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

PROJECT: MATRIX BUSINESS PARK
PROJECT NO.: 15-26
PROJECT LOCATION: SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12
REVIEW DATE: 14 SEPTEMBER 2015
MEETING DATE: 17 SEPTEMBER 2015
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. The Planning Board should declare its intent for Lead Agency for the SEQRA review of the project.
2. The Planning Board should discuss with the Applicant the scope of the traffic study. A preliminary traffic report has been submitted with limited intersections to be studied. Ken Wersted's comments regarding the intersections to be studied, based on traffic counts should be received.
3. Long Form EAF identifies multiple potential threatened/endangered species. Reports identified in the EAF should be submitted to the Planning Board and circulated with Notice of Intent for Lead Agency.
4. Orange County Planning referral is required.
5. Lead Agency Coordination should include referrals to NYSDEC, NYSDOT, New York State Thruway Authority and FAA/Port Authority. The Board may wish to include the City of Newburgh, Orange County Planning and Health Department as interested agencies. Mike Donnelly's comments regarding the Zoning Board of Appeals status should also be received.
6. Applicant's Representative should discuss the need for an emergency access to the site from the Corporate Boulevard frontage. In addition, the Applicants are requested to contact the Town Engineer with regard to potential looping of the water main out to Corporate Boulevard.
7. Jurisdictional determination from Army Corps for all wetlands on the site should be received. Grading is at or near wetland boundaries in many cases.

8. A Storm Water Pollution Prevention Plan has been submitted and is being reviewed. Separate SWPPP comments will be provided.
9. Note 13 on Sheet CG-101 reference a protection of water permits from the NYSDEC. Is a protection of water permit required for the project?
10. The Applicant should discuss with the Planning Board the construction phasing of the project. Two construction phases are identified regarding Warehouse A and Warehouse B. Plans must address separate construction phasing should Warehouse B not be constructed and completed simultaneously with proposed Warehouse A. Definitive construction limits must be submitted and approved by Code Enforcement such that Warehouse A and its associated site plan can stand alone should Warehouse B construction be delayed or not undertaken. Landscaping and visual considerations for Warehouse B area should be discussed with the Planning Board.
11. Plans for the Route 17K access drive being prepared for DOT should be submitted to the Planning Board for review. Ken Wersted and the Planning Board should receive all correspondence with NYSDOT for the project.
12. Coordination with the FAA/Port Authority should be undertaken to assure that no impacts will result from the project.
13. Height of proposed access road lighting should be discussed with the Planning Board. 40 foot wooden light poles are depicted on the plans.
14. Offsite grading is depicted on the easterly portion of the access road. Easements and other agreements should be submitted to Planning Board Attorney for review.
15. Extensive retaining walls are proposed on the site. Details of the retaining walls should be provided for architectural review and building permits along with stamped design plans must be submitted prior to construction.
16. The Orange County Health Department approval for water main extension with hydrants is required.
17. The plans identify overhead electrical throughout the project while notes identify underground. Is overhead electrical utility lines proposed for the project?
18. Access to all drainage features should be provided. Access road should extend to detention pond outlet structures, particularly the easterly most detention pond in order to provide long term operation and maintenance.
19. Provide invert for overflow weir on easterly sediment pond to large bio-retention area.
20. Erosion and sediment control, as well as specialized construction techniques for the 100^{+/-} foot slope along the easterly side of the project should be further detailed. Interim swales and a sediment trap are identified within the slope. No erosion and sediment control or storm water management is provided prior to discharge of the run off of the slope into the large federal jurisdictional wetland area along the eastern project boundary. Interim measures will be

terminated prior to stabilization of the slope due to their location within the fill area.

21. Point discharges from all Storm Water Management Facilities should be further evaluated. Large easterly detention pond has a point discharge to a wetland area. However, the area depicted as a wetland contains significant slopes towards the NYS Thruway. Impacts of these point discharges to the Thruway, as well as the westerly parcel fronting on Route 17K, should be evaluated. Construction of point discharge do not exist today which are not immediately tributary to a natural water course are a concern.
22. Storm Water Management Facilities which contain ponded water must be fenced per Town's standard. Fencing should be depicted on all stormwater features which have ponded water.
23. City of Newburgh Flow Acceptance letter is required prior to any approvals. A project narrative, identifying the scope of project, and the anticipated hydraulic loading from the project build out should be submitted to the Town Engineer to be forwarded to the City of Newburgh.
24. Water flow and pressure analysis should be provided to determine that adequate flow and pressure exists for the subject project. Information from the Town's Water Department should be utilized to determine pressure at existing mains on Route 17K vs. building elevations proposed.
25. The Applicants should discuss what triggers the requirement to construct land banked passenger vehicle and trailer spaces depicted on the plans.
26. The Applicant's Representative is requested to evaluate whether blasting will be required on the site based on proposed cuts. EAF identifies bedrock at approximately 15-30 feet.

Respectfully submitted,

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

Patrick J. Hines
Principal

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September 11, 2015

Via Hand Delivery

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

**Re: Site Plan Application – Matrix Business Park at Newburgh
Newburgh Planning Board Project No. 2015-26**

Dear Chairman Ewasutyn:

We represent Matrix Newburgh I, LLC (“Matrix”). Matrix is pleased to submit the enclosed site plan application for the Matrix Business Park at Newburgh pursuant to Town of Newburgh Code § 185-57. The proposed project will be located on the north side of Route 17k across the street from Orr Road. The project consists of a 565,320-sf multi-tenant warehouse building and associated site work, including, among other things, clearing, grading, drainage, paving, utilities, signage, lighting and landscaping.

AmerisourceBergen, a Fortune 50 company and a leading global pharmaceutical sourcing and distribution company will be the initial tenant in the building and will occupy approximately 317,500 square feet of the building. The Project will generate substantial tax revenues for the Town as well as provide numerous construction and permanent jobs for local residents.

We are seeking preliminary and final site plan review and approval as provided in the Town Code § 185-57. The enclosed application includes the following materials:

- 15 copies- Town of Newburgh Site Plan Application and associated forms, including a Project Narrative, Site Plan Checklist, etc.
- 15 copies- Clearing and Grading Permit application
- 15 copies- SEQRA Long Form EAF
- 15 copies- Preliminary Site Plan Drawings prepared by Langan Engineering dated September 9, 2015 (29 sheets)
- 15 copies- Building Elevations and Floor Plans prepared by KSS Architects dated September 10, 2015 (2 sheets)
- 7 copies- Preliminary Traffic Assessment prepared by Langan Engineering;

John P. Ewasutyn, Chairman

September 11, 2015

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- 2 copies- Stormwater Pollution Prevention Plan dated September 9, 2015 prepared by Langan Engineering;
- Checks as follows:

- (1) Site Plan Application Fee: \$88,032.00
- (2) Professional Review Fees: \$116,064.00
- (3) Public Hearing Fee: \$150.00
- (4) Clearing and Grading Permit Application Fee: \$500.00

The proposed project is a Type I action under SEQR. While this submission includes a Long Form EAF, we will be submitting additional documentation to the Planning Board to demonstrate that the project will not create any significant adverse impacts on the environment and that a Negative Declaration is warranted under SEQRA.

Furthermore, we believe that the project may require minor variances for building height, signage and the construction of slopes in excess of 4:1. We would like to discuss these potential variances with the Planning Board and obtain direction as to whether such variances are required. If so, we would like to request a prompt referral to the Zoning Board of Appeals.

Finally, pursuant to Town Code § 185-57 (E), we are requesting that the Planning Board waive the submission of the following site plan information as required in the Town Code: (1) sketch plan (as required by Town Code 185-57(B)); and (2) the location of all trees 8" diameter measured four feet above the ground (as required by Town Code § 185-57 (D) (13)).

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

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
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) _____
Easements of Record as shown on survey

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

Signature  Title Manager- Matrix Newburgh I LLC
Date: 8/17/15

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.

Project Narrative

The Matrix Business Park at Newburgh

Matrix Newburgh I, LLC proposes a warehouse distribution center to be known as “The Matrix Business Park at Newburgh” (the “Project”) at the interchange of the New York State Thruway/I-87 and Interstate 84 in the Town of Newburgh. It consists of a 565,320-sf multi-tenant warehouse building and associated site work, including, among other things, clearing, grading drainage, paving, utilities, signage, lighting and landscaping.

The Project is located in the Town’s Interchange Business (IB) zoning district, which includes “warehouse, storage, and transportation facilities,” as permitted uses, subject to site plan review and approval by the Planning Board. The plan potentially requires minor variances and/or waivers for building height, signage, and slopes in excess of 4:1. We will seek the Board’s direction on these matters, including referral to the ZBA if deemed necessary. Documentation will be provided to address any variances and/or waivers required. Also, as provided for in the Town Code, we are filing an application for a Clearing and Grading Permit for the Board’s simultaneous review and approval in conjunction with the site plan application.

It should be noted that the property recently received approval for a Lot Line Change from the Planning Board. The associated lot numbers for the new parcels have not yet been finalized but will be included on future plans as revisions are made to address comments received from Board’s professionals.

The proposed project constitutes a Type I action under SEQRA. We will submit a Long Form EAF and related documentation to demonstrate that a Negative Declaration should be warranted for the Project.

The site is bounded by the NYS Thruway/I-87 to the east, Interstate 84 to the north, New York State Route 17K to the south, and adjacent industrial and commercial facilities to the west. The site is currently undeveloped and wooded. Access to the site will be provided via a new access drive from Route 17K. We will seek and obtain a driveway permit from NYSDOT and any intersection improvements as DOT deems necessary for the safe and efficient movement of traffic into and out of the site and on adjacent roadways.

It has come to our attention that the City of Newburgh has expressed concerns regarding runoff quality, as the site is located within the City’s Washington Lake watershed. Storm water detention and water quality treatment have been designed to exceed the New York State Department of Environmental Conservation standards and the Town of Newburgh requirements. We will seek to meet with the City to address their concerns.

Although the Project site has several confirmed wetlands and watercourses on or adjacent to the property, none of the wetlands are proposed to be disturbed for the site improvements.

Finally, the Project will provide numerous benefits to the Town of Newburgh and surrounding region. AmerisourceBergen, a leading global pharmaceutical sourcing and distribution company will be the initial tenant in the building, with an occupancy of approximately 317,500 square feet. The Project will generate substantial additional tax revenues for the Town, as well as provide numerous construction and permanent jobs for local residents.

We look forward to engaging with the Planning Board in its site plan review of the Matrix Business Park at Newburgh, and we anticipate that the project that will benefit both the Applicant and the Town for many years to come.

TOWN OF NEWBURGH PLANNING BOARD

MATRIX BUSINESS PARK AT NEWBURGH
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
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 (WETLANDS SHOWN, NO DEC WETLANDS SO NO BUFFERS REQ.)
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 (WHERE APPLICABLE)
19. Show existing or proposed easements (note restrictions) (WHERE APPLICABLE)
20. Right-of-way width and Rights of Access and Utility Placement (WHERE APPLICABLE)
21. 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. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. 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. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. Estimated or known cubic yards of fill required (PROVIDED IN STORM REPORT AND CLEARING AND GRADING PERMIT APPLICATION)
35. The amount of grading expected or known to be required to bring the site to readiness
36. 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.
NO PROPOSED DISTURBANCE TO WETLANDS, FLOODPLAINS, OR CRITICAL ENVIRONMENTAL AREA IDENTIFIED ON THE ZONING MAP.
NO 100-FOOT BUFFER REQUIREMENT FOR WETLANDS.
37. 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.
RELOCATION OF EXISTING STORM PIPE
-
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: 9/9/15

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): SEPTEMBER 9, 2015

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Matrix Business Park at Newburgh		
Project Location (describe, and attach a general location map): Section 95 Block 1, Lots TBD (previously Lots 4.12, 54.1, 69.25 and 49.12) in the Town of Newburgh, Orange County, New York		
Brief Description of Proposed Action (include purpose or need): The proposed actions consists of a ±565,320-square foot warehouse facility and associated parking loading and parking spaces. Access to the project site will be provided via a new full-access driveway located along NYS Route 17K across from Orr Avenue.		
Name of Applicant/Sponsor: Chuck Utschig, Associate, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.	Telephone: (914) 323-7410	E-Mail: cutschig@langan.com
Address: 707 Westchester Avenue Suite 304		
City/PO: White Plains	State: New York	Zip Code: 10604
Project Contact (if not same as sponsor; give name and title/role): Ken Griffin, Principal, Matrix Development Group	Telephone: (732) 521-2900	E-Mail: kgriffin@matrixcompanies.com
Address: Forsgate Drive CN 4000		
City/PO: Cranbury	State: New Jersey	Zip Code: 08512
Property Owner (if not same as sponsor): Same as Project Contact	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Newburgh Planning Board - Site Plan Approval	September 2015
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Town of Newburgh Zoning Board of Appeals - Variances	September 2015
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Engineer and Water Department	September 2015
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County (OC) Dept. of Planning - Site Plan Review. OC Dept of Health - water main conn.	September 2015
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SEQR, SPDES; NYSDOT - Highway Work Permit.	August 2015
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE- Wetland JD; FAA - Notice of Construction/ Hazard to Air Nav. Determination	August 2015
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s):	
Priority Growth Area _____	

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

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?
 Interchange Business (IB) 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? Newburgh Enlarged City 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?
Algonquin Powder Mill Park (municipal 2mi north), Crommer Hill County Park (county, 2mi north), New Windsor Historic Parklands (municipal 2mi south), Stewart State Forest (state 4mi west)

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 facility

b. a. Total acreage of the site of the proposed action? ± 71.7 acres
 b. Total acreage to be physically disturbed? ± 55.0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ± 71.7 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) _____
 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 proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated 2
 • Anticipated commencement date of phase 1 (including demolition) 10 month 2015 year
 • Anticipated completion date of final phase 10 month 2017 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
 Phase 1 will include the construction of Warehouse A, ±317,520 sf footprint, along with the infrastructure to support the development. Phase 2 will include the construction of Warehouse B, ±247,800 sf footprint, and will be adjacent to the north of Warehouse A. Phases may be constructed concurrently.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: ± 45 feet height; ± 420 feet width; and ± 1,346 length

iii. Approximate extent of building space to be heated or cooled: ± 585,320 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? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater management/drainage in a total of 11 basins.

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams 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: TOTAL ± 5.3 million gallons; surface area: Total: 5.0 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):
 Excavation of land.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes 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?

- 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? Yes 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? Yes 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? Yes 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 proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will 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: _____ < 10,000 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), 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: _____ < 10,000 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
- 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

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will line extension within an existing district be necessary to serve the project?
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or ± 25.0 acres (impervious surface)
 _____ Square feet or ± 71.7 acres (parcel size)
 ii. Describe types of new point sources. Conveyance pipes, dry swales, curbs

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)?
All stormwater on-site will be treated for water quality and detained by various stormwater management basins and features. Stormwater discharge will be directed to match existing watersheds and flow patterns.

 • If to surface waters, identify receiving water bodies or wetlands: _____
Onsite wetlands and on-site unnamed tributaries to Quassaic Creek

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does 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, batch plants, concrete crusher, asphalt miller, soil screener

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

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of semi-trailer truck trips/day: 362 trips/day

iii. Parking spaces: Existing 0 spaces Proposed 357 spaces Net increase/decrease 357 spaces

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access to the site will be provided through a new access driveway along NYS Route 17K across from Orr Avenue, which is an existing street.
Modifications to the turning movements along NYS Route 17K will require additional changes to the various turning lanes.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
1,500 KW average demand, 2,200 kw Peak.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Grid/local utility (Central Hudson Gas and Electric - Coldenham substation)

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>6am - 7pm</u>	• Monday - Friday:	<u>24 hours</u>
• Saturday:	<u>6am - 7pm</u>	• Saturday:	<u>24 hours</u>
• Sunday:	<u>6am - 7pm</u>	• Sunday:	<u>24 hours</u>
• Holidays:	<u>6am - 7pm</u>	• Holidays:	<u>24 hours</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Construction-related noises during permitted hours of construction

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Full cut-off site 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 include standard pole-mount and wall-mount fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No
 If Yes:
 i. Product(s) to be stored Diesel fuel
 ii. Volume(s) ±3,500 (x2) per unit time month (e.g., month, year)
 iii. Generally describe proposed storage facilities:
Two ± 3,500 gallon tanks (one for each tenant) will be installed to provide diesel fuel for the generators.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
Potential use of pesticides for landscaping during operation.

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: TBD tons per month (unit of time)
 • Operation: 50 tons per month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Construction waste will be minimized through efficient materials use and solid waste will be disposed of in appropriate manner.
 • Operation: Solid waste and recycling will be collected on site and disposed by private waste management vendor.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Private waste management vendor.
 • Operation: Private waste management vendor.

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 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 in an urban setting.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.1	24.9	23.8
• Forested	52.1	5.1	-47.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	9.5	5.4	-4.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.5	2.5	0
• Wetlands (freshwater or tidal).	6.5	6.5	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscape Area</u>	0	27.3	27.3

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

v. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ + 15-30 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

MdC: Mardin gravelly silt loam (8-15)	40.9 %
MdB: Mardin gravelly silt loam (3-8)	21.4 %
MNE: Mardin soils, steep	19.0 %

d. What is the average depth to the water table on the project site? Average: _____ > 50 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	81.3 % of site
<input checked="" type="checkbox"/> Poorly Drained	10.3 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	45 % of site
<input checked="" type="checkbox"/> 10-15%:	12 % of site
<input checked="" type="checkbox"/> 15% or greater:	43 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes 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? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-223 Classification A
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

white-tailed deer	grey squirrel	groundhog
eastern cottontail	chipmunk	wild turkey
various songbirds		

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ 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? Yes No

Reports from the NYSDEC Natural Heritage Program (5/21/14) and the USFWS (6/3/14) have identified potential habitats on/near the site for the upland sandpiper, Indiana bat, dwarf wedgemussel, small whorled pogonia, northern long-eared bat and bog turtle. Based on a Protected Habitat and Species Assessment prepared by Langan (6/6/14), the species identified by the USFWS and the NYSDEC are unlikely to be present on site or utilize the site.

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? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes 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? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes 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? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community 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? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: <u>Stewart State Forest; Newburgh-Beacon Bridge/Hudson River</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State forest land; State Scenic Road</u> iii. Distance between project and resource: <u>3.5 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

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.

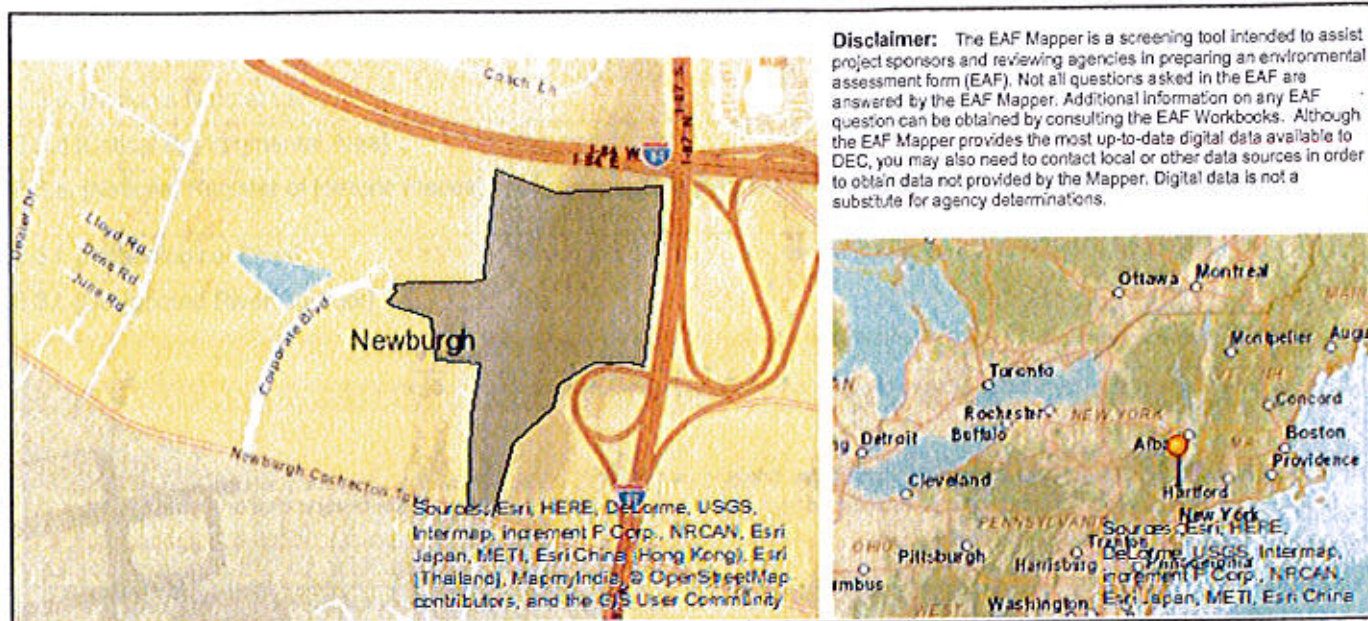
G. Verification

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

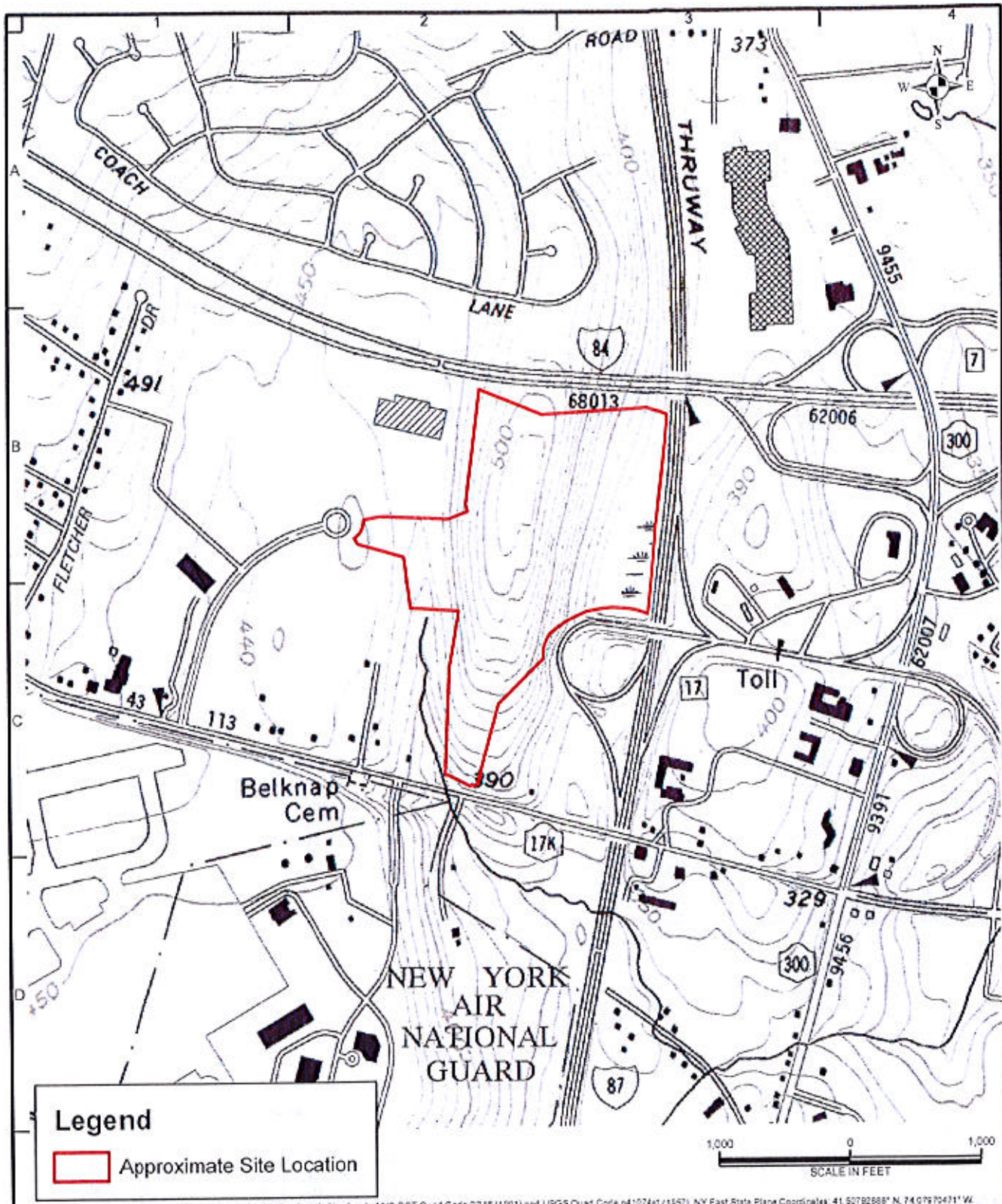
Applicant/Sponsor Name Chuck Utschig Date 8/8/2015

Signature  Title Associate, Langan Engineering Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

PRINT FORM



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]	No
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]	862-223
E.2.h.iv [Surface Water Features - Stream Classification]	A
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]	No
E.2.k. [500 Year Floodplain]	No



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Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

Project **MATRIX
 BUSINESS PARK
 AT NEWBURGH**

BLOCK 1, LOT TBD (previously lots
 4.12, 54.1, 69.25, and 49.12)
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title

**USGS SITE
 LOCATION MAP**

Project No.	9190603	Figure	1
Date	8/20/2015		
Scale	1" = 1,000'		
Drawn By	CHey		



Legend

Approximate Site Location

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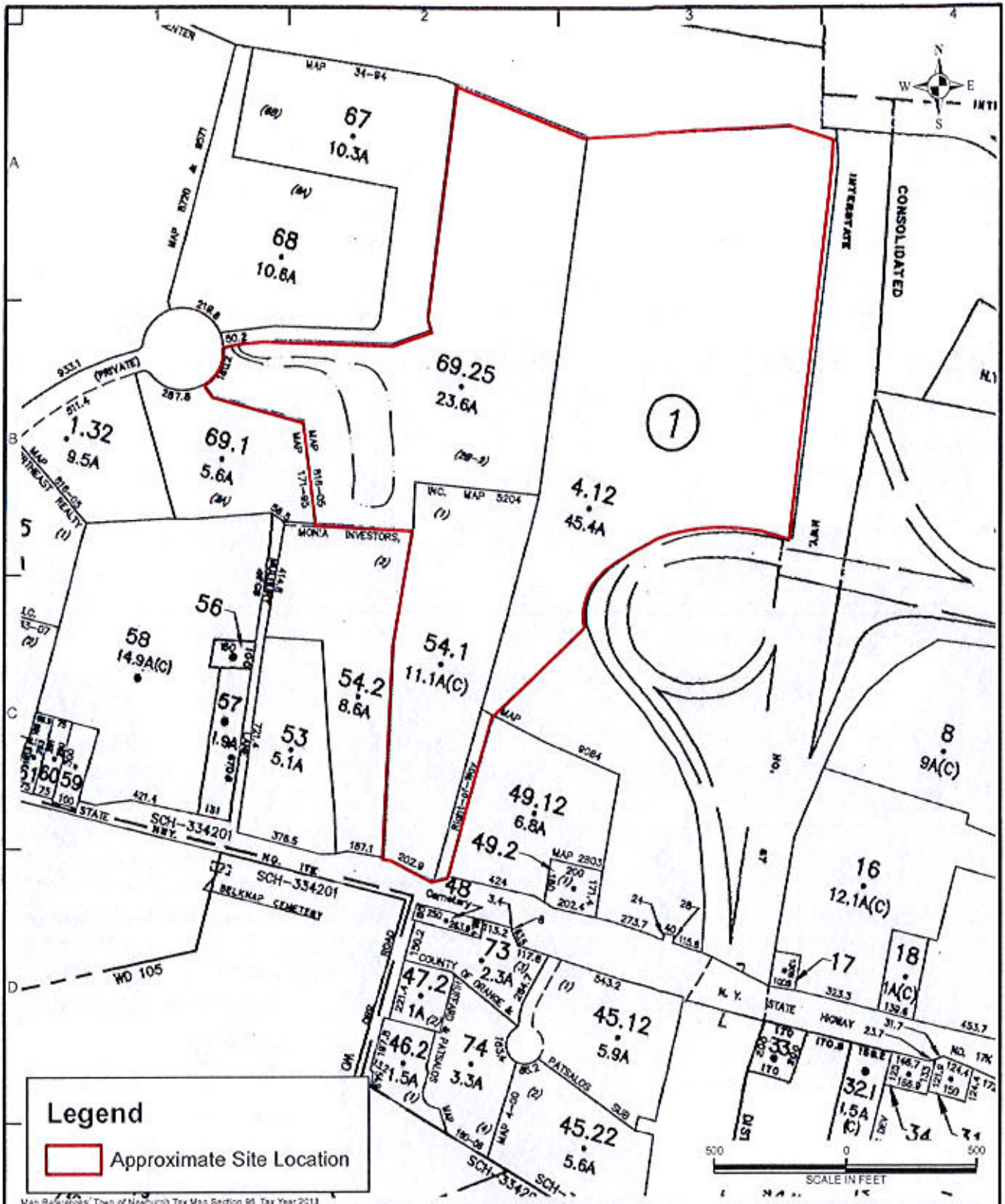
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BLOCK 1, LOT TBD (previously lots 4.12, 54.1, 69.25, and 49.12)
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title **VICINITY MAP**

Project No	9190603	Figure 2
Date	8/20/2015	
Scale	1" = 1,500'	
Drawn By	CHey	



Legend
 Approximate Site Location

Map References: Town of Newburgh Tax Map Section 95, Tax Year 2013

<p>LANGAN 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001-2727 T: 212 479 5400 F: 212 479 5444 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D P C Langan International LLC Collectively known as Langan</p>	<p>Project MATRIX BUSINESS PARK AT NEWBURGH</p> <p>BLOCK 1, LOT TBD (previously lots 4.12, 54.1, 69.25, and 49.12) TOWN OF NEWBURGH ORANGE COUNTY NEW YORK</p>	<p>Drawing Title TAX MAP</p>	<p>Project No. 9190603</p> <p>Data 8/20/2015</p> <p>Scale 1" = 500'</p> <p>Drawn By CHey</p>	<p>Figure 3</p>
	<p>Map References: Town of Newburgh Tax Map Section 95, Tax Year 2013</p>			



Legend

Approximate Site Location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, BS/USDA, USGS, AeroGRID, IGN, SITA, and the GIS User Community

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Project: **MATRIX
 BUSINESS PARK
 AT NEWBURGH**
 BLOCK 1, LOT TBD (previously lots
 4.12, 54.1, 69.25, and 49.12)
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
**AERIAL
 PHOTOGRAPH**

Project No.
9190603

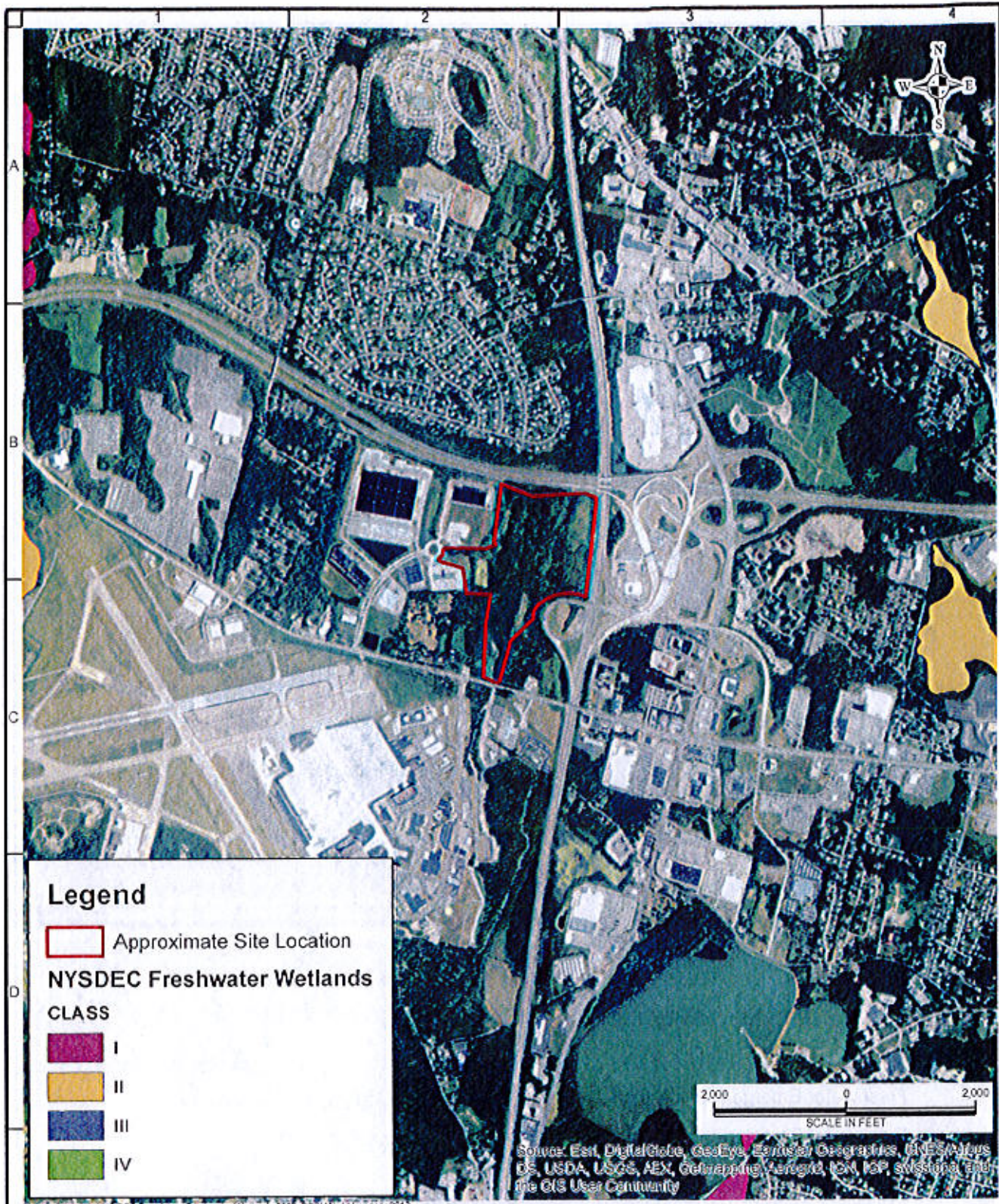
Date
8/20/2015

Scale
1" = 500'

Drawn By
CHey

Figure
4

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Legend

Approximate Site Location

NYSDEC Freshwater Wetlands

CLASS

- I
- II
- III
- IV

2,000 0 2,000
SCALE IN FEET

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Geotracking, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Map References: NYSDEC Regulatory Freshwater Wetlands 2006; Esri World Imagery 2013

LANGAN

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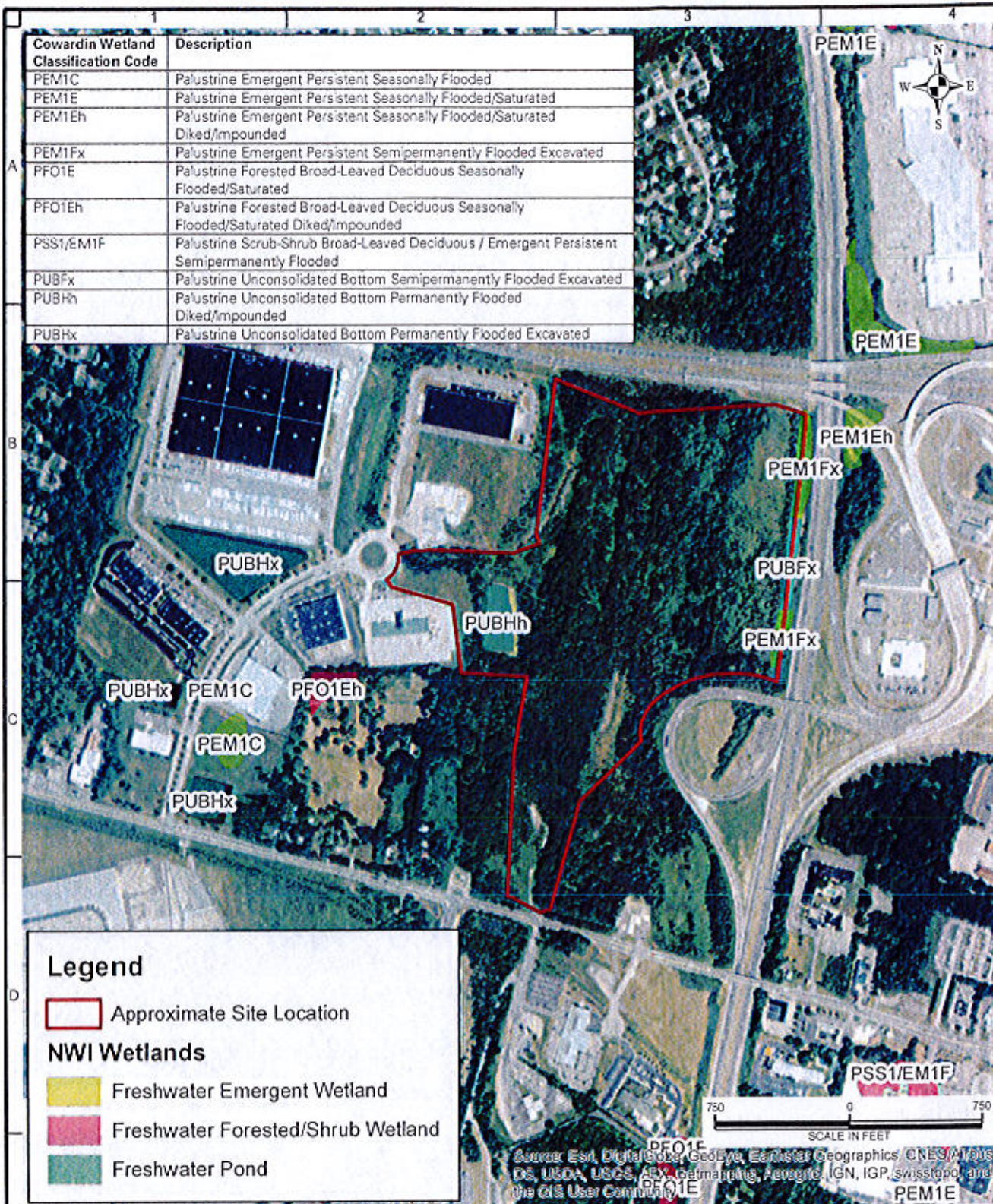
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Drawing Title
**NYSDEC
FRESHWATER
WETLANDS MAP**

Project No.
9190603
Date
8/20/2015
Scale
1" = 2,000'
Drawn By
CHey

Figure
5



Cowardin Wetland Classification Code	Description
PEM1C	Palustrine Emergent Persistent Seasonally Flooded
PEM1E	Palustrine Emergent Persistent Seasonally Flooded/Saturated
PEM1Eh	Palustrine Emergent Persistent Seasonally Flooded/Saturated Diked/Impounded
PEM1Fx	Palustrine Emergent Persistent Semipermanently Flooded Excavated
PFO1E	Palustrine Forested Broad-Leaved Deciduous Seasonally Flooded/Saturated
PFO1Eh	Palustrine Forested Broad-Leaved Deciduous Seasonally Flooded/Saturated Diked/Impounded
PSS1/EM1F	Palustrine Scrub-Shrub Broad-Leaved Deciduous / Emergent Persistent Semipermanently Flooded
PUBFx	Palustrine Unconsolidated Bottom Semipermanently Flooded Excavated
PUBHh	Palustrine Unconsolidated Bottom Permanently Flooded Diked/Impounded
PUBHx	Palustrine Unconsolidated Bottom Permanently Flooded Excavated

Legend

- Approximate Site Location

NWI Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

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Project **MATRIX BUSINESS PARK AT NEWBURGH**
 BLOCK 1, LOT TBD (previously lots 4.12, 54.1, 69.25, and 49.12)
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title **NWI WETLANDS MAP**

Project No.	9190603	Figure	6
Date	8/20/2015		
Scale	1" = 750'		
Drawn By	CHey		



NYSDEC Surface Water Category Descriptions

A: Fresh Surface Waters – The best uses of Class A waters are: a source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The waters shall be suitable for fish, shellfish, and wildlife propagation and survival.

This classification may be given to those waters that, if subjected to approved treatment equal to coagulation, sedimentation, filtration, and disinfection, with additional treatment if necessary to reduce naturally present impurities, most or will meet New York State Department of Health drinking water standards and are or will be considered safe and satisfactory for drinking water purposes.

C: Fresh Surface Waters – The best use of Class C waters is fishing. These waters shall be suitable for fish, shellfish, and wildlife propagation and survival. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

Legend

- Approximate Site Location
- NYSDEC Lakes, Ponds, and Streams

Map References: NYSDEC Water Quality Classifications 4/19/10; ESRI World Imagery 2013

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

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Drawing Title **NYSDEC SURFACE WATERS MAP**

Project No. 9190603	7
Date 8/20/2015	
Scale 1" = 2,000'	
Drawn By CHey	



Legend

-  Approximate Site Location
-  Floodway Areas in Zone AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights
-  Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood
-  Other Flood Areas: Zone X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
- ZONE X** Areas Determined to be Outside the 0.2% Annual Chance Floodplain

Note: This map was created in feet relative to the North American Vertical Datum of 1988. To convert between NAVD and the National Geodetic Vertical Datum of 1929, subtract 0.9 feet for locations within Orange County.

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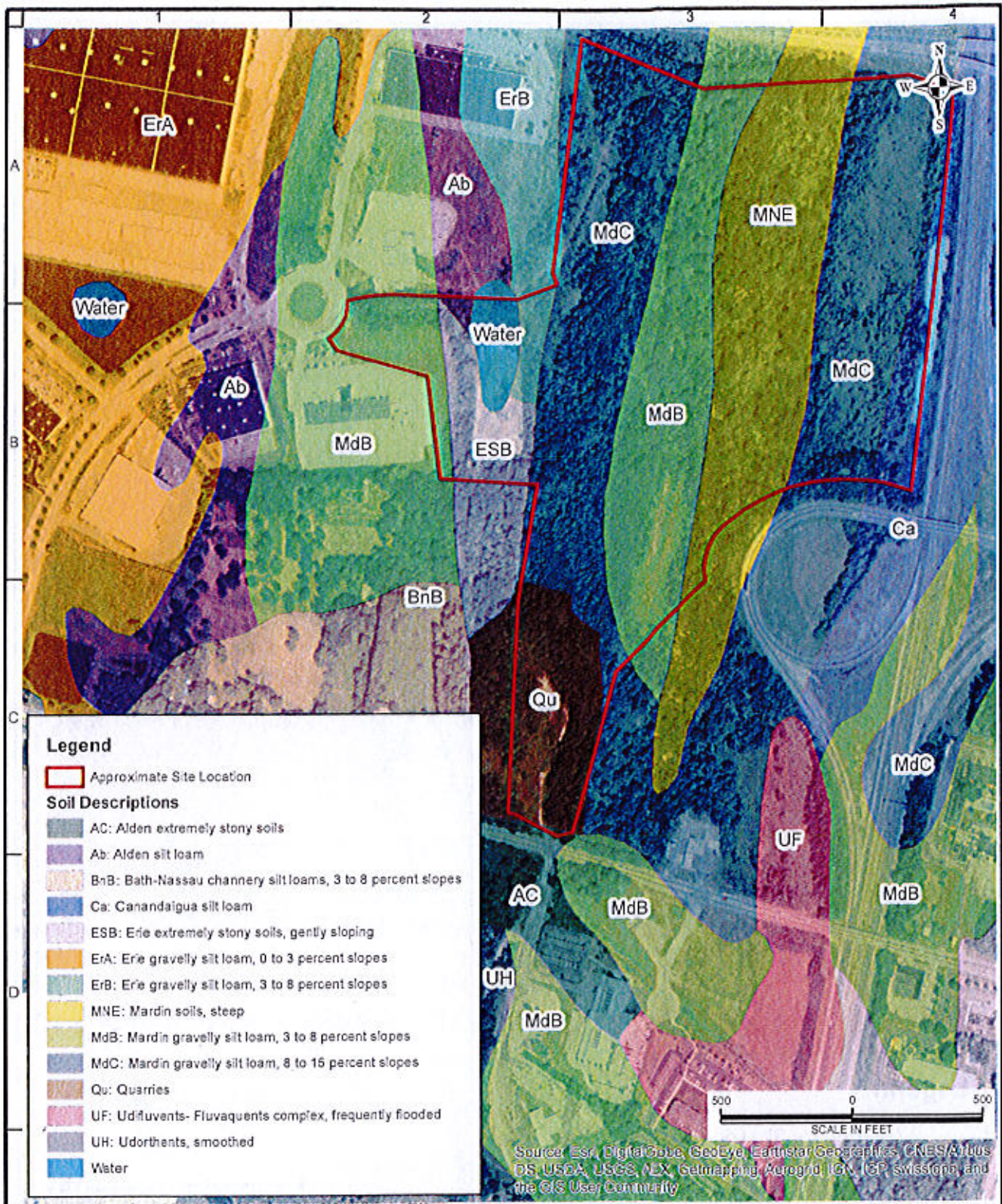
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Drawing Title **FEMA FLOOD INSURANCE RATE MAP**

Project No. 9190603
 Date 8/20/2015
 Scale 1" = 1,000'
 Drawn By MWen

Figure 8

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Legend

Approximate Site Location

Soil Descriptions

- AC: Alden extremely stony soils
- Ab: Alden silt loam
- BnB: Bath-Nassau channery silt loams, 3 to 8 percent slopes
- Ca: Canandaigua silt loam
- ESB: Erie extremely stony soils, gently sloping
- ErA: Erie gravely silt loam, 0 to 3 percent slopes
- ErB: Erie gravely silt loam, 3 to 8 percent slopes
- MNE: Mardin soils, steep
- MdB: Mardin gravely silt loam, 3 to 8 percent slopes
- MdC: Mardin gravely silt loam, 8 to 15 percent slopes
- Qu: Quarries
- UF: Udifluvents- Fluvaquents complex, frequently flooded
- UH: Udorthents, smoothed
- Water

Map References: Orange County GIS Division NADA Soils Data 4/2014; ESRI World Imagery 2013

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, NEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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**MATRIX
BUSINESS PARK
AT NEWBURGH**

BLOCK 1, LOT TBD (previously lots
4,12, 54,1, 69,25, and 49,12)

TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title

SOILS MAP

Project No.

9190603

Date

8/20/2015

Scale

1" = 500'

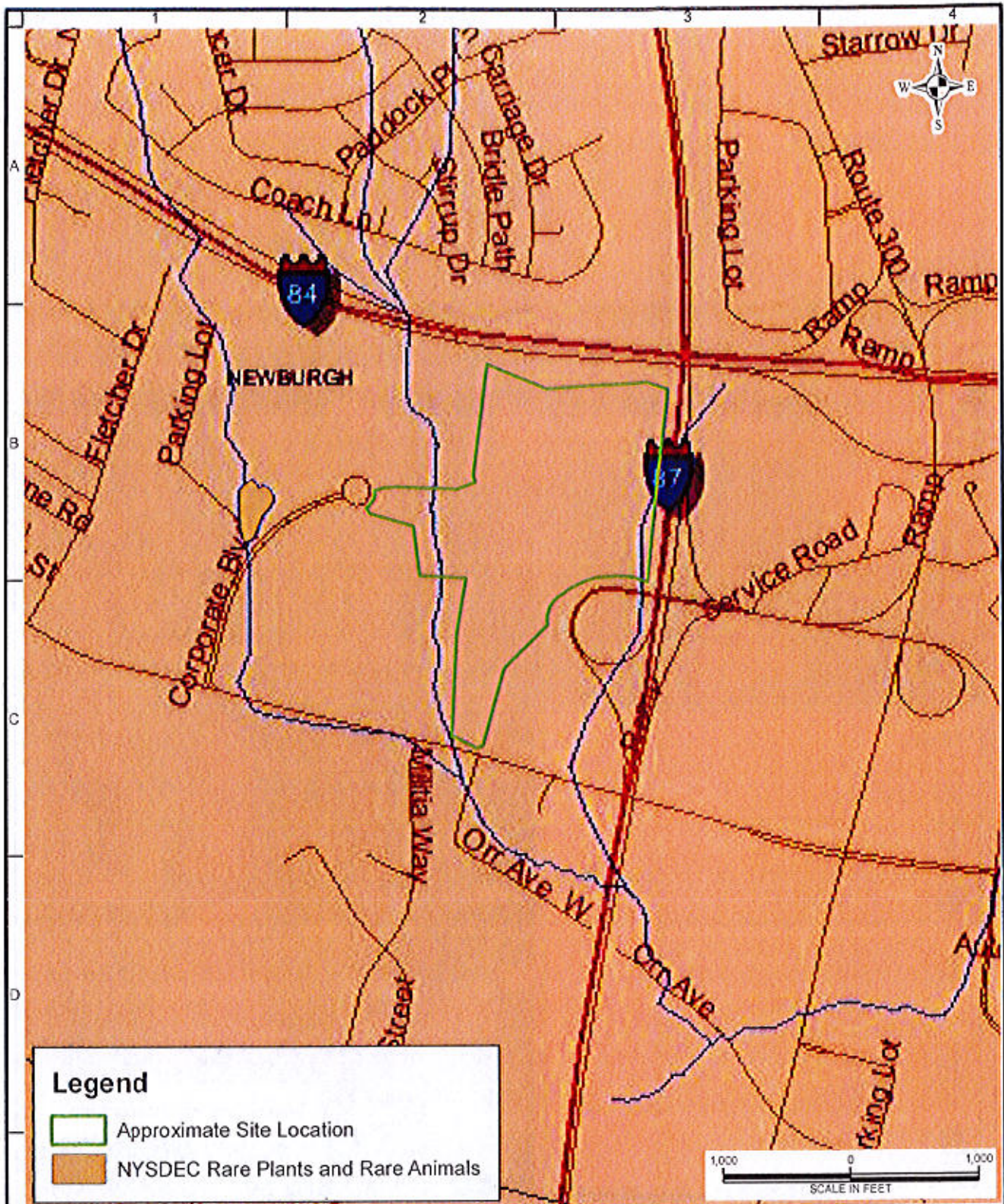
Drawn By

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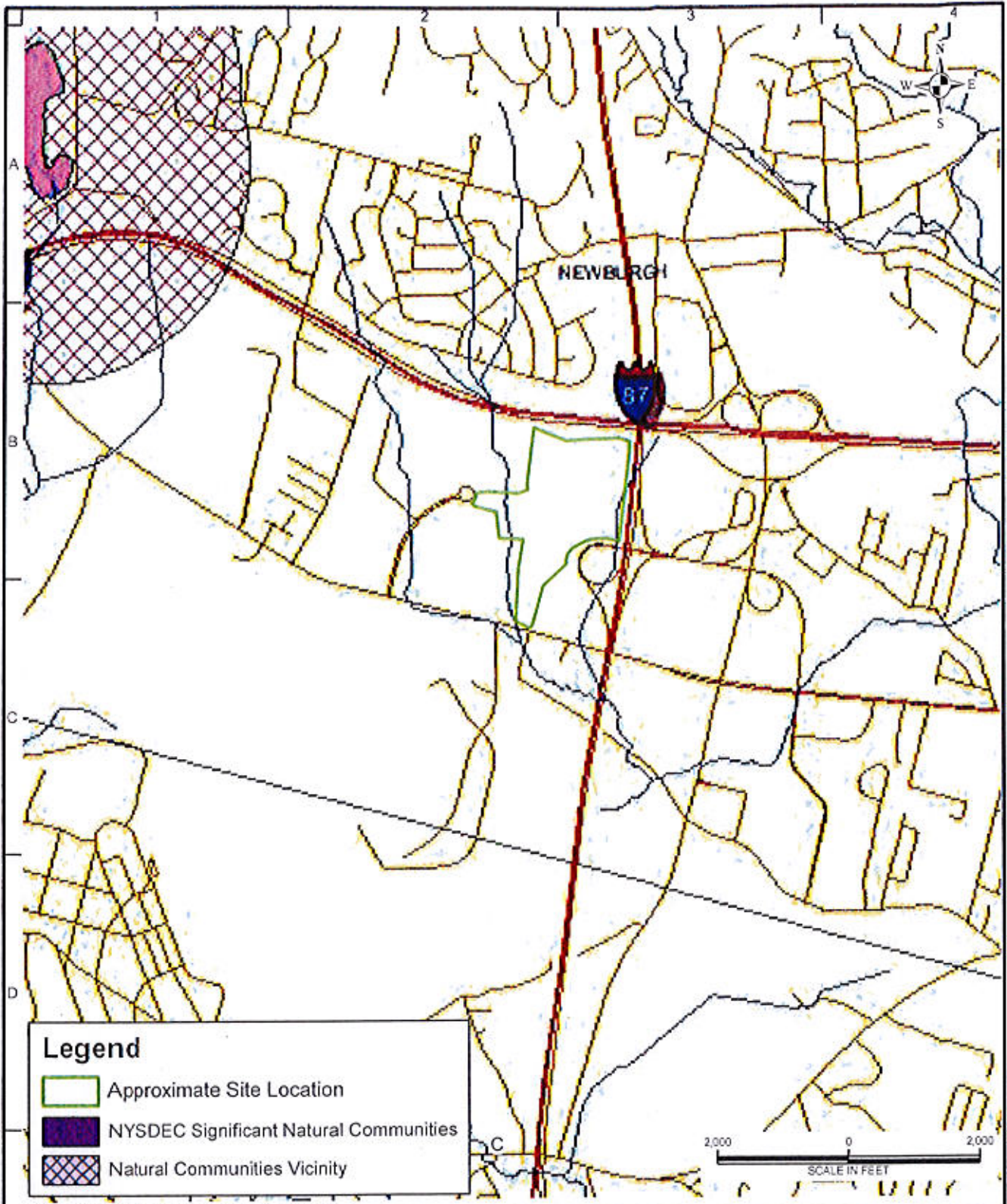
Figure

9

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	<p>© 2015 Langan</p>			



Map References: NYSDEC Environmental Resource Mapper, accessed 6/16/15

Legend

- Approximate Site Location
- NYSDEC Significant Natural Communities
- Natural Communities Vicinity



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Drawing Title **NYSDEC
 SIGNIFICANT
 NATURAL
 COMMUNITIES
 MAP**

Project No. 9190603	11
Date 8/20/2015	
Scale 1" = 2,000'	
Drawn By CHey	

Preliminary Traffic Assessment – Matrix Newburgh Town of Newburgh, Orange County, New York

Introduction

Matrix Development Group is proposing a warehouse development on a site along N.Y. Route 17K in the Town of Newburgh, Orange County, New York. The existing site is currently undeveloped. Based on the attached Conceptual Site Plan, the proposed warehouse development will contain 565,320 square feet.

The warehouse development will be located on an approximate 69 acre site bordered on the north by Interstate 84 (I-84), on the east by Interstate 87 (I-87), on the south by N.Y. Route 17K, and on the west by the Northeast Business Center (Corporate Boulevard). For purposes of completing a traffic projection, the site is assumed to be constructed and open by the end of 2017.

A Traffic Impact Study will need to be prepared in accordance with New York State Department of Transportation (NYSDOT) guidelines. We anticipate the study area to include the following intersections:

- N.Y. Route 17K and McDonald Street
- N.Y. Route 17K and Orr Avenue / Proposed Site Driveway

If additional intersections are deemed necessary by NYSDOT, the above study area scope will be revised accordingly.

Traffic Volume Data

N.Y. Route 17K is classified as an urban principal arterial state highway. The road has a general east-west orientation and provides one lane for each travel direction near the site. The travel lanes and shoulders have varying widths. The posted speed limit is 55 mph in the vicinity of the site. Based on NYSDOT records, the average daily traffic (ADT) for N.Y. Route 17 K is 15,550 for both travel directions in front of the site.

McDonald Street is a private road that serves the New York Air National Guard at Steward Airport. The road has a general north-south orientation and provides two lanes for each travel direction within the study area.

Orr Avenue is a private road serving several properties. The road has a general north-south orientation and provides one lane for each travel direction within the study area. The posted speed limit is 10 mph.

Future Conditions without Proposed Development (No-Build)

In order to assess the traffic impact of the proposed development, we will estimate future background traffic growth based on information from NYSDOT's historical traffic data. Based on the traffic data, we determined that a background growth rate of 0.0% per year is justified. Traffic volumes along the roads surrounding the site show a downward trend over the past 10 years. In addition to the background growth rate, the no-build conditions will also include any approved

developments within the vicinity of the study area as identified by NYSDOT, as well as the following:

- Volkswagen of Newburgh
- Shoppes at Union Square
- The Marketplace at Newburgh

Site Access and Site Frontage Improvements

Access to the site will be provided via one full-access driveway, under stop-control, located along N.Y. Route 17K across from Orr Avenue. The proposed site driveway will intersect the existing T-shaped Orr Avenue and N.Y. Route 17K intersection from the north to form a new four-leg intersection. The proposed driveway will be designed to provide acceptable sight distance according to NYSDOT and the Town of Newburgh standards. Additional site frontage improvements, if any, will be determined once a full Traffic Impact Study is completed. A copy of the Conceptual Site Plan is attached.

Trip Generation

We have prepared an estimate of site generated trips for the proposed development using data compiled for Land Use 152 (High-Cube Warehouse) by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 9th Edition. The following table presents the total vehicle trips which will be generated during the weekday morning and weekday evening peak travel hours by the proposed development using the trip generation rates for the peak hour of the generator.

Table 1 - Total Trips for Site

Land Use Code 152 - High-Cube Warehouse (565,320 square feet)					
Time Period	Average Rate	Split	In	Out	Total
Weekday Morning Peak Hour	AR = 0.14	71/29	56	23	79
Weekday Evening Peak Hour	AR = 0.16	37/63	34	57	91
Weekday - Daily	AR = 1.68	50/50	475	475	950

Additionally, we monitored a future tenant, Amerisource Bergen, of the proposed Matrix warehouse. We found an existing Amerisource Bergen site with a similar leasing size, employee population and operation in Bethlehem Pennsylvania. According to Amerisource, the surveyed site is actually more active than is anticipated at the proposed project site. We calculated trip rates per 1,000 square feet based on traffic counts conducted at the Bethlehem site, which has a building size of approximately 307,425 square feet. The table below shows a comparison between the ITE trip rates (Table 1) for a high-cube warehouse and the calculated rates for the Bethlehem Amerisource Bergen operation. The rates are based on the peak hour of the generator.

Table 2 - Trip Generation Rate Comparison

Land Use	Trip Generation Rate	
	Weekday AM Peak Hour	Weekday PM Peak Hour
High-Cube Warehouse (ITE Rates)	0.14	0.16
Amerisource Bethlehem	0.078	0.133
Difference	- 0.062	- 0.027

Based on a review of the table above, the trip generation rates used for this Preliminary Assessment are a conservative representation of future operations in comparison to existing warehouse facilities operated by Amerisource Bergen.

Trip Distribution

We will determine the directional distribution of site generated traffic based on existing manual traffic counts and knowledge of the surrounding roadway network, including access to major arterials. We determined the trip distributions, for the preliminary analyses, based on surveys at Corporate Boulevard, which provides access to the Northeast Business Center (land use primarily warehouse), and at McDonald Street on N.Y. Route 17K. Table 3 summarizes the preliminary arrival and departure distributions.

Table 3 – Trip Distribution

Route (To/From)	Arrival & Departure Distributions
N.Y. Route 17K (East)	60%
N.Y. Route 17K (West)	40%
Total	100%

Capacity Analysis

We conducted capacity analyses for the intersections in the study area and summarized the results in the table below. Note that all the capacity analyses worksheets are attached.

Table 3 – Intersection Capacity Analysis Summary

Location	Movement	2017 Preliminary Build Condition						
		AM			PM			
		LOS (Delay)*	V/C**	Queue (feet)***	LOS (Delay)*	V/C**	Queue (feet)***	
Unsignalized Intersection								
N.Y. Route 17K and Orr Avenue / Site Driveway	EB	L	A (8.9)	0.025	2	A (9.5)	0.019	2
	WB	L,T	A (9.9)	0.037	2	A (10.0)	0.001	0
	NB	L,T,R	E (36.7)	0.36	30	E (39.5)	0.102	6
	SB	L	F (76.6)	0.234	16	F (140.5)	0.63	52
		T,R	B (12.8)	0.021	2	C (15.3)	0.066	4
Signalized Intersection								
N.Y. Route 17K and McDonald Street / Volkswagen Driveway	EB	L	A (7.2)	0.02	10	A (7.1)	0.03	10
		T	B (14.8)	0.70	564	B (12.6)	0.65	546
		R	A (0.1)	0.03	0	A (0.0)	0.00	0
	WB	L	A (3.6)	0.25	19	A (3.9)	0.03	7
		T,R	A (2.8)	0.36	125	A (9.8)	0.68	358
	NB	L,T	C (27.6)	0.04	15	C (33.5)	0.35	56
		R	A (0.8)	0.11	0	B (10.4)	0.54	53
	SB	L,T,R	A (0.3)	0.04	0	A (1.1)	0.14	0
	Overall			A (9.3)	-	-	B (11.5)	-

Based on HCS Software

*Level of Service (Average vehicle delay [seconds per vehicle])

**Vehicle/capacity ratio

***95th Percentile Q (feet)

CAPACITY ANALYSIS WORKSHEETS

Intersection

Int Delay, s/veh 2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	22	795	34	26	599	34	16	0	42	14	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	100	-	125	-	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	2	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	24	864	37	28	651	37	17	0	46	15	0	10

Major/Minor	Major1	Major2	Minor1	Minor2								
Conflicting Flow All	651	0	0	901	0	0	1638	1638	883	1661	1657	651
Stage 1	-	-	-	-	-	-	930	930	-	708	708	-
Stage 2	-	-	-	-	-	-	708	708	-	953	949	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	945	-	-	763	-	-	81	102	348	78	99	472
Stage 1	-	-	-	-	-	-	323	349	-	429	441	-
Stage 2	-	-	-	-	-	-	429	441	-	314	342	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	945	-	-	763	-	-	76	96	348	65	93	472
Mov Cap-2 Maneuver	-	-	-	-	-	-	76	96	-	65	93	-
Stage 1	-	-	-	-	-	-	315	340	-	418	425	-
Stage 2	-	-	-	-	-	-	405	425	-	266	333	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.4	36.7	51.6
HCM LOS			E	F

Minor Lane/Major Mvmt	NBL1	EBL	EBT	EBR	WBL	WBT	WBR	SBL1	SBL2
Capacity (veh/h)	175	945	-	-	763	-	-	65	472
HCM Lane V/C Ratio	0.36	0.025	-	-	0.037	-	-	0.234	0.021
HCM Control Delay (s)	36.7	8.9	-	-	9.9	-	-	76.6	12.8
HCM Lane LOS	E	A	-	-	A	-	-	F	B
HCM 95th %ile Q(veh)	1.5	0.1	-	-	0.1	-	-	0.8	0.1

Lanes, Volumes, Timings
3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
Weekday AM Peak Hour



Lane Group	SBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB
Lane Configurations												
Volume (vph)	12	818	35	88	527	19	7	0	27	6	0	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	12	12	11	12	12	12	12	12	12	12	12
Storage Length (ft)	150		400	125		0	0		400	0		0
Storage Lanes	1		1	1		0	0		1	0		0
Taper Length (ft)	75			75			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frnt			0.850		0.995				0.850		0.951	
Flt Protected	0.950			0.950				0.950			0.969	
Satd. Flow (prot)	1745	1863	1615	1745	1855	0	0	1805	1615	0	1751	0
Flt Permitted	0.440			0.160								
Satd. Flow (perm)	808	1863	1615	294	1855	0	0	1900	1615	0	1807	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			123		4				123		123	
Link Speed (mph)		55			55			25			25	
Link Distance (ft)		543			476			489			197	
Travel Time (s)		6.7			5.9			13.3			5.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	13	889	38	96	573	21	8	0	29	7	0	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	13	889	38	96	594	0	0	8	29	0	11	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.04	1.00	1.00	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	6			8			4	

Lanes, Volumes, Timings
3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
Weekday AM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2		2	6			8		8	4		
Detector Phase	2	2	2	1	6		8	8	8	4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	3.0	10.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	16.0	16.0	16.0	9.0	16.0		11.0	11.0	11.0	11.0	11.0	
Total Split (s)	40.0	40.0	40.0	15.0	55.0		25.0	25.0	25.0	25.0	25.0	
Total Split (%)	50.0%	50.0%	50.0%	18.8%	68.8%		31.3%	31.3%	31.3%	31.3%	31.3%	
Maximum Green (s)	34.0	34.0	34.0	9.0	49.0		19.0	19.0	19.0	19.0	19.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	Max	Max	Max	None	Max		None	None	None	None	None	
Act Effct Green (s)	43.1	43.1	43.1	52.2	56.1		6.0	6.0	6.0	6.0	6.0	
Actuated g/C Ratio	0.68	0.68	0.68	0.83	0.89		0.10	0.10	0.10	0.10	0.10	
v/c Ratio	0.02	0.70	0.03	0.25	0.36		0.04	0.11	0.04	0.04	0.04	
Control Delay	7.2	14.8	0.1	3.6	2.8		27.6	0.8	0.3	0.3	0.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	7.2	14.8	0.1	3.6	2.8		27.6	0.8	0.3	0.3	0.3	
LOS	A	B	A	A	A		C	A	A	A	A	
Approach Delay		14.1			2.9		6.6				0.3	
Approach LOS		B			A		A				A	
90th %ile Green (s)	35.4	35.4	35.4	7.6	49.0		6.9	6.9	6.9	6.9	6.9	
90th %ile Term Code	Hold	Hold	Hold	Gap	MaxR		Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	36.1	36.1	36.1	6.9	49.0		6.3	6.3	6.3	6.3	6.3	
70th %ile Term Code	Hold	Hold	Hold	Gap	MaxR		Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	37.5	37.5	37.5	5.5	49.0		0.0	0.0	0.0	0.0	0.0	
50th %ile Term Code	Hold	Hold	Hold	Gap	MaxR		Skip	Skip	Skip	Skip	Skip	
30th %ile Green (s)	37.5	37.5	37.5	5.5	49.0		0.0	0.0	0.0	0.0	0.0	
30th %ile Term Code	Hold	Hold	Hold	Gap	MaxR		Skip	Skip	Skip	Skip	Skip	
10th %ile Green (s)	64.0	64.0	64.0	0.0	64.0		0.0	0.0	0.0	0.0	0.0	
10th %ile Term Code	Dwell	Dwell	Dwell	Skip	Dwell		Skip	Skip	Skip	Skip	Skip	
Stops (vph)	6	477	0	17	109		9	0	0	0	0	
Fuel Used(gal)	0	14	0	1	4		0	0	0	0	0	
CO Emissions (g/hr)	12	989	8	45	279		7	8	8	8	8	
NOx Emissions (g/hr)	2	192	2	9	54		1	2	2	2	2	
VOC Emissions (g/hr)	3	229	2	10	65		2	2	2	2	2	
Dilemma Vehicles (#)	0	47	0	0	21		0	0	0	0	0	
Queue Length 50th (ft)	1	136	0	0	0		2	0	0	0	0	
Queue Length 95th (ft)	10	#564	0	19	125		15	0	0	0	0	
Internal Link Dist (ft)		463			396		409				117	
Turn Bay Length (ft)	150		400	125					400			
Base Capacity (vph)	552	1275	1144	453	1651		579	577			636	
Starvation Cap Reductn	0	0	0	0	0		0	0			0	
Spillback Cap Reductn	0	0	0	0	0		0	0			0	
Storage Cap Reductn	0	0	0	0	0		0	0			0	

Lanes, Volumes, Timings
 3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
 Weekday AM Peak Hour



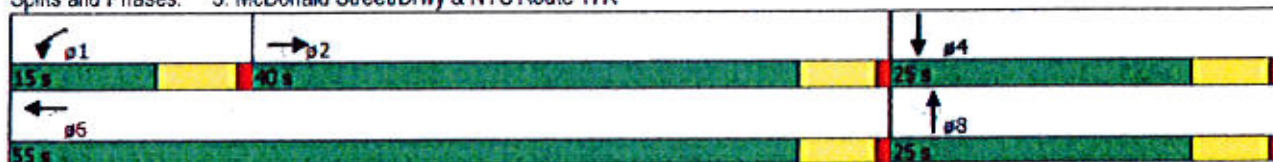
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Reduced v/c Ratio	0.02	0.70	0.03	0.21	0.36			0.01	0.05		0.02	

Intersection Summary

Area Type: Other
 Cycle Length: 80
 Actuated Cycle Length: 63
 Natural Cycle: 60
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.70
 Intersection Signal Delay: 9.3
 Intersection Capacity Utilization 68.8%
 Analysis Period (min) 15
 90th %ile Actuated Cycle: 67.9
 70th %ile Actuated Cycle: 67.3
 50th %ile Actuated Cycle: 55
 30th %ile Actuated Cycle: 55
 10th %ile Actuated Cycle: 70
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Intersection LOS: A
 ICU Level of Service C

Splits and Phases: 3: McDonald Street/Drwy & NYS Route 17K



Intersection												
Int Delay, s/veh	3.2											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	14	893	3	1	769	20	4	0	7	34	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	100	-	125	-	-	-	-	-	150
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	0	2	0	0	5	0	0	0	0	0	0	0
Mvmt Flow	15	960	3	1	827	22	4	0	8	37	0	25






















Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	827	0	0	963	0	0	1821	1821	962	1825	1823	827
Stage 1	-	-	-	-	-	-	992	992	-	829	829	-
Stage 2	-	-	-	-	-	-	829	829	-	996	994	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	813	-	-	723	-	-	60	78	313	60	78	375
Stage 1	-	-	-	-	-	-	299	326	-	368	388	-
Stage 2	-	-	-	-	-	-	368	388	-	297	326	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	813	-	-	723	-	-	55	76	313	58	76	375
Mov Cap-2 Maneuver	-	-	-	-	-	-	55	76	-	58	76	-
Stage 1	-	-	-	-	-	-	293	320	-	361	387	-
Stage 2	-	-	-	-	-	-	343	387	-	285	320	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	39.5	90
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	116	813	-	-	723	-	-	58	375
HCM Lane V/C Ratio	0.102	0.019	-	-	0.001	-	-	0.63	0.066
HCM Control Delay (s)	39.5	9.5	-	-	10	-	-	140.5	15.3
HCM Lane LOS	E	A	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.3	0.1	-	-	0	-	-	2.6	0.2

Lanes, Volumes, Timings
3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
Weekday PM Peak Hour

												
Lane Group	ESL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	10	767	3	12	816	16	55	0	189	23	0	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	12	12	11	12	12	12	12	12	12	12	12
Storage Length (ft)	150		400	125		0	0		400	0		0
Storage Lanes	1		1	1		0	0		1	0		0
Taper Length (ft)	75			75			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850		0.997				0.850		0.946	
Flt Protected	0.950			0.950				0.950			0.971	
Satd. Flow (prot)	1745	1863	1615	1745	1840	0	0	1805	1615	0	1745	0
Flt Permitted	0.288			0.202				0.731			0.782	
Satd. Flow (perm)	529	1863	1615	371	1840	0	0	1389	1615	0	1406	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			123		2				201		123	
Link Speed (mph)		55			55			25			25	
Link Distance (ft)		543			476			489			197	
Travel Time (s)		6.7			5.9			13.3			5.4	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	2%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%
Adj. Flow (vph)	11	816	3	13	868	17	59	0	201	24	0	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	816	3	13	885	0	0	59	201	0	40	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		11			11			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.04	1.00	1.00	1.04	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2	1	1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6	20	20	6	
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex		CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases		2		1	6			8			4	

Lanes, Volumes, Timings
3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
Weekday PM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2		2	6			8		8	4		
Detector Phase	2	2	2	1	6		8	8	8	4	4	
Switch Phase												
Minimum Initial (s)	10.0	10.0	10.0	3.0	10.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	16.0	16.0	16.0	9.0	16.0		11.0	11.0	11.0	11.0	11.0	
Total Split (s)	40.0	40.0	40.0	15.0	55.0		25.0	25.0	25.0	25.0	25.0	
Total Split (%)	50.0%	50.0%	50.0%	18.8%	68.8%		31.3%	31.3%	31.3%	31.3%	31.3%	
Maximum Green (s)	34.0	34.0	34.0	9.0	49.0		19.0	19.0	19.0	19.0	19.0	
Yellow Time (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	Max	Max	Max	None	Max		None	None	None	None	None	
Act Effct Green (s)	46.8	46.8	46.8	49.1	49.1		8.5	8.5	8.5		8.5	
Actuated g/C Ratio	0.67	0.67	0.67	0.71	0.71		0.12	0.12	0.12		0.12	
v/c Ratio	0.03	0.65	0.00	0.03	0.68		0.35	0.54	0.35		0.14	
Control Delay	7.1	12.6	0.0	3.9	9.8		33.5	10.4	10.4		1.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	
Total Delay	7.1	12.6	0.0	3.9	9.8		33.5	10.4	10.4		1.1	
LOS	A	B	A	A	A		C	B	B		A	
Approach Delay		12.5			9.7		15.7				1.1	
Approach LOS		B			A		B				A	
90th %ile Green (s)	36.9	36.9	36.9	6.1	49.0		12.7	12.7	12.7	12.7	12.7	
90th %ile Term Code	Hold	Hold	Hold	Gap	MaxR		Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	49.0	49.0	49.0	0.0	49.0		9.6	9.6	9.6	9.6	9.6	
70th %ile Term Code	Hold	Hold	Hold	Skip	MaxR		Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	49.0	49.0	49.0	0.0	49.0		8.3	8.3	8.3	8.3	8.3	
50th %ile Term Code	Hold	Hold	Hold	Skip	MaxR		Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	49.0	49.0	49.0	0.0	49.0		6.9	6.9	6.9	6.9	6.9	
30th %ile Term Code	Hold	Hold	Hold	Skip	MaxR		Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	49.0	49.0	49.0	0.0	49.0		5.5	5.5	5.5	5.5	5.5	
10th %ile Term Code	Hold	Hold	Hold	Skip	MaxR		Gap	Gap	Gap	Hold	Hold	
Stops (vph)	5	405	0	5	456		48	31	31		0	
Fuel Used(gal)	0	12	0	0	13		1	1	1		0	
CO Emissions (g/hr)	10	848	1	10	884		55	91	91		5	
NOx Emissions (g/hr)	2	165	0	2	172		11	18	18		1	
VOC Emissions (g/hr)	2	197	0	2	205		13	21	21		1	
Dilemma Vehicles (#)	0	45	0	0	59		0	0	0		0	
Queue Length 50th (ft)	1	145	0	1	169		24	0	0		0	
Queue Length 95th (ft)	10	#546	0	7	358		56	53	53		0	
Internal Link Dist (ft)		463			396		409				117	
Turn Bay Length (ft)	150		400	125				400				
Base Capacity (vph)	355	1252	1125	439	1297		379	587	587		473	
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	

Lanes, Volumes, Timings
 3: McDonald Street/Drwy & NYS Route 17K

2017 Build Condition
 Weekday PM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Reduced v/c Ratio	0.03	0.65	0.00	0.03	0.68			0.16	0.34		0.08	

Intersection Summary

Area Type: Other
 Cycle Length: 80
 Actuated Cycle Length: 69.6
 Natural Cycle: 60
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.68
 Intersection Signal Delay: 11.5
 Intersection Capacity Utilization 71.2%
 Analysis Period (min) 15
 90th %ile Actuated Cycle: 73.7
 70th %ile Actuated Cycle: 70.6
 50th %ile Actuated Cycle: 69.3
 30th %ile Actuated Cycle: 67.9
 10th %ile Actuated Cycle: 66.5
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.

Intersection LOS: B
 ICU Level of Service C

Splits and Phases: 3: McDonald Street/Drwy & NYS Route 17K



SITE PLAN

INTERSTATE ROUTE 87 (NEW YORK STATE THRUWAY)

ROUTE 87 RAMP

STORMWATER
DETENTION BASIN

24' HIGH
MAINTENANCE
ACCESS ROAD

30' FT
SIDE YARD

WETLAND 4
2.8 ACRES

30' FT
SIDE YARD

PROPOSED
QUICK RAIL

ANTENNA
GATE

PERIMETER CHAIN LINK FENCE

30' TRAILER SPACE 104 FT x 30 FT

30' DOCK DOORS 104.5 FT x 20 FT

30' ONE PARKING SPACE 9 FT x 14 FT

OFFICE
AREA - 2,000 SQ FT

PROPOSED WAREHOUSE B
BUILDING FOOTPRINT - 110,000 SQ FT

PROPOSED WAREHOUSE A
BUILDING FOOTPRINT - 111,250 SQ FT

200 FT

200 FT

30' DOCK DOORS 104.5 FT x 20 FT

30' DOCK DOORS 94.5 FT x 20 FT

30' LAND-BARRIRED PARKING SPACE 100 FT x 30 FT

GATE FOR FIRE DEPARTMENT ACCESS ONLY

30' FT
SIDE YARD

WALL REQUIRED ONLY IF LAND-BARRIRED
PARKING SPACE ARE CONSIDERED

PROJECT SITE
BLOCK 2, LOT 4
71.71 AC

30' FT
SIDE YARD

WETLAND 4B
2.8 ACRES

30' FT
SIDE YARD

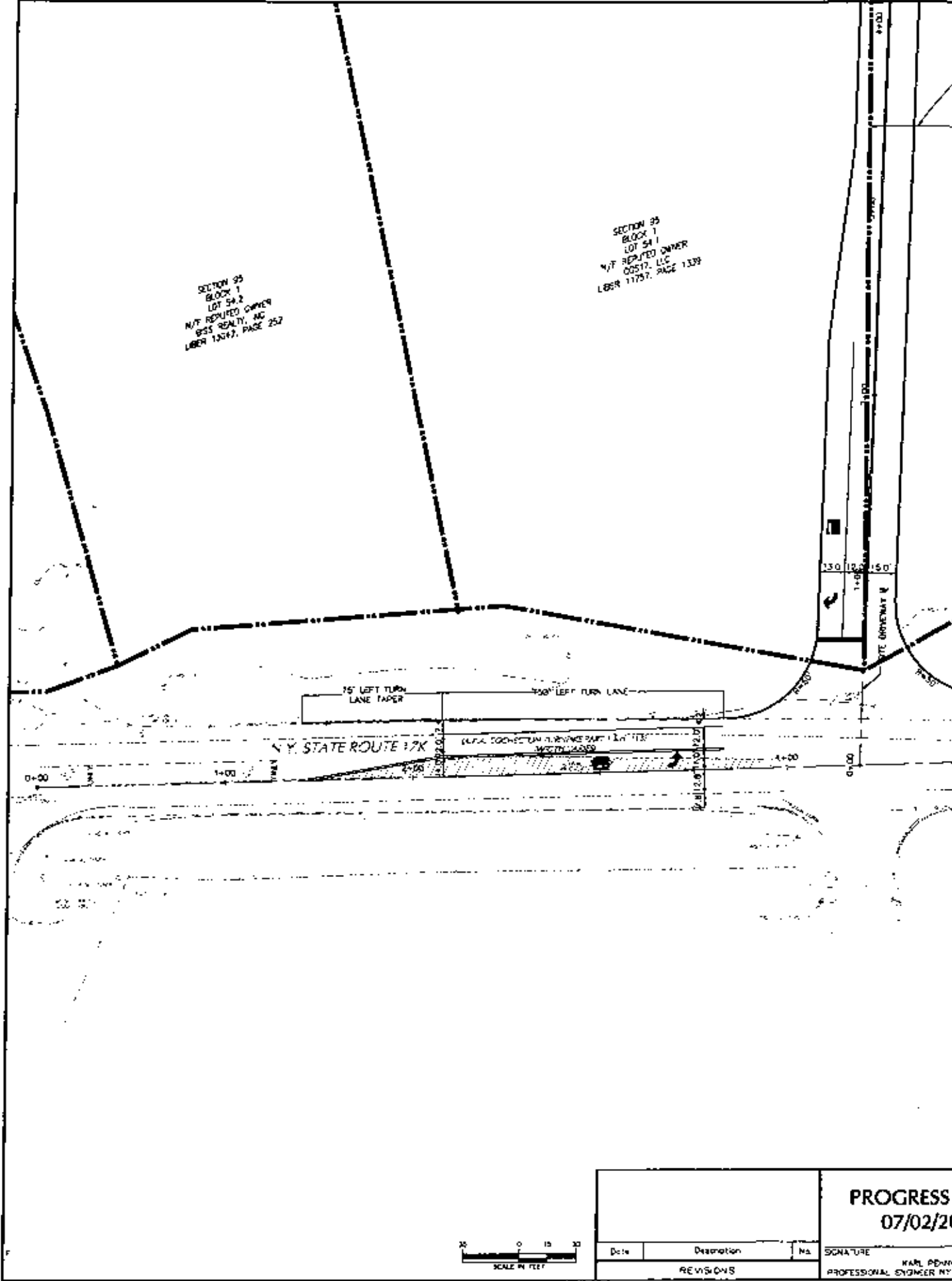
GALE STREET

WEST BOUND
INTERSTATE ROUTE 87

EAST BOUND

SECTION 95
 BLOCK 1
 LOT 54.2
 N/Y REPUTED OWNER
 BSS REALTY, INC
 LIBR 13047, PAGE 252

SECTION 95
 BLOCK 1
 LOT 54.1
 N/Y REPUTED OWNER
 COSO, LLC
 LIBR 11757, PAGE 1339



			PROGRESS 07/02/20
Date	Description	No.	
REVISIONS			KARL PDUNY PROFESSIONAL ENGINEER NY

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 9/9/15

NAME OF PROJECT: MATRIX BUSINESS PARK AT NEWBURGH

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

PRECAST OR TILT-UP CONCRETE PANELS

COLOR OF THE EXTERIOR OF BUILDING:

GREY OR NEUTRAL BETWEEN REVEALS

ACCENT TRIM:

Location: SEE ELEVATIONS FOR ACCENTS

Color: TBD

Type (material): VARIOUS PATTERNS ON PANELS

PARAPET (all roof top mechanicals are to be screened on all four sides):

VARIES FROM 1/2 - 3 FEET ALONG BLDG. PERIMETER

ROOF:

Type (gabled, flat, etc.): GABLED, SLOPED 1/4" PER FOOT

Material (shingles, metal, tar & sand, etc.): POLYOLEFIN MEMBRANE

Color: WHITE

WINDOWS/SHUTTERS:

Color (also trim if different): ANODIZED ALUMINUM FRAMES

Type: FIXED WINDOWS WITH 1" CLEAR OR SPANDREL GLAZING. THERE ARE NO SHUTTERS ON THE PROJECT.

DOORS:

Color: PAINTED - COLOR TBD

Type (if different than standard door entrée): HOLLOW METAL

SIGN:

Color: TBD

Material: TBD

Square footage of signage of site: REFER TO SITE PLAN AND ELEVATIONS

EDMUND P. KLIMEK, PARTNER, KSS ARCHITECTS.

Please print name and title (owner, agent, builder, superintendent of job, etc.)


Signature

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.

8/17/15
DATED

MATRIX Newburgh, LLC, by
Donald M. Epstein, *MANAGER*
APPLICANT'S NAME (printed)


MANAGER
APPLICANT'S SIGNATURE

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.

MATRIX NEWBURGH I, LLC
by:
Donald M. Epstein, *MANAGER*

APPLICANT'S NAME (printed)

[Handwritten Signature]

APPLICANTS SIGNATURE *MANAGER*

8/17/15

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).

Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12550

Examined _____ 20 _____

Approved _____ 20 _____

Disapproved _____ 20 _____

APPLICATION FOR CLEARING AND GRADING

Fee: \$500.00 Date: 9/9/15

NAME OF OWNER OF PREMISES: Matrix Newburgh I LLC

ADDRESS OF OWNER: Forsgate Dr, CN 4000, Cranbury NJ 08512

TELEPHONE NUMBER OF OWNER 732 521-2900

State whether applicant is owner, lessee, agent, architect
engineer or contractor: Applicant is Owner

Location of land on which proposed work will be done:
ROUTE 17K, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

Section: 95 Block: 1 Lot: LOT TBD (portion of prior lots
4.12, 54.1, 69.25, and 49.12)

Zoning District of Property B DISTRICT Size of Lot: 71.7 AC

Proposed Completion Date: 04/1/2015

Name of Contractor/Agent, if other than owner: To be determined

Address _____

Tel: _____

Date of Planning Board Approval: _____
(if required)

I hereby agree to hold the Town of Newburgh harmless from
any claims arising from the proposed activity

Signature of Owner _____ Date: 9/15/15

Donald M Epstein, MANAGER - Matrix Newburgh I, LLC



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

FILE COPY

GIL PIAQUADIO

Supervisor

September 1, 2015

845-564-4552

Fax: 845-566-9486

e-mail: supervisor@townofnewburgh.org

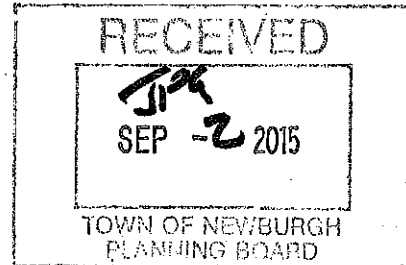
Orange County Industrial Development Agency

4 Crotty Lane, Suite 100

New Windsor, NY 12553

Attn: James R. Petro, Jr., Executive Director

Re: Matrix Newburgh I LLC



Dear Mr. Petro:

You have advised me that the Orange County Industrial Development Agency's Board seeks input from the Town of Newburgh Town Board with regard to support for the IDA application of Matrix Newburgh I LLC for sales tax, partial mortgage tax and real property tax exemptions for a project in the Town of Newburgh. Thank you for the IDA's consideration in this regard.

I am additionally in receipt of a copy of a letter from the City of Newburgh's City Manager dated August 20, 2015 addressed to the Town of Newburgh Planning Board Chairman regarding Matrix Newburgh I LLC's application to the Planning Board for lot line changes. The letter raises concerns that an appropriate environmental review is not being conducted of the action, particularly with regard to a chemical/pharmaceutical facility's potential impacts on the City of Newburgh's Washington Lake Reservoir watershed, the City having learned of the pending application to the IDA. The letter additionally raises concerns that the action, inclusive of the Planning Board and IDA applications, has not been appropriately classified under SEQRA. It further requests that "critical infrastructure assets of the City's drinking water reservoir watershed" be depicted and addressed.

The Town Board is awaiting clarification from the Town Planning Board and IDA as to how the City of Newburgh's above concerns with the review of the pending applications will be addressed prior to taking up the matter of its support for the IDA application.

Sincerely,

Gilbert J. Piaquadio, Supervisor

GJP/

cc: Deputy Supervisor/Town Engineer
Planning Board Chairman
Town Assessor
City Manager
Matrix Newburgh I LLC



Edmund P. Rimek

Matrix Business Park at Newburgh

Matrix Development Group
Town of Newburgh, Orange County, New York

No.	Date	Revision
1	07/10/2015	Site Plan Summary

KSS ARCHITECTS
Princeton | Philadelphia
337 Witherspoon Street
Princeton, NJ 08542
t: 609-921-1131

150 So. Independence Mall West
Suite 900
Philadelphia, Pa 19106
t: 215-320-3000
www.kssarchitects.com

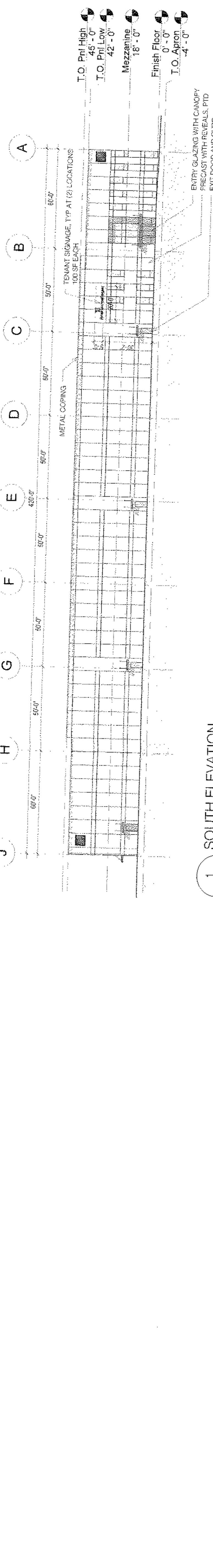
Matrix Development Group
3 Centre Drive, CM4000
Cranbury, NJ 08512
732-321-2900

Lagan Engineering & Environmental Services
619 River Drive, River Drive Gateway 1
Briarwood Park, NJ 07407-1332
201-794-6900

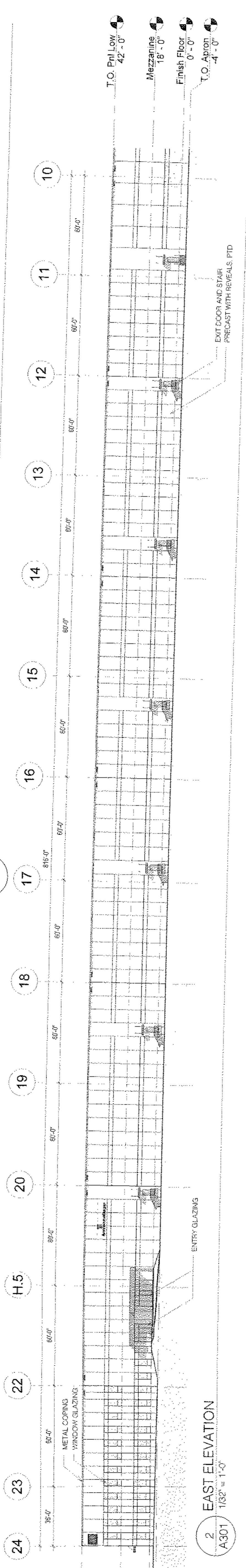
KSS

Project No. 2015-22243
Issued: 09/03/15
BUILDING ELEVATIONS

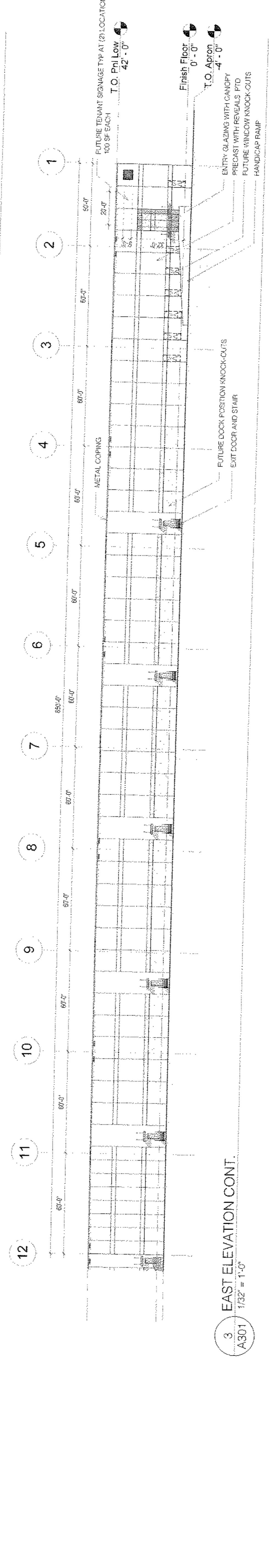
A301



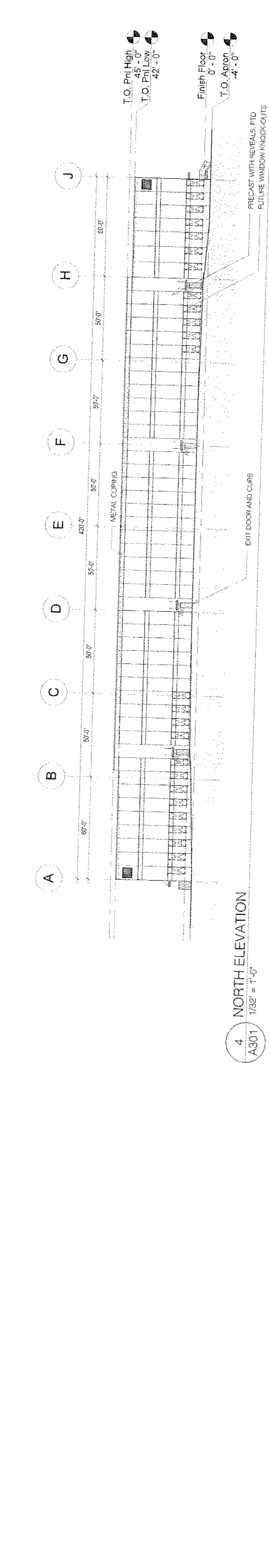
1 SOUTH ELEVATION
A301 1/32" = 1'-0"



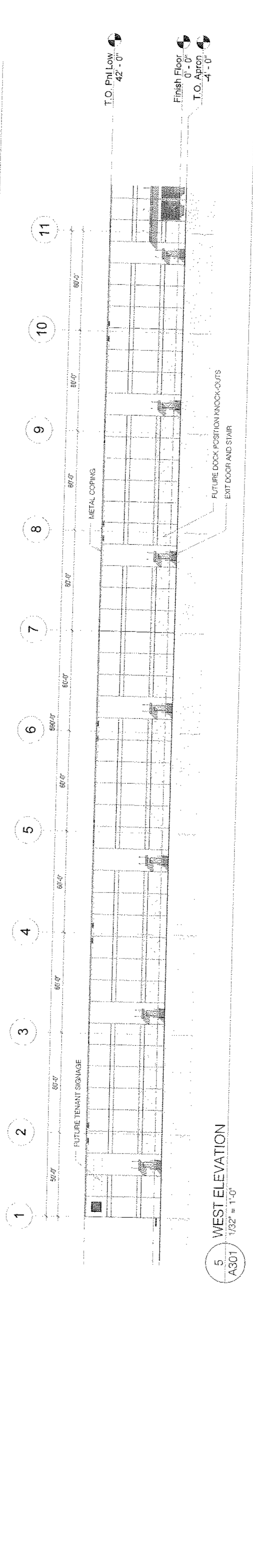
2 EAST ELEVATION
A301 1/32" = 1'-0"



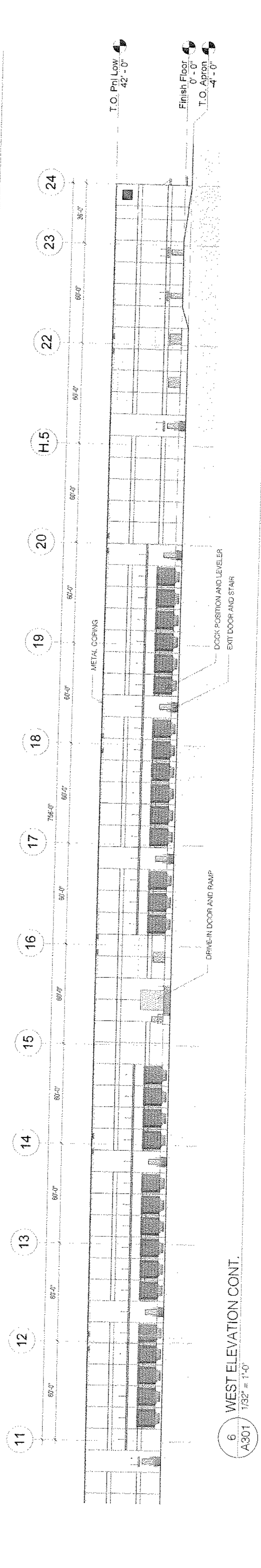
3 EAST ELEVATION CONT.
A301 1/32" = 1'-0"



4 NORTH ELEVATION
A301 1/32" = 1'-0"



5 WEST ELEVATION
A301 1/32" = 1'-0"

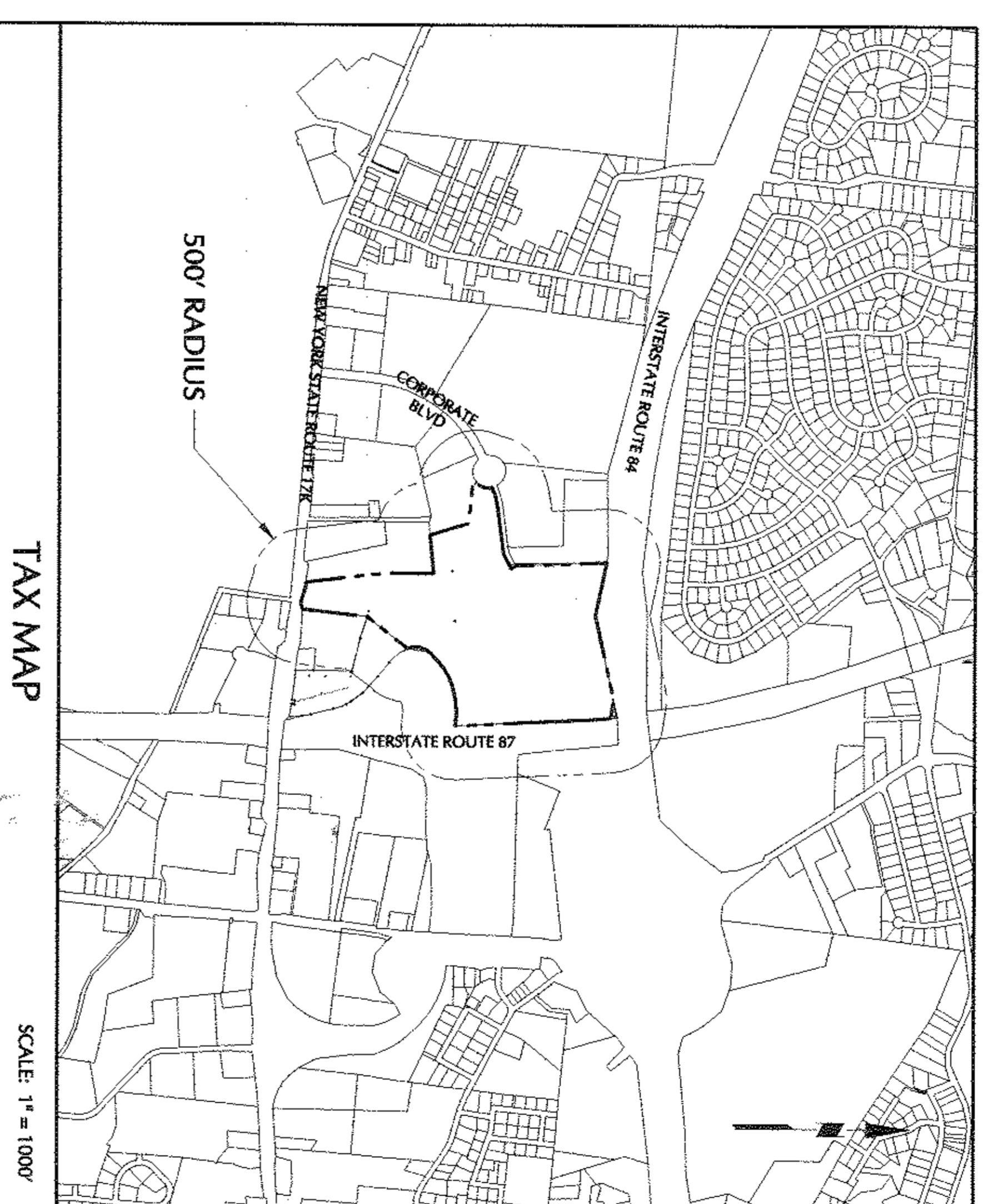
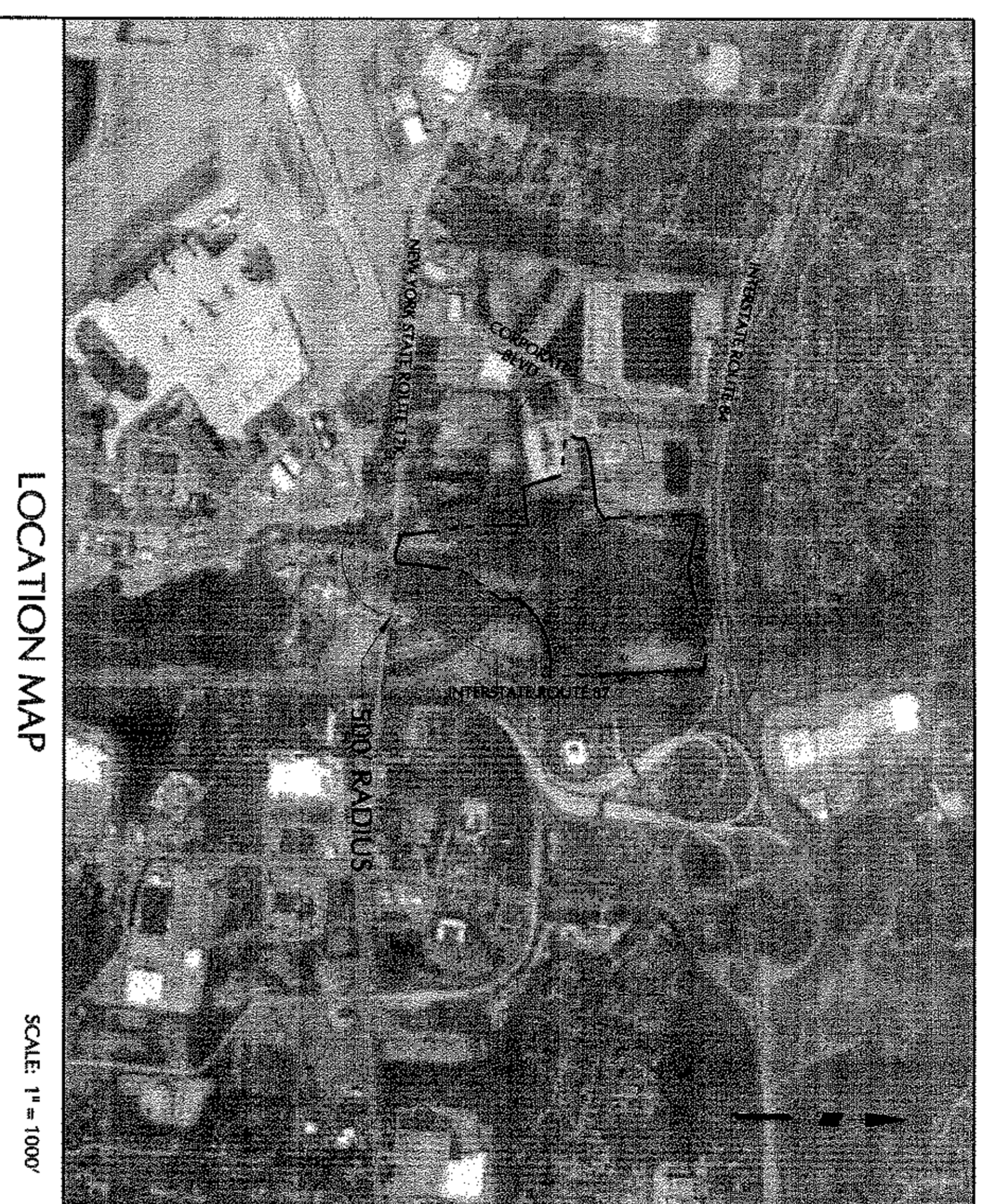


6 WEST ELEVATION CONT.
A301 1/32" = 1'-0"

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

MATRIX BUSINESS PARK AT NEWBURGH

SECTION 95, BLOCK 1, LOT TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12) TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # _____ DATE _____
PLANNING BOARD CHAIRPERSON _____
JOHN P. EVASUTIN

LIST OF CONTACTS

PLANNING BOARD CHAIRMAN John Evassutin 308 Candelton Road Newburgh, NY 12550 PHONE: (845) 564-7864 FAX: (845) 564-7862	GAS AND ELECTRIC Central Hudson Gas & Electric Co. 610 Little Britain Road Newburgh, NY 12550 Mark Schifano PHONE: (845) 563-4348
TOWN ENGINEER James V. Chabone 1496 Route 300 Newburgh, NY 12550 PHONE: (845) 564-7814 FAX: (845) 564-1432	TELEPHONE Verizon 449 Broadway, 4th Fl Kingston, NY 12401 PHONE: (845) 340-8836
TOWN CLERK Andrew J. Zarudka 1496 Route 300 Newburgh, NY 12550 PHONE: (845) 564-4354 FAX: (845) 564-5289	CABLE Time Warner Cable 109-15 16th Avenue College Point, NY 11358 PHONE: (845) 693-5339
ORANGE COUNTY HEALTH DEPARTMENT 124 Main Street Cohasset, NY 10924 PHONE: (845) 291-2331	ORANGE COUNTY SOIL & WATER CONSERVATION DISTRICT 223 Dickson Avenue, Suite 103 Middletown, NY 10940 PHONE: (845) 341-1023/3811 FAX: (845) 341-1341
SUPERVISOR Clll Pragnato 1496 Route 300 Newburgh, NY 12550 PHONE: (845) 564-4353 FAX: (845) 564-4846	WATER Town of Newburgh Orange County, NY

SITE INFORMATION

ADDRESS: N.Y. ROUTE 17K,
TOWN OF NEWBURGH, NY 10576
SECTION: 95
BLOCK: 1
LOTS: 54.1, 69.25, AND 49.12
ZONE: IB INTERCHANGE BUSINESS ZONE

APPLICANT

MATRIX NEWBURGH I LLC
FORSGATE DRIVE, CN 4000
GRANBURY, NJ 08512
TEL: _____
CONTACT: KENNETH A. GRIFFIN

CIVIL ENGINEER

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND
LANDSCAPE ARCHITECTURE, D.P.C.
707 WESTCHESTER AVENUE, SUITE 304
WHITE PLAINS, NY 10604-3102
TEL: (914) 323-7400
FAX: (914) 323-7401
CONTACT: CHARLES UTSCHIG, PE

SURVEYOR

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND
LANDSCAPE ARCHITECTURE, D.P.C.
RIVER DRIVE CENTER 1
619 RIVER DRIVE
ELMWOOD PARK, NEW JERSEY 07407
TEL: (201) 794-6900
FAX: (201) 794-0366
CONTACT: JOSEPH E. ROMANO

ARCHITECT

KSS ARCHITECTS
337 WITHERSPOON STREET
PRINCETON, NJ 08542
TEL: (609) 921-1131
FAX: (609) 921-9414
CONTACT: EDMUND KLIMEK

SECTION NO.	BLOCK	LOT	PROPERTY OWNERS WITHIN 500'
60	3	14.21	1401 Route 300 Holdings, LLC
60	3	14.11	Town of Newburgh
60	3	4.1	NYS Department of Transportation
60	3	79	NYS Department of Transportation
89	1	17	Wabco, Hostalities
95	1	49.2	SHRIP REALTY CORP.
95	1	7.2	ORANGE COUNTY SOIL & WATER CONSERVATION DISTRICT
95	1	49.12	Patent Cemetery
95	1	48	Northern Distribution
95	1	33	Mar Properties, LLC
95	1	16	Wabco, Hostalities
95	1	7.2	NYS Department of Transportation
95	1	54.2	BS Realty, Inc.
95	1	32.3	Newburgh Hotel Partners, LLC
95	1	79	NYS Department of Transportation
95	1	74	GE Commercial Finance
95	1	47.2	Geometric, LLC
95	1	57	County of Orange
95	1	56	B. Christman & M. Smolinski
95	1	28	Red Oak SOS, LLC
95	1	68	Wabco, Hostalities
95	1	49.2	Wabco, Hostalities and Tact Society of NY
95	1	69.1	A. Gale, Pbc, Inc.

DRAWING NO.	DESCRIPTION	DATE	LAST REVISED
CS-001	COVER SHEET	9/9/2015	
VT-101	TOPOGRAPHIC AND BOUNDARY SURVEY	7/17/2015	8/24/2015
CB-101	LOT LINE CHANGES	7/17/2015	8/24/2015
CS-101	OVERALL SITE PLAN	9/9/2015	
CS-102	GENERAL GRADING	9/9/2015	
CS-103	GENERAL GRADING AND DRAINAGE PLAN	9/9/2015	
GG-101	GRADING AND DRAINAGE PLAN	9/9/2015	
GG-102	ROADWAY PROFILE AND TYPICAL SECTION	9/9/2015	
GG-103	ROADWAY PROFILE AND TYPICAL SECTION	9/9/2015	
CU-101	CIVIL ENLARGEMENT PLAN	9/9/2015	
CU-102	OVERALL UTILITY PLAN	9/9/2015	
CU-103	OVERALL UTILITY PLAN	9/9/2015	
CE-101	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-102	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-103	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-104	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-105	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
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CE-198	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-199	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	
CE-200	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	

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

WARNING:
THIS IS A PRELIMINARY SITE PLAN APPROVAL DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR OBTAINING PERMITS WITHOUT THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE TOWN ENGINEER.

LANGAN
REGISTERED PROFESSIONAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL SURVEYOR
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL ARCHITECT
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL CIVIL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL MECHANICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

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No. 062303
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LANGAN
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LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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LANGAN
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LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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LANGAN
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DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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DATE SIGNED: 9/9/2015

LANGAN
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DATE SIGNED: 9/9/2015

LANGAN
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DATE SIGNED: 9/9/2015

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REGISTERED PROFESSIONAL PAPER ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL RUBBER ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL PLASTIC ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL GLASS ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL CERAMIC ENGINEER
No. 062303
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LANGAN
REGISTERED PROFESSIONAL WOOD ENGINEER
No. 062303
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LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
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No. 062303
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LANGAN
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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL PETROLEUM ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL CHEMICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL NUCLEAR ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

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No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL TEXTILE ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LANGAN
REGISTERED PROFESSIONAL LEATHER ENGINEER
No. 062303
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LANGAN
REGISTERED PROFESSIONAL CERAMIC ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

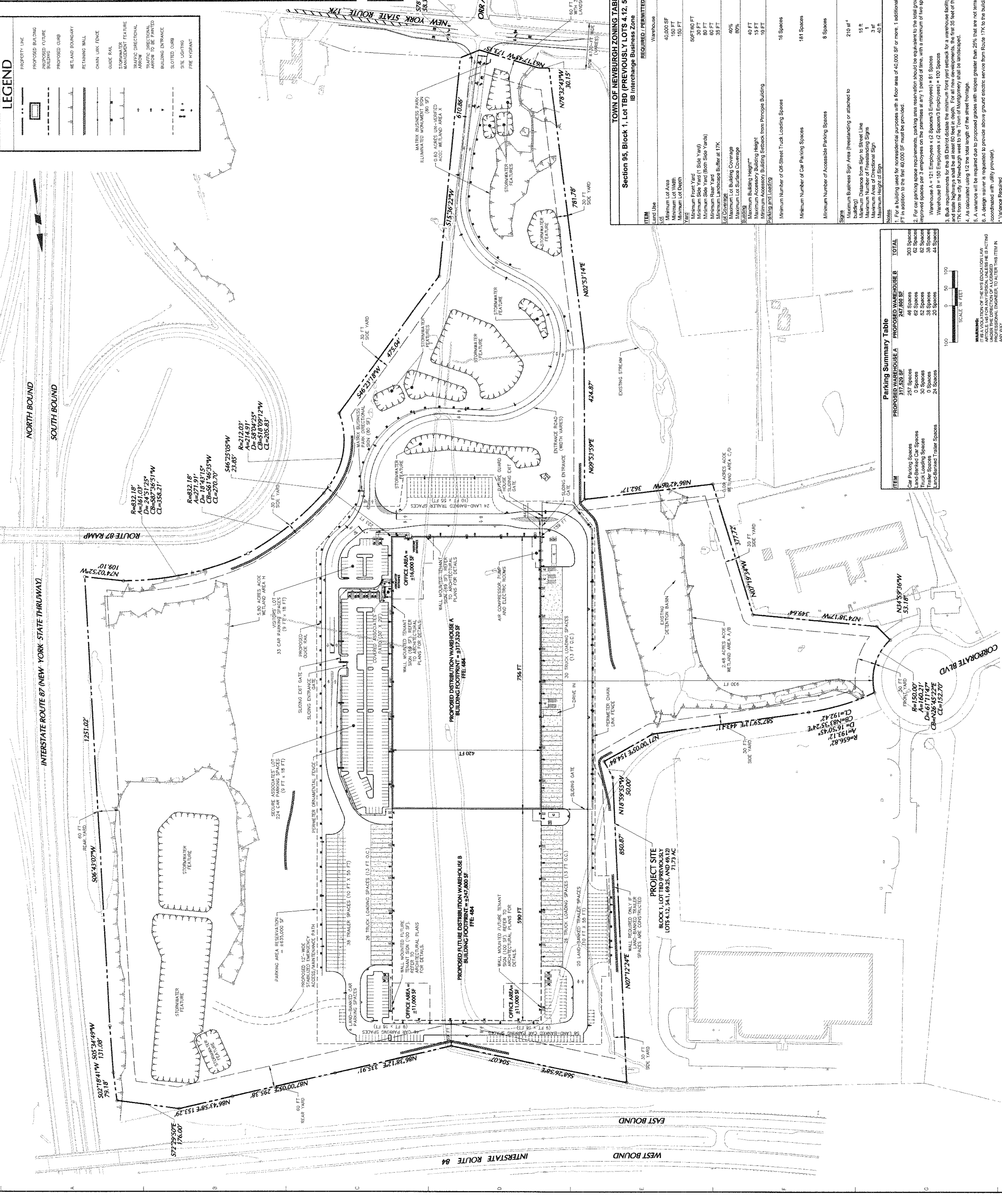
LANGAN
REGISTERED PROFESSIONAL WOOD ENGINEER
No. 062303
DATE SIGNED: 9/9/2015

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED FUTURE BUILDING
	PROPOSED CURB
	WETLAND BOUNDARY
	RETAINING WALL
	CHAIN LINK FENCE
	GUIDE RAIL
	STORMWATER MANAGEMENT FEATURE
	TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
	BUILDING ENTRANCE
	SLOTTED CURB
	SITE LIGHTING
	FIRE HYDRANT

- ### GENERAL NOTES
- EXISTING BOUNDARIES, LOT AND SUBDIVISION INFORMATION, UTILITY LOCATIONS, ELEVATIONS AND LOT 48.12' AND LOT LINE CHANGE OF SECTION 94 BLOCK 1, LOT 4.12, LOT 5.1, LOT 6.25, AND LOT 48.12', AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 8/21/2015.
 - ELEVATIONS SHOWN ARE REFERENCED TO MAD 89 AS ESTABLISHED THROUGH GPS METHODS AS ESTABLISHED THROUGH GPS METHODS.
 - "ADDC WETLANDS" ARE WETLANDS CONFIRMED BY ADDC PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 11/17/10. "UNWETTED" ADDC WETLAND USES NOT CONFIRMED BY ADDC.
 - THOSE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEASUREMENTS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS DEPENDING ON THESE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS AND THE QUALITY AND QUANTITY OF WORK REQUIRED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - INFORMATION RELATED TO UTILITIES (SUCH AS GAS, WATER, SEWER, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM OTHER PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO PRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION.
 - ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED. NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CS401 AND CS402 FOR DETAILED SITE INFORMATION



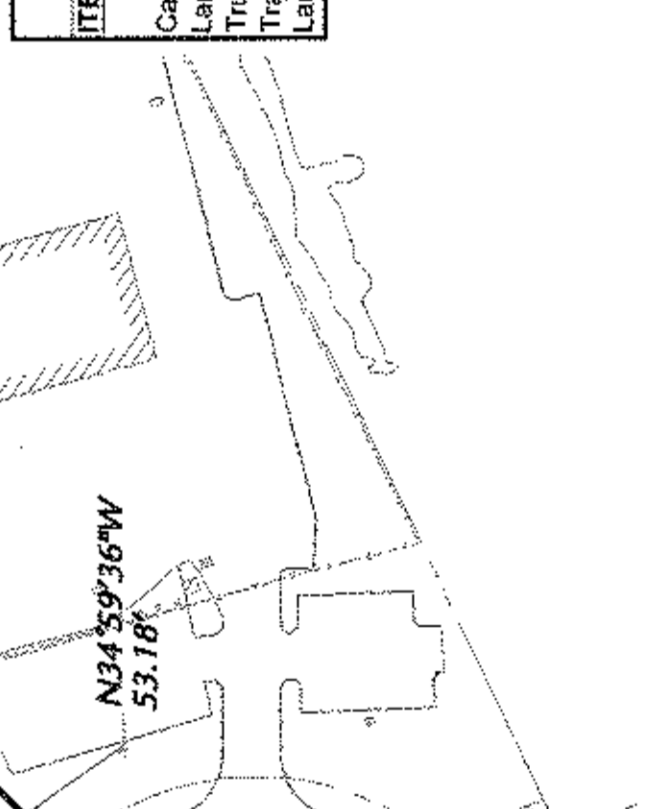
TOWN OF NEWBURGH ZONING TABLE
Section 95, Block 1, Lot TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
IB Interchange Business Zone

ITEM	REQUIRED / PERMITTED	PROPOSED
Land Use	Warehouse	Warehouse
Lot Area	40,000 SF	3,124,339 SF (71.73 AC)
Minimum Lot Width	150 FT	282 FT
Minimum Lot Depth	150 FT	> 200 FT
Yield	56,670 SQ FT	930 FT
Front Yard (1 Side Yard)	30 FT	159 FT
Minimum Side Yard (Both Side Yards)	80 FT	382 FT
Minimum Rear Yard	80 FT	89 FT
Minimum Landscape Buffer at 17K	35 FT	35 FT
Maximum Lot Surface Coverage	40%	18.1%
Maximum Building Height*	80%	35%
Maximum Building Height**	40 FT	45 FT
Minimum Accessory Building Height	10 FT	44 FT
Parking and Loading	18 Spaces	83 Spaces
Minimum Number of Off-Street Truck Loading Spaces	181 Spaces	365 Spaces
Minimum Number of Car Parking Spaces	8 Spaces	11 Spaces
Minimum Number of Accessible Parking Spaces	210 of *	496 of *
Signs	Maximum Business Sign Area (freestanding or attached to building) Distance from Sign to Street Line	15 ft
	Maximum Number of Freestanding Signs	1
	Maximum Area of Directional Sign	3 sq ft
	Maximum Height of Sign	40 ft

Notes:
1. 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.
2. 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.
3. 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.
4. As calculated using 12 ft. total length of the street frontage.
5. A variance will be required due to proposed grounds with slopes greater than 25% that are not terraced.
6. A design waiver is required to provide above ground electric service from Route 17K to the building transformer (to be confirmed coordinated with utility provider).
*Variance Required
**Variance at each base of building being 17K.

Parking Summary Table

ITEM	PROPOSED WAREHOUSE A	PROPOSED WAREHOUSE B	TOTAL
Car Parking Spaces	257 Spaces	46 Spaces	303 Spaces
Land-Banked Car Spaces	30 Spaces	62 Spaces	92 Spaces
Truck Loading Spaces	30 Spaces	52 Spaces	82 Spaces
Trailer Spaces	0 Spaces	38 Spaces	38 Spaces
Land-Banked Trailer Spaces	24 Spaces	20 Spaces	44 Spaces



PROJECT SITE
BLOCK 1, LOT TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
71.73 AC

OFFICE AREA = 11,000 SF
OFFICE AREA = 11,000 SF
OFFICE AREA = 16,000 SF

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = 11,000 SF
FEE-44

PROPOSED DISTRIBUTION WAREHOUSE A
BUILDING FOOTPRINT = 16,000 SF
FEE-44

PROPOSED DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = 11,000 SF
FEE-44

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = 11,000 SF
FEE-44

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = 11,000 SF
FEE-44

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = 11,000 SF
FEE-44

GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES (UNLESS OTHERWISE NOTED TO REMAIN), FENCINGS, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BARRING OR SIGNAGE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HSD) LOADS AND BE INSTALLED ACCORDINGLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO ALLOW SUFFICIENT TIME FOR THE UTILITY COMPANY TO CONDUCT THE NECESSARY LOCATIONS AND MARKING OF UTILITIES WHICH SHALL BE SHOWN ON THE PLANS.
4. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.
5. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE SHEET 25.0 FOR EROSION CONTROL MEASURES.
6. IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO CONCRETE POURING & FURNISH FOOTINGS.
7. HIDE ALL HIGH DENSITY POLYETHYLENE (HDPE) LINERS WITH 1" SAND.
8. ALL STORMWATER SHALL BE COLLECTED AND CONDUCTED TO THE STORMWATER SYSTEM.
9. ALL STORMWATER SHALL BE COLLECTED AND CONDUCTED TO THE STORMWATER SYSTEM PRIOR TO INSTALLATION.
10. ALL ROOF DRAINAGE TO BUILDING SHALL BE BROUGHT TO RISE FEET OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
11. CLEANWATER SHALL BE PROVIDED FLUSH AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS.
12. PROPOSED STORM DRAINAGE SYSTEMS SHALL BE TEMPORARILY PROTECTED WITH A MINIMUM OF TWO FEET OF COVER DURING CONSTRUCTION.
13. THE ARTIFICIAL OBSTACLES (TRASH, FALLEN TREES, ETC.) IN THE STREAM CROSSING THE SITE SHALL BE REMOVED TO RESTORE CAPACITY OF THE STREAM CHANNEL AS PART OF THE HISTORIC PROTECTION OF WATERSHEDS.

GENERAL NOTES

1. EXISTING SURVEY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS DATED 05/10/17 AND 07/17/17, AND 10' LINE CHANGE OF SECTION 85 BLOCK 1 LOT 4.12, LOT 5.41, LOT 69.25 AND LOT 49.17, AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 6/7/2015.
2. EXISTING SURVEY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS DATED 05/10/17, AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 6/7/2015.
3. "ACE WETLANDS" ARE WETLANDS CONFIRMED BY ACE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 11/17/16. "UNBUNDLED" ACE WETLAND LINES NOT CONFIRMED BY ACE.
4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE INSTALLATION TESTS AND COMPLETION ALL DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, INVESTIGATIONS, THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD VERIFY THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE STATE OF NEW YORK PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
6. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE STATE OF NEW YORK PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
7. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED. NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CG401, CG 402 AND CG410 FOR DETAILED GRADING AND DRAINAGE INFORMATION

1. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED. NO DISTURBANCE IS PERMITTED.

LEGEND

EXISTING	PROPERTY LINE
PROPOSED	UNDERGROUND SANITARY
	UNDERGROUND STORM
	UNDERGROUND WATER
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	CONTOUR
	SHALE

REVISIONS

Date	Description	No.

DATE SIGNED

SIGNATURE: _____ DATE SIGNED: _____
 PROFESSIONAL ENGINEER, License No. 062303

LANGAN

LANGAN ENGINEERING, INC.
 100 WEST 17TH STREET, SUITE 200
 NEW YORK, NY 10011
 TEL: 212-692-9622
 FAX: 212-692-9623
 WWW.LANGAN.COM

PROJECT

MATRIX BUSINESS PARK AT NEWBURGH
 TOWN OF NEWBURGH
 ORANGE COUNTY
 DRAWING TITLE: OVERALL GRADING AND DRAINAGE PLAN

PROJECT NO.

9196011

DATE

9/20/15

SCALE

1" = 100'

DRAWN BY

RAC

SUBMISSION DATE

9/20/15

DRAWING NO.

CG-101

WARNING

IT IS A VIOLATION OF THE PROFESSIONAL ENGINEERING LAW TO EXERCISE THE RIGHTS OF A PROFESSIONAL ENGINEER TO ALTER THE ITEM IN ANY MANNER.

SCALE IN FEET

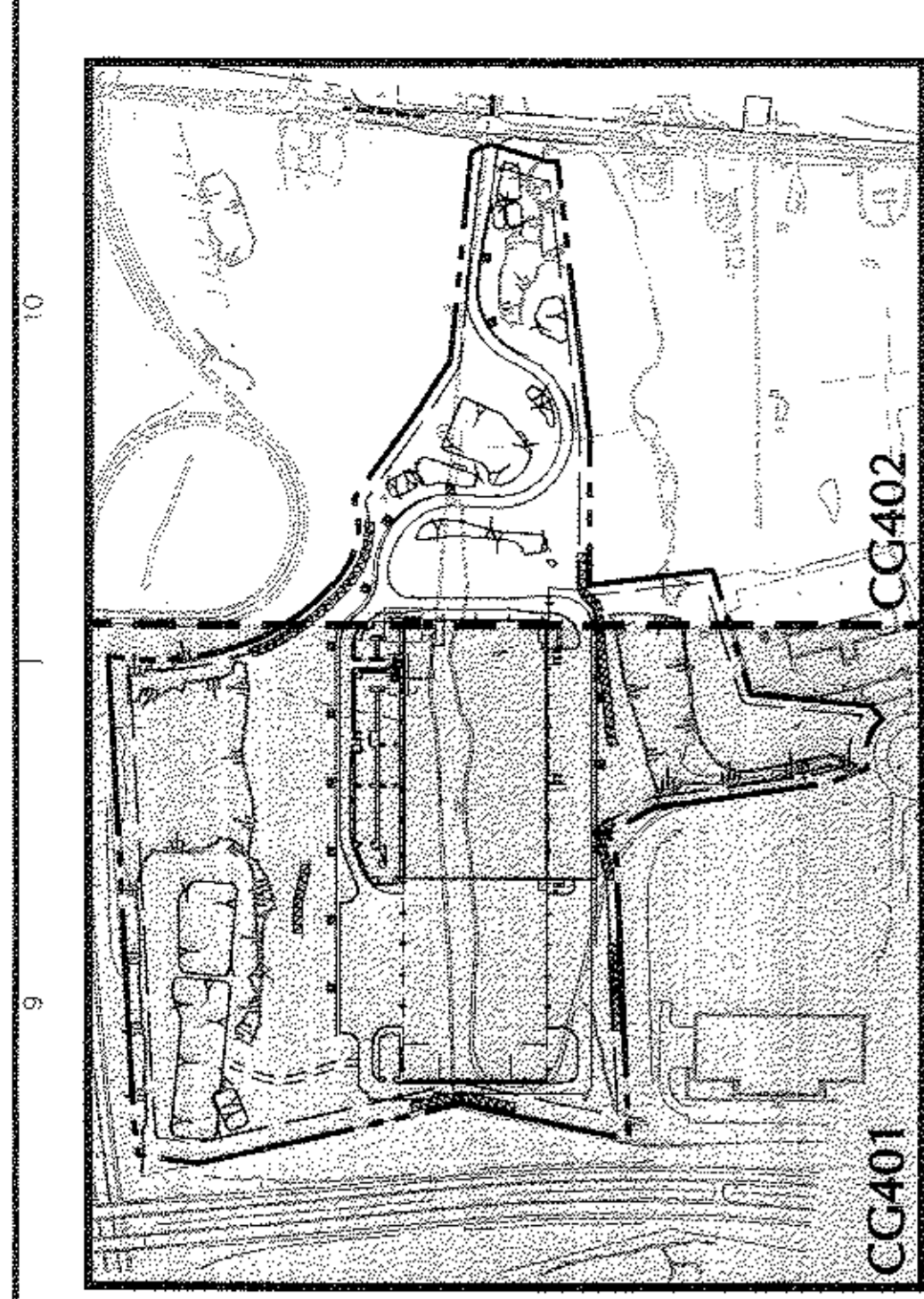


NOTE:

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

TYPICAL ROADWAY SECTION



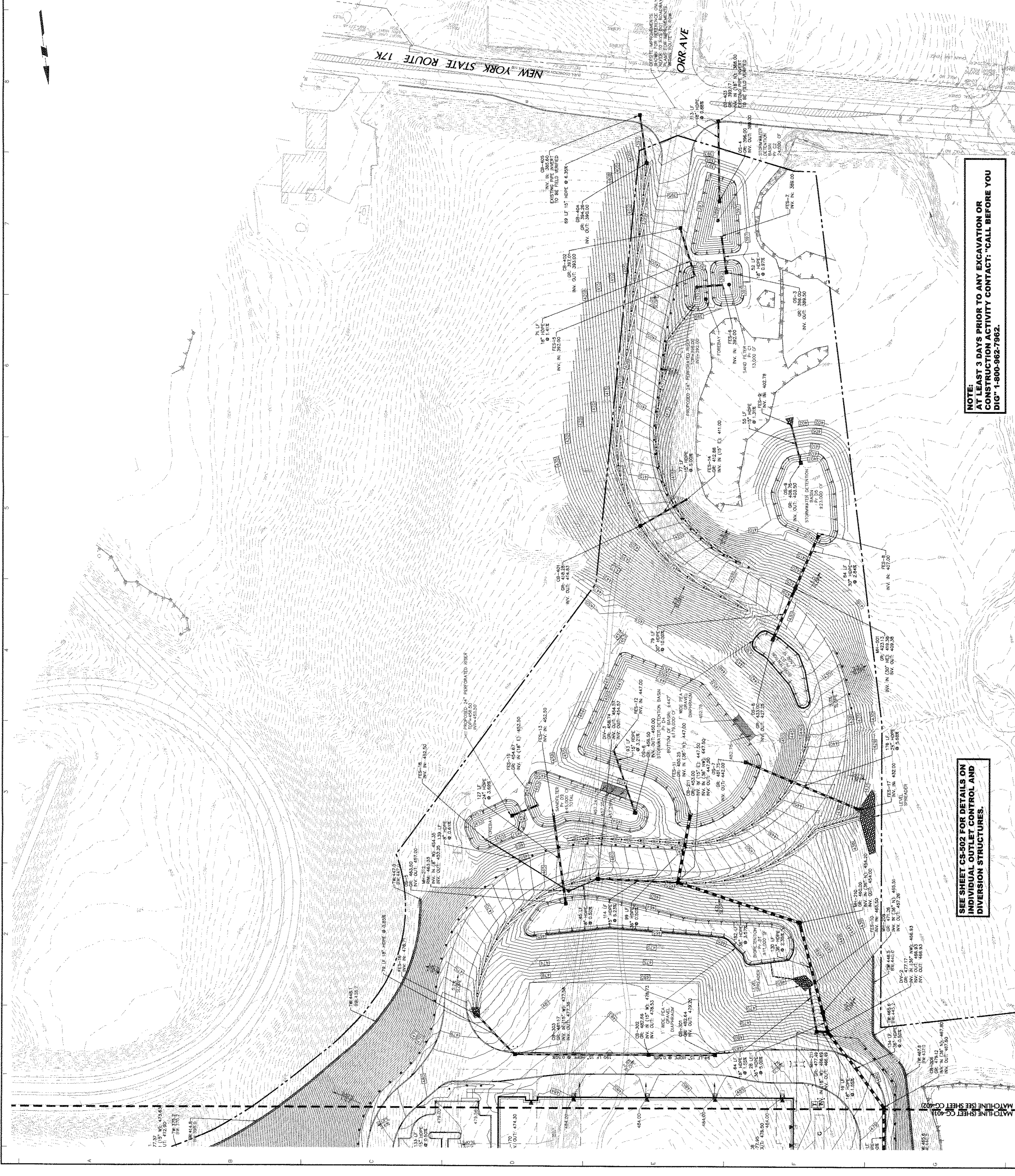


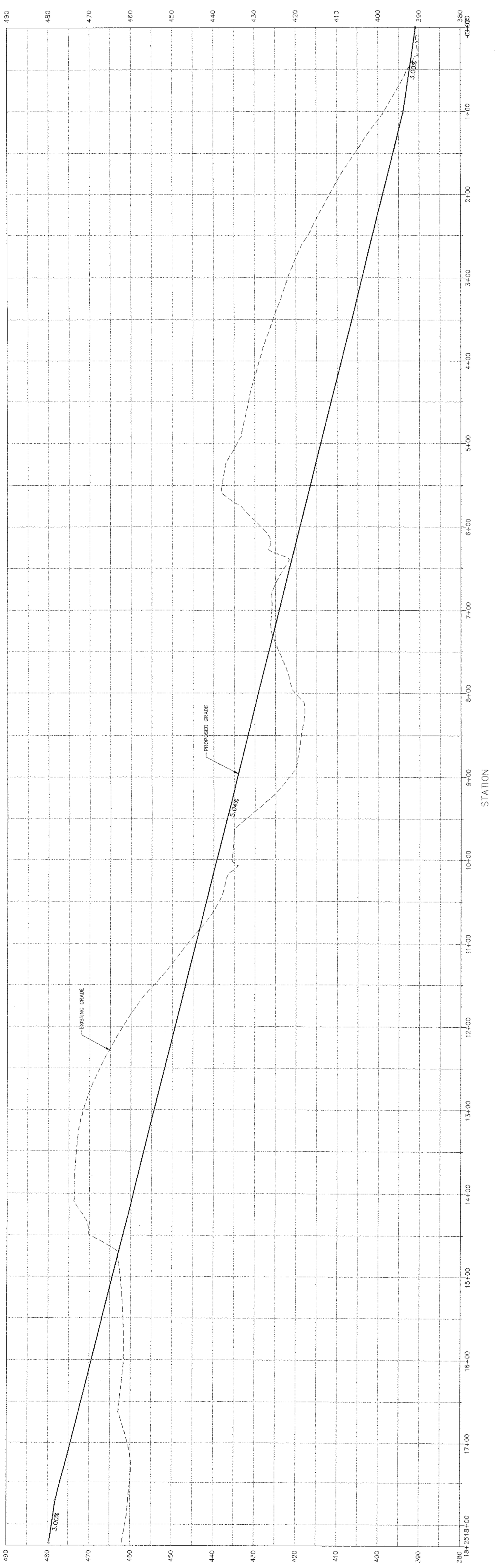
KEY MAP
SCALE 1" = 500'

SEE DRAWING CG101 FOR OVERALL GRADING AND DRAINAGE INFORMATION

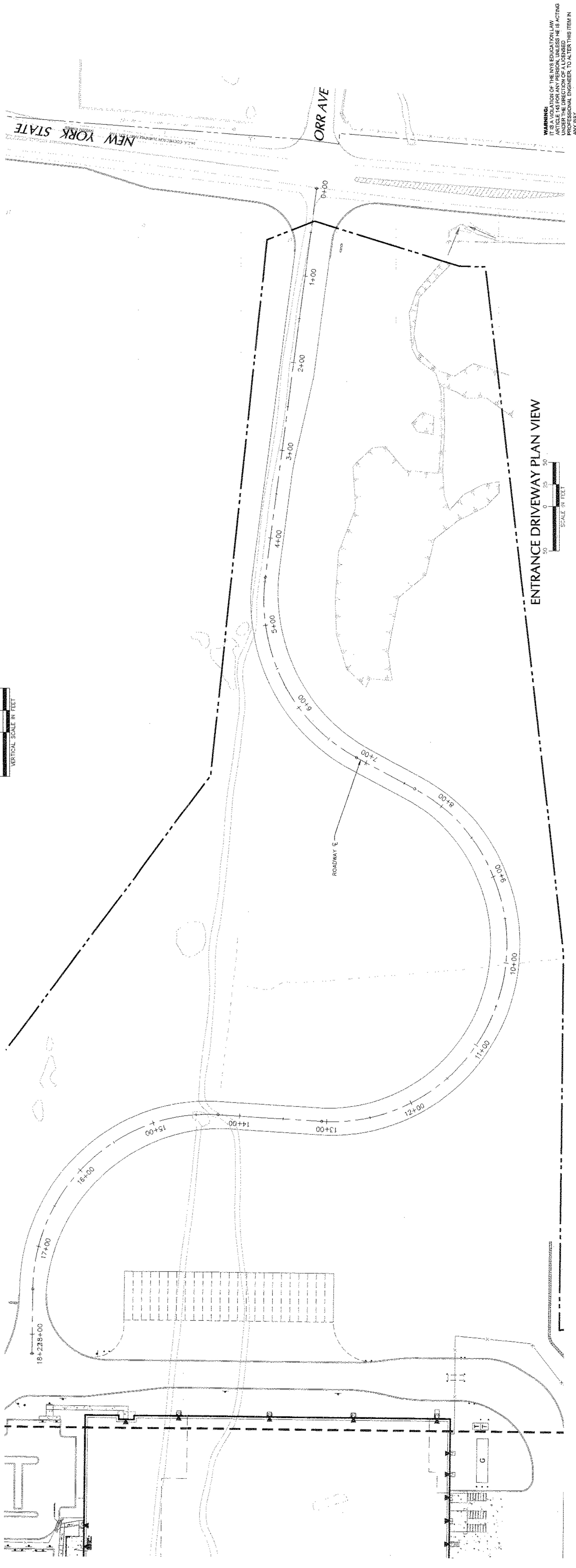
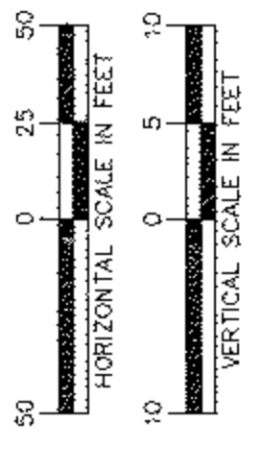
LEGEND

	EXISTING		PROPERTY LINE
	PROPOSED		UNDERGROUND SANITARY
	UNDERGROUND STORM		UNDERGROUND WATER
	SANITARY MANHOLE		STORM MANHOLE
	CATCH BASIN		CONTOUR
	SCALE		

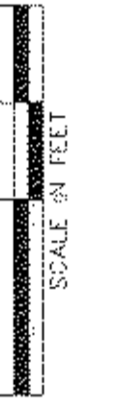




ENTRANCE DRIVEWAY PROFILE



ENTRANCE DRIVEWAY PLAN VIEW



Date	Description	No.
	REVISIONS	

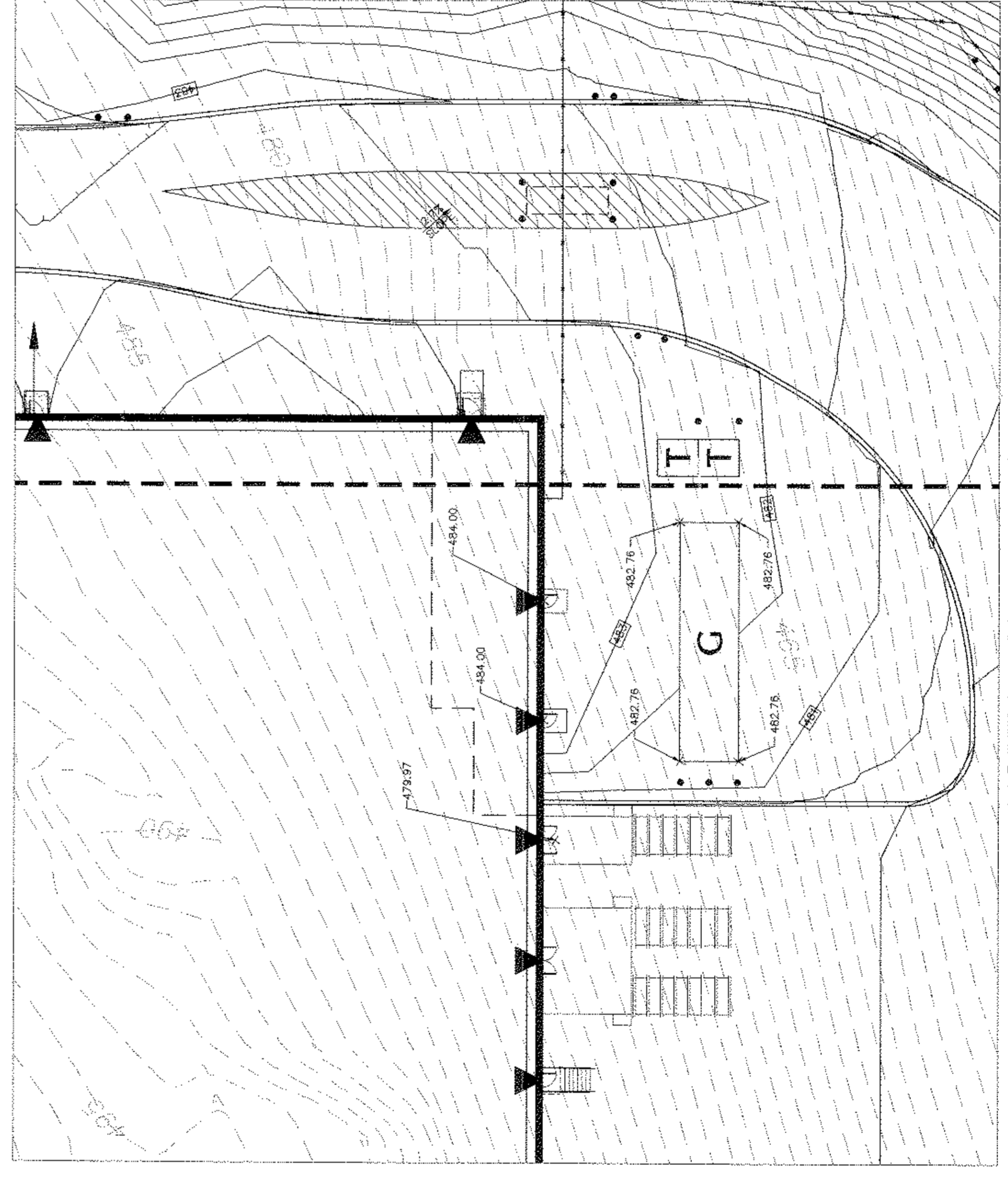
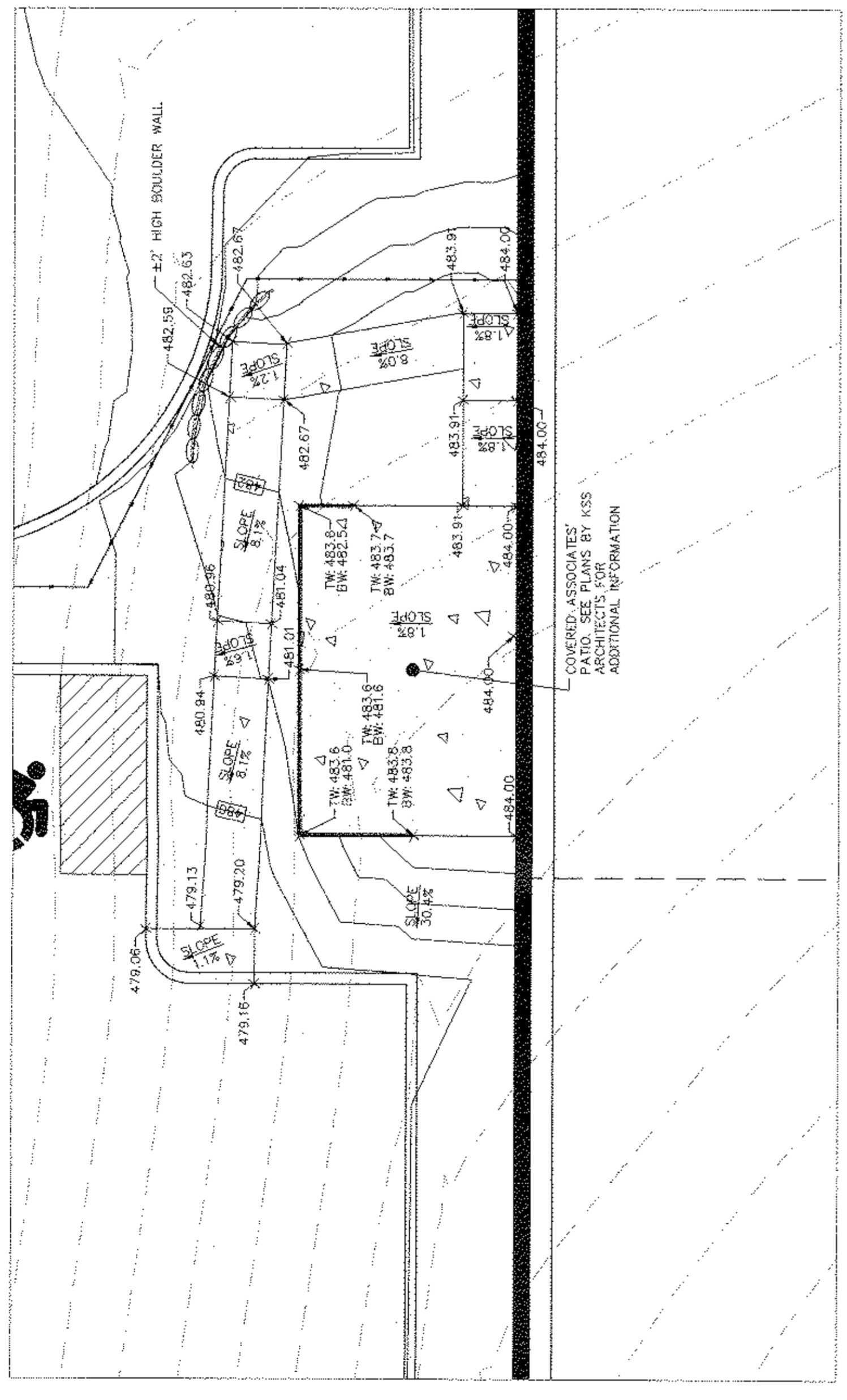
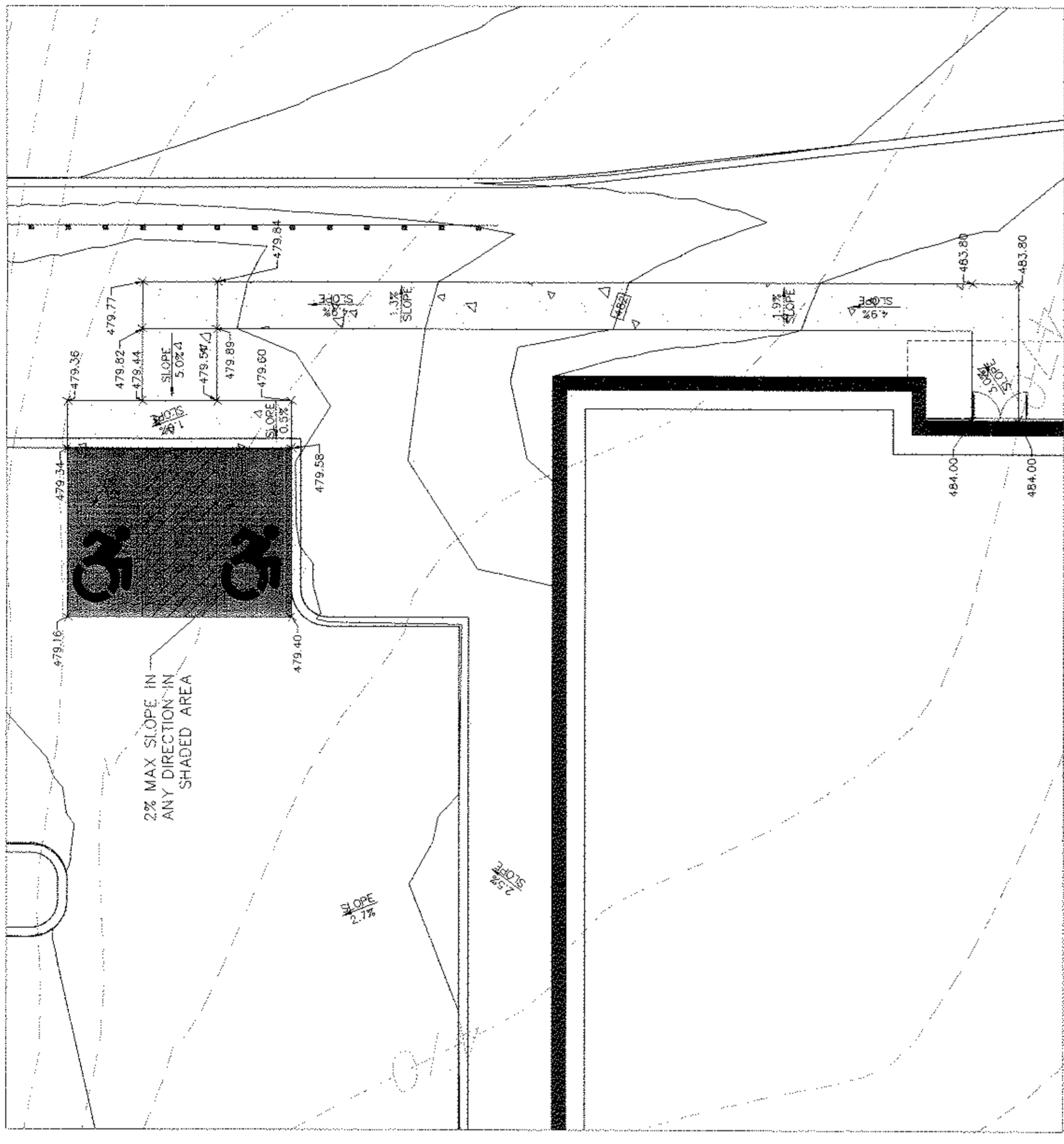


LANGAN
 PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 LICENSE NO. 082203
 SIGNATURE: [Signature]
 DATE SIGNED: [Date]

Project: **MATRIX BUSINESS PARK AT NEWBURGH**
 TOWN OF NEWBURGH
 ORANGE COUNTY
 Drawing Title: **ROADWAY PROFILE AND TYPICAL SECTION**
 Project No.: 9190601
 Date: 9/9/2015
 Scale: AS SHOWN
 Drawn By: BAC
 Subproject Code: 9/9/2015

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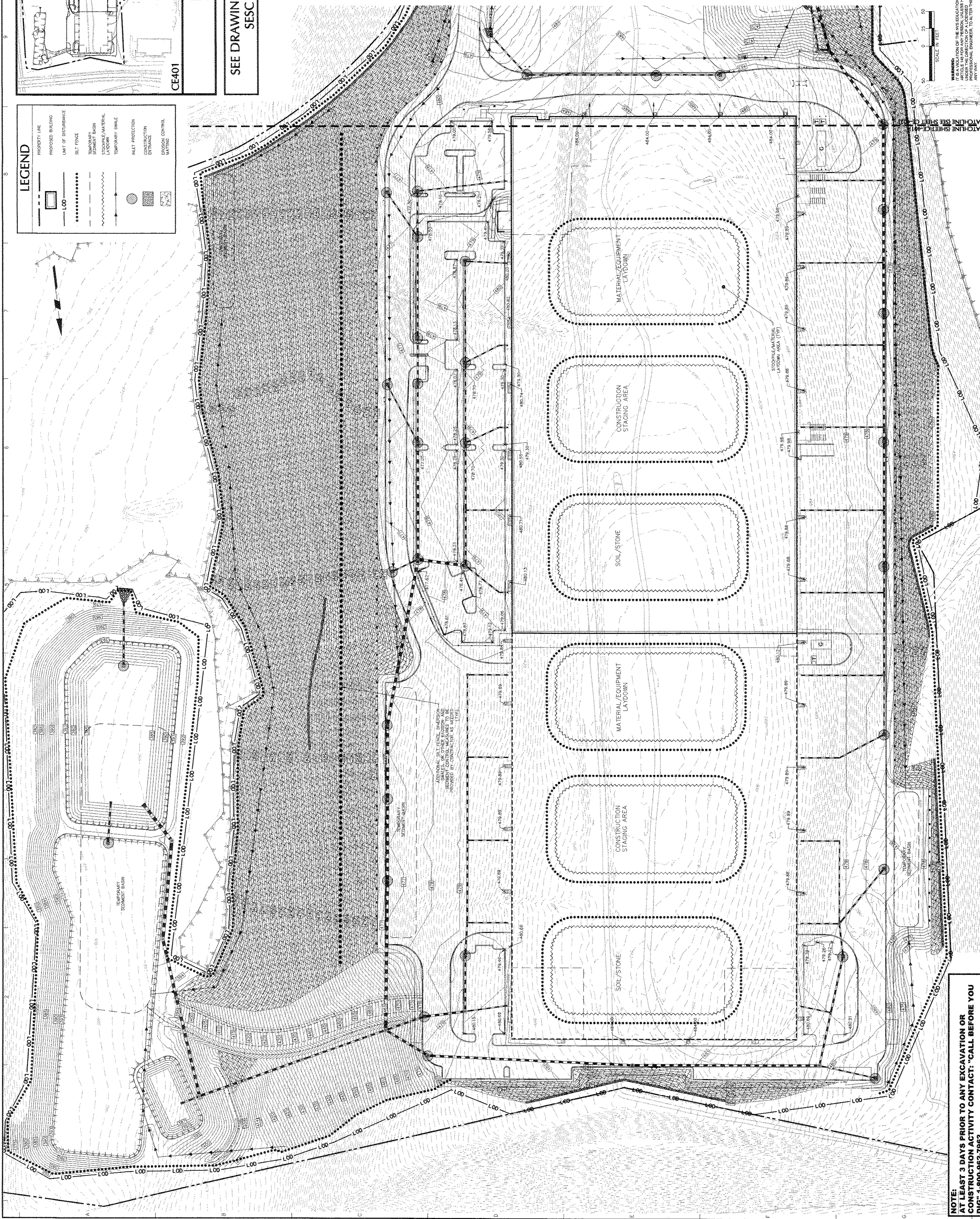


NOTE:
 AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR
 CONSTRUCTION ACTIVITY CONTACT: "CALL BEFORE YOU
 DIG" 1-800-862-7962.

**SEE DRAWING CG101 FOR OVERALL GRADING
 AND DRAINAGE INFORMATION**

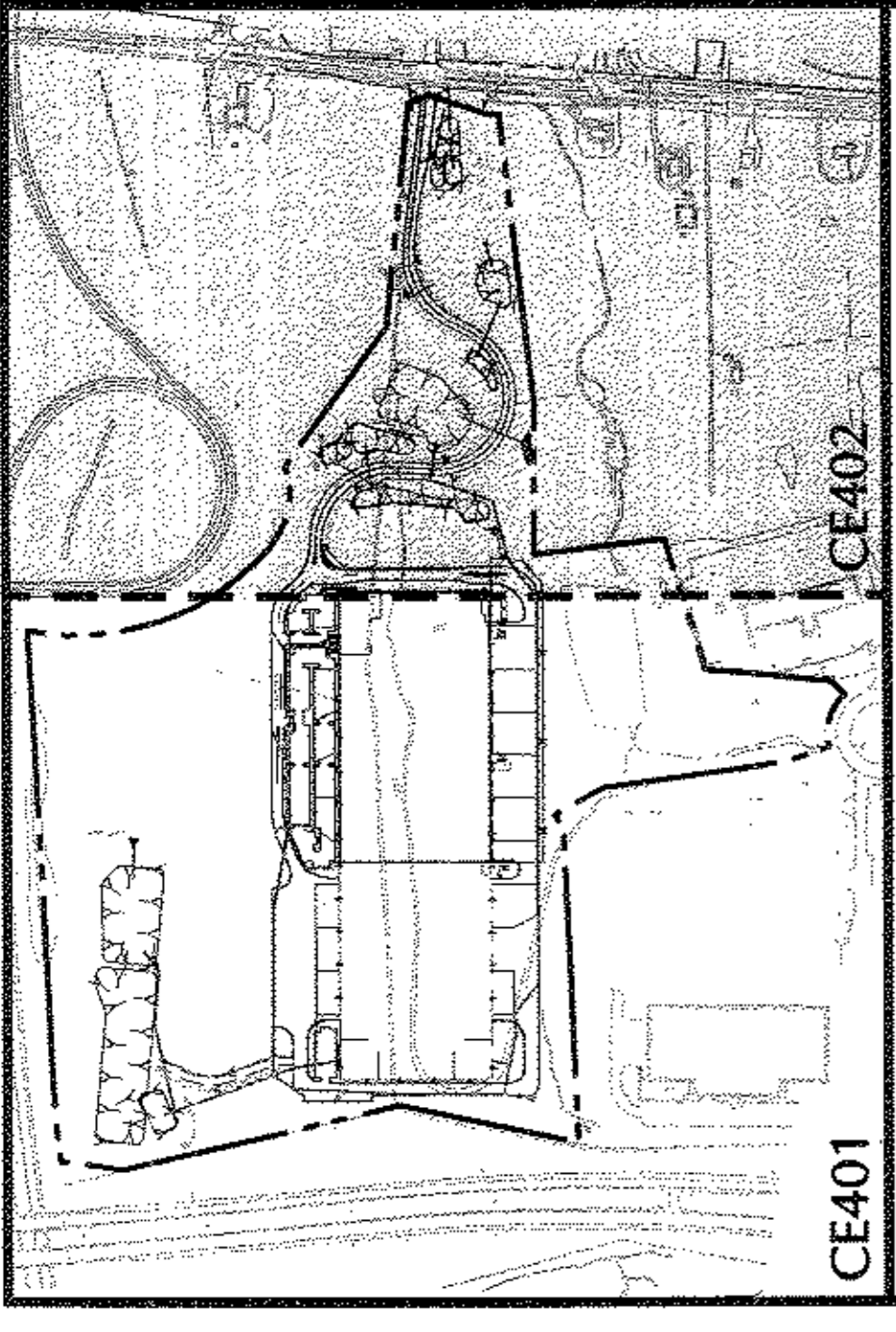
Date	Description	No.
REVISIONS		
LANGAN ENGINEERING, INC. 100 WEST 17TH STREET, SUITE 200 NEW YORK, NY 10011 TEL: 212-764-6000 FAX: 212-764-6008 www.langan.com		
SIGNATURE _____ / DATE SIGNED _____ PROFESSIONAL ENGINEER License No. 062303		
PROJECT MATRIX BUSINESS PARK AT NEWBURGH TOWN OF NEWBURGH ORANGE COUNTY NEW YORK		
DRAWING TITLE CIVIL ENLARGEMENT PLAN		
Project No.	Drawing No.	
9190601	CG-410	
Date	Scale	Drawn By
9/9/2015	AS SHOWN	BAC
Submission Date		
9/9/2015		

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LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	LIMIT OF DISTURBANCE
	SILT FENCE
	STORMWATER SEDIMENT BASIN
	STORAGE/MATERIAL LAYDOWN
	TEMPORARY SWALE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE
	EROSION CONTROL MATTING



KEY MAP
SCALE 1" = 500'

**SEE DRAWING CE101 FOR OVERALL
SESC INFORMATION**

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


Date	Description	No.
REVISIONS		
SIGNATURE _____ DATE SIGNED _____ PROFESSIONAL ENGINEER L.L. No. 062303		
<h1>LANGAN</h1> <p>LANGAN ENGINEERING, INC. 100 WEST 10TH STREET, SUITE 200 NEW YORK, NY 10011 TEL: 212 754 8000 FAX: 212 754 2028 WWW.LANGAN.COM</p>		
PROJECT: MATRIX BUSINESS PARK AT NEWBURGH TOWN OF NEWBURGH NEW YORK		
DRAWING TITLE: SOIL EROSION AND SEDIMENT CONTROL PLAN		
Project No.	Drawing No.	
9190601	CE-401	
Date	Scale	
9/9/2015	1" = 50'	
Drawn By	Submitted	
RAC	9/9/2015	

CODE NUMBER	REQUIREMENT	CALCULATION	COMPLY? (Y/N)
185-13.0-3	5% of the parking lot area shall be landscaped		YES
185-13.0-9-a	1 shade or flowering ornamental tree per 8 spaces	365 spaces/8 trees = 46 trees	YES
185-13.0-9-b	landscape must be protected by curbs, rails, or 1.5-2ft high walls		YES
185-21.0-3	100' buffer required between industrial and residential properties	Existing vegetation to remain and serve as buffer	YES
	90' buffer required along New York State Route 17X	118 ft of 30' buffer requires 9 to 12 evergreen trees, 18 to 24 shrubs, and 3 to 4 umbersonny trees.	YES

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDINGS
- PROPOSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
- STORMWATER MANAGEMENT FEATURE
- TREE PROTECTION FENCING
- SHADE TREES
- EVERGREEN TREES
- SPRUCE
- MEADOW MIX A
- MEADOW MIX B
- MEADOW MIX C

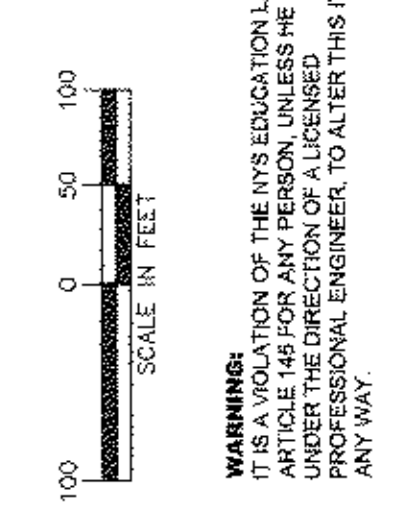
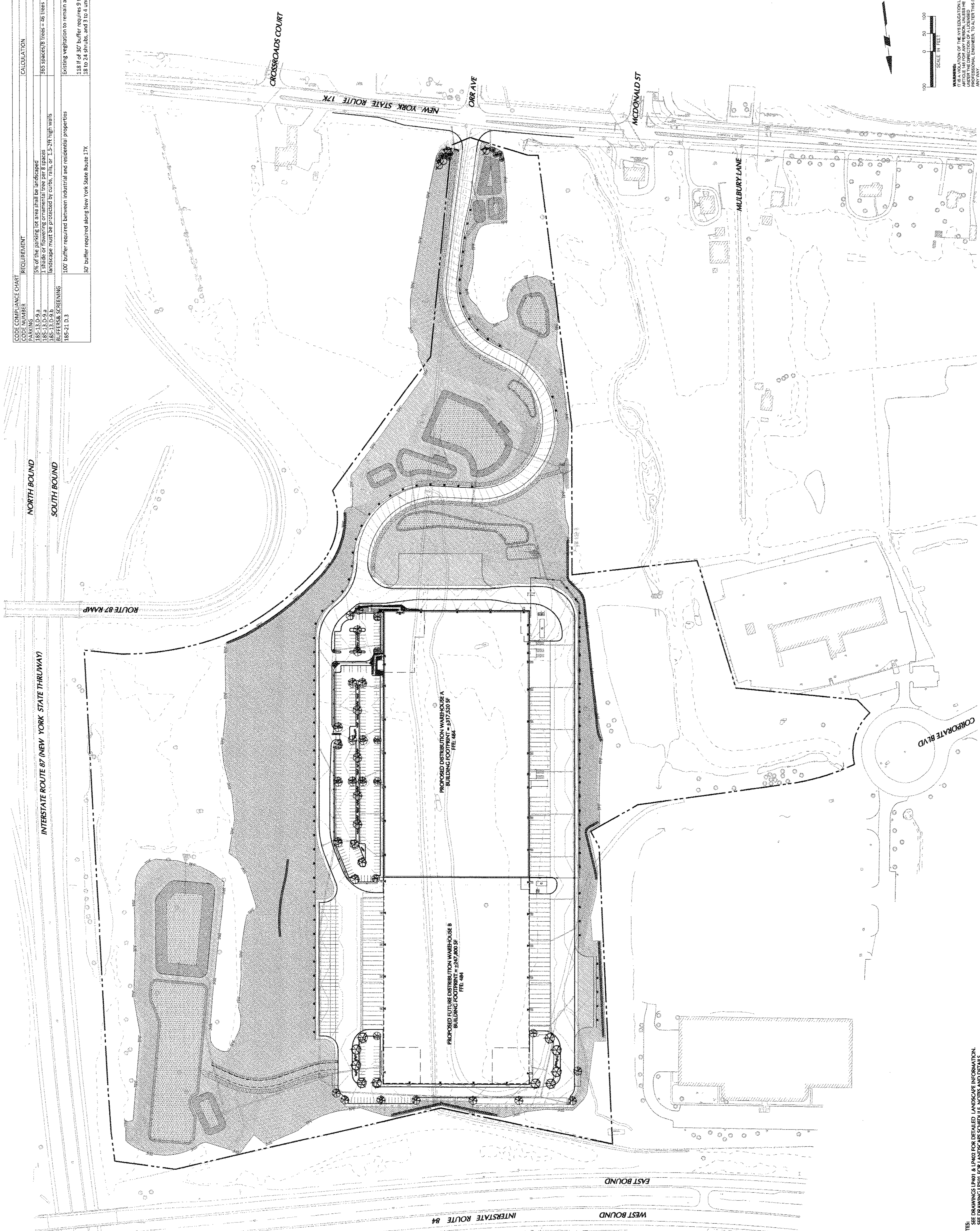
Date	Description	No.
REVISIONS		


 SIGNATURE DATE SIGNED
 REGISTERED PROFESSIONAL ARCHITECT
 ALL RIGHTS RESERVED

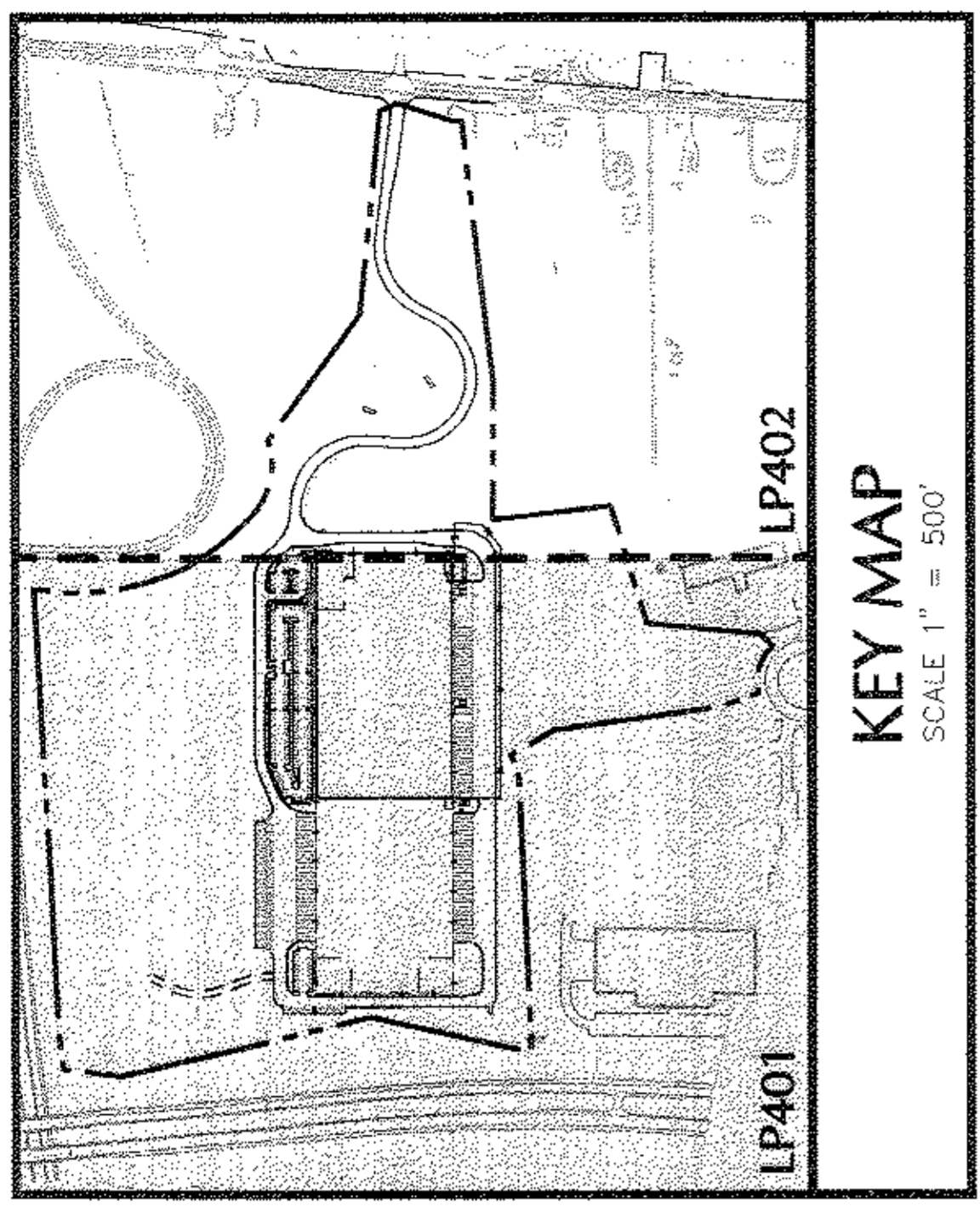
LANGAN
 Five Drive Center, 610 State Drive, Elmwood Park, NJ 07407
 TEL: 973-261-1000 FAX: 973-261-1001
 WWW: WWW.LANGANARCHITECT.COM

PROJECT: MATRIX BUSINESS PARK AT NEWBURGH
 ORANGE COUNTY TOWN OF NEWBURGH
 Drawing Title: OVERALL LANDSCAPE PLAN

Project No. 9190001
 Date 9/9/2015
 Scale 1" = 100'
 Drawn By: AVC
 Submission Date: 9/9/2015



NOTES:
 1. SEE DRAWINGS LP401 & LP402 FOR DETAILED LANDSCAPE INFORMATION.
 2. SEE DRAWING LP501 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.



KEY MAP
SCALE 1" = 500'

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED FUTURE BUILDING
	PROPOSED CURB
	WETLAND BOUNDARY
	RETAINING WALL
	CHAIN LINK FENCE
	GUIDE RAIL
	STORMWATER MANAGEMENT FEATURE
	TREE PROTECTION FENCING
	SHADE TREES
	EVERGREEN TREES
	SHRUBS
	MEADOW MIX A
	MEADOW MIX B
	MEADOW MIX C

Date	Description	No.
REVISIONS		
SIGNATURE	DATE SIGNED	
LANGAN REGISTERED LANDSCAPE ARCHITECT 11100 100 100 100		
PROJECT: MATRIX BUSINESS PARK AT NEWBURGH TOWN OF NEWBURGH ORANGE COUNTY NEW YORK		
Project No.	Drawing No.	
9190601	LP-402	
Date	Scale	
9/9/2015	1" = 50'	
Drawn By	Submission Date	
AVC	9/9/2015	



NOTES:
 1. SEE DRAWING LP101 FOR OVERALL LANDSCAPE PLAN.
 2. SEE DRAWING LP101 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.

SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	MFG.	MANUFACTURER	POLE MODEL	FEATURE DESCRIPTION	FEATURE HEIGHT	LAMP	OPTICS	LUMENS	UF	BF	IF	REQUIRE CATALOGUE NO.	POLY-MOUNTING MANUFACTURER	POLY-MOUNTING DESCRIPTION	POLE LENGTH	POLE ANCHORING CATALOGUE NO.
A	1	21	LSB	INDUSTRIES	SLICE - SMALL	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	140W LED	TYPE III	13,800	0.95	XLS-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
B	2	2	LSB	INDUSTRIES	SLICE - MEDIUM	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	270W LED	TYPE III	26,300	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
B'	2	2	LSB	INDUSTRIES	SLICE - MEDIUM	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	270W LED	TYPE III	26,300	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
C	3	3	LSB	INDUSTRIES	SLICE - MEDIUM	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	270W LED	TYPE IV	24,100	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
C'	2	2	LSB	INDUSTRIES	SLICE - MEDIUM	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	270W LED	TYPE IV	24,100	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
D	4	4	LSB	INDUSTRIES	SLICE - MEDIUM	PALE-MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	40'-0"	270W LED	TYPE V	33,900	0.95	XLSM-5-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	BIS-NM-RD-2 5-BK/PDB-1	
E	5	5	LSB	INDUSTRIES	SLICE - SMALL	WALL MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	27'-3"	140W LED	TYPE III	13,800	0.95	XLS-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
F	4	4	LSB	INDUSTRIES	SLICE - MEDIUM	WALL MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	27'-3"	270W LED	TYPE III	26,300	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
G	27	27	LSB	INDUSTRIES	SLICE - MEDIUM	WALL MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	27'-3"	270W LED	TYPE IV	24,100	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
H	1	1	LSB	INDUSTRIES	SLICE - MEDIUM	WALL MOUNTED AREA LIGHT FIXTURE, COLOR - BLACK	27'-3"	270W LED	TYPE IV	24,100	0.95	XLSM-3-E D-HO-NH-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
J	38	38	LSB	INDUSTRIES	GREENBAR WALL MOUNTED SCORZ - MEDIUM	WALL MOUNTED SCORZ - MEDIUM	8'-0"	70W CFL	TYPE IV	5,000	0.75	GRM-MT-7 0-CFL-F-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
K	4	4	LSB	INDUSTRIES	WALL MOUNTED SCORZ - MEDIUM	WALL MOUNTED SCORZ - MEDIUM	8'-0"	70W CFL	TYPE IV	5,000	0.75	GRM-MT-7 0-CFL-F-E	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	
L	8	8	LSB	INDUSTRIES	ROLLBAR	2' - 8" ILLUMINATED ROLLBAR, COLOR - BLACK	3'-8"	38W CFL	--	2,300	0.75	VEB-LS-32-CFL-CM-M 1-P-88-10-42	W/UB-2A	LS INDUSTRIES GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENSION MOUNTED BRACKETS	N/A	N/A	

NOTES:
 1. FIXTURES FOR BANKED PARKING ARE TO BE INSTALLED ONLY WHEN BANKED PARKING IS CONSTRUCTED.
 2. FACTORY CUT POLE TO 37'-0"

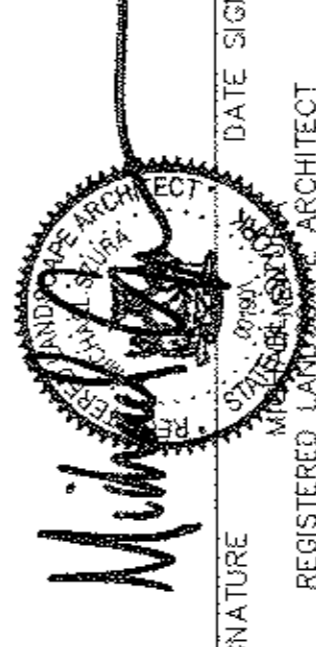
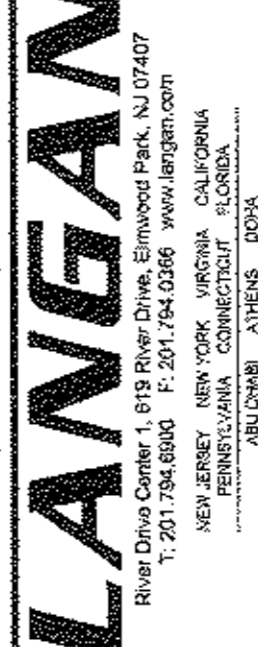
STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVERAGE
10' ASB BUILDING PERIMETER	5.46	12.37	2.26	5.61	2.51
40' ASB BUILDING PERIMETER	3.86	12.36	1.16	11.21	3.51
ASB DRIVE AND TRUCK COURT	2.36	12.36	0.36	24.61	7.01
ASB GUARD HOUSE	5.46	7.86	4.26	1.91	1.51
ASB VISITOR PARKING	2.76	8.76	1.26	6.81	2.51
ASB ASSOCIATE PARKING	2.36	8.06	1.06	8.01	2.51
ENTRANCE DRIVEWAY	1.16	3.36	0.36	6.1	2.21
MARK OVERALL	1.46	8.36	0.26	47.51	7.61
EAST TRAILER PARKING (LAND BANKED)	1.46	3.06	0.36	5.01	2.51

NOTES:
 1. TRUCK COURT ZONE.
 2. USE NOT INCLUDED IN THE ABOVE STATISTICS.



SEE DRAWINGS LL401 AND LL402 FOR DETAILED LIGHTING INFORMATION

Date	Description	No.
REVISIONS		
 SIGNATURE: _____ DATE SIGNED: _____ REGISTERED PROFESSIONAL ENGINEER N.Y.C. NO. LA 001901-1		
 LANGAN 100 WEST 30TH STREET, SUITE 200, NEW YORK, NY 10018 TEL: 212 693 9000 FAX: 212 693 9001 WWW.LANGAN.COM		
PROJECT: MATRIX BUSINESS PARK AT NEWBURGH TOWN OF NEWBURGH ORANGE COUNTY Drawing Title: OVERALL LIGHTING PLAN		
Project No.	9196601	Drawing No.
Date	9/9/2015	Scale
Scale	1" = 100'	Drawn By
Drawn By	ALM	Submission Date
Submission Date	9/9/2015	

