



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

Main Office  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: MATRIX / DIBRIZZI LOT LINE CHANGE**  
**PROJECT NO.: 15-20**  
**PROJECT LOCATION: SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12**  
**REVIEW DATE: 14 AUGUST 2015**  
**MEETING DATE: 20 AUGUST 2015**  
**PROJECT REPRESENTATIVE: LANGAN ENGINEERING**

1. Town of Newburgh plan approval box can have Town Engineer's name removed. Only Planning Board Chair will sign maps.
2. Project is located in the City of Newburgh's Washington Lake watershed, a Class A Stream. Storm Water Management for future projects must address this, typically requiring 110% of the water quality volume being treated prior to discharge to surface water.
3. Access to the 71.72 acre resulting in parcel appears to have environmental constraints regarding existing detention pond off of Corporate Boulevard and potential federal jurisdictional wetlands off of Route 17K. These must be taken into account by any future development.
4. Front yard setback is 60 feet in depth, along County and State Highways in accordance with Section 185-18C(4)(c). This section all has requirements of landscape buffer on 35 feet of all properties fronting on Route 17K.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

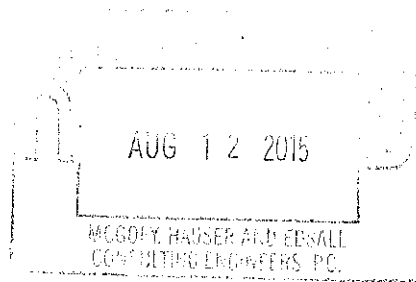
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Patrick J. Hines  
Principal

WHITEMAN  
OSTERMAN  
& HANNA LLP

Attorneys at Law  
www.woh.com

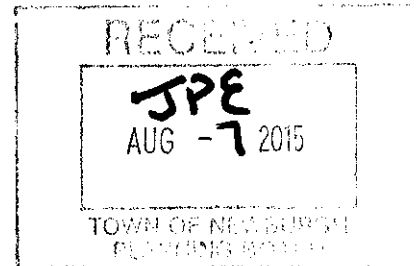
One Commerce Plaza  
Albany, New York 12260  
518.487.7600 phone  
518.487.7777 fax



David R. Everett  
Partner  
518.487.7743 phone  
d-everett@woh.com

15-20

August 7, 2015



2015-1920

Via Hand Delivery

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

**Re: Matrix Newburgh I, LLC: Application For Lot Line Change**

Dear Chairman Ewasutyn:

We represent Matrix Newburgh I, LLC ("Matrix"). We are pleased to submit fourteen copies of an application for a lot line change pursuant to the Town of Newburgh Town Code § 163-12.1. This lot line change involves the reconfiguration of four existing lots into three reconfigured lots located on Route 17k in the Town of Newburgh.

Specifically, this application involves the following lots: (1) Section 95, Block 1, Lots 69.25 & 4.12 (owned by Matrix); (2) Section 95, Block 1, Lot 49.12 (owned by Dibrizzi, et al); and (3) Section 95, Block 1, Lot 54.1 (owned by COS17, LLC).

This application includes the following documents:

- (1) Town of Newburgh Application Form for Lot Line Change (dated July 22, 2015);
- (2) Proposed Lot Line Change Plat prepared by Langan Engineering (dated July 17, 2015). This plat meets the requirements of the Town's application form and the requirements in the Town Code § 163-12.1;
- (3) Topography and Boundary Survey prepared by Langan Engineering (dated July 17, 2015);
- (4) Short Environmental Assessment Form (dated July 8, 2015);

- (5) All applicable documents required by the Town of Newburgh's Checklist for Lot Line Changes; and
- (6) Check in the amount of \$550.00 payable to the Town of Newburgh for the application and professional service fees required to review the application under Town Code Chapter 104.

The proposed deeds reflecting the lot line change will be submitted to the Planning Board attorney prior to the Planning Board's approval of the lot line change.

We believe that this application meets the definition of a "lot line change" provided in the Town Code § 163-2 because it adjusts the lot lines of four existing lots to produce three reconfigured lots, without creating any new lots. None of the reconfigured lots will create nonconforming lots, make existing lots more nonconforming, or make an unimproved nonconforming lot into a conforming lot. As a result, under the Town Code § 163-12.1 (A), this lot line change is not considered a subdivision.

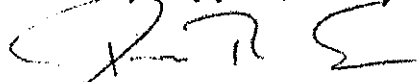
While the enclosed application includes a Short Environmental Assessment Form, we would note that Section 163-12.1(J) of the Town Code states that a lot line change is considered to be an exempt Type II action under SEQRA - 6 NYCRR Part 617.5 (c) - and therefore, no additional SEQRA review should be required for this application.

The reconfigured lots will make it easier to develop and market them, with expected benefits to the Town of increased tax revenues and jobs created.

We respectfully request that the Planning Board place this application on the next available agenda for consideration.

Thank you kindly for your consideration in this matter.

Very truly yours,



David R. Everett

Encl.

c: Ken Griffin (Matrix)  
Jerame Secaras, P.E. (Langan)

**Lot Line Change Narrative  
for  
Matrix Newburgh I LLC**

A lot line change is proposed for the following four existing lots:

Section 95, Block 1: Lots 4.12, 54.1, 69.25, and 49.12.

The proposed lot line change adjusts the lines of these four existing lots to produce three reconfigured lots: Proposed Lot A, Proposed Lot B, and Proposed Lot C, as show on the enclosed drawing, "Lot Line Change", No. CB-101, drawn by Langan Engineering, dated July 17, 2015. All existing parcels are located within the Interchange Business (IB) zoning district, and the reconfigured three lots will remain in the IB zoning district following the lot line change. No Zoning Board of Appeals relief is anticipated, and no improvements to any of the reconfigured lots would require water and sewer service at this time as part of this application.

Proposed Lot A is approximately 71.725 acres and will be comprised of the entirety of existing lots 69.25 and 54.1, the northern portion of lot 4.12, and a portion of lot 49.12. Proposed Lot B is approximately 9.014 acres and consists of the southern portion of existing lot 4.12. Proposed Lot C is approximately 6.109 acres and consists of all of existing lot 49.12 minus the area on the western side of the parcel. Proposed Lots A, B & C all abut and have frontage on New York State Route 17K.

This application meets the definition of a "Lot Line Change" in Town Code § 163-2 because (1) no new lots are created; and (2) none of the reconfigured lots will create nonconforming lots, make existing lots more nonconforming, or make an unimproved nonconforming lot into a conforming lot. Accordingly, under Town Code § 163-12.1 (A), this lot line change is not a subdivision, and under Town Code § 163-12.1 (N), a public hearing is not normally required.

The enclosed application includes an Environmental Assessment Form as required by the Town. However, we would note that Section 163-12.1(J) of the Town Code states that a lot line change is a Type II action under SEQRA 6 NYCRR Part 617.5 (c), and therefore no additional SEQRA review is required.

The reconfigured lots will make it easier to develop and market them, with expected benefits to the Town of increased tax revenues and jobs created. In particular, the creation of Proposed Lot A will improve access to the substantial area of land that is mostly cut off by Interstate Routes 84 and 87.

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED: \_\_\_\_\_ TOWN FILE NO: \_\_\_\_\_**  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**  
MATRIX/DIBRIZZI

**2. Owner of Lands to be reviewed:**

<b>Name</b>	<u>DIBRIZZI, ET AL</u>	<u>MATRIX NEWBURGH I, LLC</u>	<u>COB17, LLC</u>
<b>Address</b>	<u>1089 LITTLE BRITAN ROAD</u>	<u>FORSGATE DRIVE</u>	<u>1089 LITTLE BRITAN ROAD</u>
	<u>NEW WINDSOR, NEW YORK 12563</u>	<u>CRANBURY, NEW JERSEY 08512</u>	<u>NEW WINDSOR, NEW YORK 12563</u>
<b>Phone</b>		<u>(732)521-2900</u>	
	<u>SECTION 95, BLOCK 1, LOT 49.12</u>	<u>SECTION 95, BLOCK 1, LOT 69.25 &amp; 4.12</u>	<u>SECTION 95, BLOCK 1, LOT 54.1</u>

**3. Applicant Information (If different than owner):**

**Name** MATRIX NEWBURGH I, LLC  
**Address** FORSGATE DRIVE  
CRANBURY, NEW JERSEY 08512

**Representative** KENNETH A. GRIFFIN  
**Phone** (732)521-2900  
**Fax** (609)395-8289  
**Email** KGRIFFIN@MATRIXCOMPANIES.COM

**4. Subdivision/Site Plan prepared by:**

**Name** JOSEPH E. ROMANO  
**Address** 619 RIVER DRIVE  
RIVER DRIVE CENTER 1  
ELMWOOD PARK, NEW JERSEY 07407

**Phone/Fax** (201)794-6900

**5. Location of lands to be reviewed:**

ROUTE 17K, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

**6. Zone** IB DISTRICT  
**Acreage** 86.758 AC.

**Fire District** ORANGE LAKE FIRE DISTRICT  
**School District** NEWBURGH ENLARGED CITY  
SCHOOL DISTRICT

**7. Tax Map: Section** 95 **Block** 1 **Lot** 4.12, 54.1, 69.25 & 49.12

**8. Project Description and Purpose of Review:**

Number of existing lots 4      Number of proposed lots 3  
Lot line change  \_\_\_\_\_  
Site plan review \_\_\_\_\_  
Clearing and grading \_\_\_\_\_  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) SEE EASEMENT TABLE ON PLAN ENTITLED "LOT LINE CHANGE BETWEEN PROPERTIES OF DI BRIZZI AND MATRIX CORPORATION", PREPARED BY LANGAN ENGINEERING, DATED JULY 2, 2015.

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature [Handwritten Signature] Title MANAGER  
Date: 7/22/15

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

MATRIX/DIBRIZZI

PROJECT NAME

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.  Environmental Assessment Form As Required
2.  N/A Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location (LOT LINE CHANGE)
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.  Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission



30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.  
NONE
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.  
NONE
38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 7-17-15

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): JULY 17, 2015

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

DONALD M. EPSTEIN  
**APPLICANT'S NAME (printed)**

  
**APPLICANTS SIGNATURE**

7/22/15  
**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

7/22/15  
DATED

DONALD M. EPSTEIN  
APPLICANT'S NAME (printed)

  
APPLICANT'S SIGNATURE



# Short Environmental Assessment Form

## Part 1 - Project Information

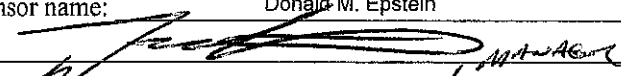
### Instructions for Completing

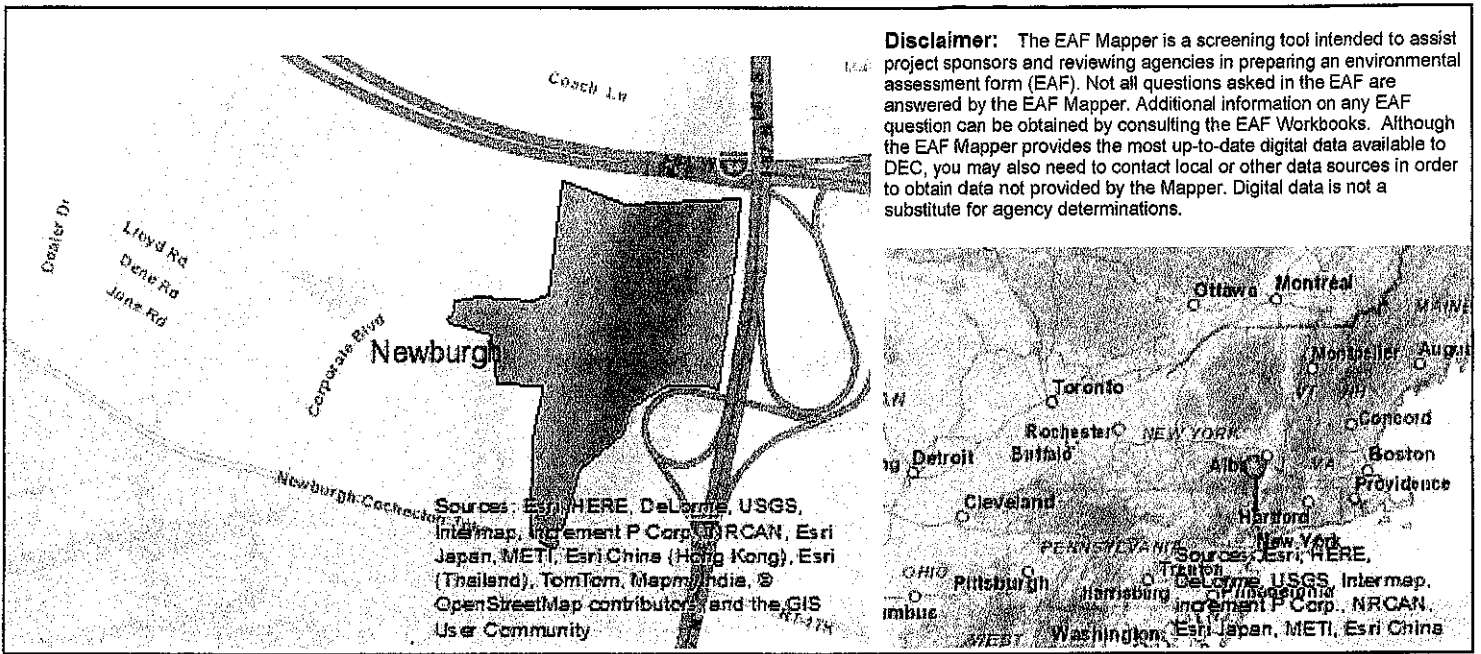
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center;">Matrix Newburgh - Lot Line Change</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">Section 95 Block 1 Lots 4.12, 49.12, 54.1 and 69.25 in the Town of Newburgh, Orange County, New York.</p>			
Brief Description of Proposed Action: The proposed action consists of consolidating four existing lots (Lots 4.12, 49.12, 54.1 and 69.25) into three proposed lots.			
Name of Applicant or Sponsor: Matrix Newburgh I LLC		Telephone: 732 521-2900 E-Mail: raquino@matrixcompanies.com	
Address: Forsgate Drive, CN 4000			
City/PO: Cranbury		State: New Jersey	Zip Code: 08512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ ±72 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±72 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Stewart International Airport</u> <input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Donald M. Epstein</u> Date: <u>7/9/15</u></p> <p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



July 17, 2015

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

**Re: Lot Owner's Consent - Matrix/Dibrizzi Lot Line Change Application  
Section 95 Block 1 Lot 54.1**

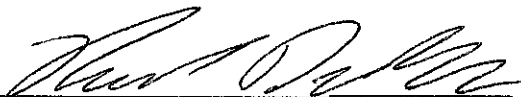
Dear Chairman Ewasutyn:

I am the managing member of COS17, LLC, the title owner of Lot 54.1 (Section 95, Block 1) located on Route 17K in the Town of Newburgh. This lot is one of four existing lots to be reconfigured as part of the lot line change application being filed with the Planning Board by Matrix Newburgh I, LLC.

I have reviewed the plans prepared by Langan Engineering, dated July 17, 2015 and I hereby consent to the filing of this application.

Very truly yours,

**COS17, LLC**

By:   
Name:

Title: MEMBER

July 17, 2015

John P. Ewasutyn, Chairman  
Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

**Re: Lot Owner's Consent - Matrix/Dibrizzi Lot Line Change Application  
Section 95, Block 1 Lot 49.12**

Dear Chairman Ewasutyn:

We are the title owners of Lot 49.12 (Section 95, Block 1) located on Route 17K in the Town of Newburgh. This lot is one of four existing lots to be reconfigured as part of the lot line change application being filed with the Planning Board by Matrix Newburgh I, LLC.

We have reviewed the lot line change plans prepared by Langan Engineering, dated July 17, 2015 and we hereby consent to the filing of this application.

Very truly yours,

**ANGELA DIBRIZZI**

Angela Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

**ANGELA DIBRIZZI**

Angela Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

**NICOLAS C. DIBRIZZI**

Nicolas C. Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

**NICOLAS C. DIBRIZZI**

Nicolas C. Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

**ELISA DIBRIZZI**

Elisa Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

**ELISA DIBRIZZI**

Elisa Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest

**SERENA RUSSO**

*Dibrizzi*

Serena Russo Dibrizzi

As Trustee under the Trust created pursuant to Article Third under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a forty percent (40%) interest

**SERENA RUSSO**

*Dibrizzi*

Serena Russo Dibrizzi

As Trustee under the Trust created pursuant to Article Fourth under the Last Will and Testament of Cosimo Dibrizzi, dated March 7, 1994, as to a sixty percent (60%) interest



**NOTES:**

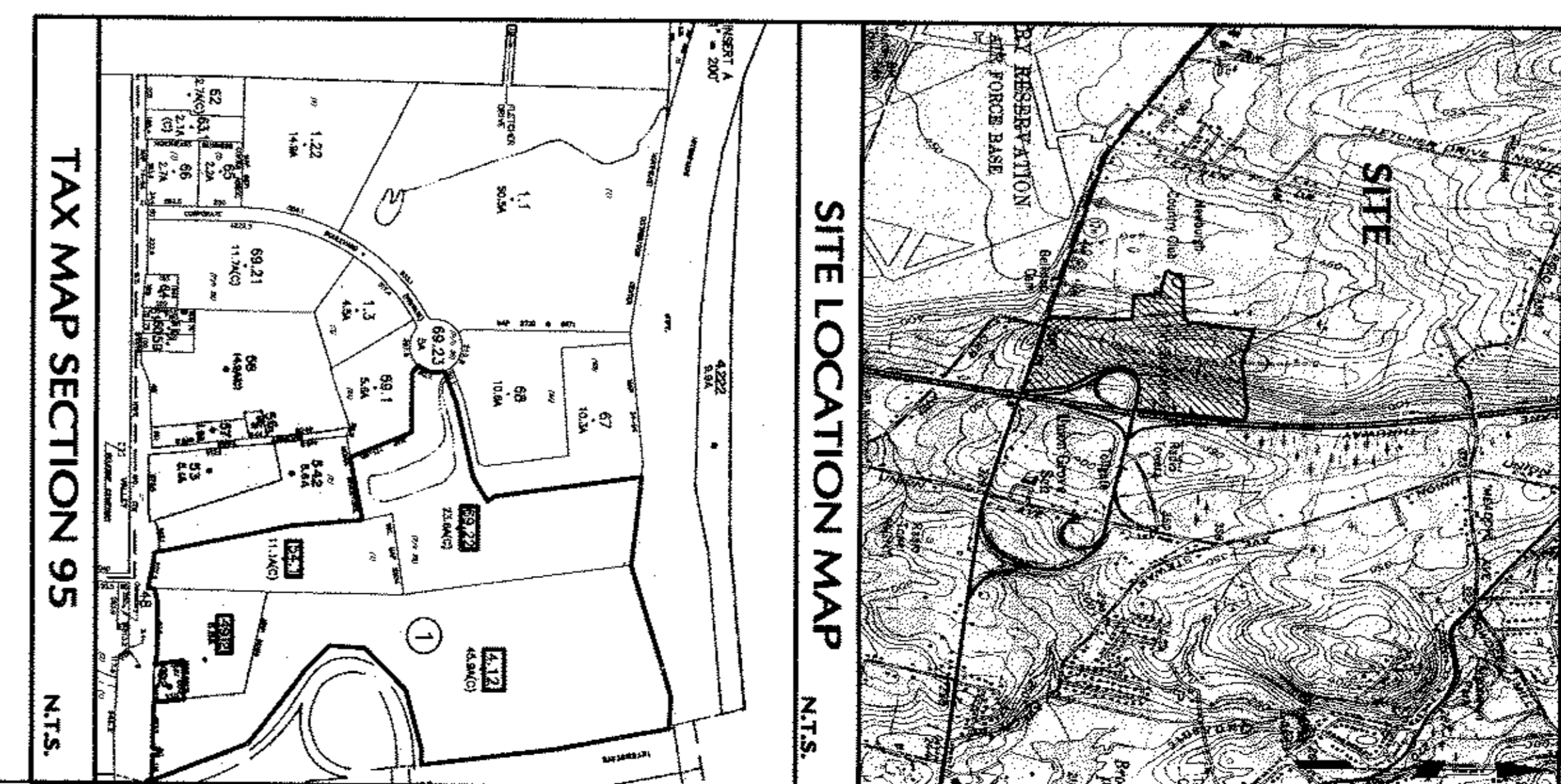
1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE.
2. A PLAN UTILIZED - TOPOGRAPHIC AND BOUNDARY SURVEY OF MATHEMATICAL, TOWN OR NEIGHBORHOOD RECORDS, REFERENCE TO THE PLAN NUMBER AND SHEET NUMBER OF THE PLAN AND LANDSCAPE ARCHITECTURE OF THE PLAN NUMBER AND SHEET NUMBER OF THE PLAN.
3. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS NOTED ON THE SURVEY: (A) THE SURVEYED PROPERTY IS SUBJECT TO THE MATHEMATICAL RECORDS OF THE TOWN OF NEWBURGH, NEW YORK, REFERENCE TO THE PLAN NUMBER AND SHEET NUMBER OF THE PLAN AND LANDSCAPE ARCHITECTURE OF THE PLAN NUMBER AND SHEET NUMBER OF THE PLAN.
4. THE BOUNDARY OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM AND IS ESTABLISHED BY GPS MEASUREMENTS.
5. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 AS ESTABLISHED BY GPS MEASUREMENTS.
6. STREET QUARTERS AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
7. EXISTING UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY BY THE SURVEYOR. ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY BY THE SURVEYOR. NO UTILITIES WERE FOUND TO BE LOCATED BY THE SURVEYOR. ALL UTILITIES SHOWN ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM AND ARE ESTABLISHED BY GPS MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO UTILITIES TO BE LOCATED BY THE SURVEYOR. ALL UTILITIES SHOWN ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM AND ARE ESTABLISHED BY GPS MEASUREMENTS.
8. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP Labeled "FIRM" OF AMHERST, MASSACHUSETTS, THE SURVEYED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) OF 100 YEAR FLOOD ZONE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO UTILITIES TO BE LOCATED BY THE SURVEYOR. ALL UTILITIES SHOWN ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM AND ARE ESTABLISHED BY GPS MEASUREMENTS.
9. ELEVATIONS AND/OR HORIZONTAL MATERIALS LOCATION, IF ANY, ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE OBTAINED.
10. STORM AND SEWER INSPECTION WAS CONDUCTED AT FIELD LOCATED MANHOLE/CEILING BENS AND BENS WERE ASSIGNED TO BE SHOWN BETWEEN LOCATED MANHOLES/CEILING BENS.
11. THIS IS A SURVEY THAT THERE ARE NO MATERIALS WORKSHEETS ON THE PROPERTY.
12. THIS PLAN HAS NOT BEEN CHECKED BY THE PROFESSIONAL LAND SURVEYOR.
13. SMALL PRINTING ALTERNATE TO APPROVAL TO A SURVEY HAS BEEN A LICENSED LAND SURVEYOR.
14. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO UTILITIES TO BE LOCATED BY THE SURVEYOR. ALL UTILITIES SHOWN ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM AND ARE ESTABLISHED BY GPS MEASUREMENTS.

**LEGEND**

**SYMBOLS NOT SHOWN TO SCALE**

Symbol	Description
Symbol	HYDRANT
Symbol	STREET LIGHT
Symbol	SIGNAL POLE
Symbol	MANHOLE
Symbol	CAST IRON MANHOLE
Symbol	CAST IRON VALVE
Symbol	UNKNOWN VALVE
Symbol	METAL COVER
Symbol	CATCH BASIN
Symbol	DOOR
Symbol	DOUBLE DOOR
Symbol	GARAGE DOOR
Symbol	PARKING METEOR
Symbol	CLEAN OUT
Symbol	TREE
Symbol	BENCH MARK
Symbol	SPIN
Symbol	ANCHOR POLE
Symbol	BOLLARD
Symbol	STORM DRAIN
Symbol	STORM SEWER
Symbol	CABLE TV TONE OUT
Symbol	GAS TONE OUT
Symbol	WATER TONE OUT
Symbol	STEAM TONE OUT
Symbol	TELEPHONE TONE OUT
Symbol	UNKNOWN UTILITY TONE OUT
Symbol	TOPOGRAPHIC SURVEY
Symbol	GUIDE RAIL (TYPE AS NOTED)
Symbol	TREE LINE
Symbol	PROPERTY/RIGHT-OF-WAY LINE
Symbol	REFERENCED UTILITY LINED FROM EXISTING MAPPING

NOTE: FOR LOT LINE CHANGE CONFIGURATION SEE SHEET CB-101



Date	7-17-15
Description	TOPOGRAPHIC AND BOUNDARY SURVEY
No.	VT-101

**LANGAN**  
 PROFESSIONAL LAND SURVEYOR & E.C. No. 6501-C  
 100 WEST STREET, SUITE 200, NEWBURGH, NY 10993  
 TEL: 845.335.1111 FAX: 845.335.1112  
 WWW.LANGAN.COM  
 N.Y. Certificate of Authorization No. 04527000000

Project: **MATRIX BOUNDARY SURVEY**  
 Client: **NEWBURGH I, L.L.C.**  
 Location: **TOWN OF NEWBURGH, NEW YORK**

Drawing No. **VT-101**  
 Date: **JULY 17, 2015**  
 Scale: **1"=100'**  
 Drawn By: **RM**  
 Checked By: **JK**

Project No. **9190601**  
 Drawing No. **VT-101**  
 Section **95**  
 Lot **67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100**

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