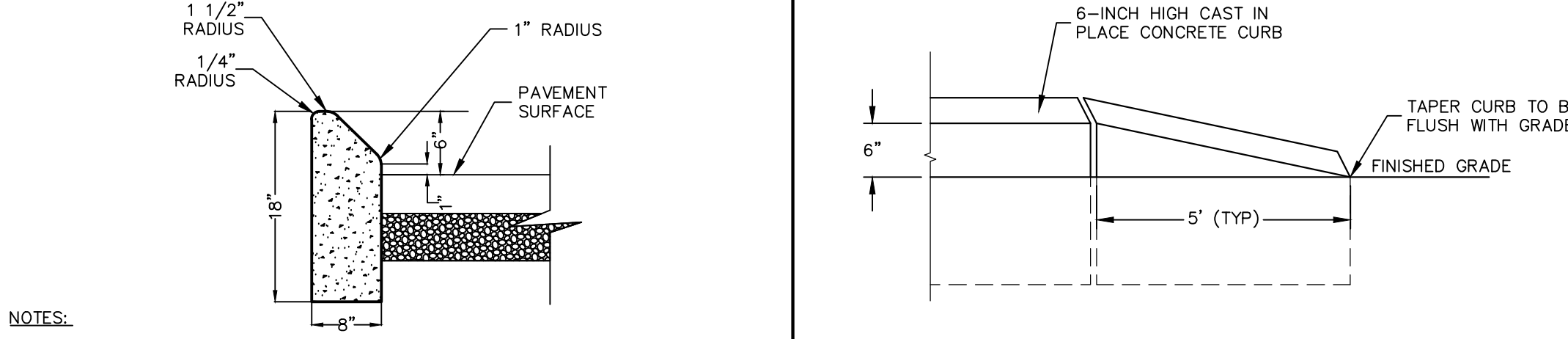
SIDEWALK CURB RAMP



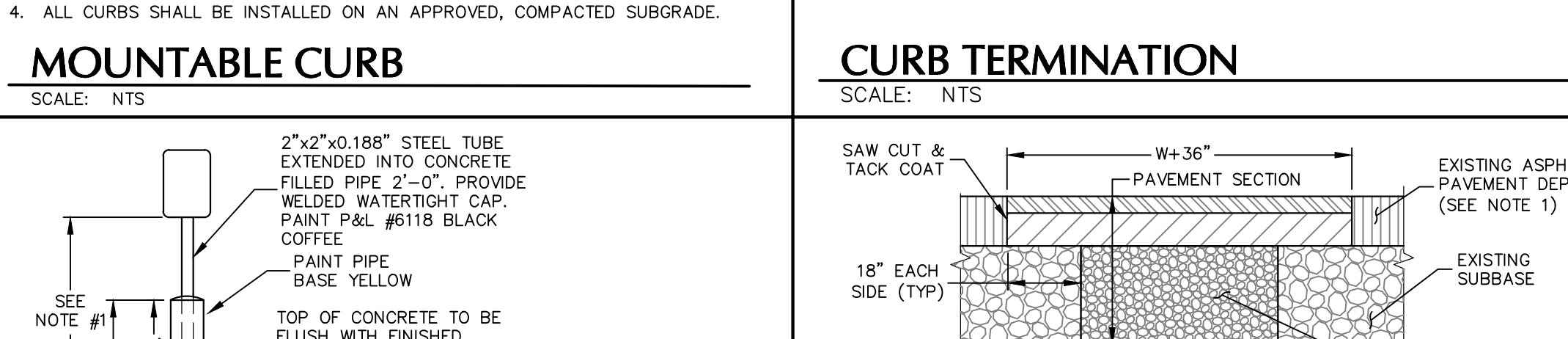
DOUBLE SWING GATE



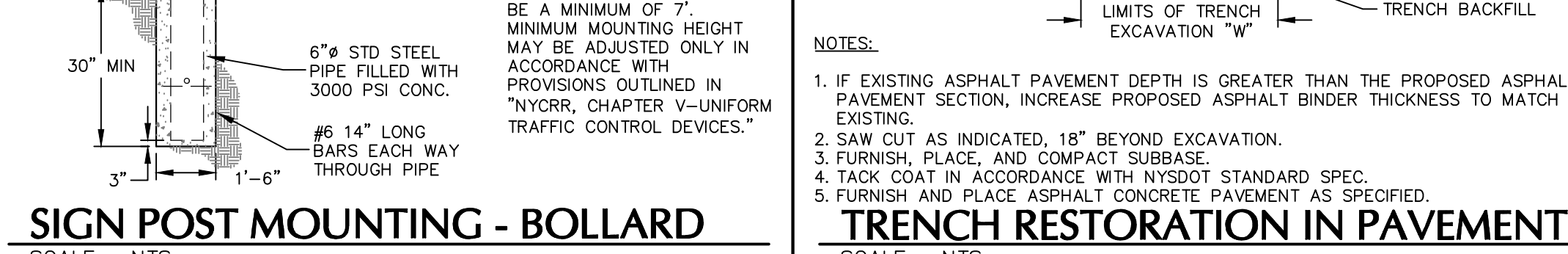
6-INCH CONCRETE CURB



FLUSH CURB

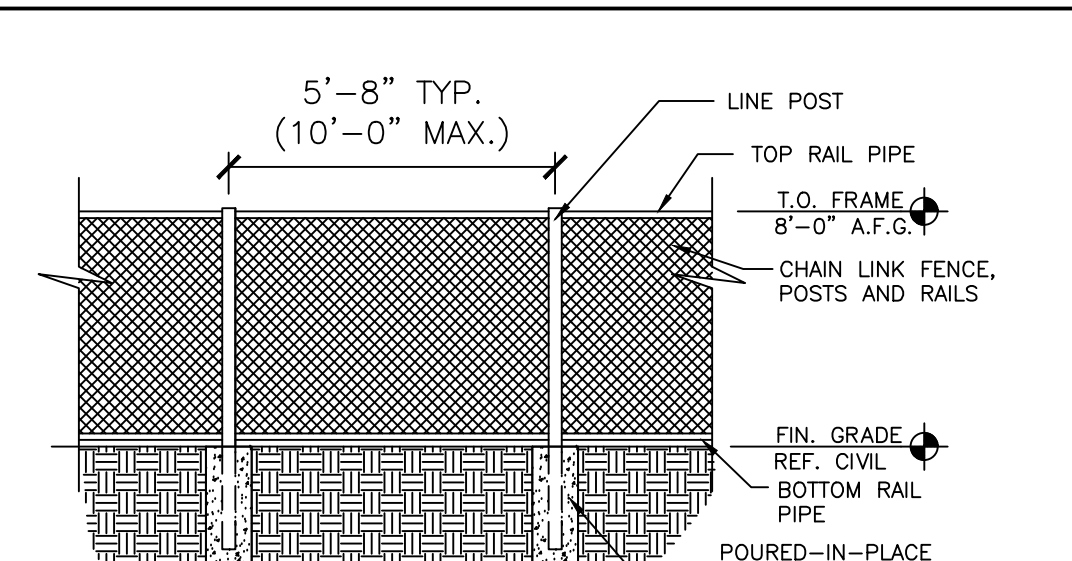


MOUNTABLE CURB

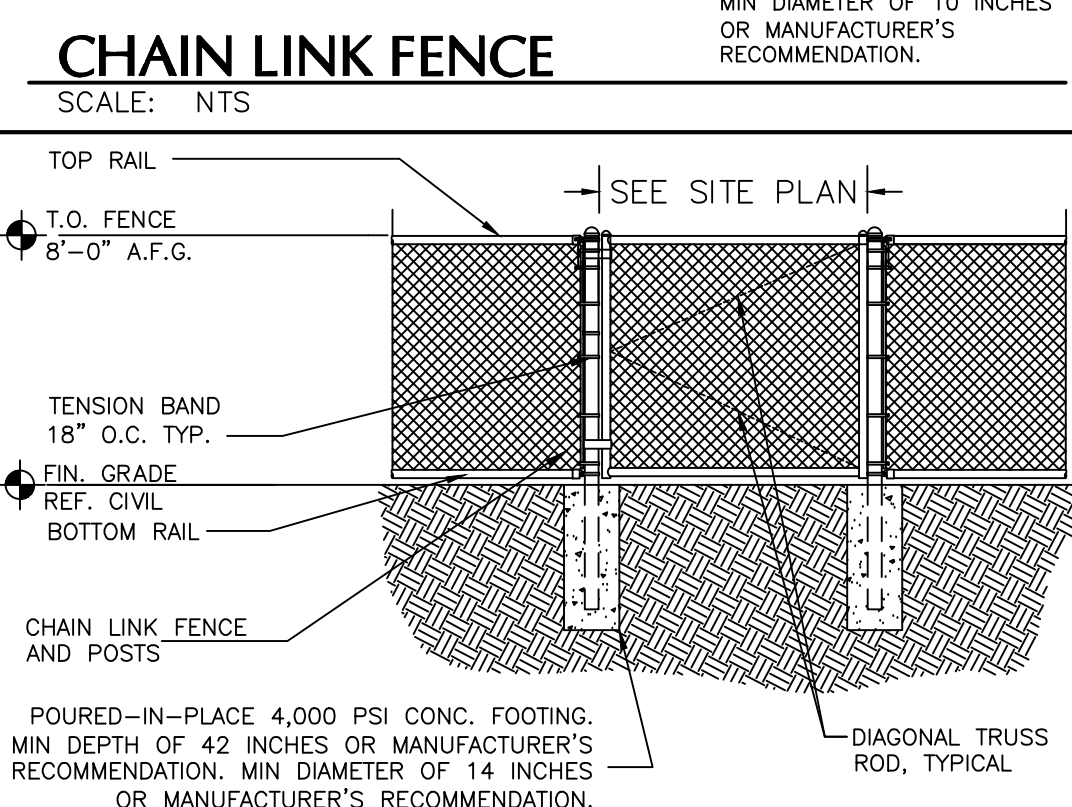


SIGN POST MOUNTING - BOLLARD

SCALE: NTS

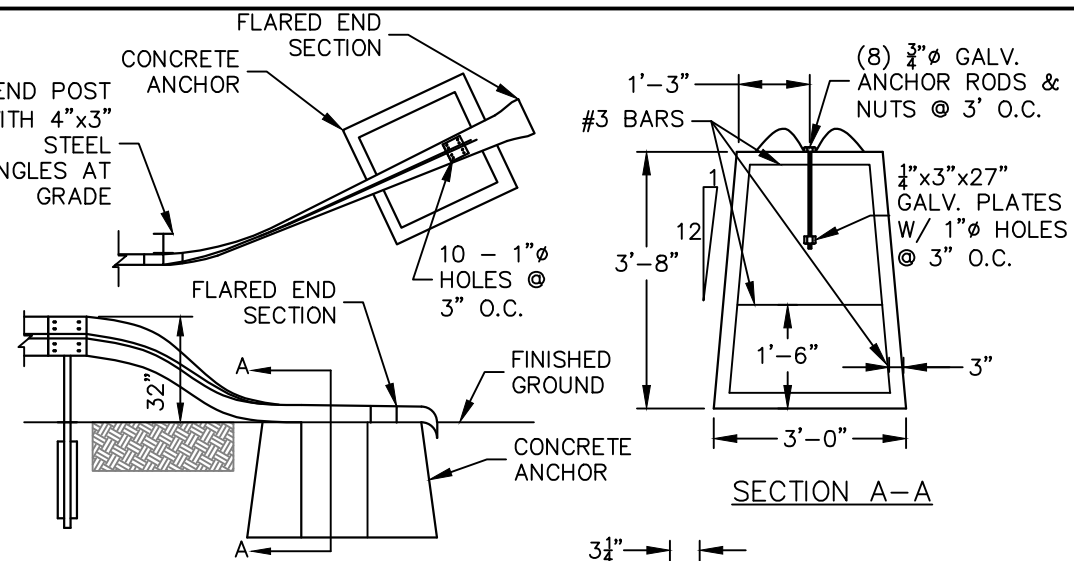


CHAIN LINK FENCE

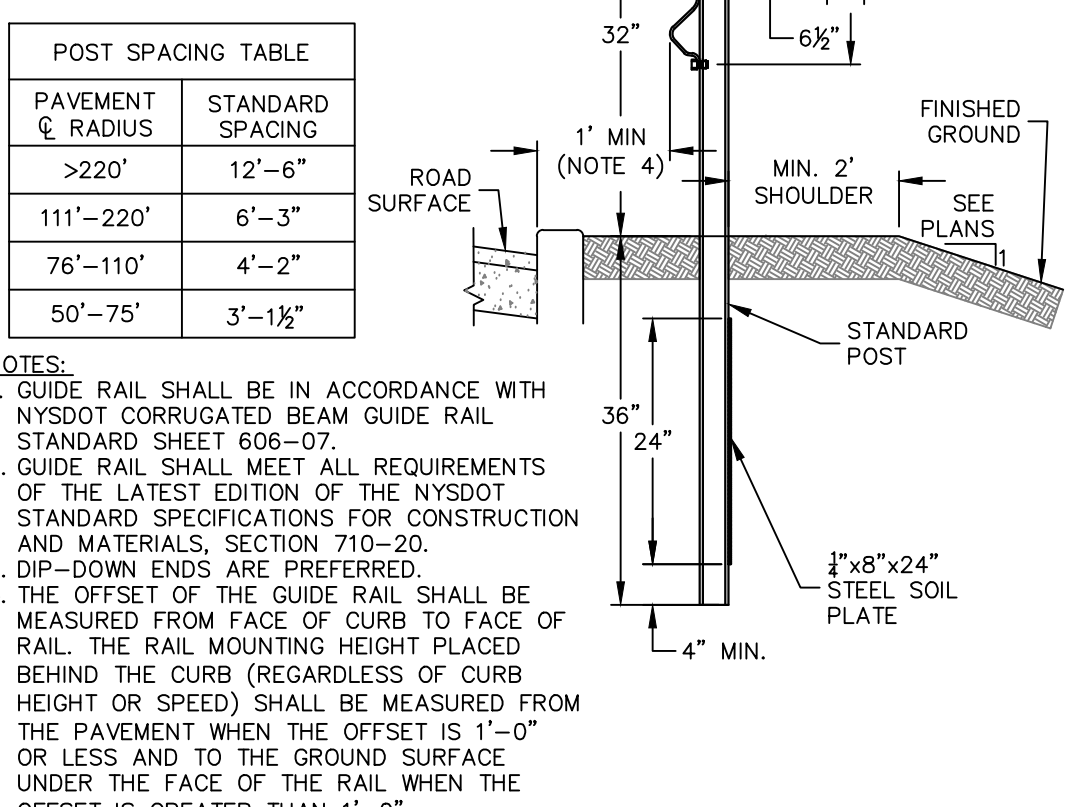


SINGLE SWING GATE

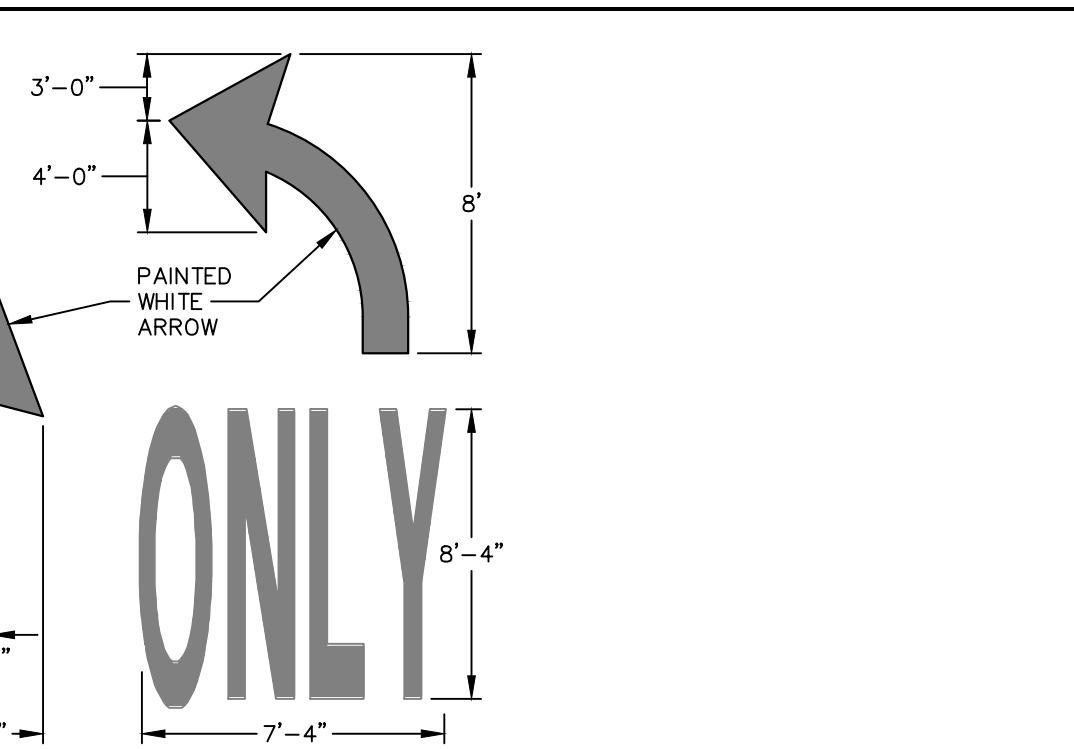
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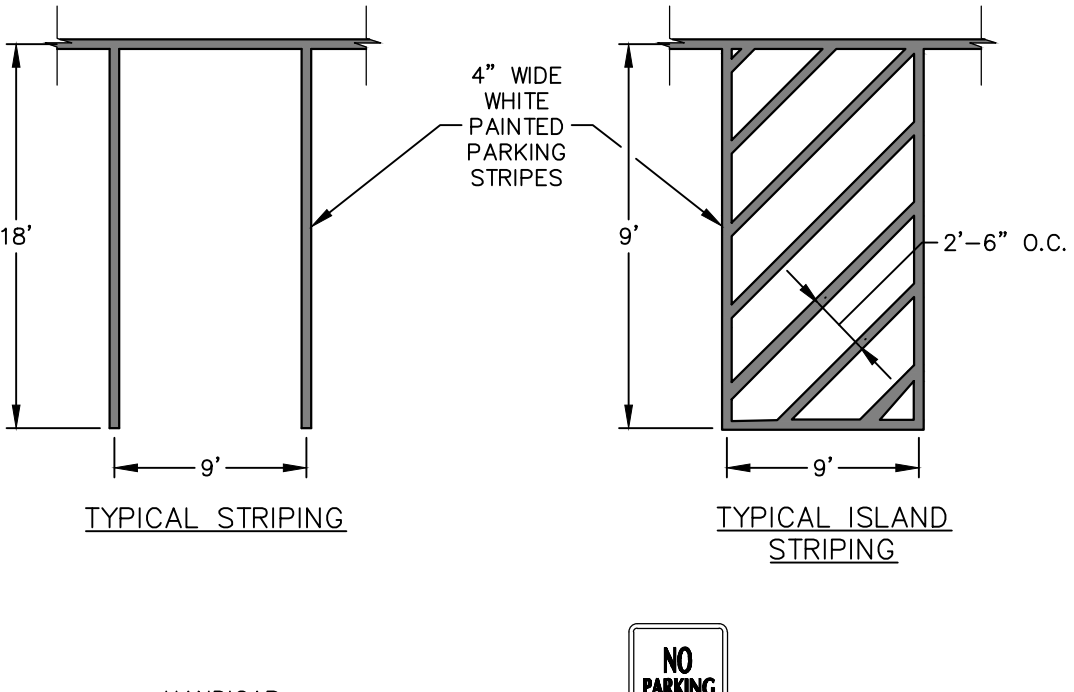
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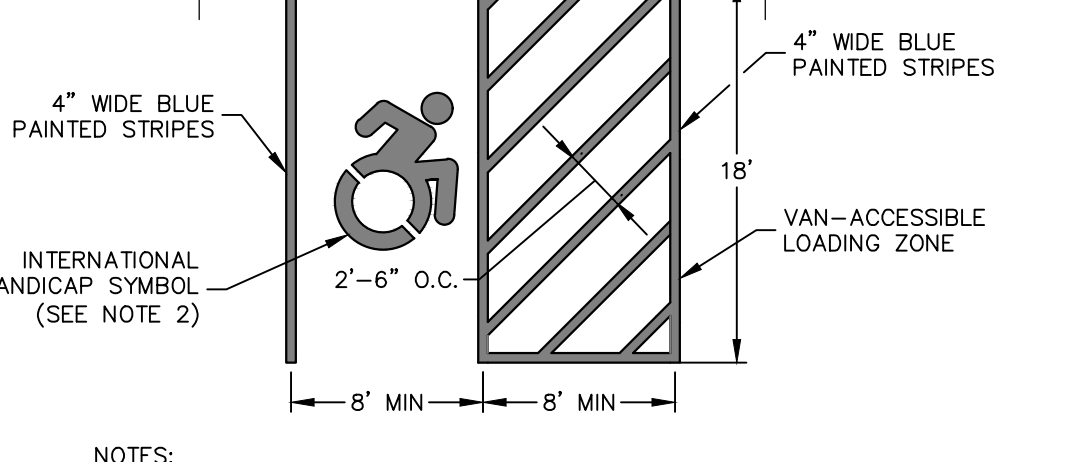
ONLY



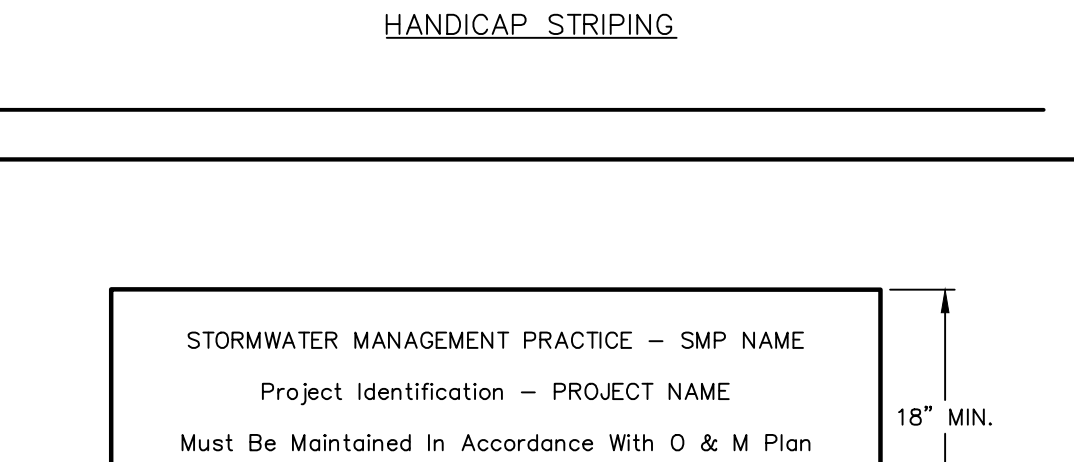
ROAD STRIPING



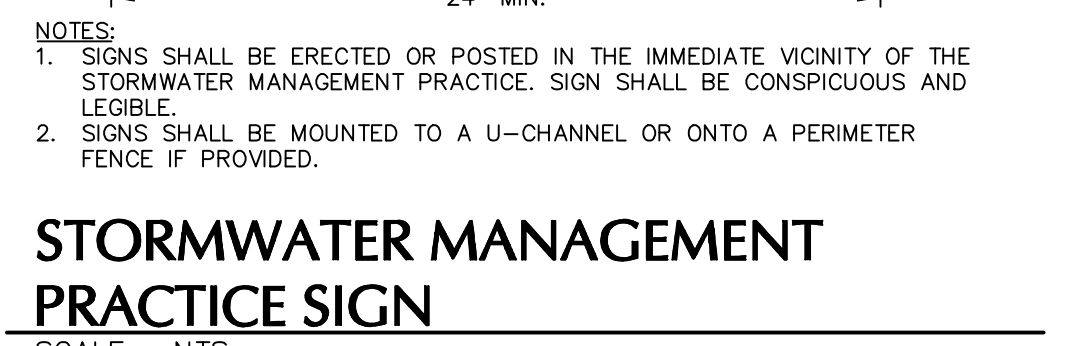
PAVEMENT STRIPING



STOP BAR STRIPING

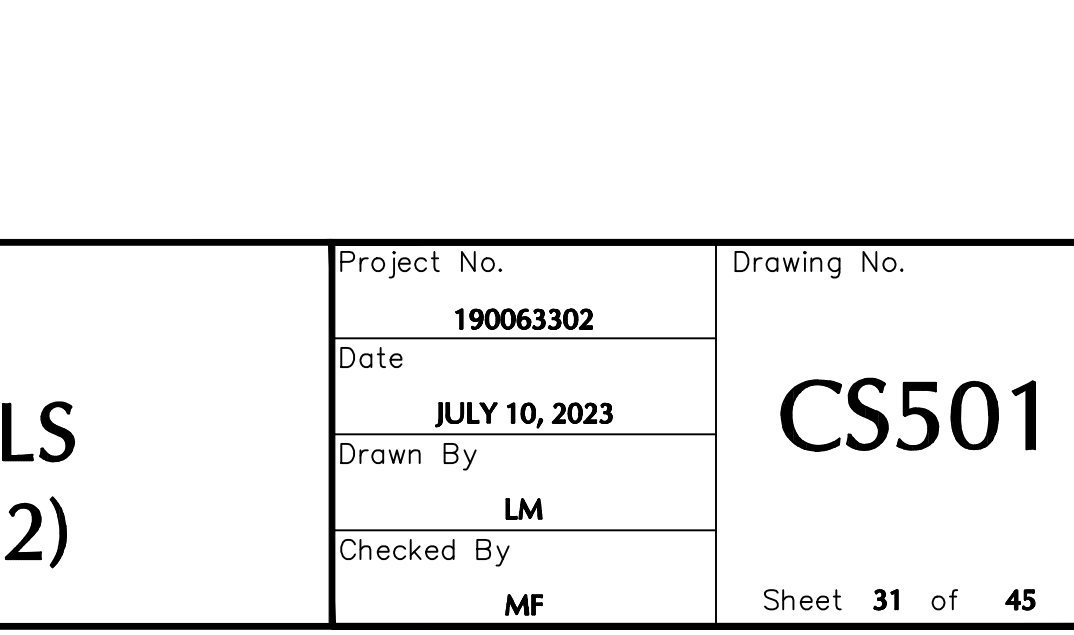


PAVEMENT STRIPING



STORMWATER MAINTENANCE ACCESS PATH

SCALE: NTS



STORMWATER MANAGEMENT PRACTICE SIGN

SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
	Revisions	

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 148 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

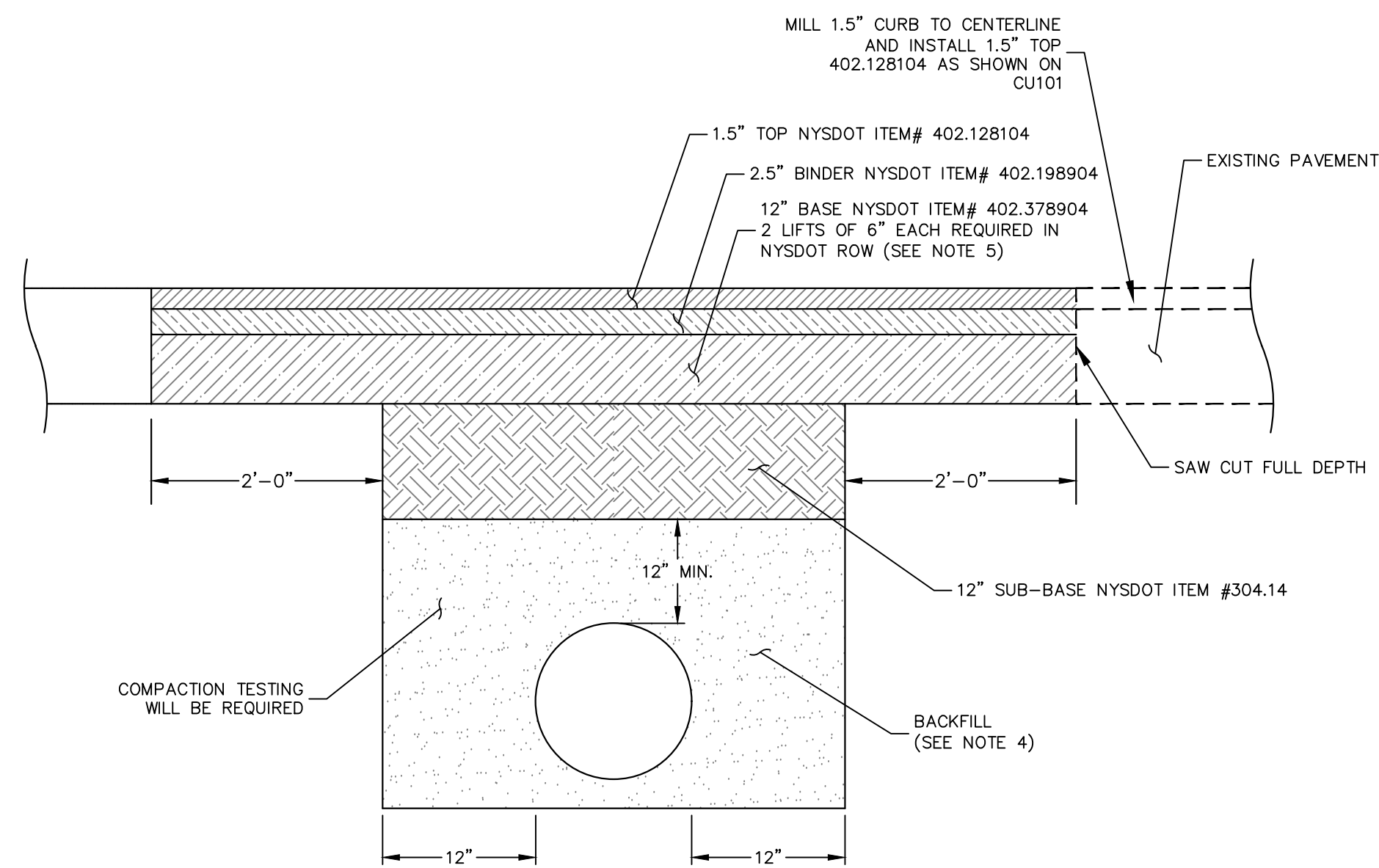
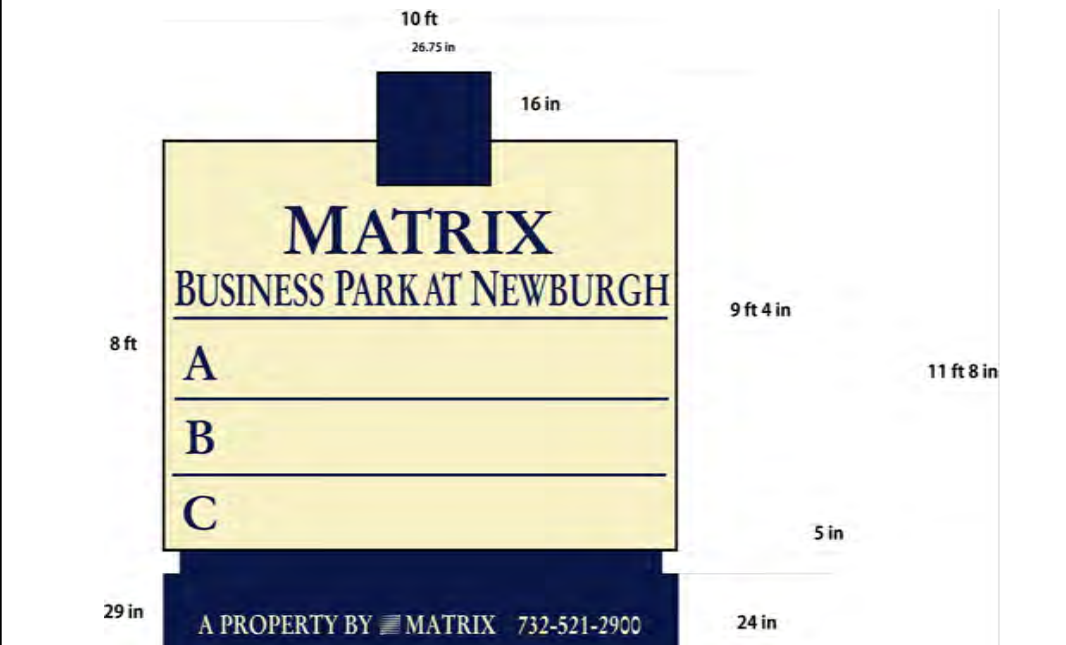
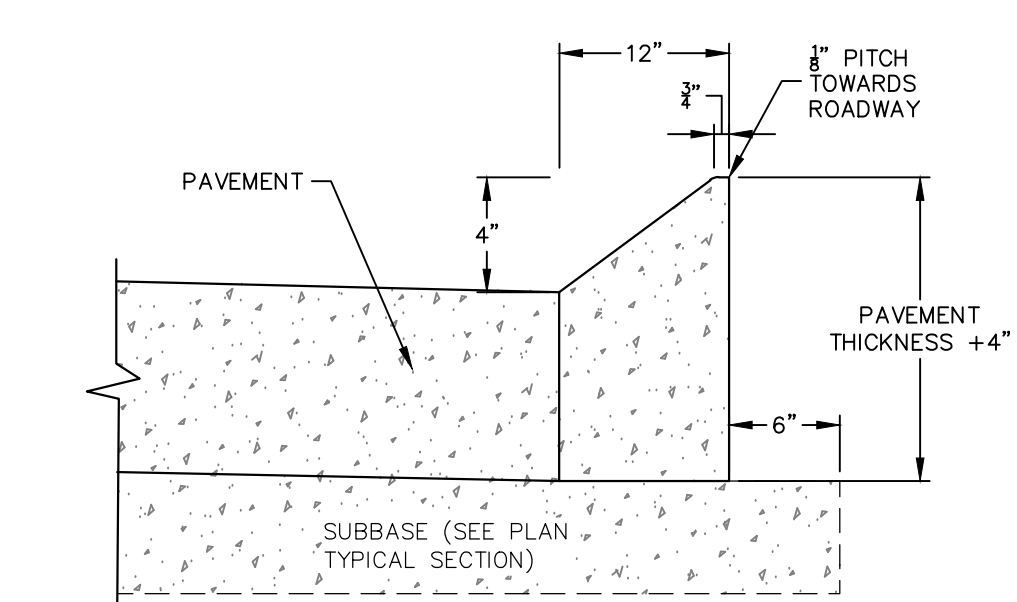
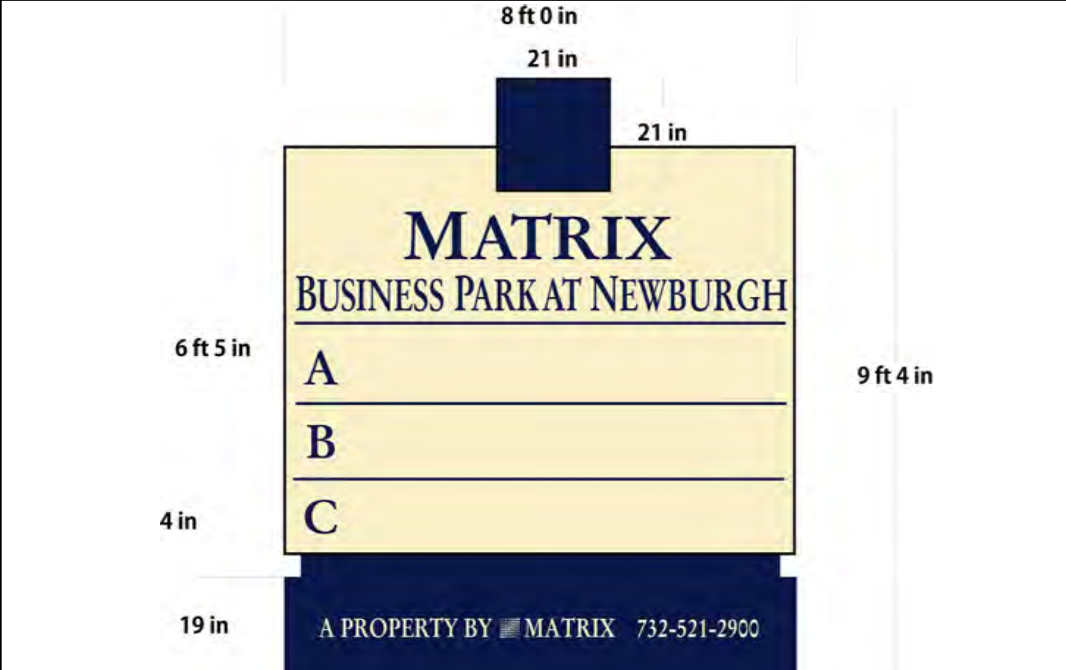
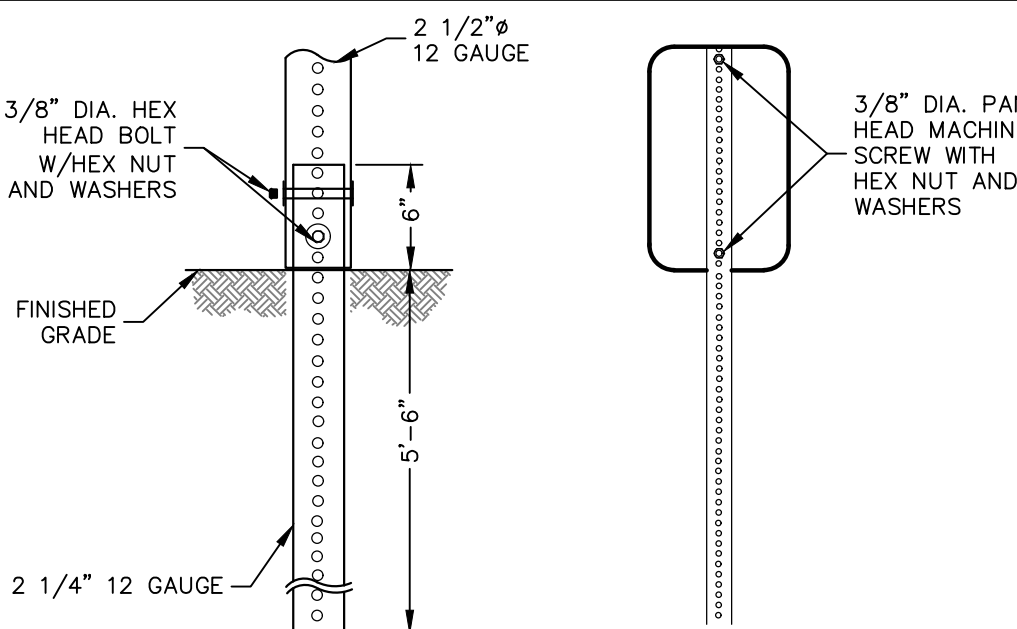
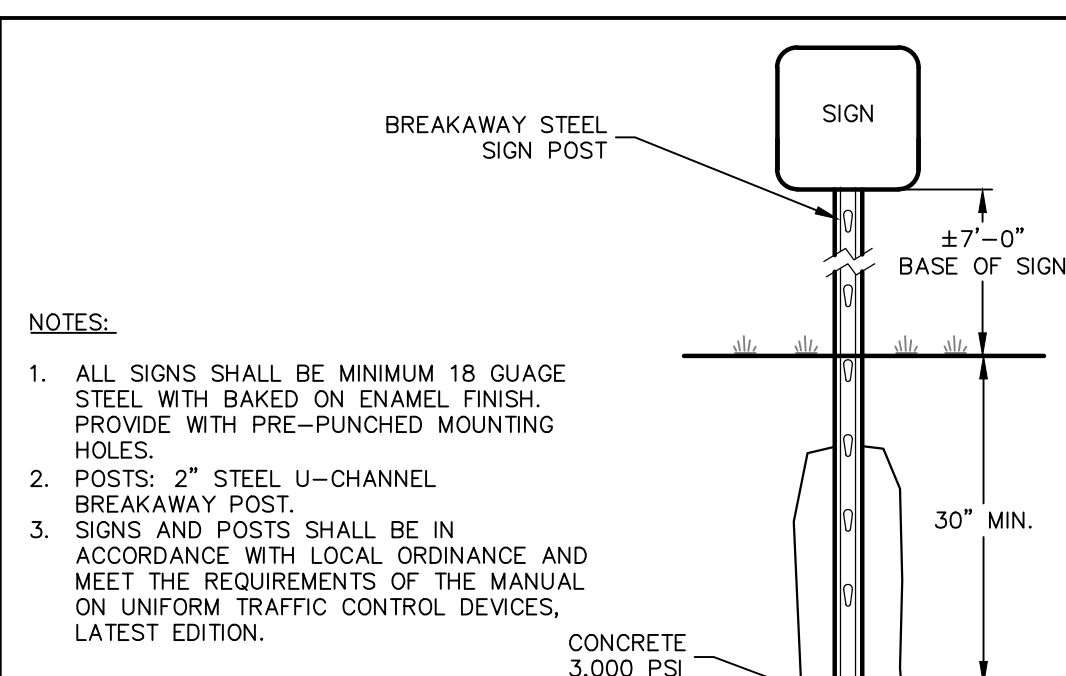
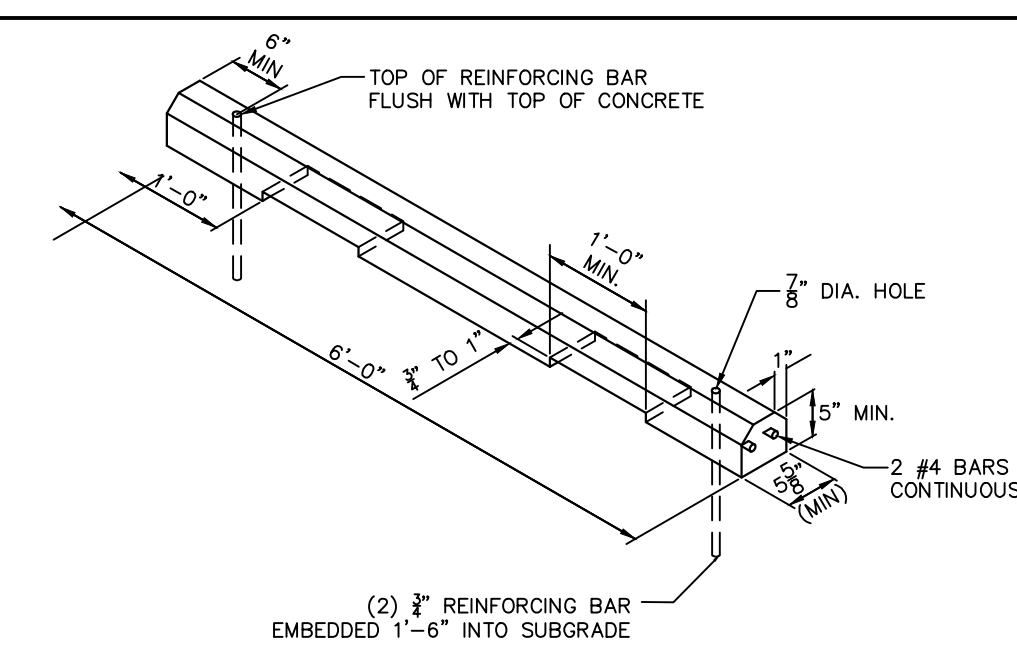
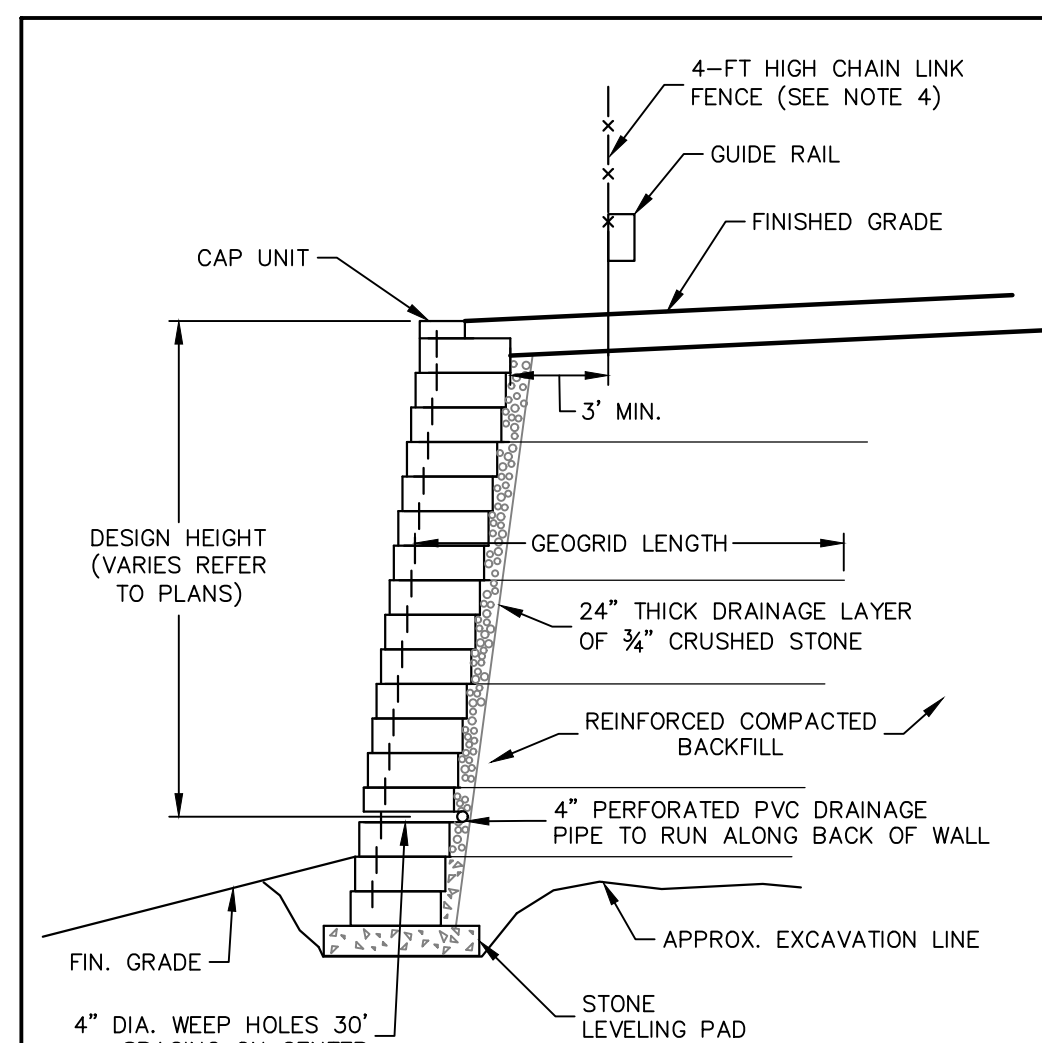
STATE OF NEW YORK
COUNTY OF ORANGE
Professional Engineer
Schio Jr., P.E.
Professional Engineer NY Lic. No. 062303

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**SITE
DETAILS
(1 OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Project No.
CS501
Sheet 31 of 45



NYS DOT ROW NOTES:

1. ALL MATERIALS SHALL BE PROVIDED AND WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND ALL CURRENT ADDENDUM. ALL ASPHALT CONCRETE ITEMS (BASE, BINDER, & TOP) SHALL BE THE APPROPRIATE SUPER-PAVER ITEMS.
2. WATER MAIN SHALL BE 5'-0" MIN. FROM TOP OF PIPE TO FINISH GRADE.
3. WHEN CONCRETE IS USED IT SHALL BE REINFORCED PORTLAND CEMENT CONCRETE WITH DOWELS INSTALLED AT THE REQUIRED SPACING. WHEN ASPHALT CONCRETE IS USED IT SHALL CONSIST OF SUPER-PAVER HOT MIX ASPHALT (HMA) COURSES: BASE, BINDER, AND TOP. THE TOTAL PAVEMENT THICKNESS SHALL MATCH EXISTING (INCLUDING REPLACING THE THICKNESS OF ANY UNDERLYING CONCRETE PAVEMENT WITH HMA).
4. BACKFILL SHALL BE WITH SELECT GRANULAR MATERIAL FROM THE BOTTOM OF THE TRENCH TO THE BOTTOM OF THE SUBBASE COURSE. PLACEMENT SHALL BE AS DESCRIBED IN SECTION 200. EARTHWORK OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CURRENT SPECIFICATIONS AND ADDENDA.
5. MINIMUM OF 12" OF SUPERPAVE BASE BUT BASE HMA SHOULD MATCH DEPTH FROM TOP OF EXISTING SUBBASE TO BOTTOM OF EXISTING BINDER COURSE. PLACED IN NO MORE THAN 6" LIFTS.
6. MILL AND FILL 12" TOP COURSE 25' ON EACH SIDE OF TRENCH, FROM CURB TO EDGE OF TRAVEL LANE (INCLUDING PAVEMENT MARKINGS).
7. WHERE THE DISTANCE BETWEEN THE TOP OF PIPE ELEVATION AND THE TOP OF SUBGRADE ELEVATION IS LESS THAN 2', CLSM SHALL BE USED FOR BACKFILL MATERIAL TO TOP OF SUBGRADE ELEVATION.
8. WHERE UNSATISFACTORY MATERIAL IS ENCOUNTERED AT THE BOTTOM OF THE TRENCH, A LAYER OF SELECT GRANULAR FILL OR CLSM SHALL BE PLACED TO PROVIDE A STABLE BEDDING.
9. DO NOT PLACE CLSM IN CONTACT WITH ALUMINUM PIPE OR CONNECTIONS UNLESS ALUMINUM IS COATED WITH AN APPROVED PRIMER.
10. DO NOT PLACE CLSM CONTAINING FLY ASH IN CONTACT WITH CAST IRON OR DUCTILE IRON PIPES OR FITTINGS.
11. ALL PAVEMENT JOINTS SHALL BE SEALED.
12. ALL DISTURBED OR NEW PAVEMENT SHALL HAVE TEMPORARY PAVEMENT STRIPING INSTALLED WITHIN 24 HOURS AND FINAL STRIPING BEFORE ACCEPTANCE OF WORK.

PAVEMENT SECTION NYSDOT R.O.W.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON	DATE
JOHN P. EWASUTYN	

DATE _____

Date	Description	No.
Revisions		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ART 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



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Project	
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MATRIX I-84
DISTRIBUTION CENTER

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

SITE DETAILS (2 OF 2)

Project No.

190063302

Date

JULY 10, 2022

Drawn By **LM**

Checked By	LM
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MF

Drawing No.

CS502

Sheet 32 of 45

Date	Description	No.
Revisions		

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Project

**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

**WATER
DETAILS**

Project No.
190063302

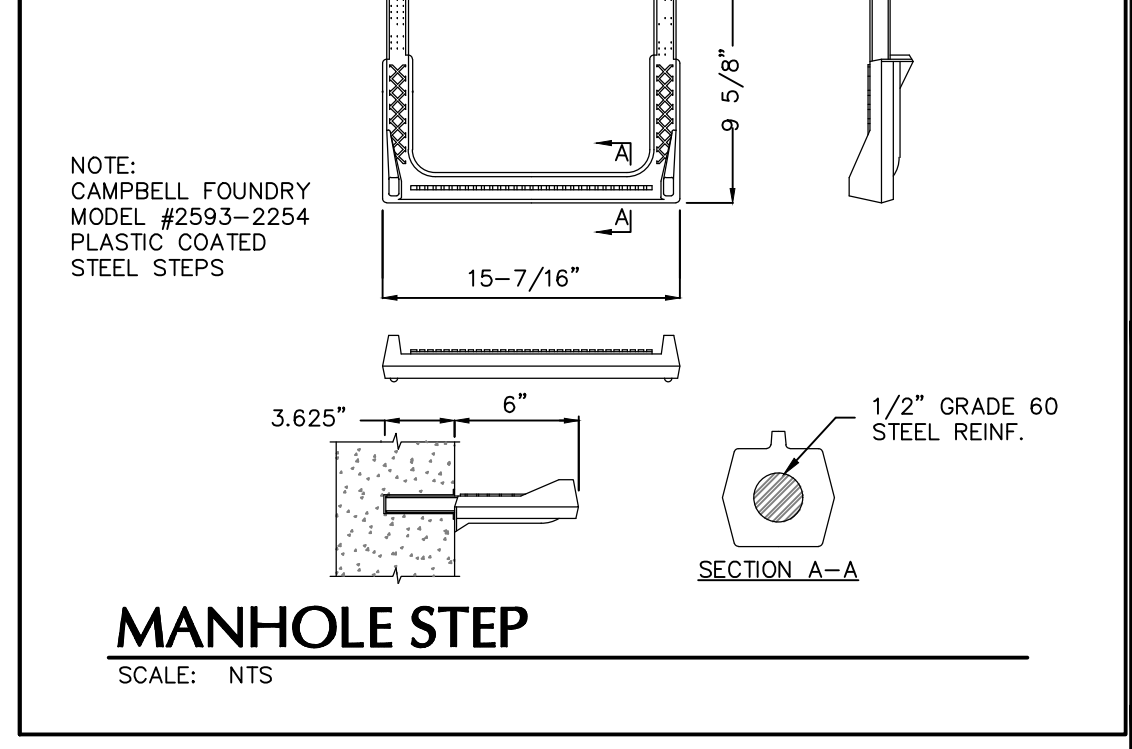
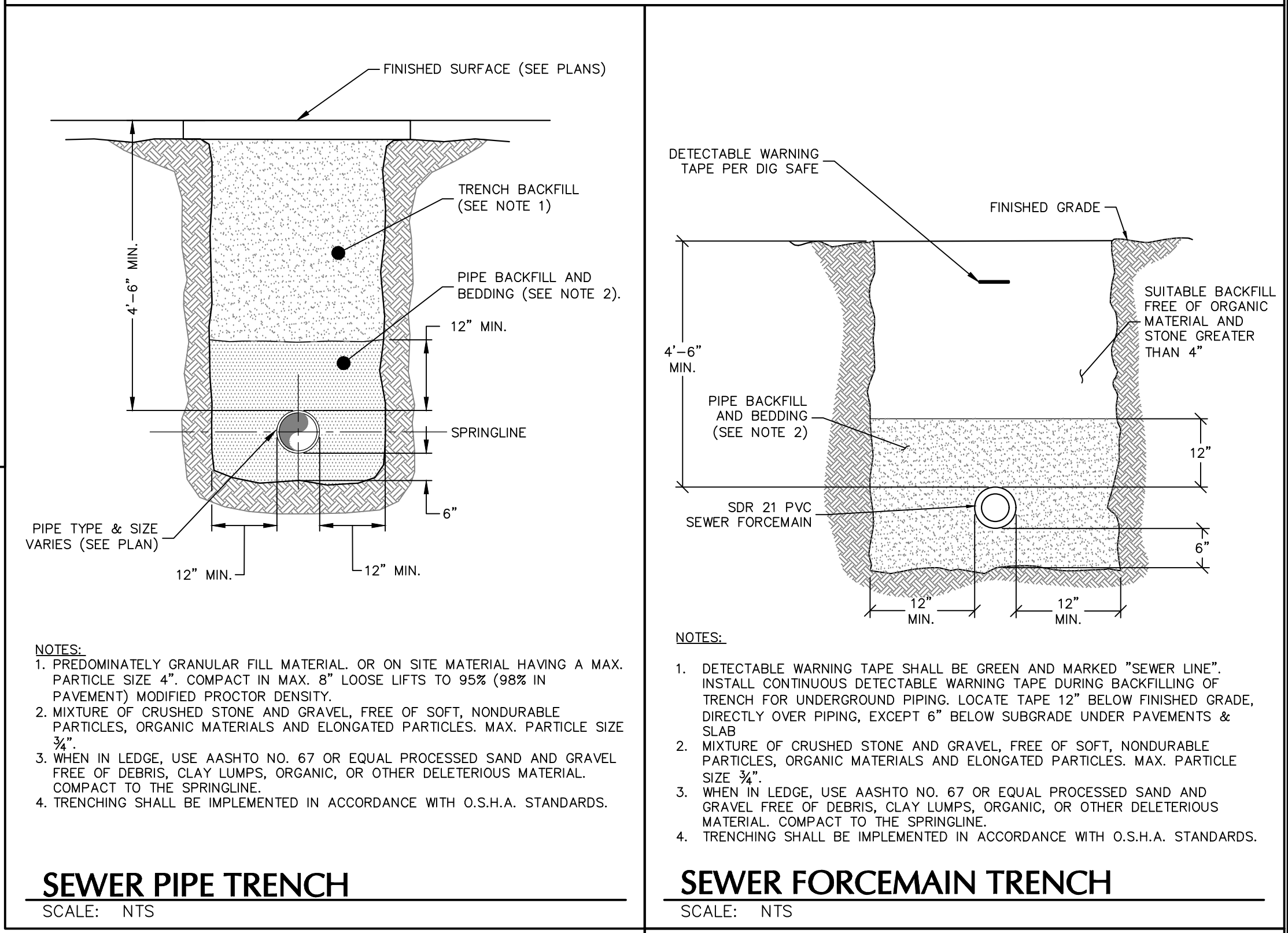
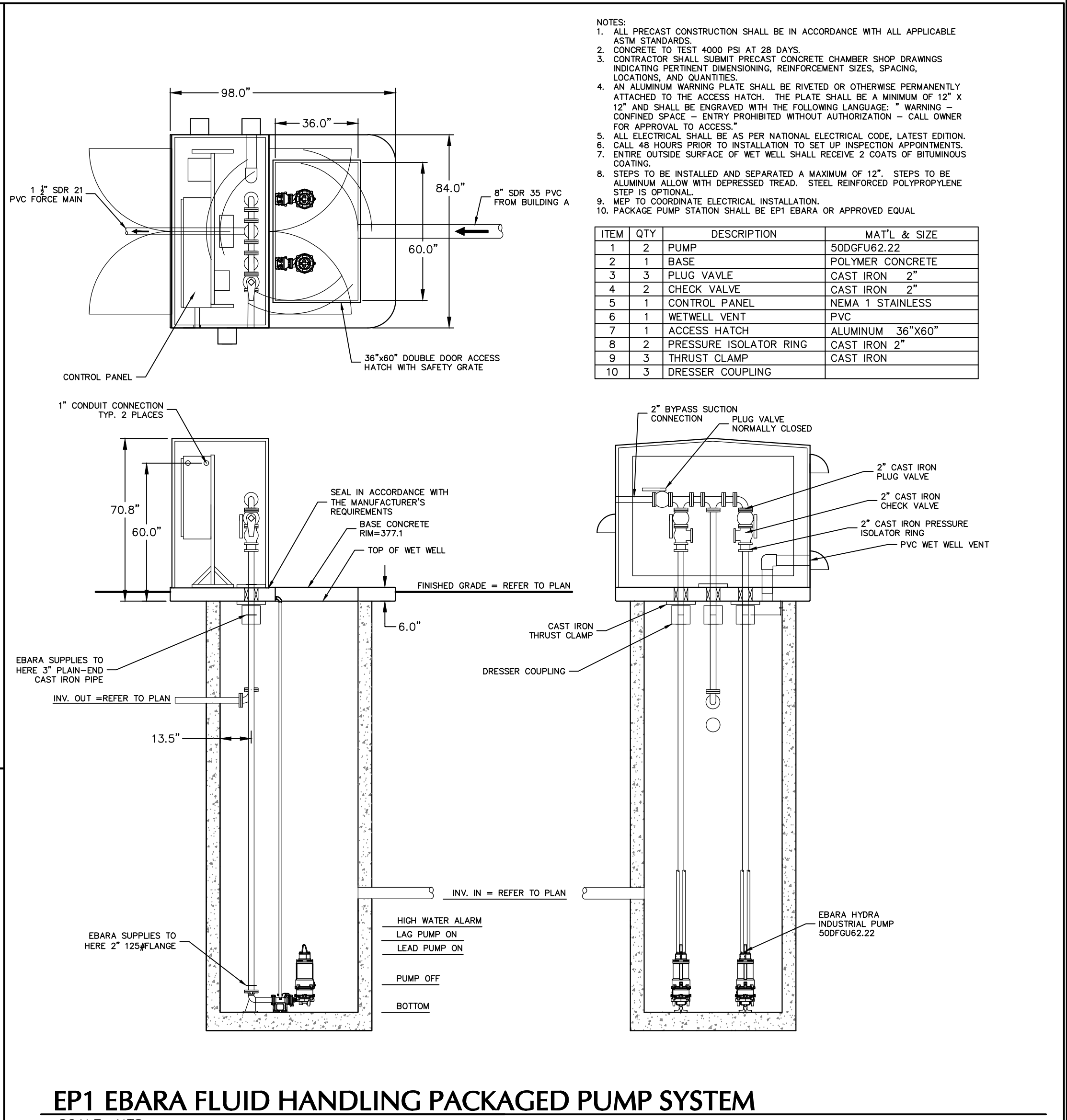
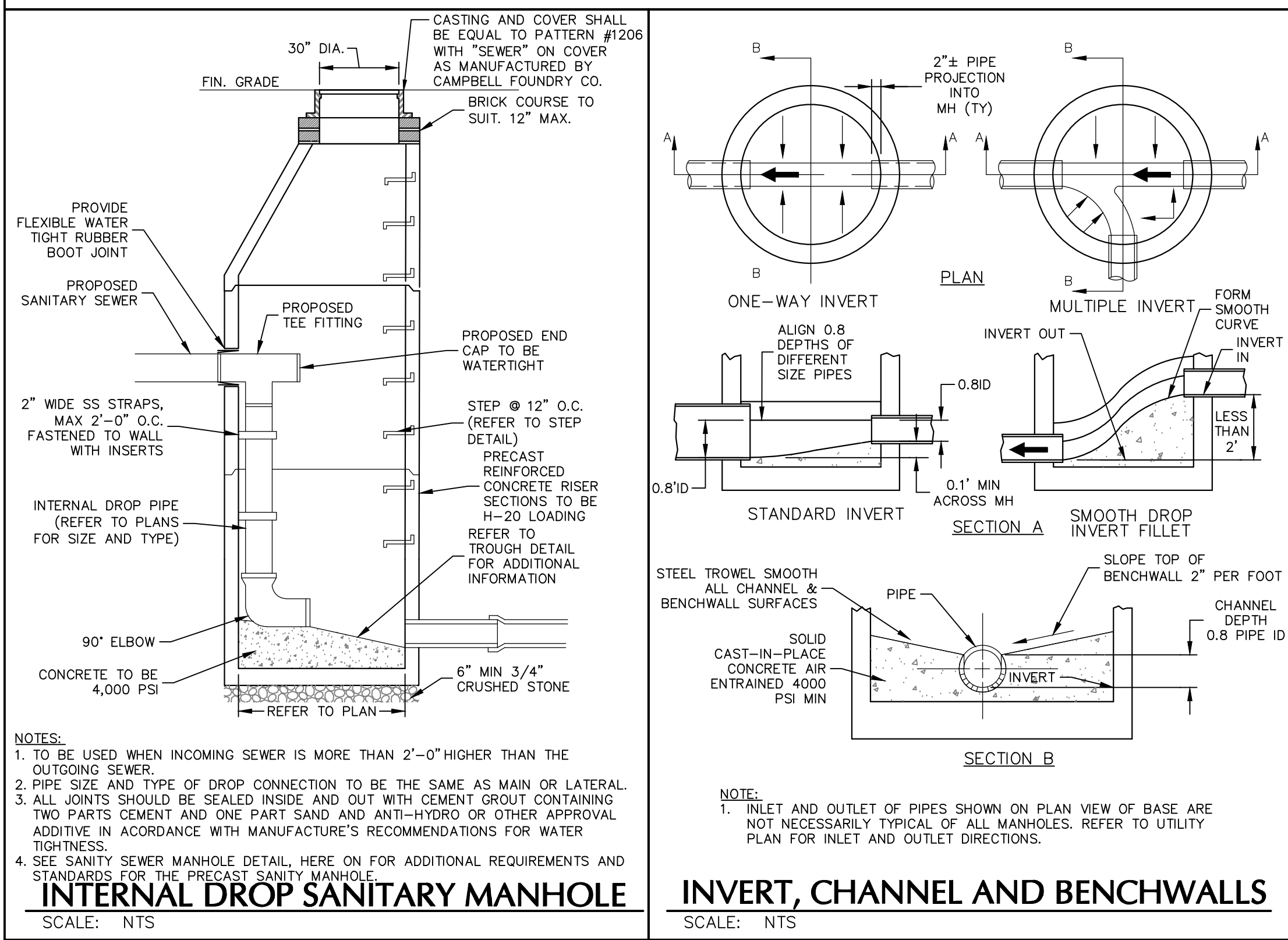
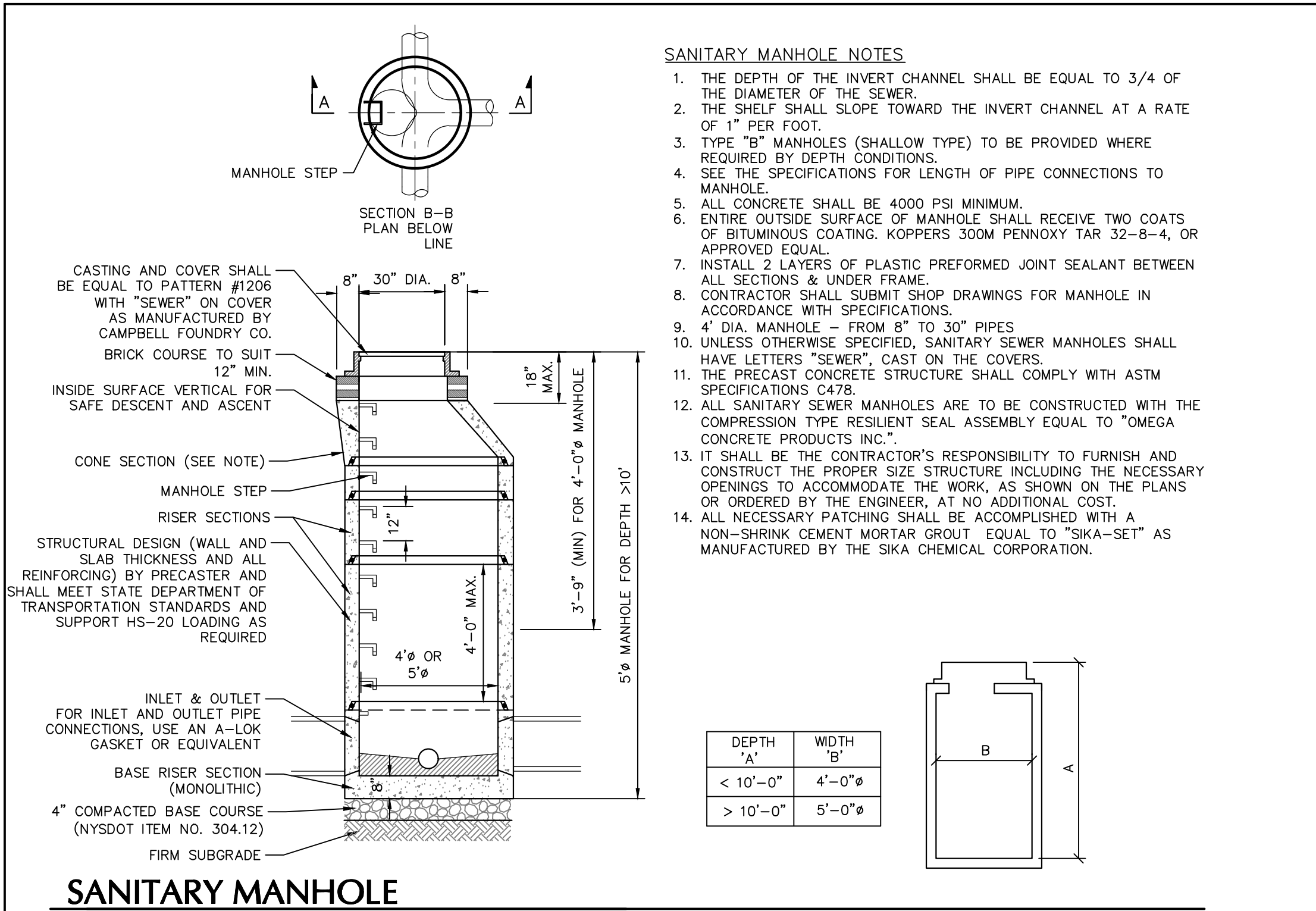
Date
JULY 10, 2023

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LM

Checked By
MF

Drawing No.
CS503

Sheet **33** of **45**



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
	Revisions	

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Project

MATRIX I-84 DISTRIBUTION CENTER

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

SEWER DETAILS

Project No.

190063302

Date

JULY 10, 2023

Drawn By

LM

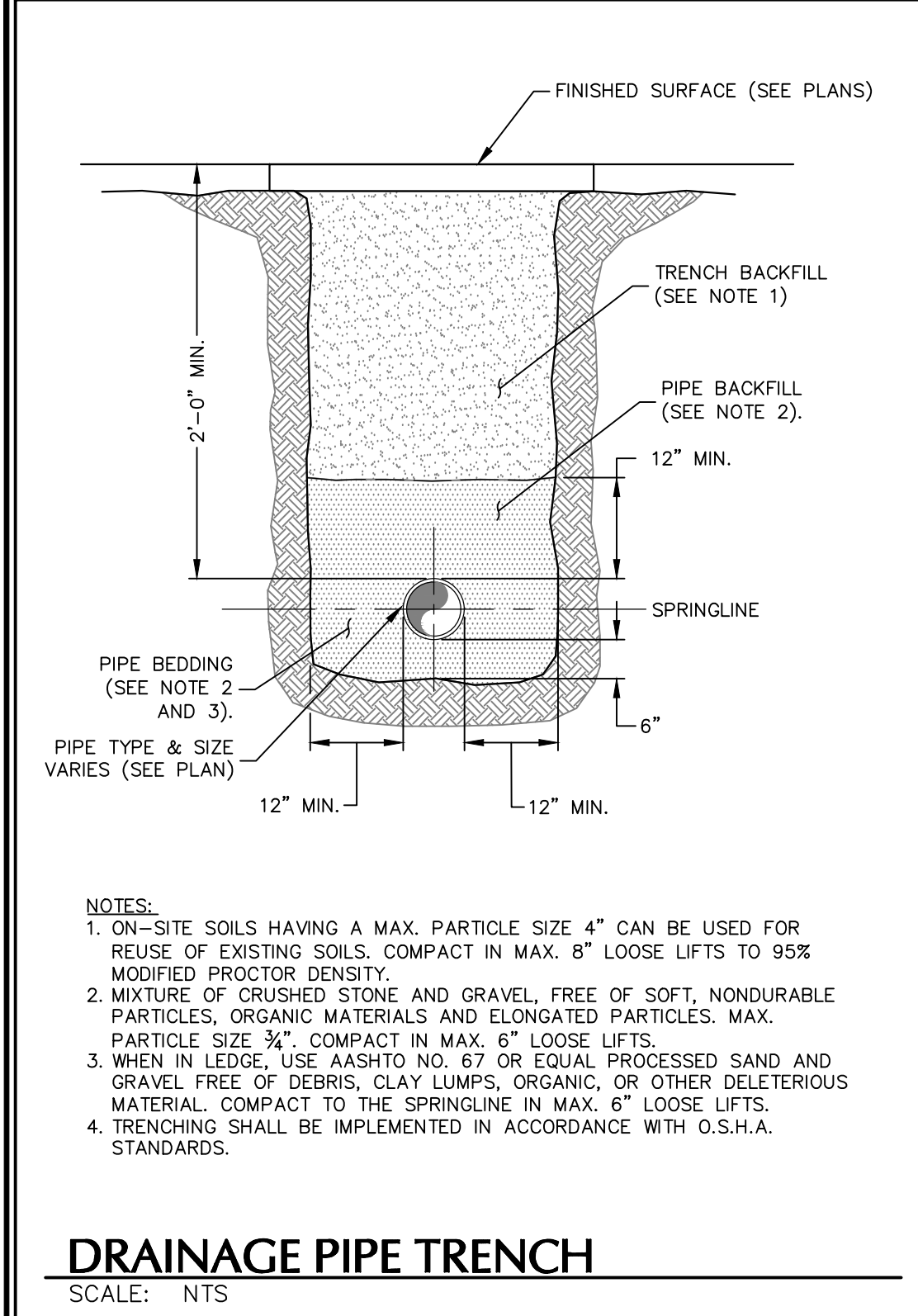
Checked By

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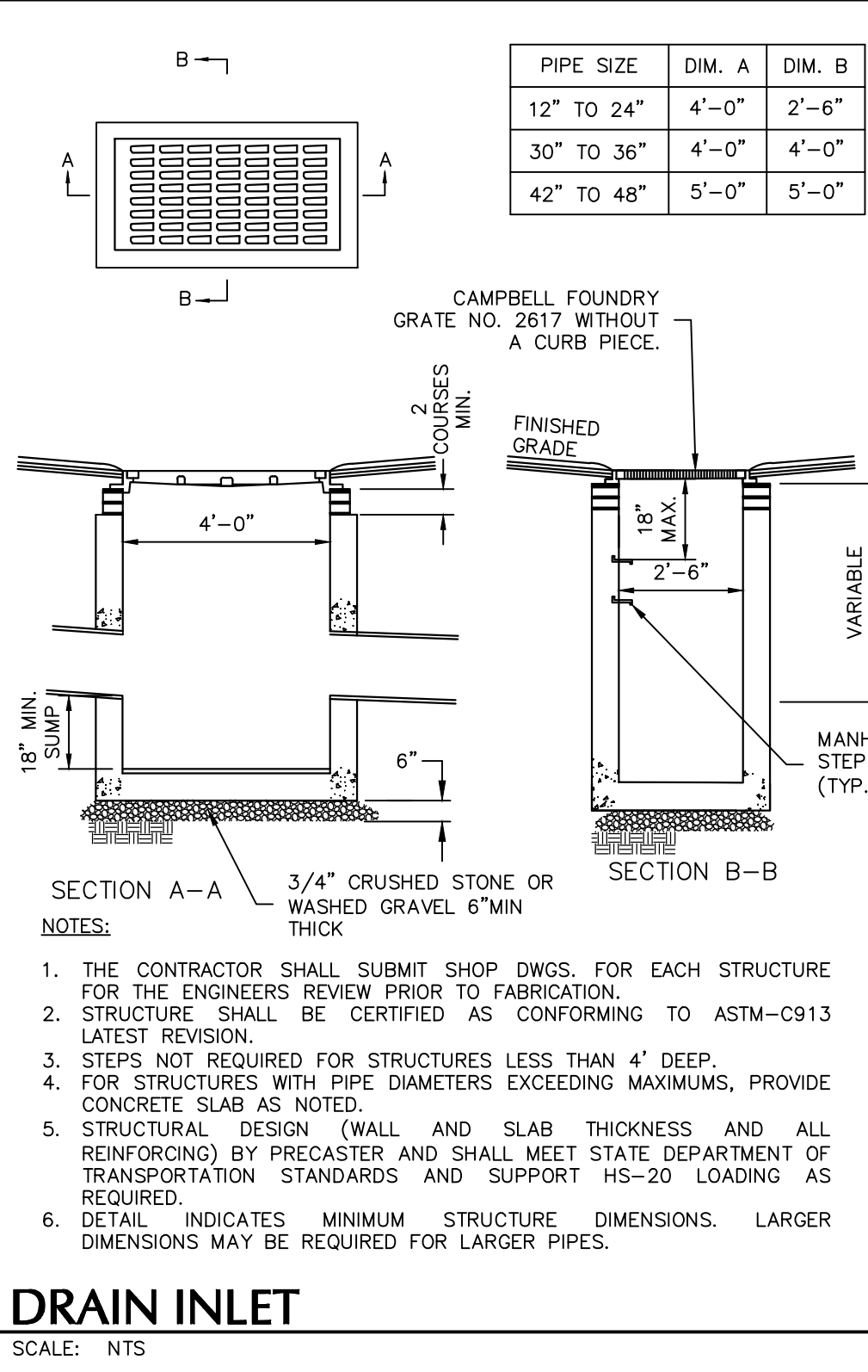
Drawing No.

CS504

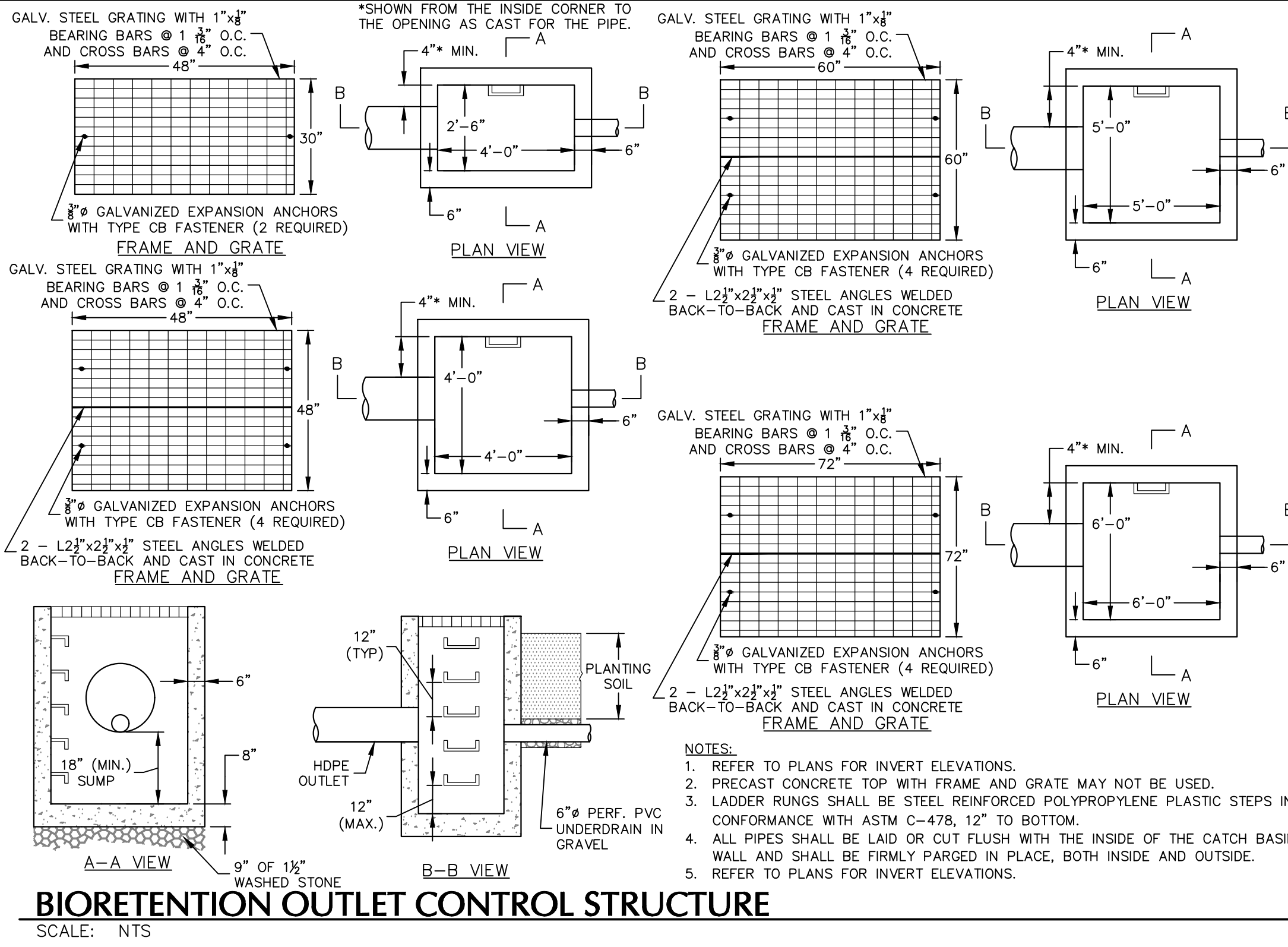
Sheet 34 of 45



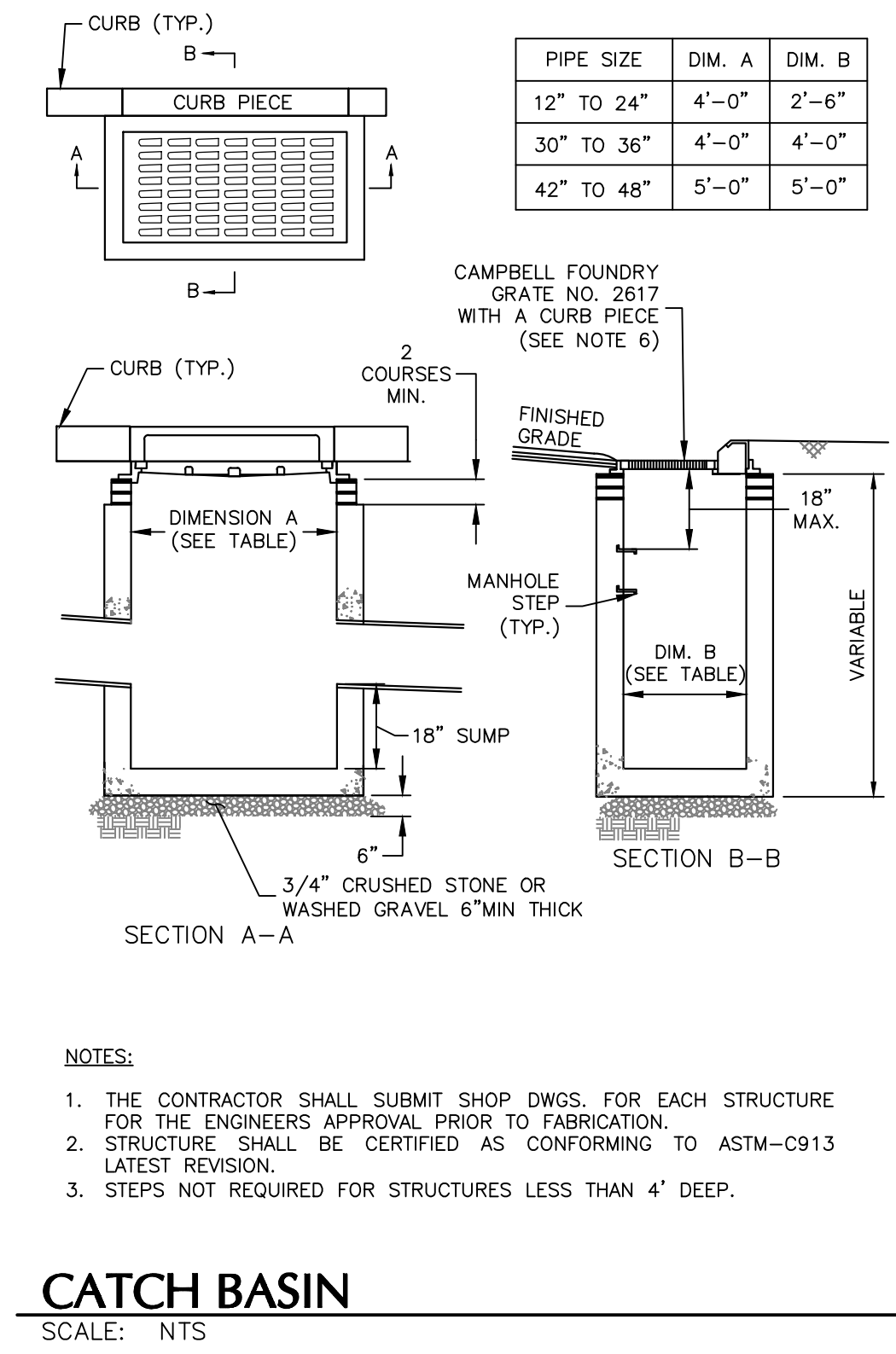
DRAINAGE PIPE TRENCH
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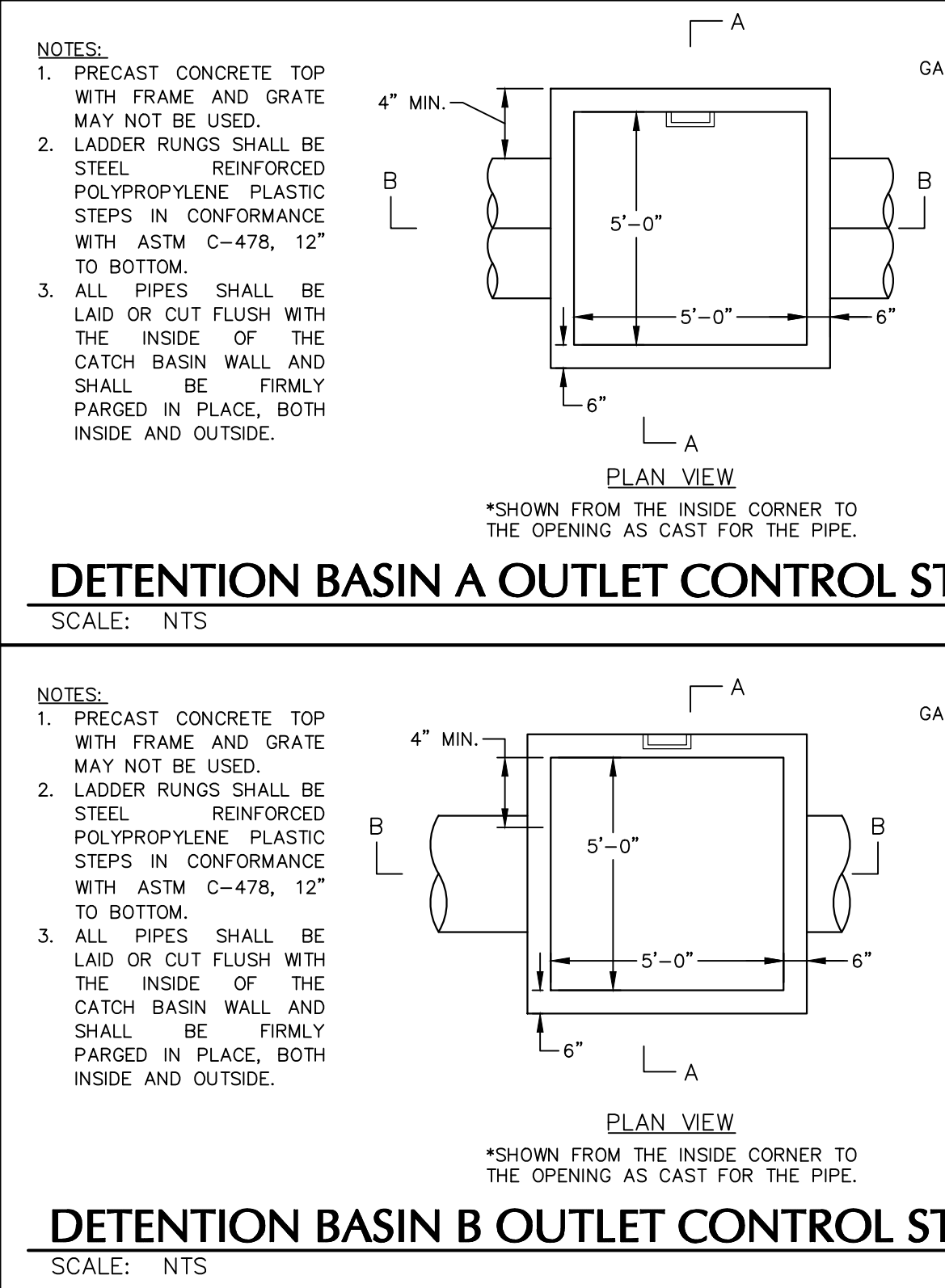
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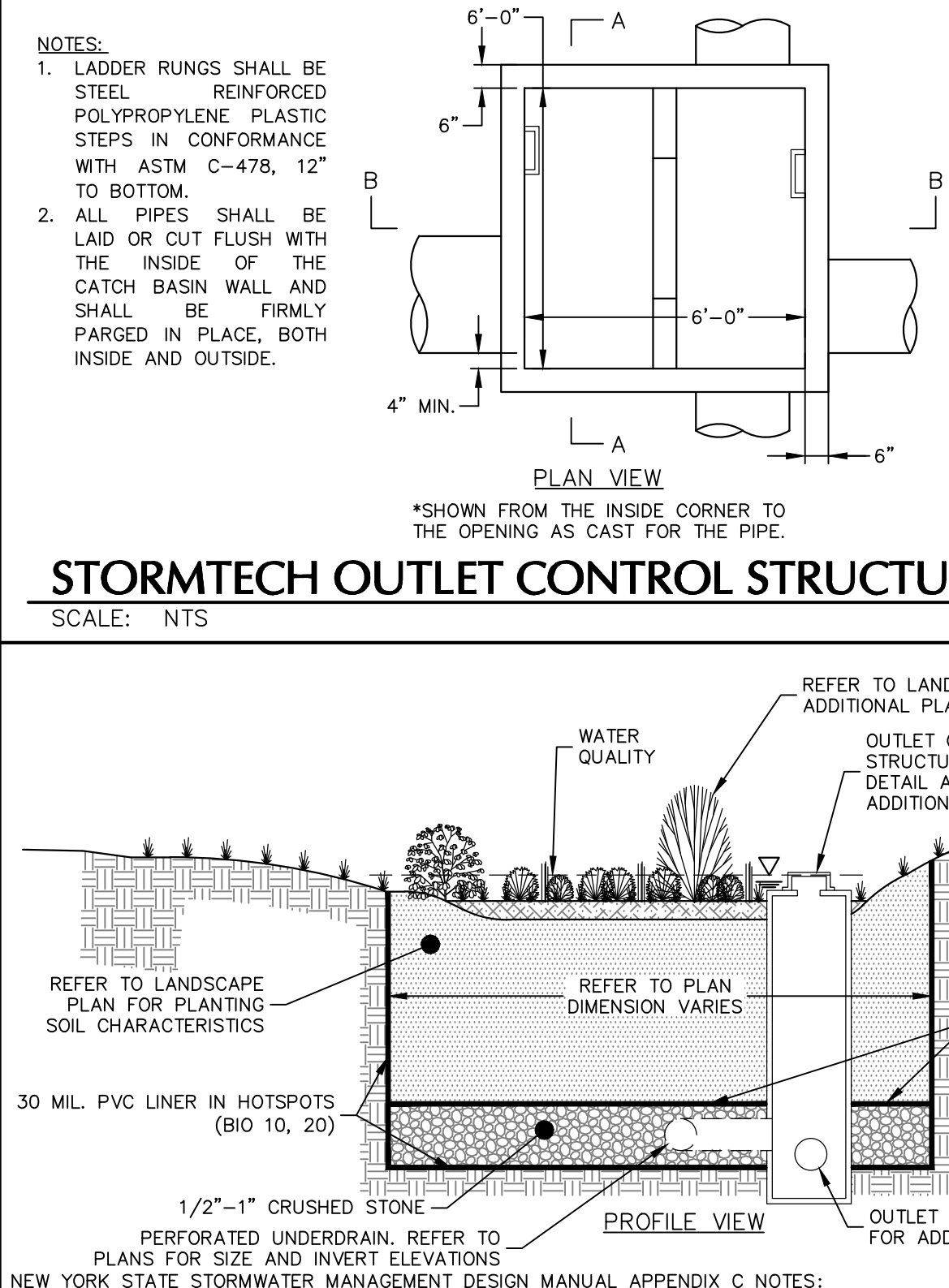
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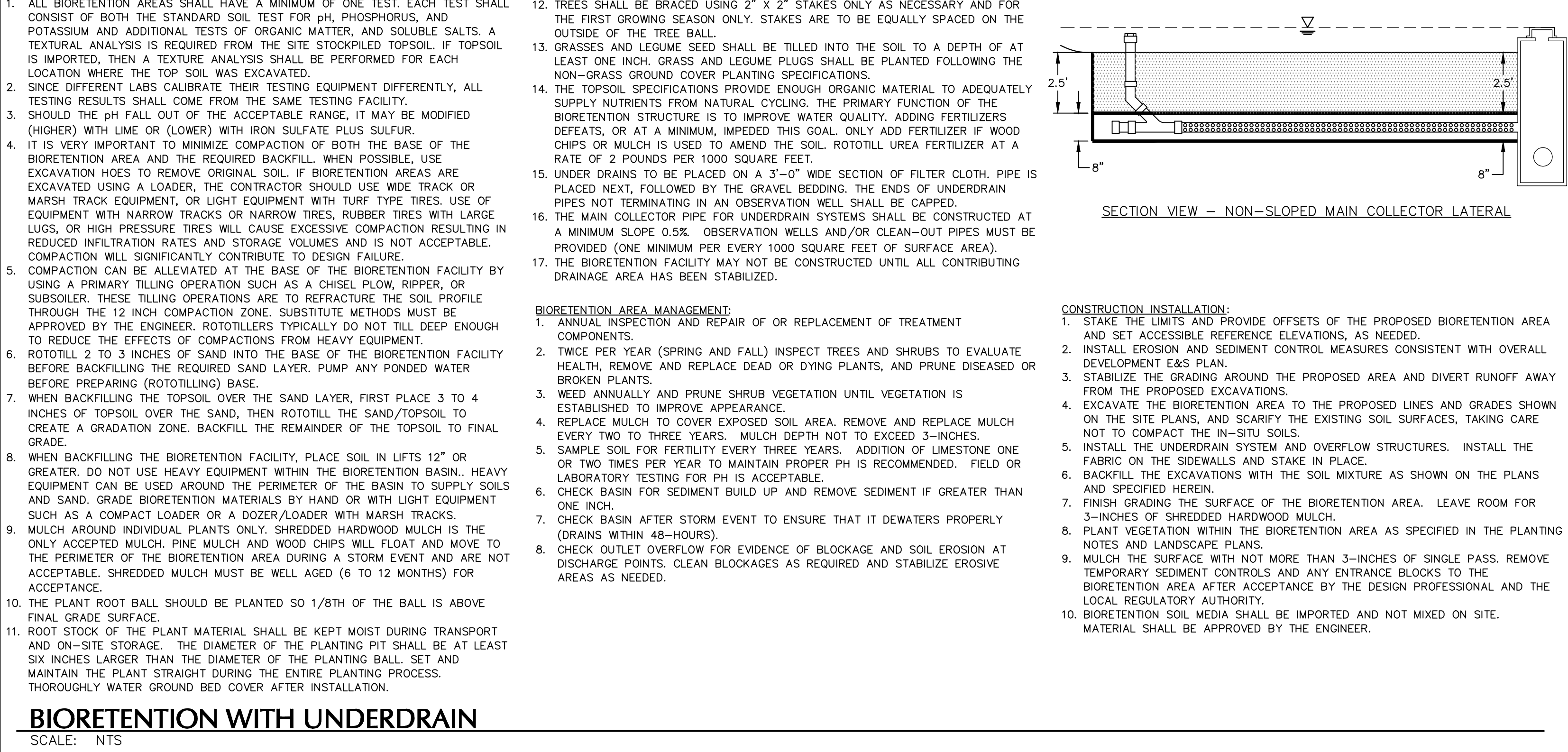
CATCH BASIN
SCALE: NTS



DETENTION BASIN A OUTLET CONTROL STRUCTURE OCS-59
SCALE: NTS



DETENTION BASIN B OUTLET CONTROL STRUCTURE OCS-2
SCALE: NTS



STORMTECH OUTLET CONTROL STRUCTURE OCS-57
SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON JOHN P. EVASUTYN	DATE

Date	Description	No.
Revisions		

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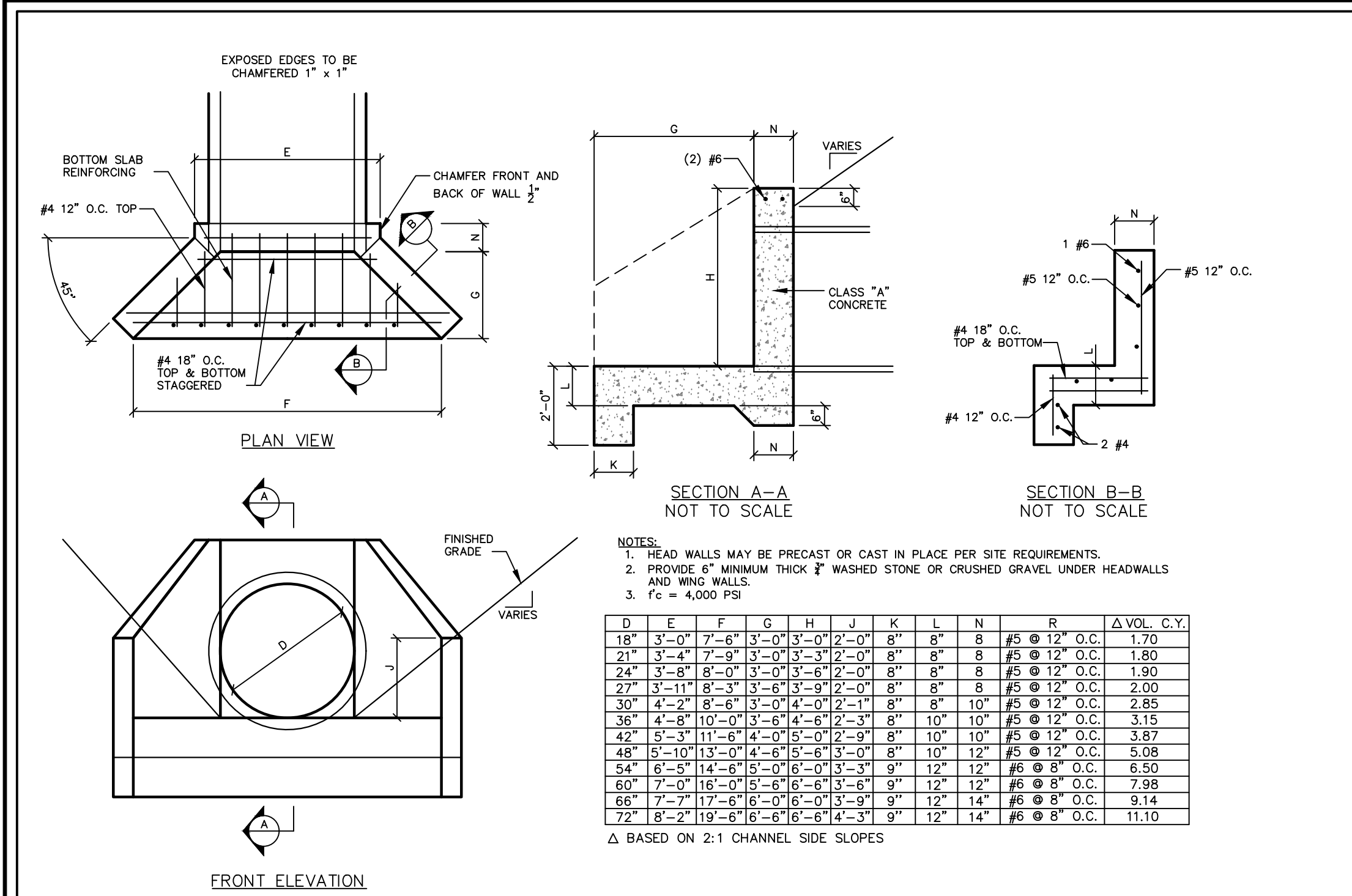
7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE
DETAILS
(1 OF 2)**

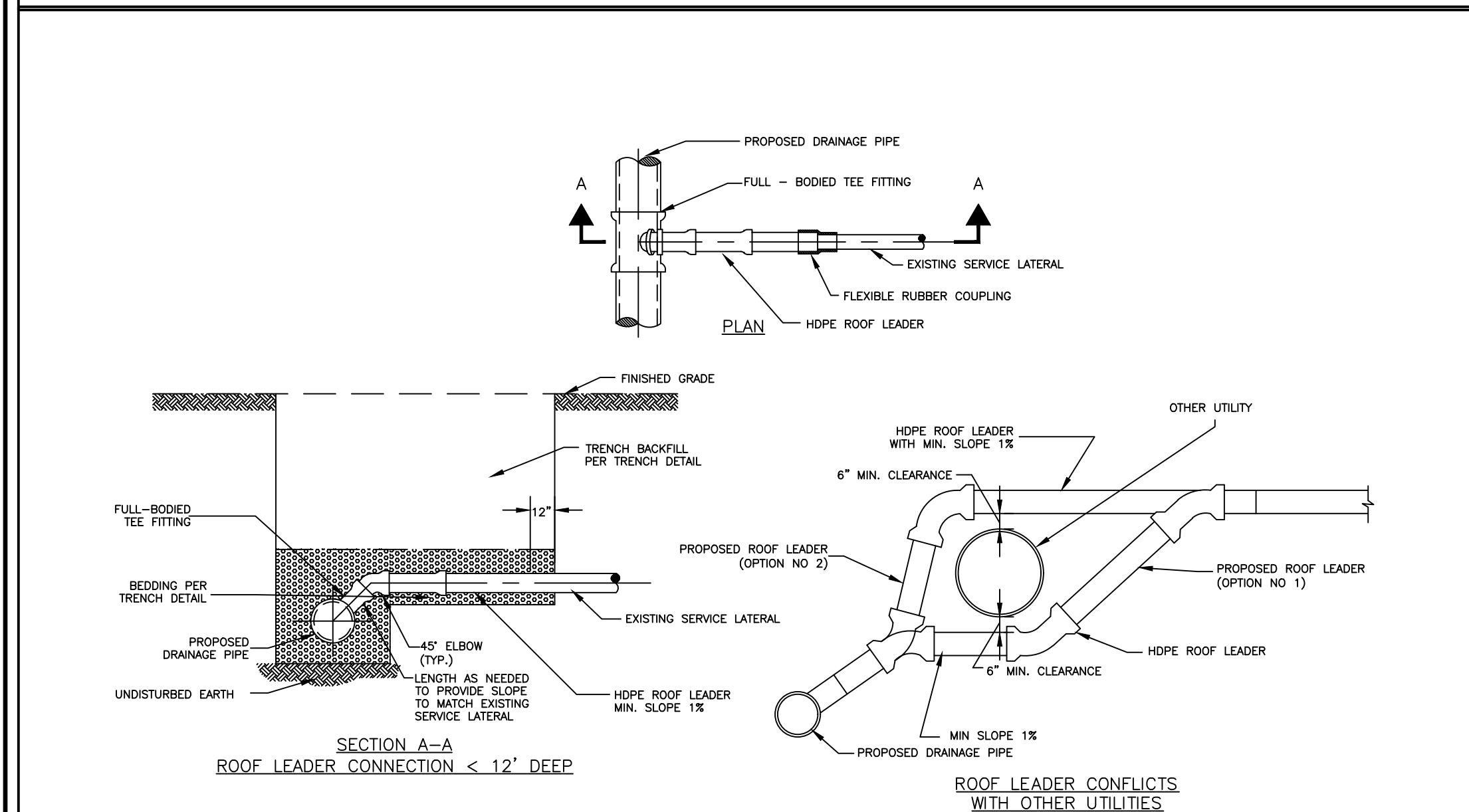
Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
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MF

CS505
Sheet 35 of 45



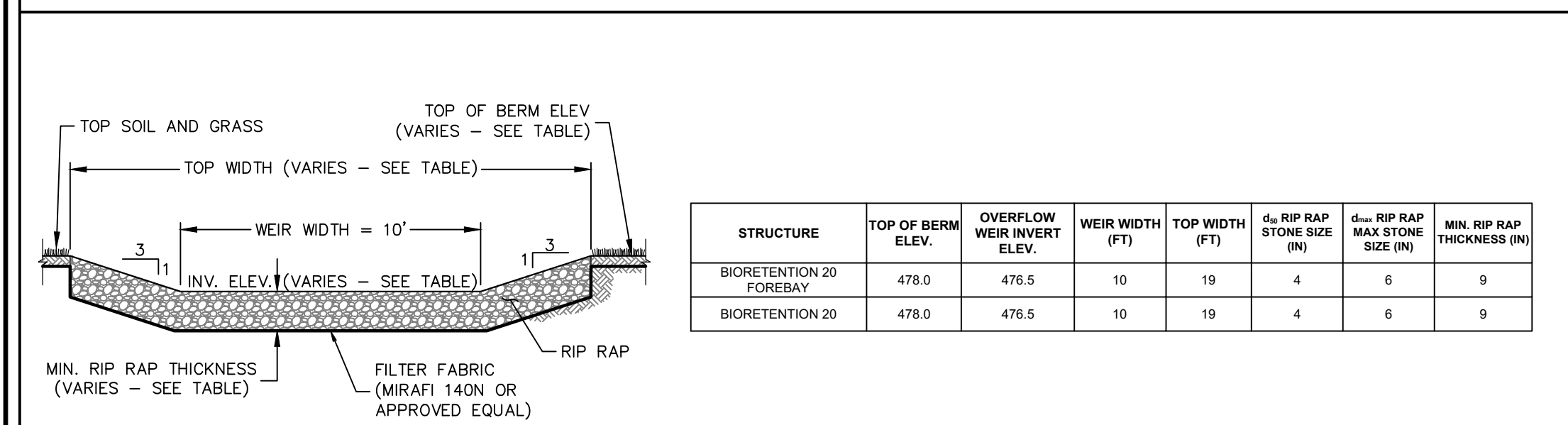
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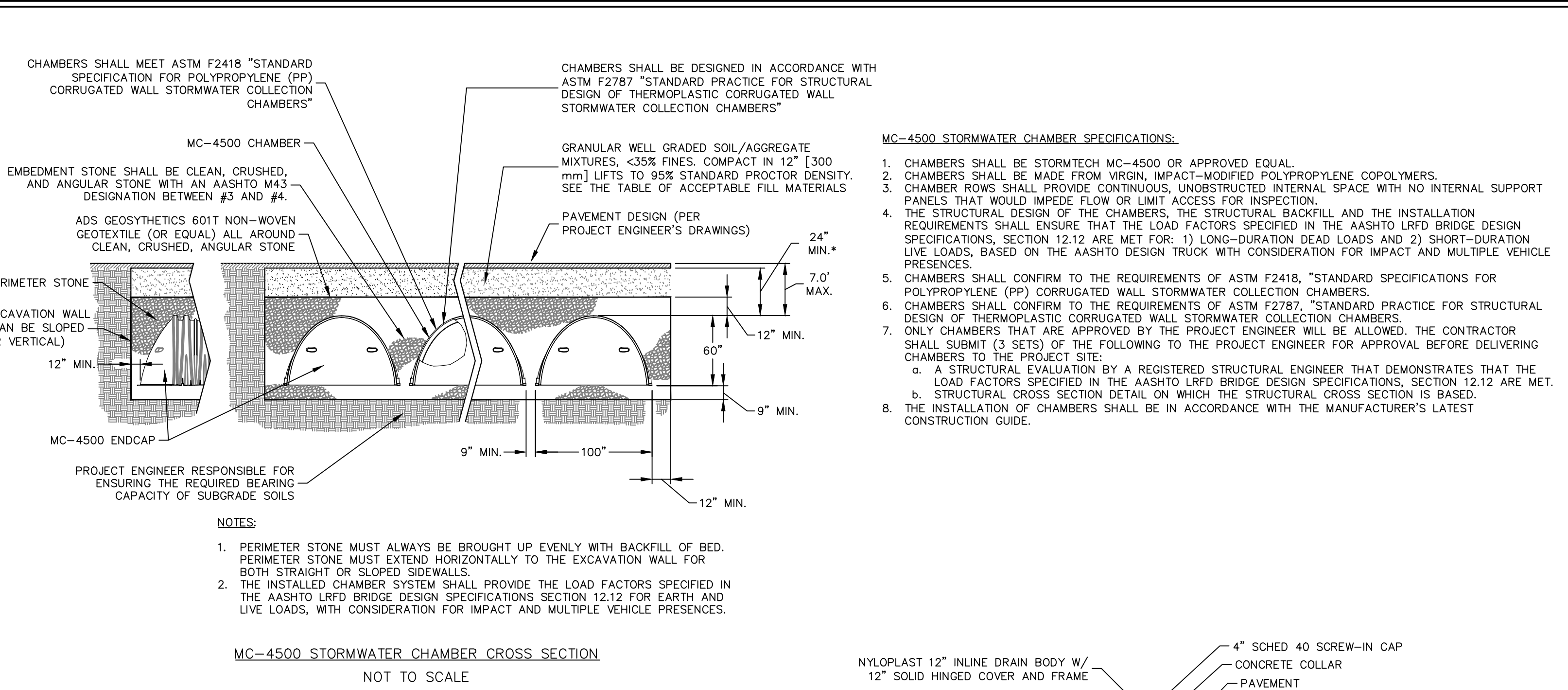
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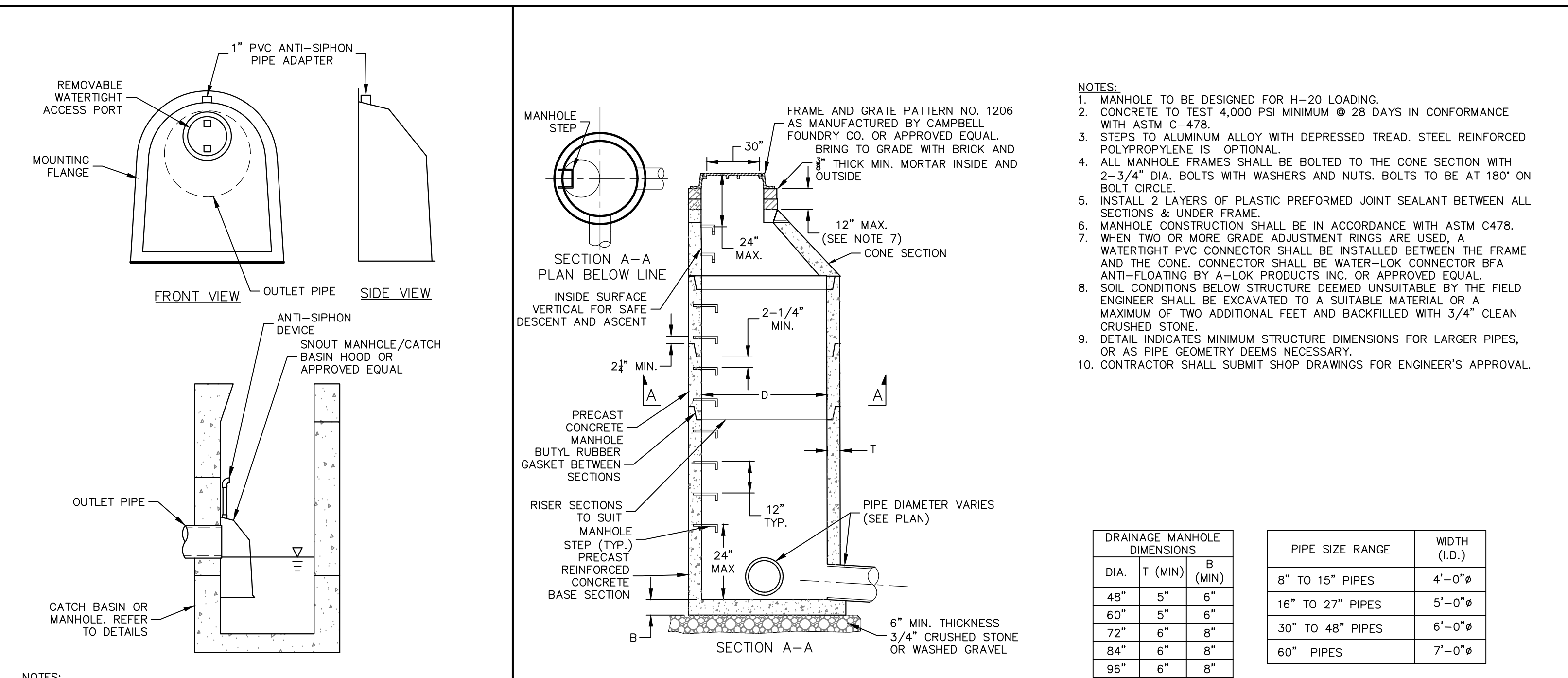
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STORMTECH MC-4500 STORMWATER CHAMBER

SCALE: NTS



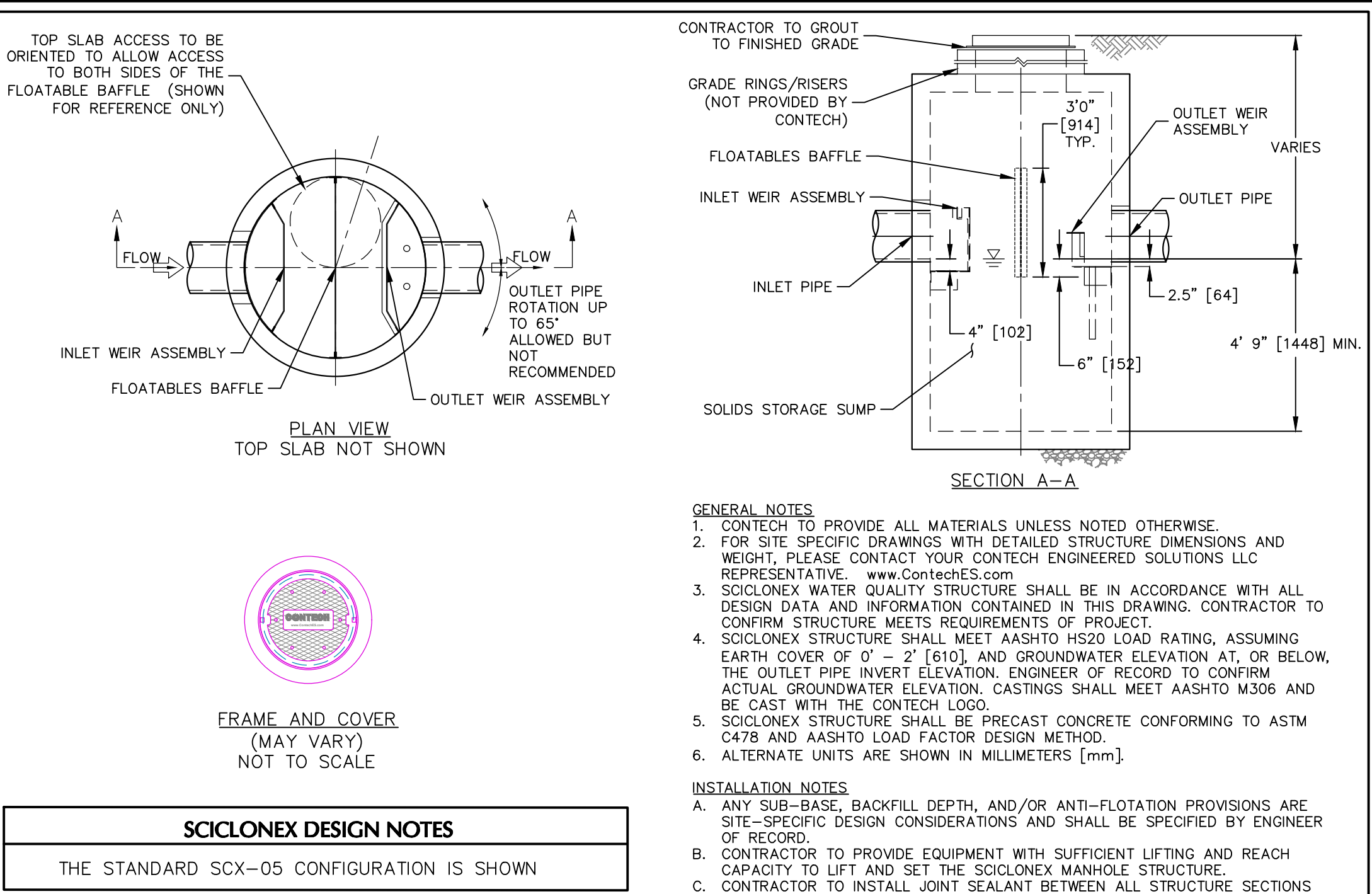
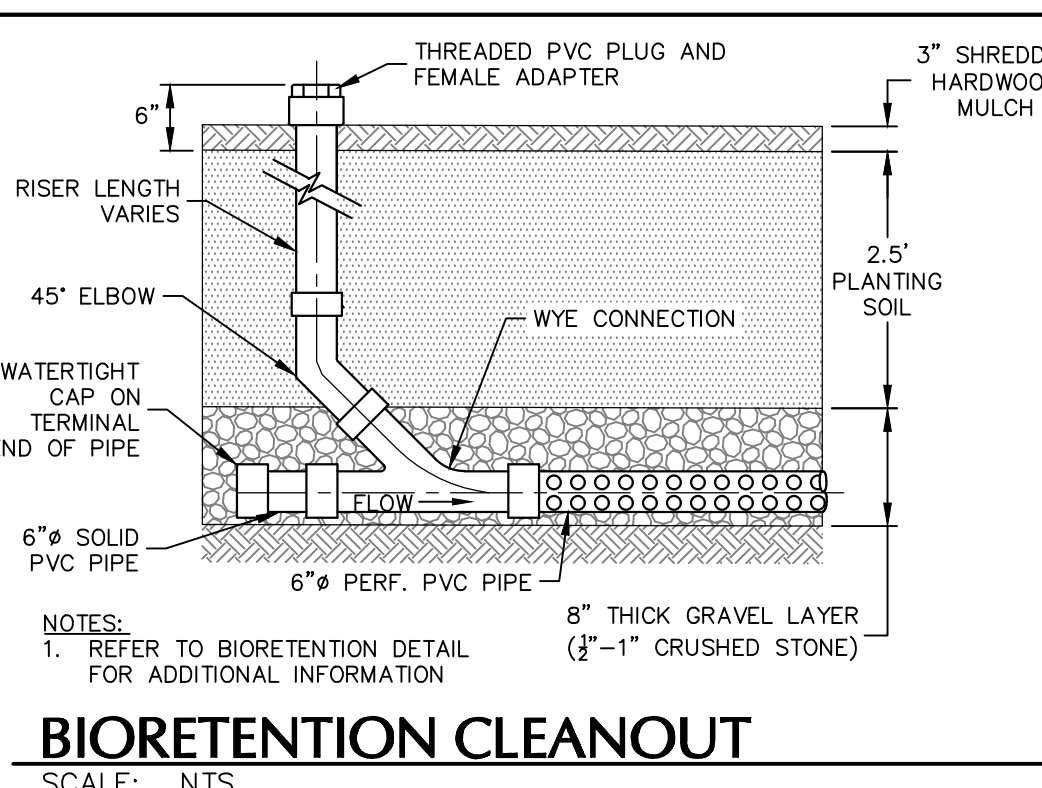
MANHOLE/CATCH BASIN HOOD

SCALE: NTS

STORMWATER MANHOLE - CIRCULAR

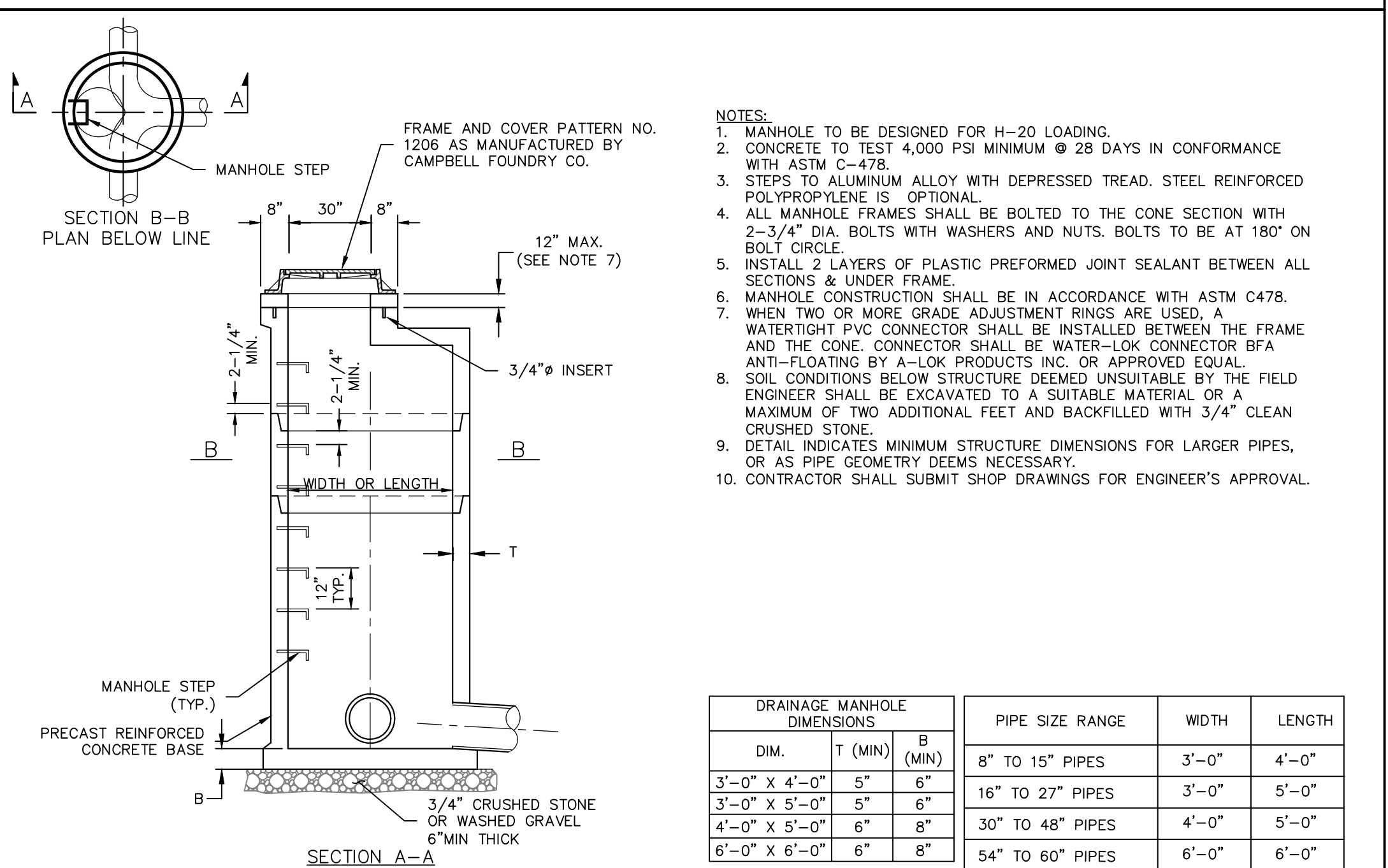
SCALE: NTS

DRAINAGE MANHOLE DIMENSIONS			PIPE SIZE RANGE		WIDTH (I.D.)
DIA.	T (MIN)	B (MIN)			
48"	5"	6"	8" TO 15" PIPES		4'-0"
60"	5"	6"	16" TO 27" PIPES		5'-0"
72"	6"	8"	30" TO 48" PIPES		6'-0"
84"	6"	8"	60" PIPES		7'-0"
96"	6"	8"			



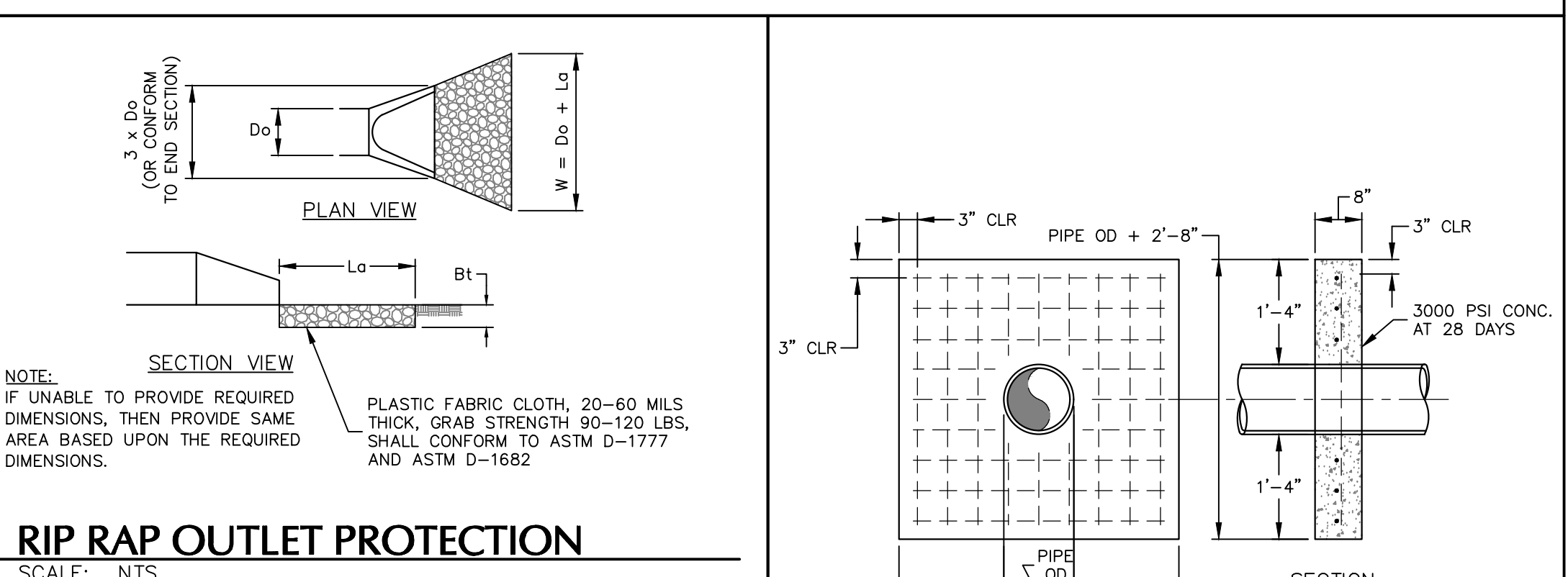
SCX-05 SCICLONEX STANDARD DETAIL

SCALE: NTS



STORMWATER MANHOLE - SQUARE OR RECTANGULAR

SCALE: NTS



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE
DETAILS
(2 OF 2)**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

Checked By
MF

Project No.
CS506

Drawing No.
CS506

Sheet 36 of 45

ORDINANCE COMPLIANCE CHART			
SECTION	REQUIRED/ PERMITTED	PROVIDED/ PROPOSED	COMPLIANCE
185-13(D.9)(A)	ALL OPEN PARKING AREAS SHALL BE SUITABLY LANDSCAPED. IN PARKING LOTS WITH MORE THAN 20 SPACES, AT LEAST 5% OF THE AREA OF THE PARKING LOT SHALL BE DEVOTED TO LANDSCAPING WITHIN THE INTERIOR OF THE PARKING LOT.	TOTAL PARKING LOT AREA = 191,617 SF TOTAL LANDSCAPE AREA WITHIN PARKING LOT = 98,107 SF 98,107/191,617 = .512 = 5%	COMPLIES
	IN ALL PARKING LOTS PROVIDING 8 OR MORE OFF-STREET PARKING SPACES, ONE SHADE TREE SHALL BE PLANTED FOR EACH OF THE 8 PARKING SPACES.	224 PARKING SPACES PROVIDED 224/8 = 28 PARKING TREES REQUIRED 43 PARKING TREES PROVIDED	COMPLIES
185-21(C.1)	A BUFFER MUST BE PROVIDED BETWEEN ANY NONRESIDENTIAL AND RESIDENTIAL USE	EXISTING TREES PROVIDE A BUFFER BETWEEN USES	COMPLIES

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	MALE SPECIES ONLY
GB	14	GINKGO BILOBA	MAIDENHAIR TREE GINKO	2 1/2-3" CAL.	B+B	
GTIS	9	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.	B+B	
LST	10	LIQUIDAMBAR STRYCIPLIFIA	AMERICAN SWEETGUM	2 1/2-3" CAL.	B+B	
PLO	10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL.	B+B	
QR	24	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B	
EVERGREEN TREE(S)						
JV	19	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B	
PS	12	PINUS STROBUS	EASTERN WHITE PINE	8-10'	B+B	
EVERGREEN SHRUB(S)						
MP	9	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER	
DECIDUOUS SHRUB(S)						
HWCV	55	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	30-36"	CONTAINER	
RA	45	RHUS AROMATICA	SUMAC	30-36"	CONTAINER	
VD	59	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30-36"	CONTAINER	

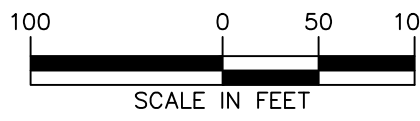
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		



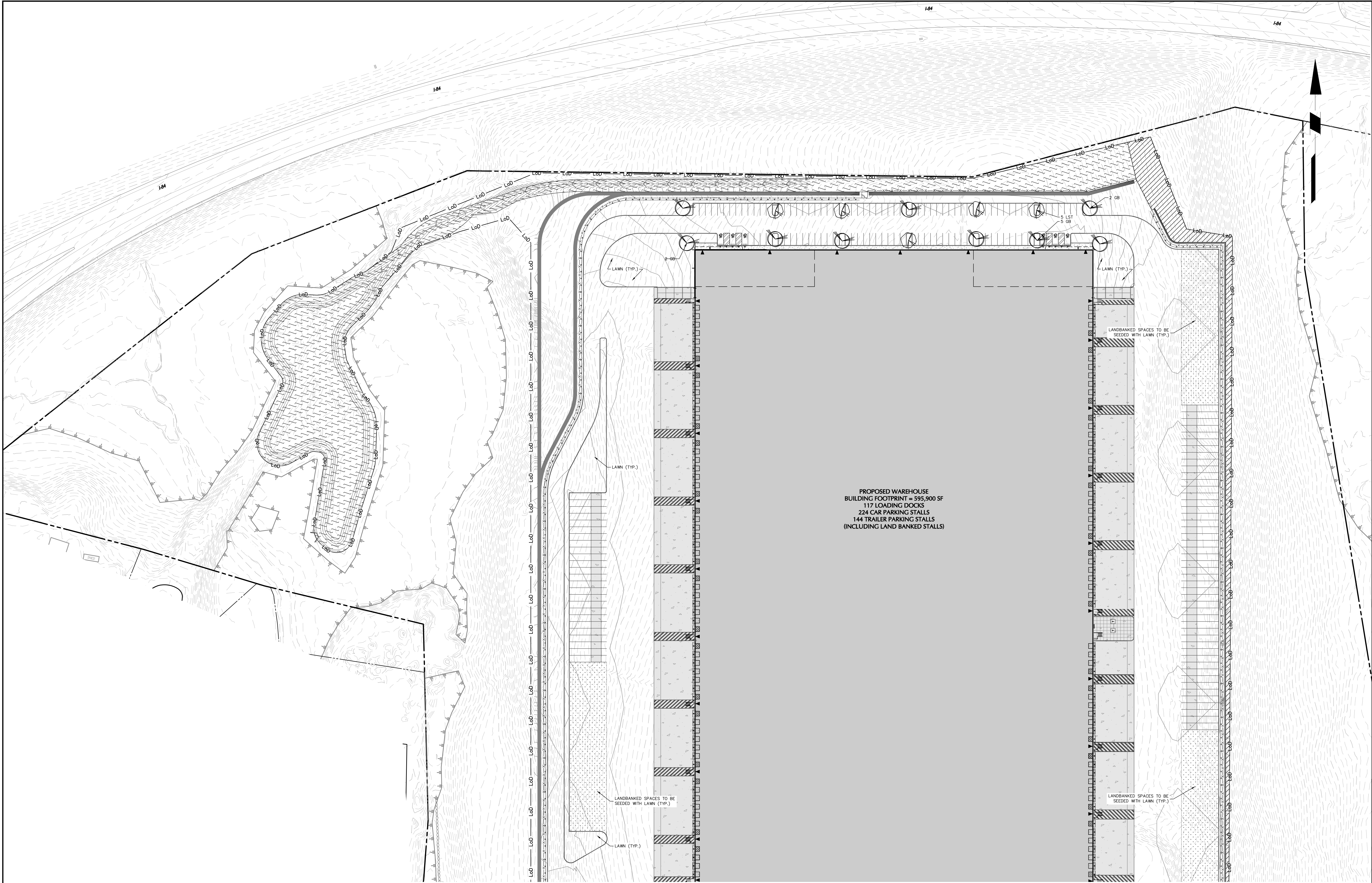
07/07/2023
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Lic. No. 2926

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
PLANTING PLAN**

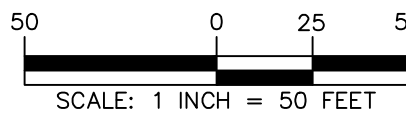
Project No.
190063302
Date
JULY 10, 2023
Drawn By
RP
Checked By
MJM/H
Drawing No.
LP100
Sheet **38** of **45**



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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JOHN P. EWASUTYN

DATE



SCALE: 1 INCH = 50 FEET

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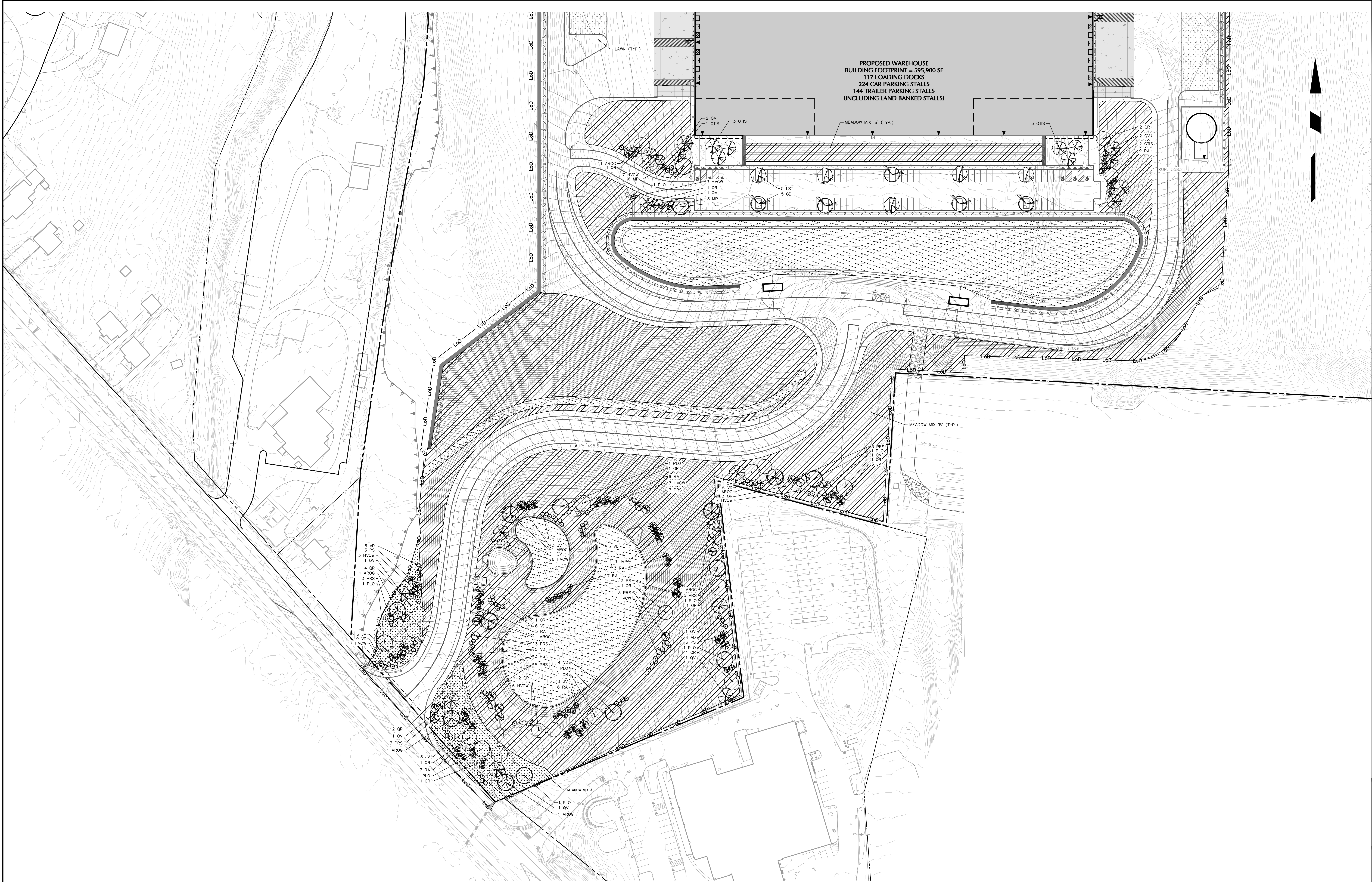
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**PLANTING PLAN (1
OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
RP
Checked By
MJM

Drawing No.
LP101
Sheet **39** of **45**

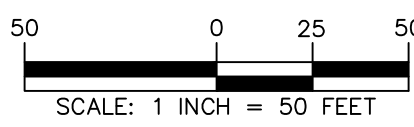


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

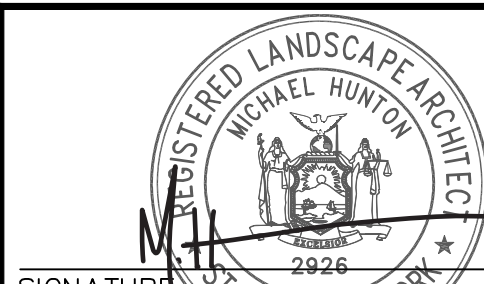
PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		



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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**PLANTING PLAN
(2 OF 2)**

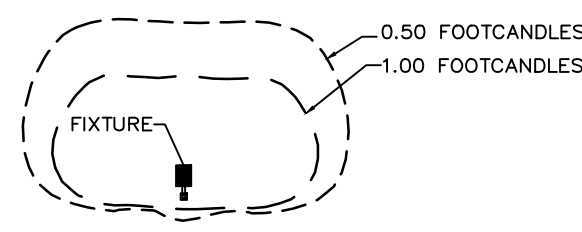
Project No.
190063302
Date
JULY 10, 2023
Drawn By
RP
Checked By
MJM/H

Drawing No.
LP102
Sheet **40** of **45**

STATISTICS					
DESCRIPTION	Avg.	MAX.	MIN.	MAX/MIN	Avg./MIN.
CAR PARKING NORTH	1.77 fc	3.5 fc	0.5 fc	7.00:1	3.54:1
CAR PARKING SOUTH	2.55 fc	4.7 fc	0.9 fc	5.22:1	2.83:1
DRIVEWAY	1.37 fc	0.2 fc	0.5 fc	10.40:1	2.74:1
SIDEWALK	2.52 fc	4.6 fc	1.0 fc	4.60:1	2.52:1
TRUCK LOADING EAST	1.86 fc	4.2 fc	0.5 fc	8.40:1	3.72:1
TRUCK LOADING WEST	1.85 fc	4.1 fc	0.5 fc	8.20:1	3.70:1
TRUCK STORAGE EAST	1.73 fc	3.8 fc	0.5 fc	7.60:1	3.46:1
TRUCK STORAGE WEST	0.95 fc	1.5 fc	0.6 fc	2.50:1	1.58:1

NOTE:
1. LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING LIGHTING ARE NOT INCLUDED IN THE ABOVE STATISTICS.

PHOTOMETRIC LIGHTING TEMPLATE:



NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
■	A	10	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 4 WITH SPILL CONTROL AND HOUSE SIDE SHIELD	20,835	0.90	GALN-SA4C-730-U-SL4-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS30B90-4-D190-SA	POLE TO BE FACTORY CUT TO LENGTH OF 27', MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.
■	B	19	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 2 WITH SPILL CONTROL AND HOUSE SIDE SHIELD	20,730	0.90	GALN-SA4C-730-U-SL2-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS30B90-4-D190-SA	POLE TO BE FACTORY CUT TO LENGTH OF 27', MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.
■	C	6	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 4 FORWARD THROW WITH HOUSE SIDE SHIELD	18,239	0.90	GALN-SA4C-730-U-T4FT-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS30B90-4-D190-SA	POLE TO BE FACTORY CUT TO LENGTH OF 27', MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.
■	D	21	COOPER	GALLEON II	WALL MOUNTED AREA FIXTURE COLOR: BLACK	30'-0"	269W LED	3000K	TYPE 4 FORWARD THROW	31,993	0.90	GALN-SA4C-730-U-T4FT-BK	N/A	N/A	N/A	N/A	N/A

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
2. ALL POLE MOUNTED FIXTURES OVER 20' ARE TO RECEIVE VIBRATION DAMPENERS.

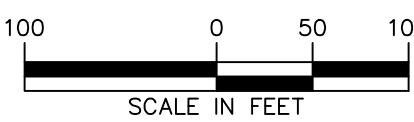
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

NOTE: SEE SHEET LL101 AND LL102 FOR ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING NOTES AND DETAILS

Date	Description	No.
Revisions		



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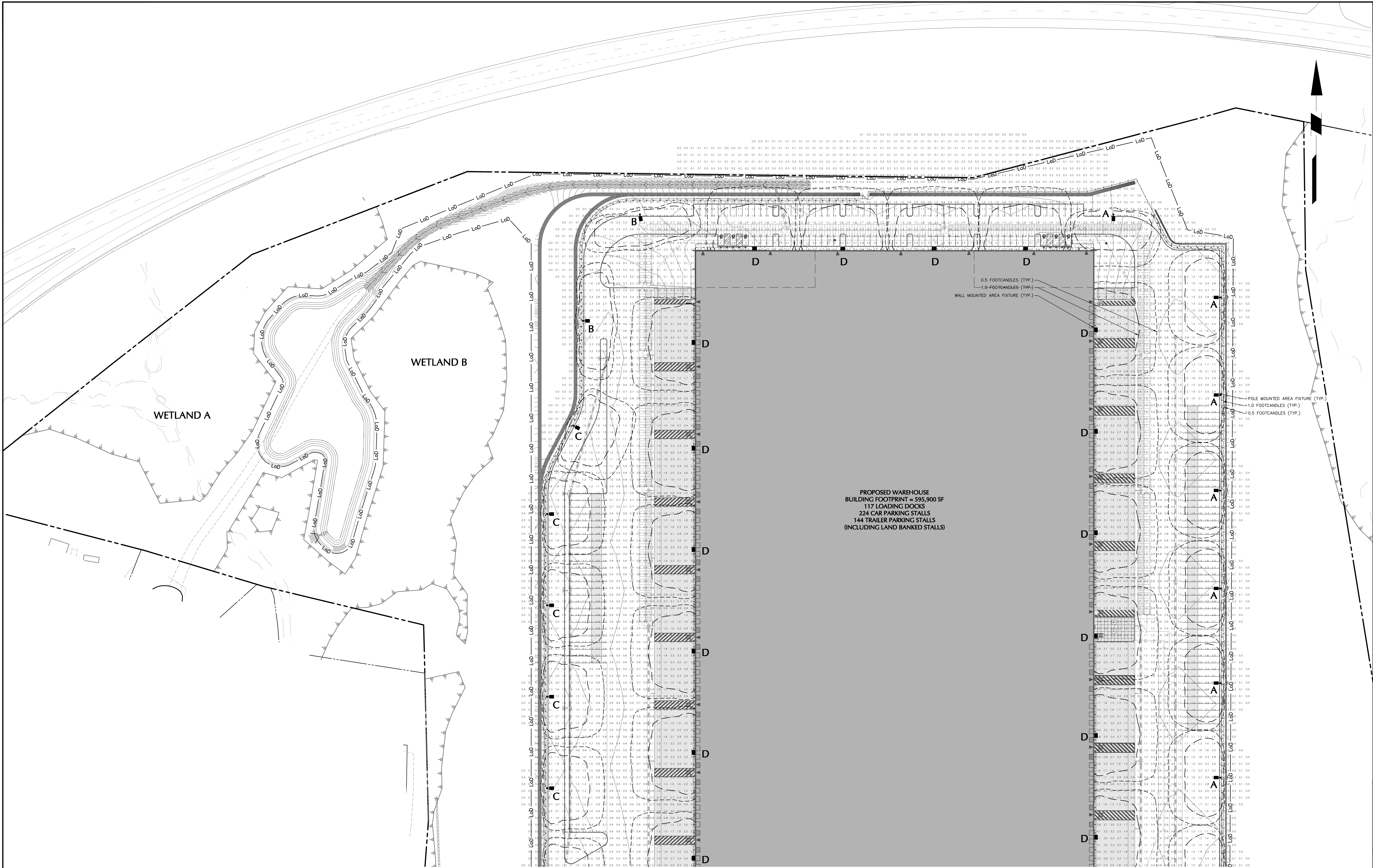
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL SITE
LIGHTING PLAN**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LL
Checked By
MJM

Drawing No.
LL100
Sheet **42** of **45**



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE
SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR
ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING
NOTES AND DETAILS

Date	Description	No.
Revisions		

500

0

25

50

SCALE: 1 INCH = 50 FEET

REGISTERED LANDSCAPE ARCHITECT

2926

07/07/2023

SIGNATURE

MICHAEL WINTON, R.L.A. DATE SIGNED

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Project

MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

SITE LIGHTING
PLAN (1 of 2)

Project No.

190063302

Date

JULY 10, 2023

Drawn By

LL

Checked By

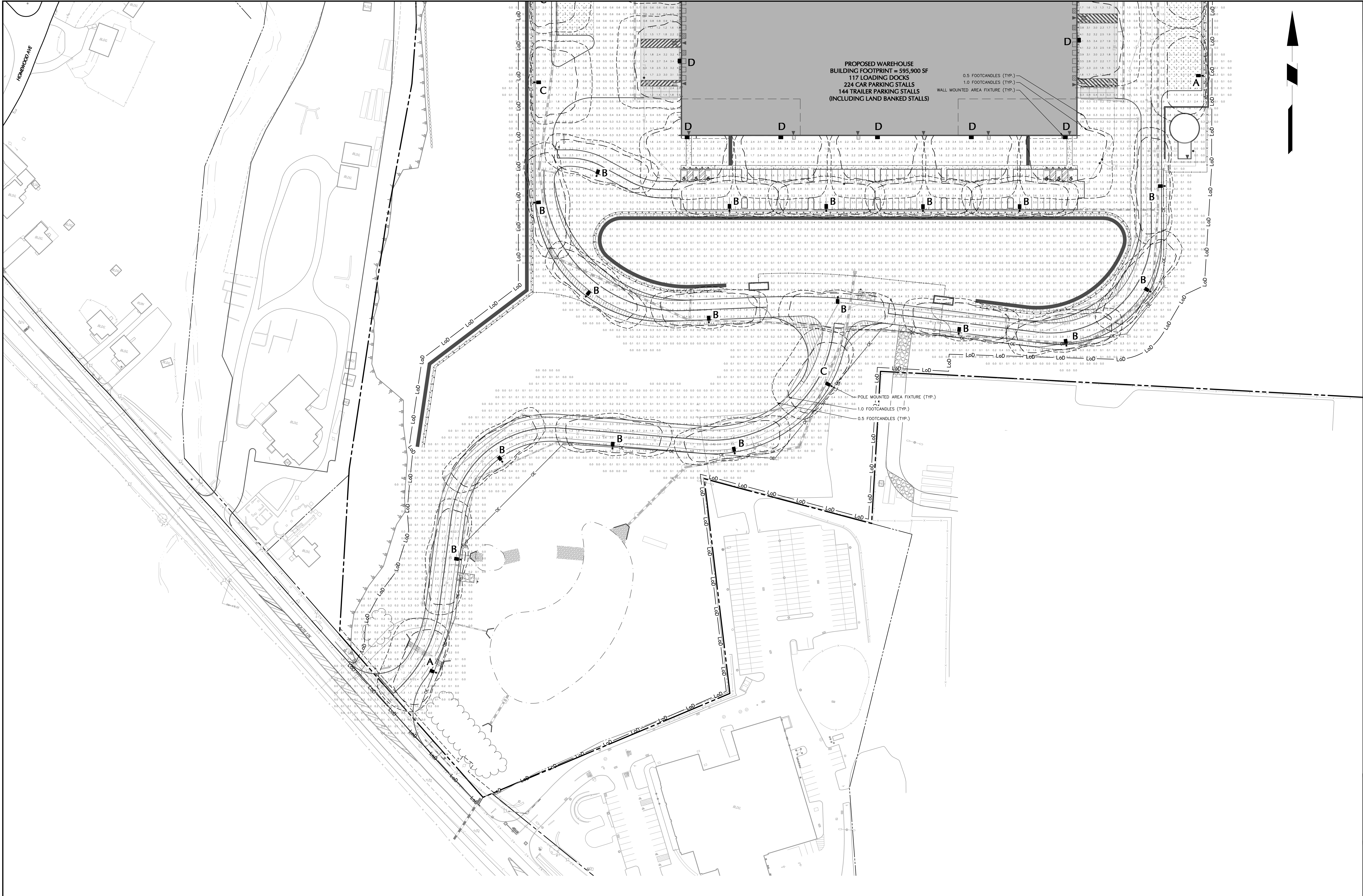
MJM/H

Drawing No.

LL101

Sheet 43 of 45

Date: 7/7/2023 Time: 18:03 User: njuliana Style Table: Langan.sbt Layout: LL101 Document Code: 190063302-0501-LL101-0102



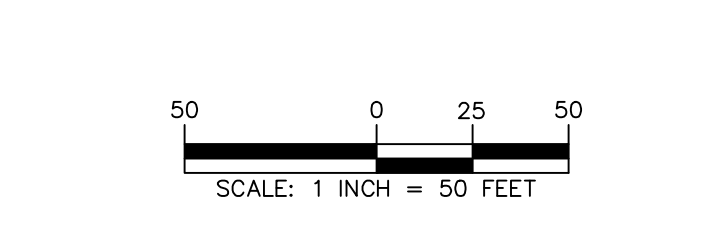
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE
SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR
ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING
NOTES AND DETAILS

Date	Description	No.
Revisions		



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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**SITE LIGHTING
PLAN (2 OF 2)**

Project No. 190063302	Drawing No. LL102
Date JULY 10, 2023	
Drawn By LL	
Checked By MJM	Sheet 44 of 45

GENERAL

- ## COMPLIANCE

COORDINATION

- ## POLES AND FOOTINGS

WALL MOUNTED FIXTURES

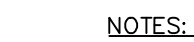
14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADJUSTMENT AND INSPECTION

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLIFIED TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING INFORMATION:
 - A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND ARCHITECT PRIOR TO THE BIDDING PROCESS. THE REPLACEMENT FIXTURES MUST BE IDENTICAL TO THE EXISTING FIXTURES OR BE ENTIRELY BORNE BY THE CONTRACTOR.
 - B. THE REPLACEMENT FIXTURES MUST BE IDENTICAL TO THE PROPOSED LIGHTED AREA, WHICH INDICATES, BY ISO-CANDAL, THE SYSTEM'S PERFORMANCE.
 - C. SOME CONTRACTORS HAVE AN INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS; POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY.
 - D. THE SUMMARY OF THE CALCULATIONS MUST INCLUDE THE FOLLOWING: LUMINAIRE, LAMP, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, VOLTAGE, WATTAGE, FINISH HOUSING AND MOUNTING.
 - E. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING USED TO SUPPORT THE LIGHTING FIXTURES. THE CALCULATIONS MUST BE SUBMITTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - F. THE REPLACEMENT FIXTURES MUST BE IDENTICAL TO THE FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
 - G. A PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURES BEING UTILIZED ON THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.



1. ALL LIGHT POLES TO RECEIVE FACTORY INSTALLED VIBRATION DAMPENERS.
2. REFER TO THE PLANS FOR THE DIMENSION FROM FACE OF CURB TO FOOTING AT TRAILER PARKING.

1 LIGHT FIXTURE AND POLE

NTS



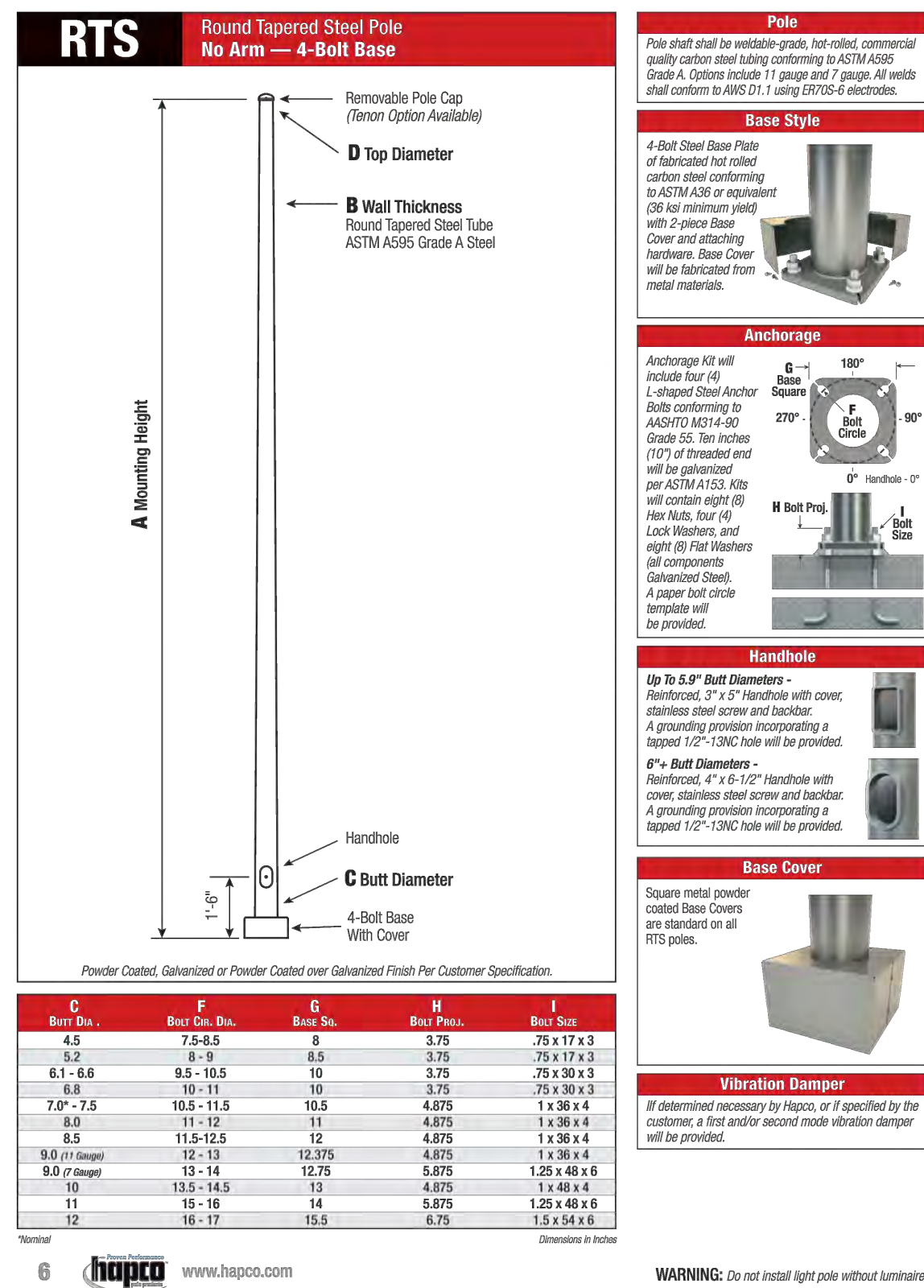
MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
30'-0"	8'-0"	2'-0"	6 #5 BARS	3'-0" EXPOSED CONCRETE BASE

4 LIGHT POLE BASE



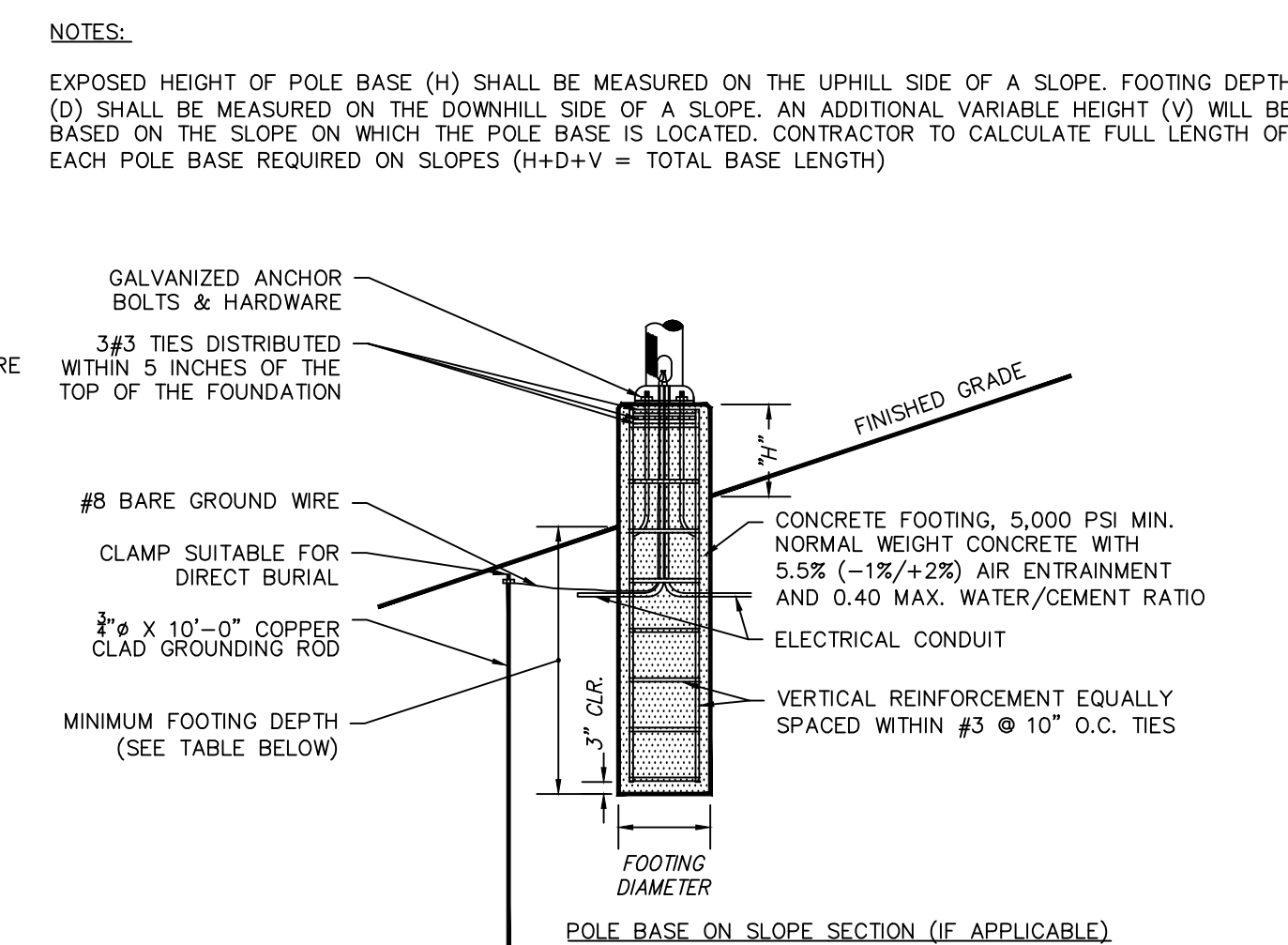
2 LIGHT FIXTURE

NTS



3 LIGHT POLE

NTS



- ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT SHIELD BY POLE MANUFACTURER.
- THE POLYMER SHALL BE INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION 05050, PART 1, SUBPART 1.
- WITH THE REQUIREMENT OF A/C 318, CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
- THE POLYMER SHALL BE POURABLE PLACEMENT ABSORPTION SHALL BE 10%.
- THE POLYMER SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED TO FINISH.
- BASE AROUND POLE BASE PER FATHWORK SPECIFICATIONS / GEOTECH REPORT.
- THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATION. THE FOUNDATION SHALL BE DESIGNED AND DETAIL BASED STRUCTURAL ENGINEER BASED ON DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON JOHN P. EWASUTYN	DATE
--	------

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR ENLARGED LIGHTING PLANS.

Date	Description	No.
Revisions		

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Project

**MATRIX I-84
DISTRIBUTION CENTER**

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11

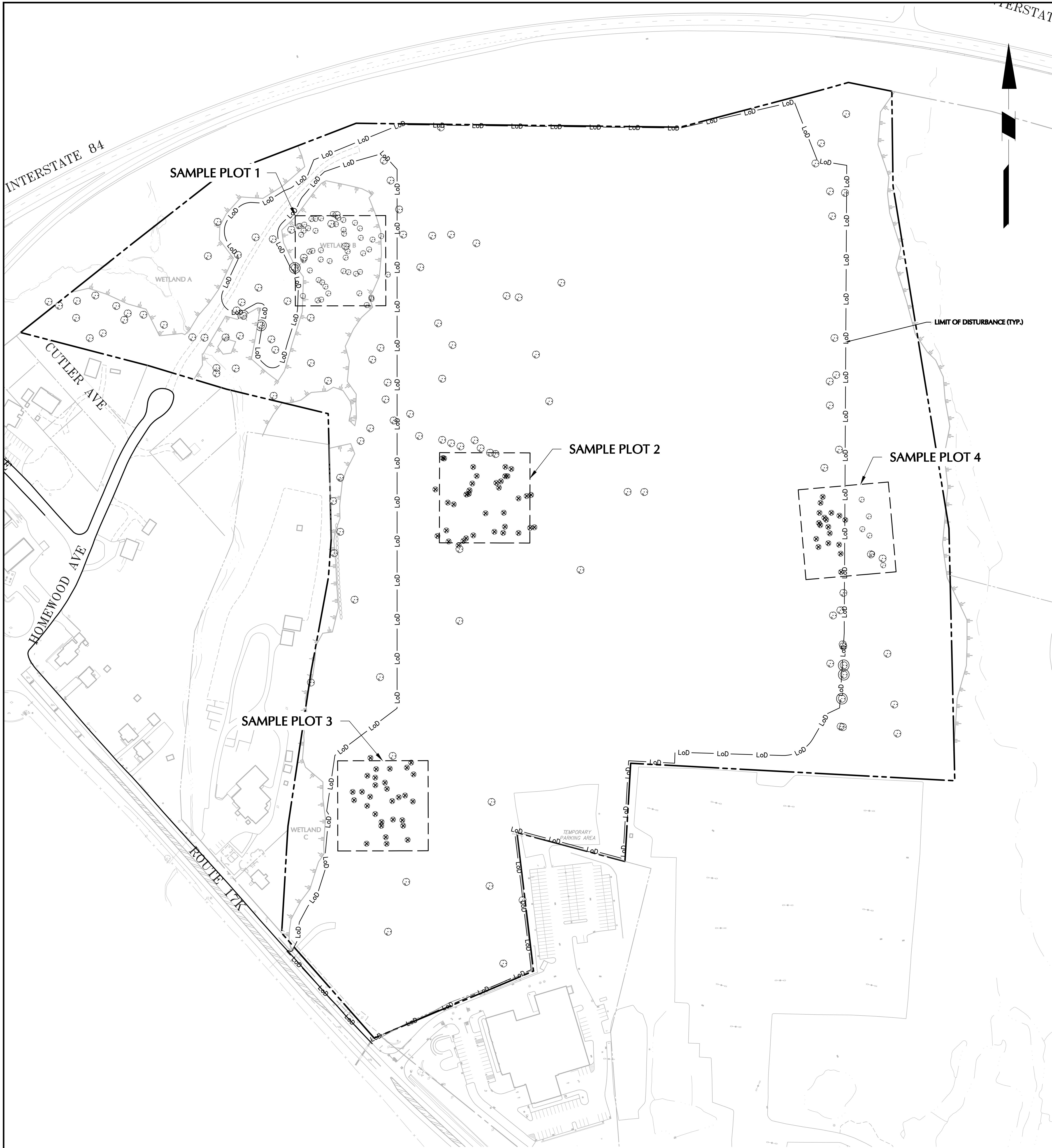
TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title

**SITE LIGHTING
NOTES & DETAILS**

Project No.	Drawing No.
190063302	LL501
Date	
JULY 10, 2023	
Drawn By	
LL	
Checked By	
MI/MH	Sheet 45 of 45



SAMPLE PLOT 1		SAMPLE PLOT 3	
COMMON NAME	SIZE (DBH)	COMMON NAME	SIZE (DBH)
Pin Oak	17	American Elm	20
Pin Oak	17	Norway Maple	15
Pin Oak	19	American Elm (Dead)	14
Pin Oak	18	White Oak	16
Pin Oak	24	American Elm	15
Pin Oak	17	Pin Oak	14
Red Maple	18	Red Oak	14
Pin Oak	16	Sugar Maple	14
Pin Oak	19	White Oak	18
Pin Oak	17	Norway Maple	19
Red Maple	16	White Oak	16
Red Maple	25	Red Oak	20
Red Maple	14	White Oak	14
Pin Oak	20	Red Maple	19
Pin Oak	17	Black Cherry	14
Pin Oak	23	Sugar Maple	18
Pin Oak	14	Pin Oak	14
Red Maple	16	Pin Oak	18
Swamp White Oak	21	Black Oak	18
Pin Oak	16	Sugar Maple	16
Red Maple	15	Sugar Maple	20
Red Maple	14	Sugar Maple	20
Pin Oak	16	White Oak (Dead)	15
Pin Oak	20	Pin Oak	16
Swamp White Oak	23	Black Oak	22
White Oak	21	Sugar Maple	16
Red Maple	20	Eastern Red Cedar	14
Red Maple	20	Shagbark Hickory	16
Red Maple	15		
Pin Oak	18	SAMPLE PLOT 4	
Red Maple	14	COMMON NAME	SIZE (DBH)
Sugar Maple	17	White Oak	48
Red Maple	19	Pignut Hickory	16
Pin Oak	27	Tree-of-Heaven	18
Red Maple	29	Sweet Birch	18
Red Maple	14	White Oak	30
White Oak	20	Sassafras	14
Red Oak	20	Pignut Hickory	18
Pin Oak	20	Pignut Hickory	18
White Oak	21	Red Oak	15
Red Maple	20	Sugar Maple	14
Shagbark Hickory	17	Tree-of-Heaven	14
Shagbark Hickory	14	Yellow Birch	14
White Oak	35	Pignut Hickory	15
Pin Oak	24	Shagbark Hickory	20
Red Maple	20	Sugar Maple	16
Pignut Hickory	14	Pignut Hickory	25
SAMPLE PLOT 2		Pignut Hickory	16
COMMON NAME	SIZE (DBH)	White Oak	15
White Oak	18	White Oak	15
White Oak	15	White Ash	19
Red Oak	19	Red Oak	19
Red Oak	16	Norway maple	20
Sugar Maple	17	Norway maple	20
White Oak	18		
Sugar Maple	15	Total Significant Tree Inches	2,472
Sugar Maple	15	(Excluding Dead Trees)	
Black Oak	18		
Red Oak	16	Existing Wooded Area Onsite (Acres)	39.25
Red Oak	19		
White Oak	17		
Black Oak	19		
White Oak	18	Total Significant Tree Inches	24,257
American beech	19	Over Wooded Area Onsite	
Sugar Maple	14		
White Oak	17	75% of Total Significant Tree Inches	18,192
White Oak	18	Over Wooded Area Onsite (Allowable Removal in Inches)	
Shagbark Hickory	18		
White Oak	19	Proposed Tree Removal (Acres)	26.1
Pin Oak	21		
Pignut Hickory	14	Proposed Significant Tree Removal (Inches)	16,130
Red Oak	20		
Red Maple	42	Proposed Significant Tree Removal (%)	66.50%
American Beech	18		
White Oak (Dead)	14		
Black Cherry	15		
Red Oak	17		
Red Oak	17		
American Elm	18		
Red Maple	17		
Red Maple	19		
American Elm	14		
Red Maple	19		
Red Maple	20		
Sassafras	15		
American Elm	20		

TREE PRESERVATION NOTES

1. THIS APPLICATION SHALL COMPLY WITH THE TOWN OF NEWBURGH CODE CHAPTER 172 ENTITLED "TREE PRESERVATION AND PROTECTION TO THE CODE OF THE TOWN OF NEWBURGH".

2. THE TREE PRESERVATION PLANS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF NEWBURGH CODE SECTION 172-5.

3. ALL SIGNIFICANT TREES HAVE BEEN LOCATED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF CHAPTER 172.

3. ALL SPECIMEN TREES HAVE BEEN TAGGED AND IDENTIFIED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF CHAPTER 172.

4. PER SECTION 175-4-C, DEVELOPMENT ACTIVITIES SHALL NOT REMOVE OR DISTURB MORE THAN 75% OF TOTAL INCHES IN DIAMETER OF SIGNIFICANT TREES. PER CALCUALTIONS ON THIS SHEET, THIS APPLICATION IS PROPOSING 66.5% REMOVAL OF SIGNIFICANT TREES WHICH IS IN COMPLIANCE WITH THE CODE.

SPECIMEN TREES			
NO.	COMMON NAME	SIZE (DBH)	NOTES
101	Swamp White	25	TO REMAIN
102	White Oak	39	TO REMAIN
103	White Oak	26	TO REMAIN
104	Sugar maple	33	TO REMAIN
105	Black Oak	30	TO REMAIN
106	Black Oak	24	TO REMAIN
107	Black Oak	26	TO REMAIN
108	White Oak	38	TO REMAIN
109	Black Oak	25	TO REMAIN
110	White Oak	26	TO REMAIN
111	Red Oak	26	TO REMAIN
112	Pin Oak	27	TO REMAIN
113	Eastern cottonwood	31	TO REMAIN
114	Red Maple	36	TO REMAIN
115	Red Maple	28	TO REMAIN
116	Eastern cottonwood	24	TO BE REMOVED
117	Red Oak	25	TO BE REMOVED
118	Red Maple	24	TO BE REMOVED
119	Red Maple	25	TO BE REMOVED
120	Swamp White	24	TO REMAIN
121	Cottonwood	25	TO REMAIN
122	Swamp White	26	TO REMAIN
123	Red Oak	33	TO REMAIN
124	Swamp White	25	TO REMAIN
125	Swamp White	30	TO REMAIN
126	Black Oak	38	TO BE REMOVED
127	Red Oak	26	TO BE PROTECTED
128	White Oak	33	TO BE PROTECTED
129	Black Oak	24	TO BE REMOVED
130	Black Oak	30	TO BE REMOVED
131	Pin Oak	25	TO REMAIN
132	Red Maple	24/20	TO BE PROTECTED
133	Red Maple	29	TO BE REMOVED
134	Pin Oak	24	TO REMAIN
135	Pin Oak	24	TO REMAIN
136	Red Oak	24	TO BE REMOVED
137	Red Maple	26	TO REMAIN
138	Red Oak	25	TO REMAIN
139	Red Maple	25	TO REMAIN
140	Pin Oak	32	TO REMAIN
141	Red Maple	27	TO REMAIN
142	Cottonwood	24	TO REMAIN
143	Red Maple	17	TO REMAIN
144	Cottonwood	37	TO BE REMOVED
145	American Beech	24	TO BE REMOVED
146	Red Oak	29	TO BE REMOVED
147	Black Oak	25	TO BE REMOVED
148	Red Oak	25	TO BE REMOVED
149	White Oak	25	TO BE REMOVED
150	White Oak	24	TO BE REMOVED
151	Red Oak	33	TO BE REMOVED
152	Red Oak	24	TO BE REMOVED
153	White Oak	32	TO BE REMOVED
154	Red Oak	27	TO BE REMOVED
155	Black Oak	25	TO BE REMOVED
156	Red Oak	37	TO BE REMOVED
157	Red Maple	36	TO BE REMOVED
158	Red Oak	30	TO BE REMOVED
159	Red Oak	37	TO REMAIN
160	White Oak	29	TO REMAIN
161	White Oak	27	TO REMAIN
162	Red Oak	25	TO REMAIN
163	Red Oak	27	TO BE PROTECTED
164	Black Oak	27	TO BE REMOVED
165	Red Oak	25	TO BE REMOVED
166	White Oak	24	TO BE REMOVED
167	White Oak	41	TO BE REMOVED
168	White Oak	25	TO BE REMOVED
169	White Oak	27	TO BE REMOVED
170	White Oak	25	TO BE REMOVED
171	Red Oak	24	TO REMAIN
172	Red Maple	24	TO REMAIN
173	Swamp White	25	TO REMAIN
174	White Oak	35	TO REMAIN
175	Red Maple	25	TO REMAIN
176	Black Locust	35	TO REMAIN
177	Silver maple	37	TO BE REMOVED
178	White Oak	24	TO REMAIN
179	Pignuthickory	24	TO REMAIN
180	Sugar maple	24	TO BE REMOVED
181	American Beech	24	TO BE REMOVED
182	Norway Maple	25	TO REMAIN
183	Mockernut	25	TO BE REMOVED
184	Red Oak	27	TO BE REMOVED
185	Sugar maple	32	TO BE REMOVED
186	Norway Maple	27	TO BE REMOVED
187	Black oak	33	TO BE REMOVED
188	Pignut	32	TO BE REMOVED
189	Norway Maple	26	TO BE REMOVED
190	Norway Maple	27	TO BE REMOVED
191	Sugar maple	26	TO BE REMOVED
192	Sugar maple	27	TO BE REMOVED
193	Red Oak	34	TO BE REMOVED
194	White Oak	33	TO REMAIN
195	Red oak	24	TO REMAIN
196	White Oak	31	TO BE PROTECTED
197	Sugar maple	25	TO BE PROTECTED
198	Mockernut	25	TO BE PROTECTED
199	Red Oak	25	TO BE REMOVED
200	Pignut	24	TO BE REMOVED
201	White Oak	25	TO BE REMOVED
202	Red Oak	25	TO BE REMOVED
203	Pignut	25	TO BE REMOVED
204	Red Oak	32	TO BE REMOVED
205	Red Oak	34	TO BE REMOVED
206	Pignut	24	TO BE REMOVED
207	Tulip poplar	24	TO BE REMOVED
208	White Oak	26	TO BE REMOVED
209	Red Oak	33	TO BE REMOVED
210	Black Oak	24	TO BE REMOVED
211	Tulip poplar	27/16	TO REMAIN
212	Black Oak	27	TO REMAIN
213	Sugar maple	24	TO BE REMOVED
214	Pignuthickory	27	TO REMAIN
215	White Oak	48	TO REMAIN
216	Red Oak	24	TO BE REMOVED
217	Red Oak	25	TO BE REMOVED
218	Black Oak	26	TO REMAIN
219	Tulip poplar	24	TO REMAIN
220	Red Oak	24	TO REMAIN
221	Pin Oak	26	TO BE REMOVED
222	Swamp White	26	TO REMAIN
Total Specimen Tree Inches		3,338	
Total Specimen Tree Inches To Be Removed		1,691	

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date

Description

No.

Revisions

1000 0 50 100
SCALE IN FEET

7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

STATE OF NEW YORK
SEAL OF THE STATE OF NEW YORK
JULIAN SCHIG JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL TREE
PRESERVATION
PLAN**

Project No.
190063302

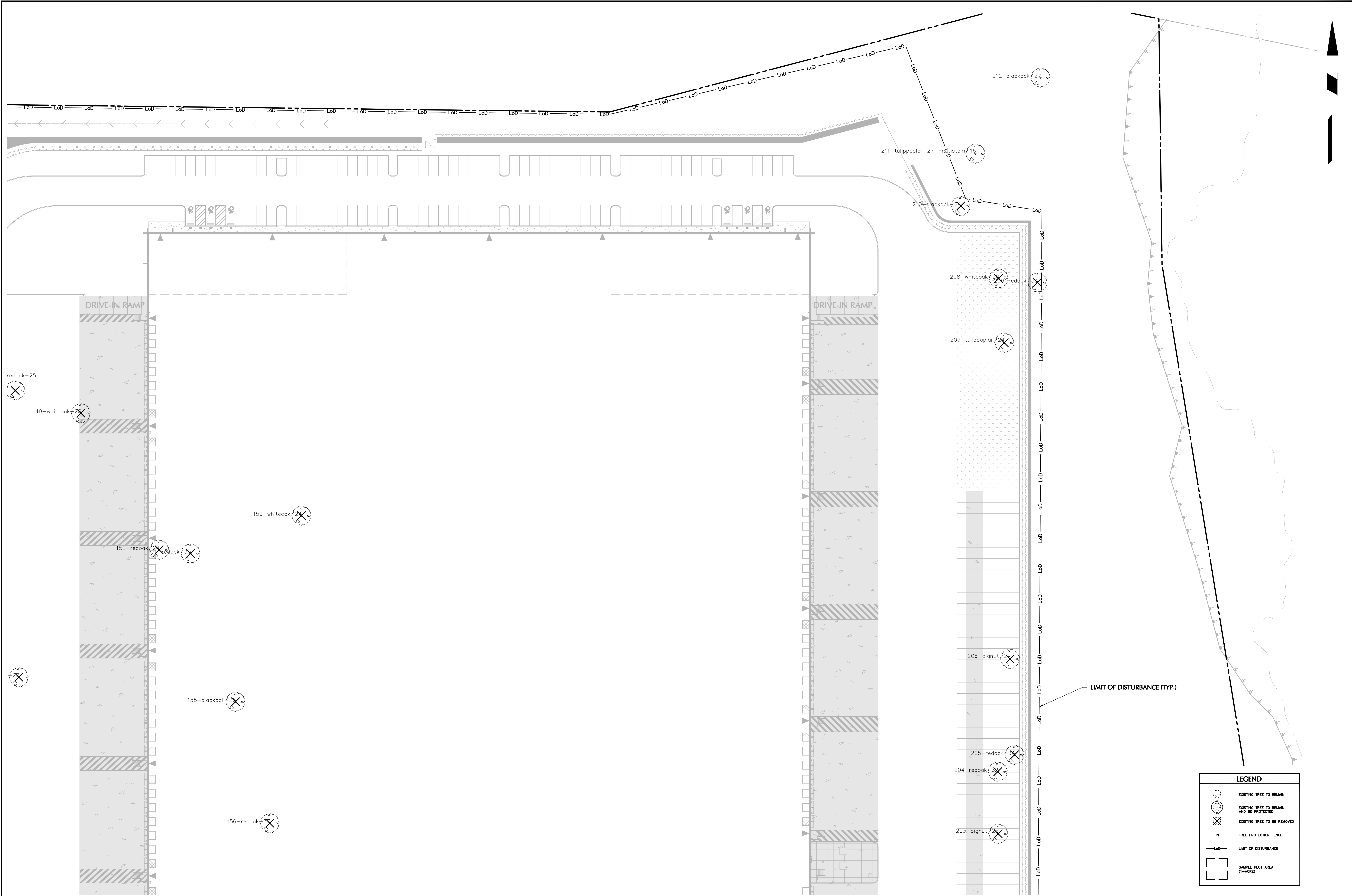
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TP100

Sheet 1 of 6



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Drawing Title

TREE
PRESERVATION
PLAN - TILE 2

Project No.
190063302

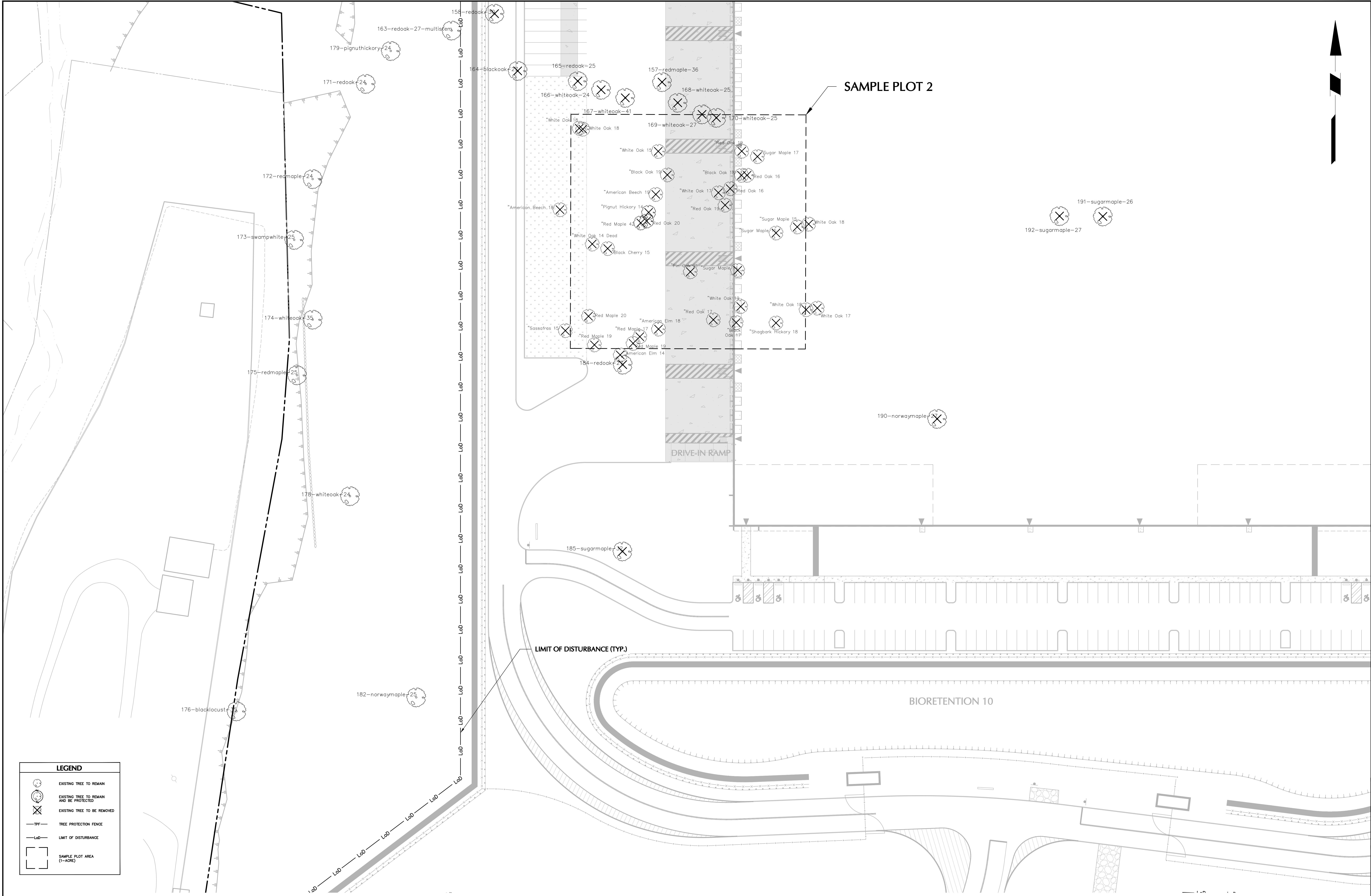
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Drawing No.
TP102

Sheet 3 of 6



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- SAMPLE PLOT AREA (1-4000)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

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SIGNATURE OF PROFESSIONAL ENGINEER
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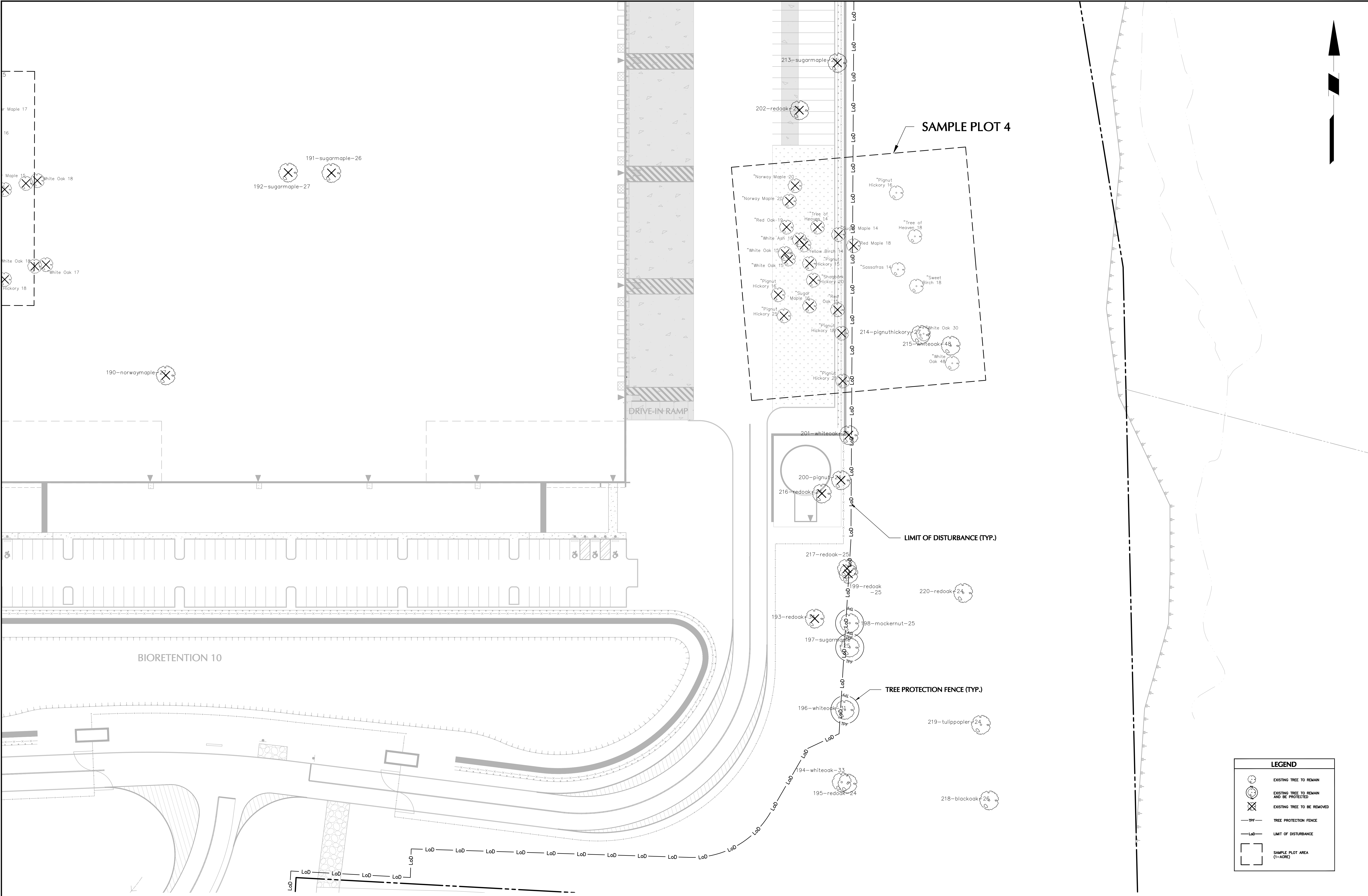
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TREE
PRESERVATION
PLAN - TILE 3**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
TP103
Sheet **4** of **6**



LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	SAMPLE PLOT AREA (1-ACRE)

TOWN OF NEWBURGH APPROVAL BOX	
TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON	DATE
JOHN P. EWASUTYN	

Date	Description	No.
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11

TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title

TREE

PRESERVATION

PLAN - TILE 4

Project No.

190063302

Date

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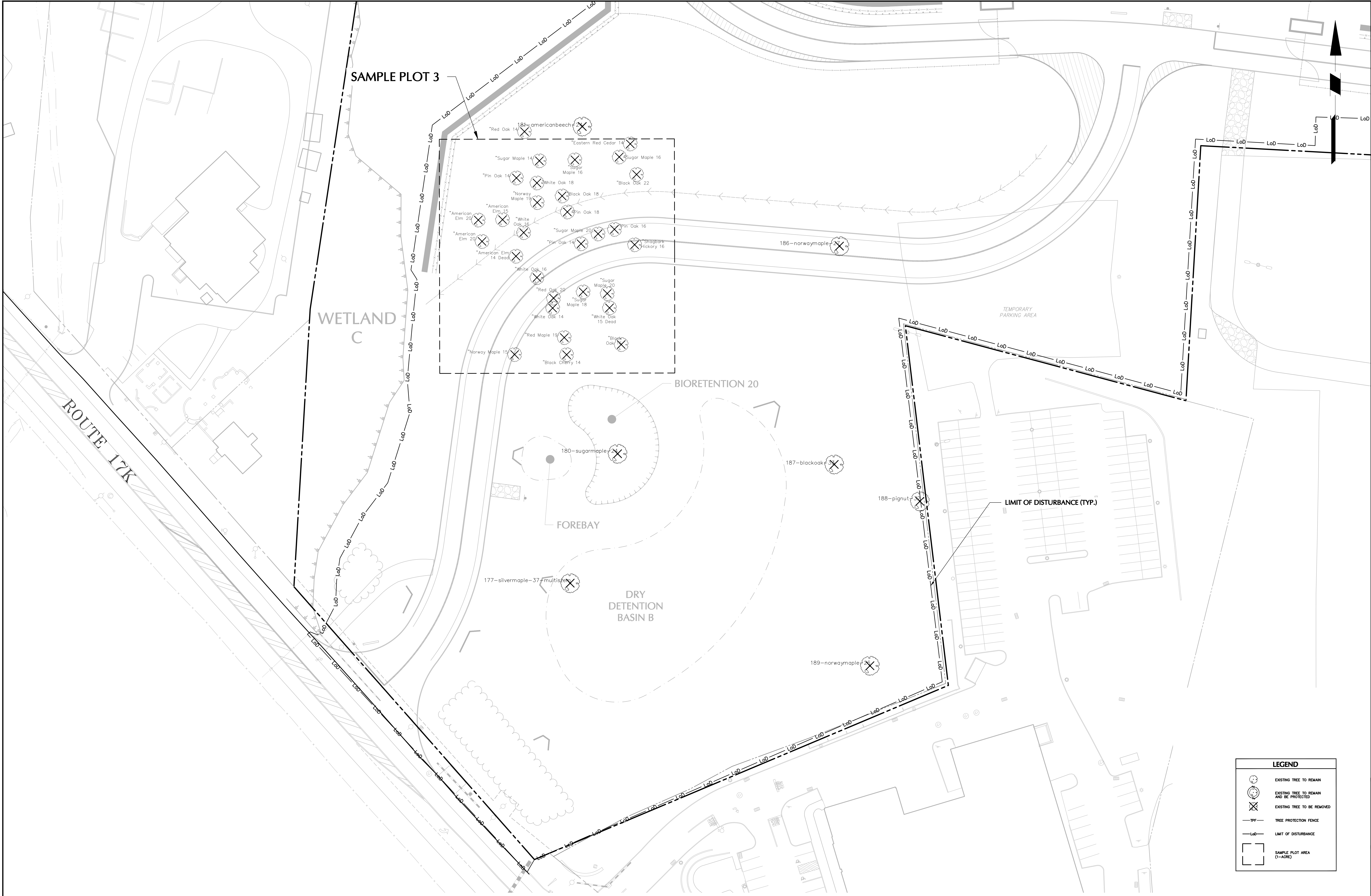
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Drawing No.

TP104

Sheet

5 of 6



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TOWN PROJECT # 2022-29	
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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

**TREE
PRESERVATION
PLAN - TILE 5**

Project No.	190063302	Drawing No.	TP105
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		Sheet	6 of 6