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

PROJECT: MATRIX NEWBURGH, LLC
PROJECT NO.: 2015-26
PROJECT LOCATION: SECTION 95 BLOCK 1 LOT (4.12,54.1, 69.25,49.12)
REVIEW DATE: 9 SEPTEMBER 2016
MEETING DATE: 15 SEPTEMBER 2016
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. Revised submissions should be made to NYSDOT and Orange County Planning for the site plan modification and change of use from warehousing to manufacturing. The Applicant's representative has stated that they do not believe that County referral is required for the amended site plan/change of use. Michael Donnelly's comments regarding this should be received.
2. The Applicant is requesting the Planning Board waive the Public Hearing on the application. The Planning Board should discuss whether it wishes to consider waiving the Public Hearing.
3. It is noted in the narrative that "no process water is used. Soap and water are used for cleanup and all waste water is contained within the building and hauled away by licensed contractors for proper disposal on a regular basis." It is recommended that this be discussed with the Planning Board and Code Compliance Office as to where this activity occurs on the site and where waste water is collected for offsite shipment.
4. All previously proposed land bank car parking spaces are identified to be constructed at this time. It appears that the land bank trailer parking spaces in the vicinity of the proposed Amscam use will continue to be land banked on the western boundary.
5. A revised landscaping plan should be submitted addressing landscaping within the vehicle parking islands.
6. Handicapped accessibility to the proposed Amscam portion of the building is via ramps. Ramps should comply with ADA requirements. Documentation of this must be submitted to code enforcement.

7. The Applicant's representatives are asked to discuss the need for dumpster enclosures/waste management from the manufacturing facility.
8. Code enforcement should discuss with the Planning Board the change in Occupancy Class from S1 Storage Moderate Hazard to F2 Industrial Moderate Hazard under the Building Code.
9. The grading along the easterly modified car parking area has been changed. The guiderail is depicted 8 feet from the face of the curb. The Applicant's representatives are requested to evaluate whether the guiderail should be located closer to the face of the curb prior to the grade drop.
10. The Applicant's representatives are requested to evaluate the need for guiderail along the northern car parking areas, which were previously identified as overflow parking if required. Significant drop off exists at the northerly curb line. Similar comment for the two 4 car parking lots which are proposed to be developed along the perimeter roadway.
11. The plans identify a reduction in the number of employees. Previously Warehouse A had 121 employees and Warehouse B had 150 employees. While the current plan identifies Warehouse A remaining at 121, while Warehouse B/Amscam will have 115 employees. The Applicant's representatives are requested to identify why total number of parking number of parking spaces has increased while total employee count is reduced on the site.
12. Applicant's representatives are requested to address any proposed changes to signage on the site.
13. It is requested that the Applicant's representatives provide a calculation of the reduction in impervious surfaces on the site for use by the Planning Board in determining potential impacts.
14. It is requested that the Applicant's representatives discuss any air discharge permits required, if any, for the manufacturing use on the site.
15. The Applicant's representatives are requested to address the increase use of water from this site. It is identified that any process water is trucked by contract haulers thereby reducing sewage effluent from the site. Process water use may increase total water demand from the project.

Respectfully submitted,

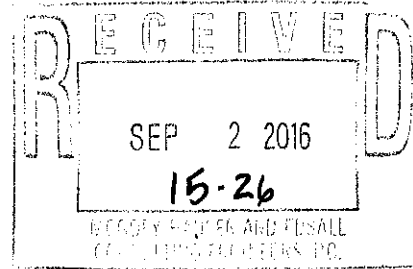
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September 1, 2016

Via Federal Express

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

**Re: Amended Site Plan Submission For Amscan, Inc.
Matrix Business Park at Newburgh
Newburgh Planning Board Project No. 2015-26**

Dear Chairman Ewasutyn:

We represent Matrix Newburgh I, LLC ("Matrix"). Pursuant to Section 185-58 (C) of the Town of Newburgh Code, Matrix is seeking an amended site plan approval for the Matrix Business Park at Newburgh. The amended plans will allow the remaining vacant space in the Business Park to be occupied by Amscan, Inc. The amended plans also seek to accommodate Amscan's operational needs by making minor changes to truck loading docks and employee parking areas shown on the previously approved site plan.

We are pleased to submit thirteen copies of the following materials for the Planning Board's consideration:

- Overall Site Plan (Drawing No. CS-101) dated August 31, 2016 prepared by Langan Engineering;
- Site Plan (Drawing CS-401) dated August 31, 2016 prepared by Langan Engineering;
- Grading and Drainage Plan (Drawing CG-401) dated August 31, 2016 prepared by Langan Engineering;
- Project Narrative, Amended Site Plan Approval, The Matrix Business Park at Newburgh; and
- A Redline of the Site Plan (Drawing CS-401) showing minor changes being proposed to the previously approved site plan. The changes relate to the truck loading docks and employee parking areas on the site.

We have also sent a complete copy of the above materials to Messrs. Donnelly, Hines and Wersted.

SEQRA

As discussed in the enclosed narrative, the proposed minor changes to the approved site plan will not create any new environmental impacts. In fact, the minor changes will actually reduce environmental impacts by reducing the overall impervious surfaces on the site. As a result, we believe that the proposed amended site plans are consistent with the impacts already evaluated and considered by the Planning Board in its original SEQRA Negative Declaration for the project and no further SEQRA review should be warranted.

GML 239-m Referral

As you know, the Orange County Planning Department reviewed the original site plan application and SEQRA materials twice following referral by the Newburgh Planning Board under the NYS General Municipal Law 239-m. The County reviewed the application materials submitted on September 11, 2015 and revised materials submitted on November 10, 2015. The County's reply letter recommended this project as a matter of local determination in accordance with that statute. We believe that this amended site plan application is not required to be referred to the Orange County Planning Department for review because it involves an insubstantial amendment to a site plan that has already been reviewed twice by the County and determined to be a local action.

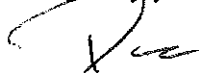
Public Hearing

A public hearing on the original application was convened on December 17, 2015, continued on January 21, 2016 and closed on February 18, 2016. Under Section 185-57(K) of the Town Code, the Planning Board has the discretion to hold a public hearing on an amended site plan application. Given the minor nature of the proposed amendments and the fact that the original project was already subject to three public hearings, a new hearing may not be warranted.

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

We look forward to continuing to work with the Planning Board on this exciting new project for the Town of Newburgh.

Very truly yours,



David R. Everett

Encs.

- c: Ken Griffin (Matrix)
Michael Donnelly, Esq.- Dickover, Donnelly & Donovan, LLP
Patrick Hines - McGoey, Hauser and Edsall Consulting Engineers P.C.
Kenneth Wersted - Creighton Manning Engineering, LLP
Gerald Canfield, Town of Newburgh Code Compliance Supervisor (*cover letter only*)

Project Narrative
Amended Site Plan Approval
The Matrix Business Park at Newburgh

Matrix Newburgh I, LLC (“Matrix”) is seeking amended site plan approval to accommodate Amscan Inc. (“Amscan”), a prospective tenant at “The Matrix Business Park at Newburgh” (“the Project”). The Project received site plan and Architectural Review Board (ARB) approval from the Town of Newburgh Planning Board on February 18, 2016 for construction of a 565,320 square-foot multi-tenant warehouse building and associated site improvements. Under the original approval, approximately 317,520 square feet of the building would be occupied by Amerisource Bergen and the remaining space, approximately 247,800 square feet, would be left vacant for a future tenant. Amscan now desires to occupy the remaining vacant space in the building.

The Project also received amended site plan approval from the Planning Board on April 25, 2016 for a re-configured and relocated emergency access driveway. As required by Condition No. 8 of the amended approval, Matrix is required to seek Planning Board review for any use or tenancy for the vacant portion of the building falling outside of “S-1” (moderate hazard storage) use/occupancy category as defined by the NYS Building Code. Amscan’s proposed operations at the site will fall into the S-1 Storage Moderate Hazard and F-2 Industrial Moderate Hazard categories under the NYS Building Code.

As a result, Matrix is seeking Planning Board review of the use and operational characteristics for Amscan related to its proposed occupancy within the building. Matrix is also seeking approval of a minor site plan revision to meet Amscan’s and Amerisource Bergen’s parking requirements.

Amscan is the largest designer, manufacturer, and distributor of decorated party goods and party accessories in the world. The company is also a leading supplier of gifts, home décor, and tabletop products as well as the primary source for gift wrap, gift bags, stationery, and licensed products.

Amscan’s proposed use of the site is permitted under the Town’s Zoning Code in the IB zoning district with a site plan approval from the Planning Board for the following uses: (1) manufacturing, fabricating or processing products or materials; and (2) warehouse and storage facility.

Amscan’s proposed use will consist of a combination of light manufacturing/assembly, storage and office space. Amscan’s space will be utilized primarily for the production, packaging, storage and shipping of party paper products. This includes automated printing on these products. All inks are water-based and there are no hazardous materials being used on the site. No process water is used. Soap and water are used for clean-up and all wastewater is contained within the building and hauled away by a licensed contractor for proper disposal on a regular basis. General offices, break areas and restrooms will also be provided in support of the operations of this facility. Slightly more than half of

Project Narrative
Amended Site Plan Approval
The Matrix Business Park at Newburgh

Amscan's space will be used for storage and the remaining space will be used for manufacturing and production of its products and offices.

Amscan has requested additional employee parking, fewer truck dock doors and less trailer storage spaces than shown on the originally-approved site plan. The proposed increase in employee spaces accommodates peak demands during shift overlap periods. Matrix has accommodated this request by converting previously-approved trailer and truck dock spaces to employee parking spaces, with a net reduction in total impervious area.

Finally, Matrix is also seeking approval for a reduction of thirty (30) employee parking spaces for Amerisource Bergen. This will reduce the total employee spaces from 224 to 194. The amount of visitor parking spaces approved on the original plan will remain unchanged. The reduced parking still exceeds the total amount of off-street parking required by the Town's Zoning Code and will accommodate Amerisource's needs while resulting in an additional reduction of total impervious surface for the site.

SEQRA Analysis of Proposed Site Plan Amendment

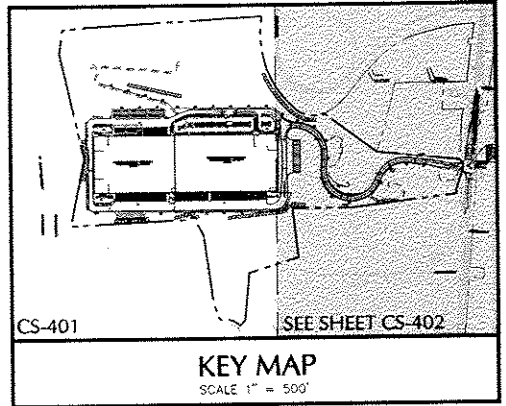
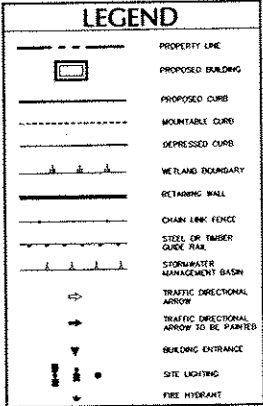
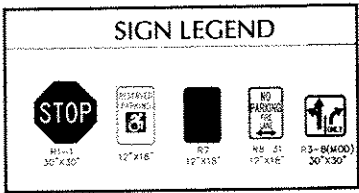
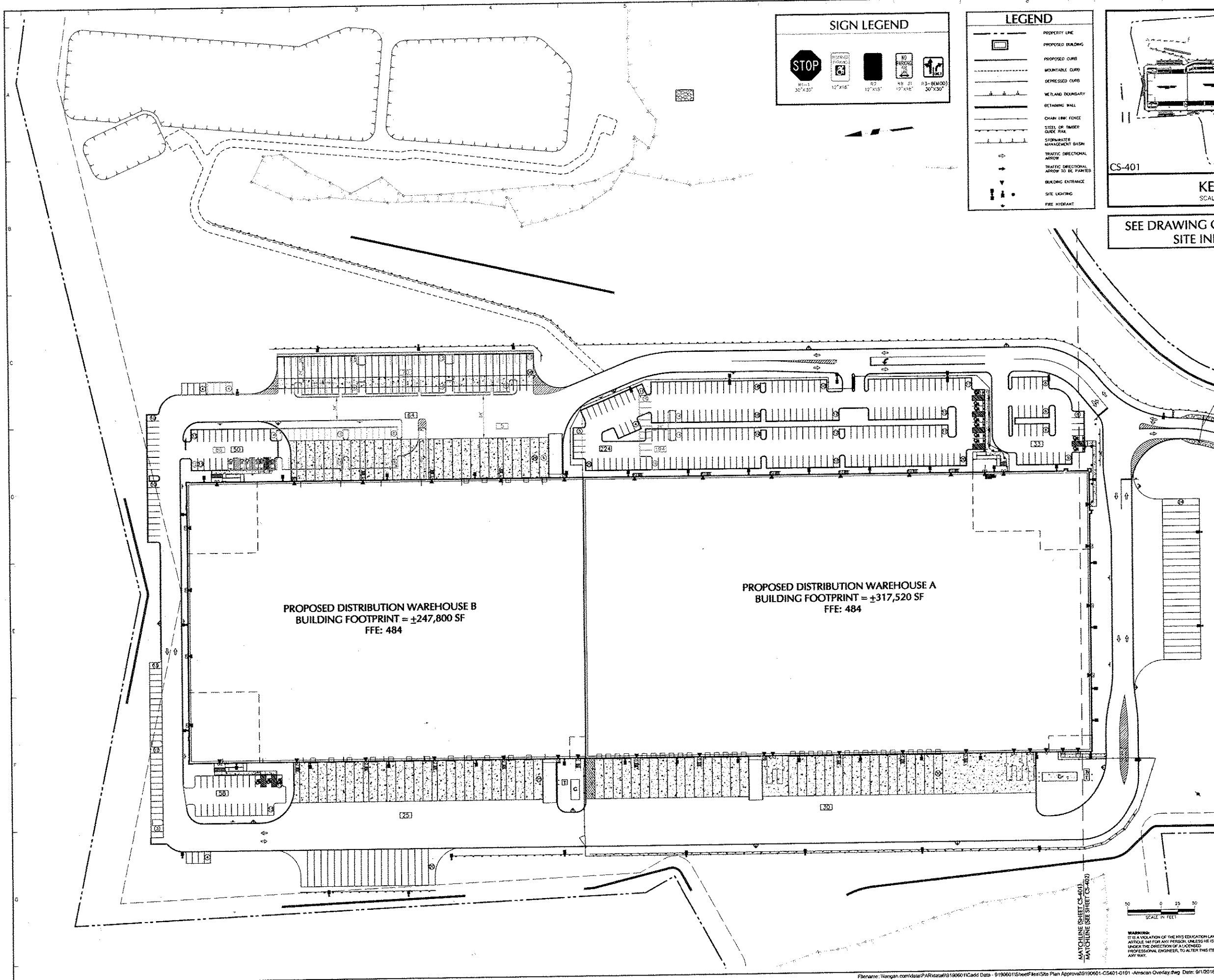
The Planning Board is the lead agency under SEQRA for the original project. The Board classified the original project as a Type 1 action under SEQRA. The Planning Board issued a Negative Declaration under SEQRA for the original project and its site plan on November 19, 2015 and reaffirmed it in a written Negative Declaration on December 17, 2015. The Negative Declaration concluded that the original site plan would not create any significant adverse environmental impacts.

Presented below is summary of the potential SEQRA impacts resulting from the proposed minor site plan amendments. Overall, the minor amendments will not create any new environmental impacts. In fact, the minor amendments will actually reduce environmental impacts over the original approved plan by reducing the total amount of impervious surfaces on the site. For example, the minor amendments entail a net decrease of truck loading spaces and a net increase of car parking spaces. However, overall this results in a net decrease in total impervious area on the site. No change in the building area or its size is proposed. No change to the grading and drainage design is proposed aside from local minor adjustments in parking area to accommodate the revised parking spaces. No changes are proposed to the approved height and signage variances granted by the ZBA for the project.

Project Narrative
Amended Site Plan Approval
The Matrix Business Park at Newburgh

SEQR Item	Proposed Impact
Impact on Land	No change to overall earthwork; i.e. slopes, grading, or limit of disturbance
Air Quality	No change – consistent with original approval
Water Quality	No change. Reduced impervious area results in less runoff and increased storm water quality. SESC, SWPPP, and Storm water management measures are unchanged and are consistent with the original approval.
Impervious Area	Reduction in total impervious area and associated runoff
Traffic	Net decrease in daily and peak hour truck trips (approximately 8 trucks/day), employee traffic distributed over three shifts with a moderate increase in weekday peak hour traffic that will be readily accommodated by the driveway traffic signal which will operate at Overall Level of Service A during both peak hours.
Noise, odor, and light	No change – consistent with original approval
Solid Waste Production	No change – consistent with original approval
Erosion/Flooding/Drainage	No change. Reduced impervious area results in reduced quantity and increased quality of storm water runoff. Proposed SESC, SWPPP, and Storm water management measures are unchanged and are consistent with the original approval.
Fish and Wildlife, Flora/Fauna	No change to limit of disturbance area or impact
Wetlands	No change to limit of disturbance area
Habitat/Listed Species	No change to limit of disturbance area
Historical/Archeological	No change – consistent with original approval
Critical Environmental Areas	No change – consistent with original approval
Energy/Utility Use	No change – consistent with original approval
Water and Sewer	Original water and sewer demand was projected based on the number of anticipated employees. The overall number of employees has been reduced vs. initial estimates and therefore a reduced water and sewer demand is projected as compared to the original approval

Based on the foregoing, the minor site plan amendments will not create the potential for any specific, significant or adverse environmental impacts not already addressed by the Planning Board and will actually reduce such impacts. The information provided in the original Environmental Assessment Form remains valid. Therefore, the proposed amended site plans are consistent with and already covered by the original SEQRA Negative Declaration adopted by the Planning Board and no further SEQRA review should be warranted.



SEE DRAWING CS-101 FOR OVERALL SITE INFORMATION

PROPOSED DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = ±247,800 SF
FFE: 484

PROPOSED DISTRIBUTION WAREHOUSE A
BUILDING FOOTPRINT = ±317,520 SF
FFE: 484

Date	Description	No.
8/31/2016	REVISED PER TENANT CHANGES	5
4/11/2016	REVISED ACCESS ROADS	4
3/18/2016	REVISED PER MEP AND ARCH COORDINATION AND TOWN COMMENTS	3
1/25/2016	REVISED PER MEP COMMENTS, HYDRO DESIGN, AND EMERGENCY ACCESS PATH	2
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

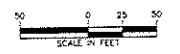
SIGNATURE: CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303



Project: **MATRIX BUSINESS PARK AT NEWBURGH**
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

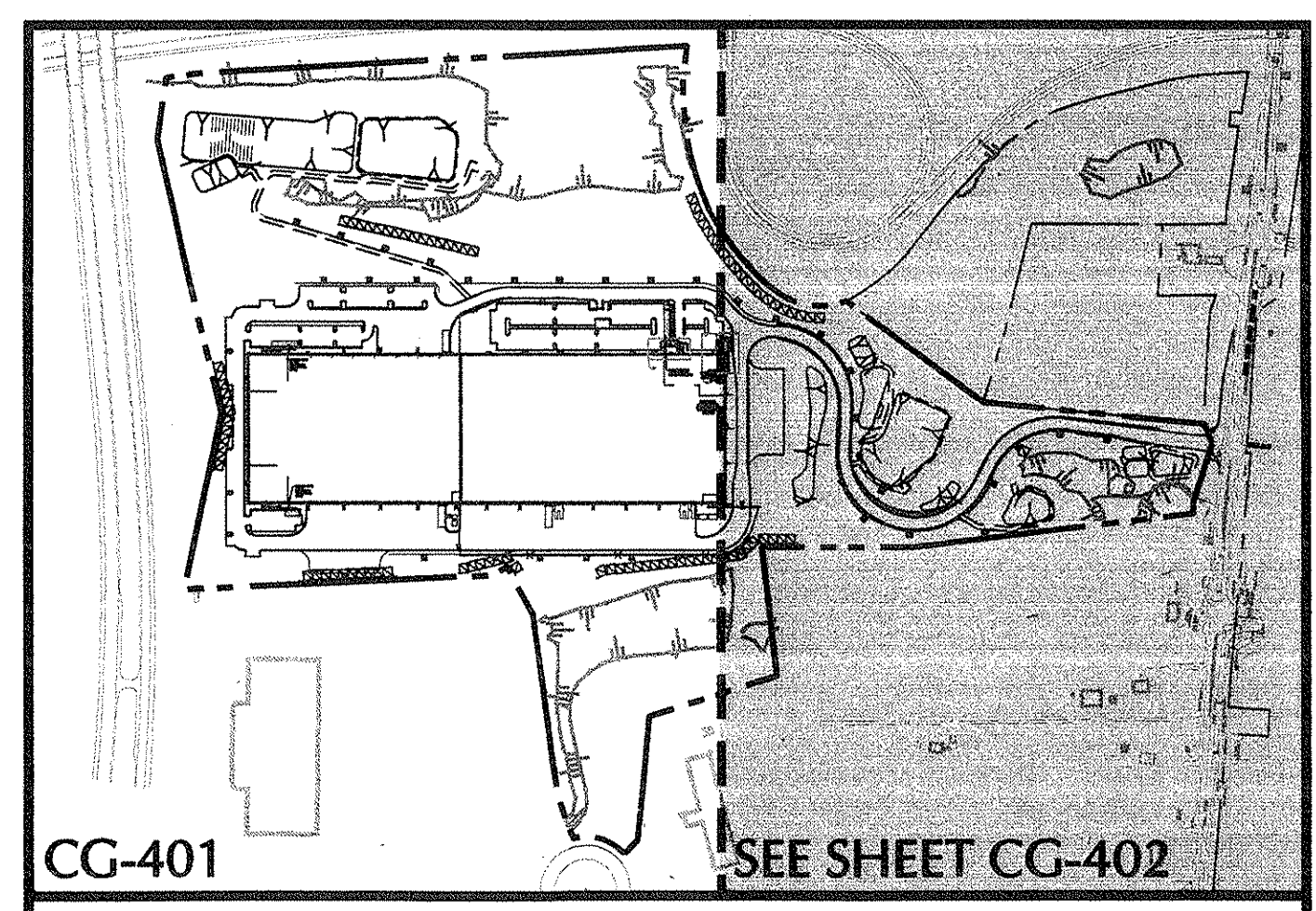
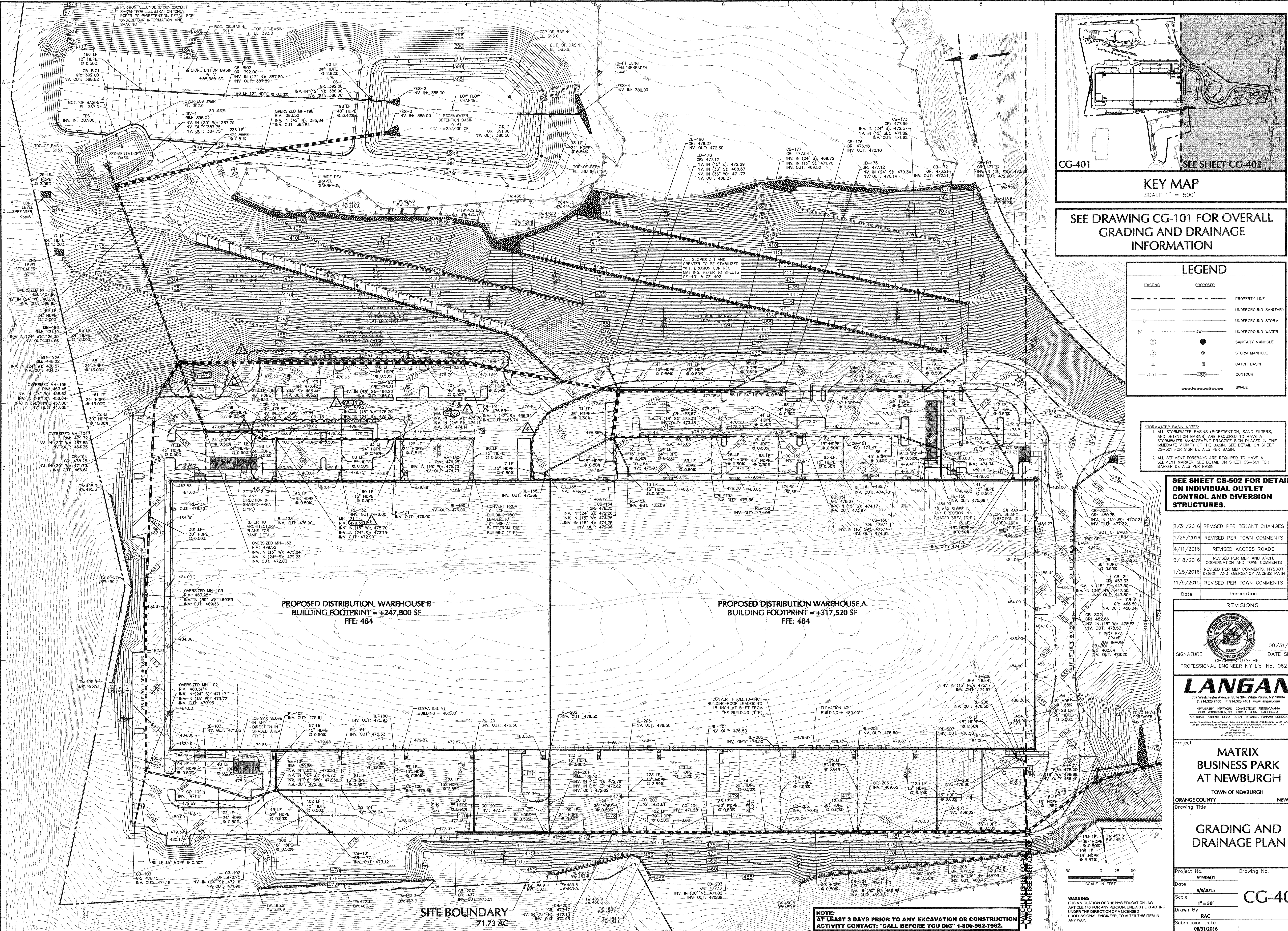
SITE PLAN

Project No. 9190601	Drawing No. CS-401
Date 5/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 06/01/2016	



MATCHLINE (SHEET CS-401)
MATCHLINE (SEE SHEET CS-402)

WARNING: IT IS A VIOLATION OF THE NY'S EDUCATION LAW, ARTICLE 146 FOR ANY PERSON UNLICENSED OR ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



KEY MAP
SCALE 1" = 500'

SEE DRAWING CG-101 FOR OVERALL
GRADING AND DRAINAGE
INFORMATION

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	UNDERGROUND SANITARY
---	---	UNDERGROUND WATER
---	---	UNDERGROUND STORM
○	○	SANITARY MANHOLE
○	○	STORM MANHOLE
□	□	CATCH BASIN
---	---	CONTOUR
---	---	SWALE

STORMWATER BASIN NOTES:

1. ALL STORMWATER BASINS (BIORETENTION, SAND FILTERS, AND DETENTION BASINS) ARE REQUIRED TO HAVE A STORMWATER MANAGEMENT PRACTICE SIGN PLACED IN THE IMMEDIATE VICINITY OF THE BASIN. SEE DETAIL ON SHEET CS-501 FOR SIGN DETAILS PER BASIN.
2. ALL SEDIMENT FOREBAYS ARE REQUIRED TO HAVE A SEDIMENT MARKER. SEE DETAIL ON SHEET CS-501 FOR MARKER DETAILS PER BASIN.

SEE SHEET CS-502 FOR DETAILS ON INDIVIDUAL OUTLET CONTROL AND DIVERSION STRUCTURES.

Date	Description	No.
8/31/2016	REVISED PER TENANT CHANGES	6
4/26/2016	REVISED PER TOWN COMMENTS	5
4/11/2016	REVISED ACCESS ROADS	4
3/18/2016	REVISED PER MEP AND ARCH. COORDINATION AND TOWN COMMENTS	3
1/25/2016	REVISED PER MEP COMMENTS, NYS DOT DESIGN, AND EMERGENCY ACCESS PATH	2
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE: [Signature] DATE SIGNED: 08/31/2016
 PROFESSIONAL ENGINEER NY Lic. No. 0623303

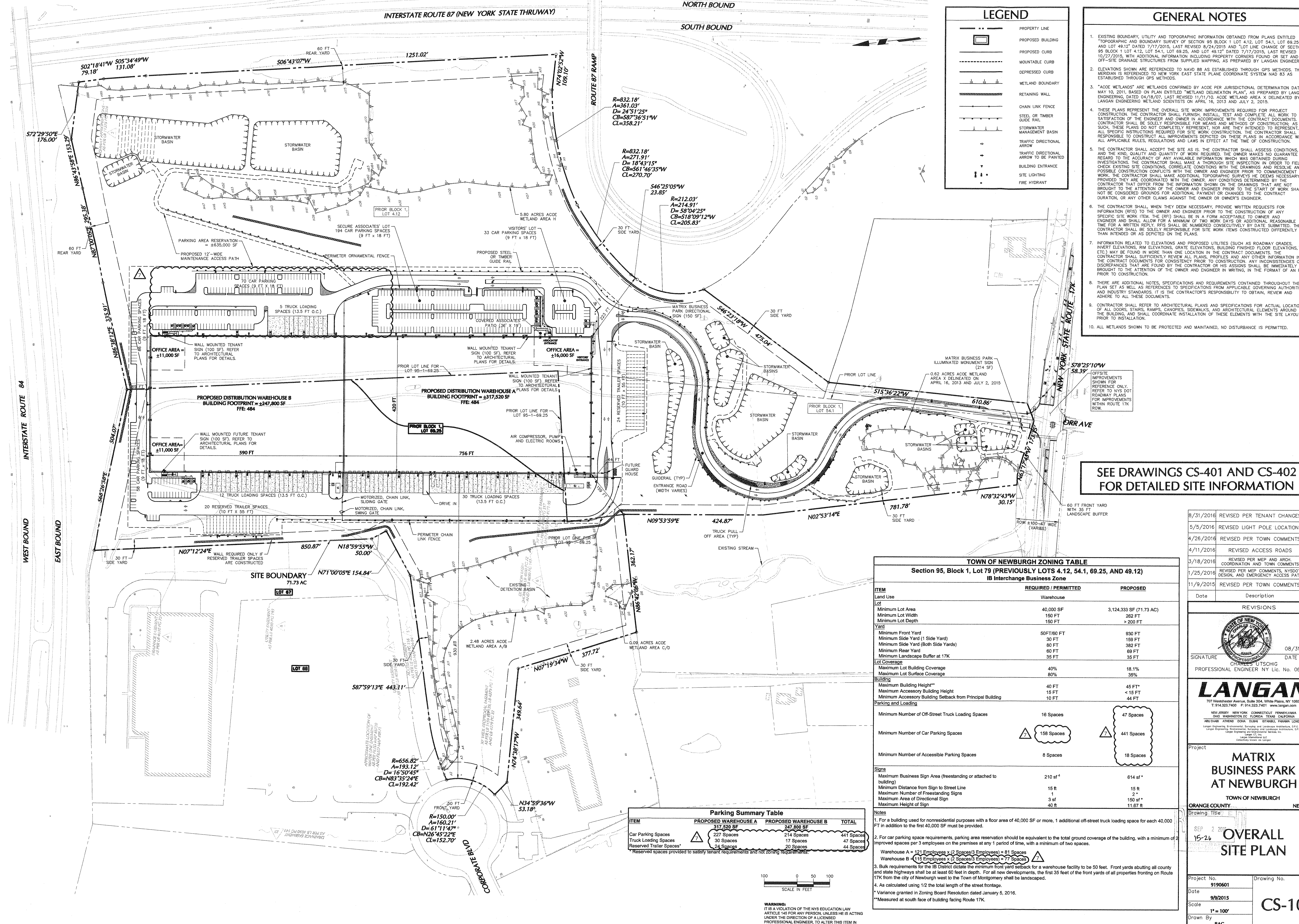


MATRIX BUSINESS PARK AT NEWBURGH
 TOWN OF NEWBURGH NEW YORK
 ORANGE COUNTY

GRADING AND DRAINAGE PLAN

Project No. 9190601 Drawing No. CG-401
 Date 9/2015
 Scale 1" = 50'
 Drawn By RAC
 Submission Date 08/31/2016

NOTE:
 AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT "CALL BEFORE YOU DIG" 1-800-962-7962.



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CURB
[Symbol]	MOUNTABLE CURB
[Symbol]	DEPRESSED CURB
[Symbol]	WETLAND BOUNDARY
[Symbol]	RETAINING WALL
[Symbol]	CHAIN LINK FENCE
[Symbol]	STEEL OR TAMBER GUIDE RAIL
[Symbol]	STORMWATER MANAGEMENT BASIN
[Symbol]	TRAFFIC DIRECTIONAL ARROW
[Symbol]	TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
[Symbol]	BUILDING ENTRANCE
[Symbol]	SITE LIGHTING
[Symbol]	FIRE HYDRANT

- GENERAL NOTES**
- EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" DATED 7/17/2015, LAST REVISED 8/24/2015 AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25, AND LOT 49.12" DATED 7/17/2015, LAST REVISED 10/27/2015, WITH ADDITIONAL INFORMATION INCLUDING PROPERTY CORNERS FOUND OR SET AND OFF-SITE DRAINAGE STRUCTURES FROM SUPPLIED MAPS, AS PREPARED BY LANGAN ENGINEERING.
 - ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS. THE MERIDIAN IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
 - "AOC WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN," AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/17/10. ACOE WETLAND AREA X DELINEATED BY LANGAN ENGINEERING WETLAND SCIENTISTS ON APRIL 16, 2013 AND JULY 2, 2015.
 - THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
 - THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
 - INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
 - THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
 - ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CS-401 AND CS-402 FOR DETAILED SITE INFORMATION

TOWN OF NEWBURGH ZONING TABLE
Section 95, Block 1, Lot 79 (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
IB Interchange Business Zone

ITEM	REQUIRED / PERMITTED	PROPOSED
Land Use	Warehouse	
Lot		
Minimum Lot Area	40,000 SF	3,124,333 SF (71.73 AC)
Minimum Lot Width	150 FT	262 FT
Minimum Lot Depth	150 FT	> 200 FT
Yard		
Minimum Front Yard	50 FT/60 FT	930 FT
Minimum Side Yard (1 Side Yard)	30 FT	159 FT
Minimum Side Yard (Both Side Yards)	60 FT	382 FT
Minimum Rear Yard	60 FT	69 FT
Minimum Landscape Buffer at 17K	35 FT	35 FT
Lot Coverage		
Maximum Lot Building Coverage	40%	18.1%
Maximum Lot Surface Coverage	80%	35%
Building		
Maximum Building Height**	40 FT	45 FT*
Maximum Accessory Building Height	15 FT	< 15 FT
Minimum Accessory Building Setback from Principal Building	10 FT	44 FT
Parking and Loading		
Minimum Number of Off-Street Truck Loading Spaces	16 Spaces	47 Spaces
Minimum Number of Car Parking Spaces	158 Spaces	441 Spaces
Minimum Number of Accessible Parking Spaces	8 Spaces	18 Spaces
Signs		
Maximum Business Sign Area (freestanding or attached to building)	210 sq ft	614 sq ft
Minimum Distance from Sign to Street Line	15 ft	15 ft
Maximum Number of Freestanding Signs	1	2*
Maximum Area of Directional Sign	3 sq ft	150 sq ft
Maximum Height of Sign	40 ft	11.87 ft

- Notes:**
- For a building used for nonresidential purposes with a floor area of 40,000 SF or more, 1 additional off-street truck loading space for each 40,000 SF in addition to the first 40,000 SF must be provided.
 - For car parking space requirements, parking area reservation should be equivalent to the total ground coverage of the building, with a minimum of 2 improved spaces per 3 employees on the premises at any 1 period of time, with a minimum of two spaces.
Warehouse A = 121 Employees x (2 Spaces/3 Employees) = 81 Spaces
Warehouse B = 115 Employees x (2 Spaces/3 Employees) = 77 Spaces
 - Bulk requirements for the IB District dictate the minimum front yard setback for a warehouse facility to be 50 feet. Front yards abutting all county and state highways shall be at least 60 feet in depth. For all new developments, the first 35 feet of the front yards of all properties fronting on Route 17K from the city of Newburgh west to the Town of Montgomery shall be landscaped.
 - As calculated using 1/2 the total length of the street frontage.
 - Variance granted in Zoning Board Resolution dated January 5, 2016.
 - *Measured at south face of building facing Route 17K.

Parking Summary Table

ITEM	PROPOSED WAREHOUSE A	PROPOSED WAREHOUSE B	TOTAL
Car Parking Spaces	227 Spaces	214 Spaces	441 Spaces
Truck Loading Spaces	30 Spaces	17 Spaces	47 Spaces
Reserved Trailer Spaces*	24 Spaces	20 Spaces	44 Spaces

*Reserved spaces provided to satisfy tenant requirements and not zoning requirements.

Date	Description	No.
8/31/2016	REVISED PER TENANT CHANGES	7
5/5/2016	REVISED LIGHT POLE LOCATIONS	6
4/26/2016	REVISED PER TOWN COMMENTS	5
4/11/2016	REVISED ACCESS ROADS	4
3/18/2016	REVISED PER MEP AND ARCH. COORDINATION AND TOWN COMMENTS	3
1/25/2016	REVISED PER MEP COMMENTS, NYSDOT DESIGN, AND EMERGENCY ACCESS PATH	2
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

08/31/2016
DATE SIGNED

SIGNATURE: CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303



Project: **MATRIX BUSINESS PARK AT NEWBURGH**

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **OVERALL SITE PLAN**

Project No. **9190601**

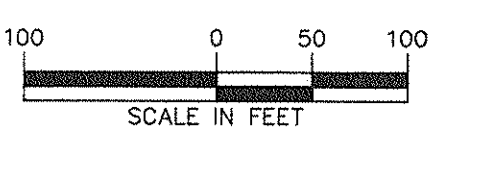
Date: **9/9/2015**

Scale: **1" = 100'**

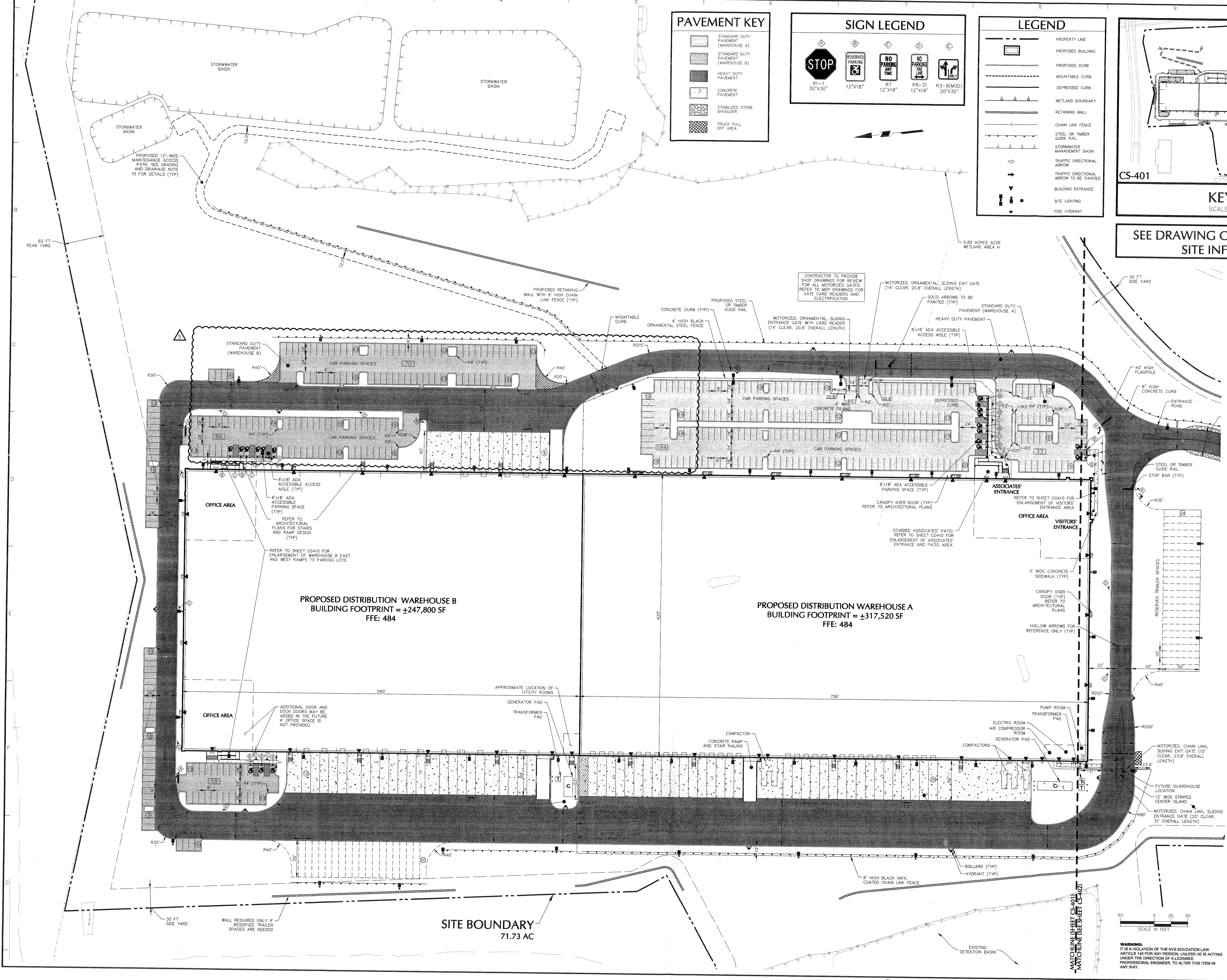
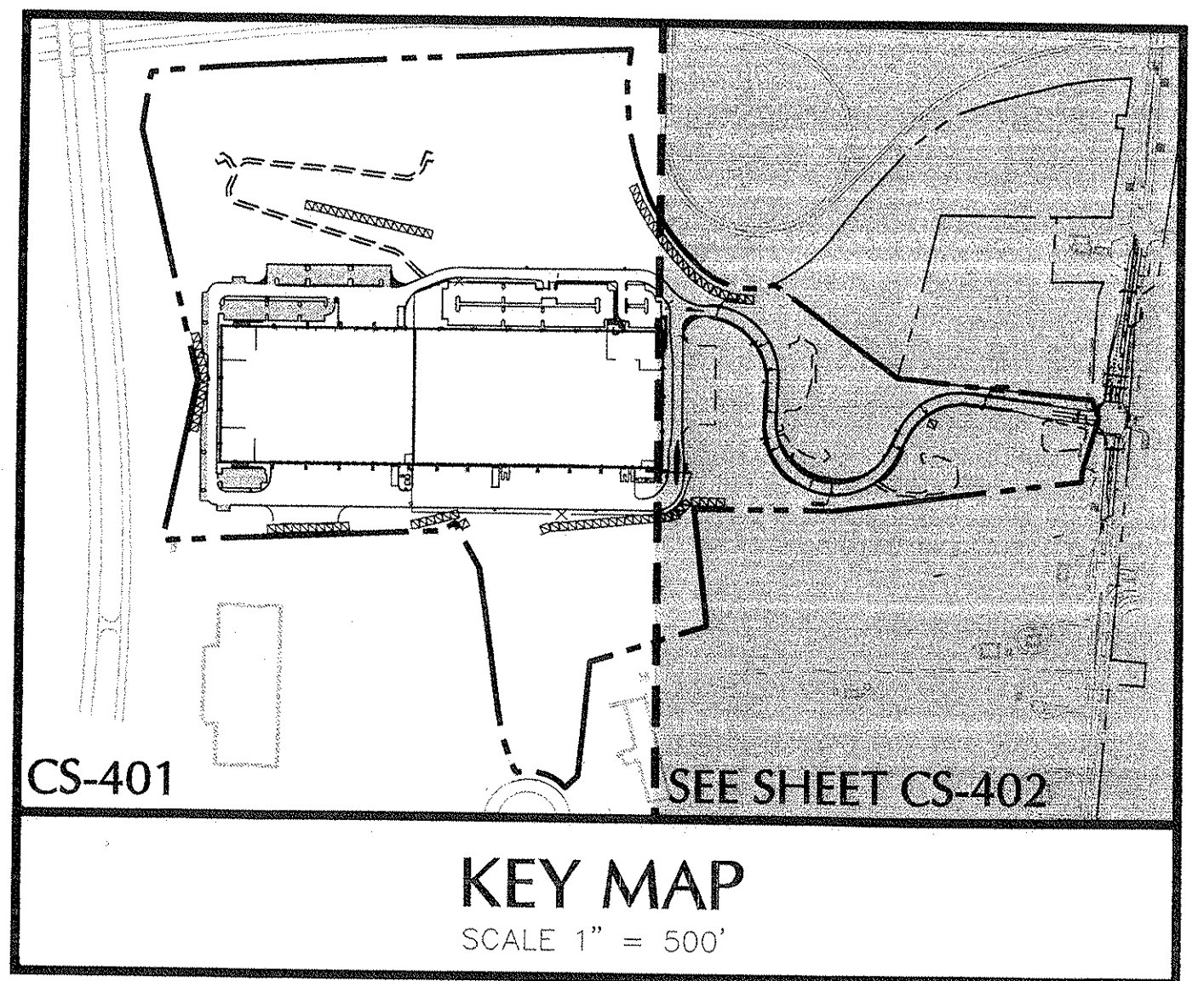
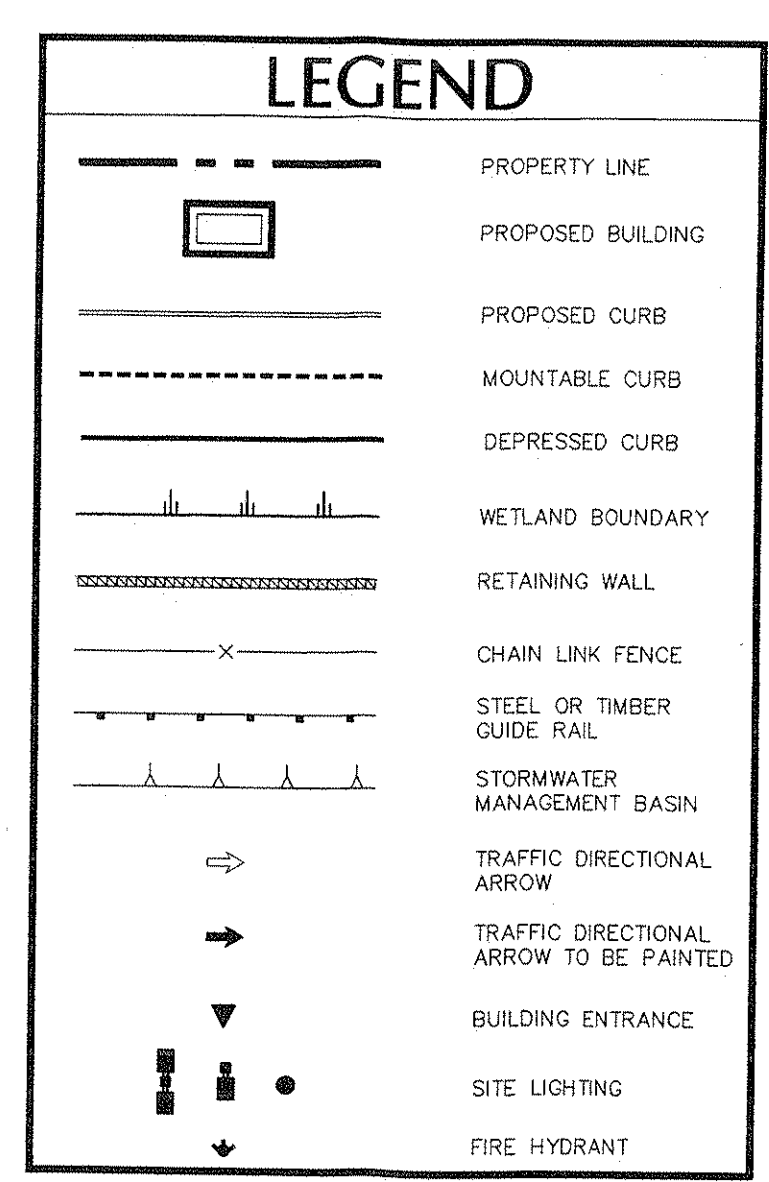
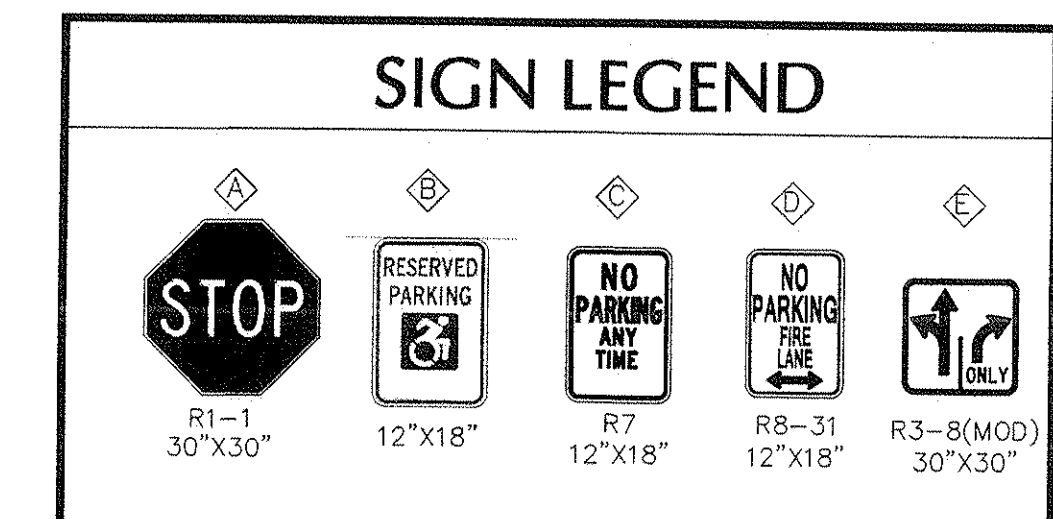
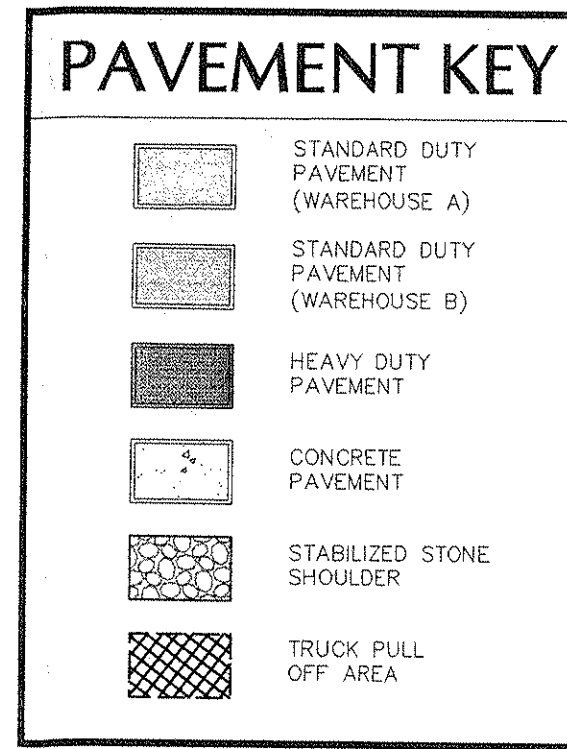
Drawn By: **RAC**

Submission Date: **08/31/2016**

Drawing No. **CS-101**



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, TO ALTER THIS ITEM IN ANY WAY.



Date	Description	No.
8/31/2016	REVISED PER TENANT CHANGES	5
4/11/2016	REVISED ACCESS ROADS	4
3/18/2016	REVISED PER MEP AND ARCH. COORDINATION AND TOWN COMMENTS	3
1/25/2016	REVISED PER MEP COMMENTS, NYS DOT DESIGN, AND EMERGENCY ACCESS PATH	2
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

DATE SIGNED: 08/31/2016

SIGNATURE: [Signature]

PROFESSIONAL ENGINEER NY Lic. No. 062303

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Langan Engineering and Construction Services, Inc. is an Equal Opportunity Employer.

Project: **MATRIX BUSINESS PARK AT NEWBURGH**

TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title: **SITE PLAN**

Project No.	9190601	Drawing No.	CS-401
Date	9/9/2015		
Scale	1" = 50'		
Drawn By	RAC		
Submission Date	08/31/2016		