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February 8, 2021

VIA HAND DELIVERY

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
1496 Route 300
Newburgh, New York 12550

Re: Matrix Logistics Center at Newburgh—Revised Sketch Plan
PB Application No.: 2020-17

Dear Chairman Ewasutyn and Members of the Planning Board:

This firm represents Matrix Newburgh Route 300, LLC ("Matrix") in connection with its application for site plan approval to develop two warehouses on Route 300 at the intersection of I-87 and I-90 (the "Project").

As requested by the Planning Board, Matrix met on January 26, 2021 with the Board's technical consultants and staff to discuss various aspects of the Project. Based on the guidance provided at that meeting, Matrix hereby submits the following items for the Board's consideration at its upcoming meeting:

1. Revised Sketch Plan/Overall Layout Plan (dated February 5, 2021) prepared by Langan Engineering. The Sketch Plan was revised to address comments and input received from the Board's technical consultants.

2. Full EAF (dated February 8, 2021). We would request that the Planning Board adopt a resolution stating its intent to redesignate itself as the lead agency for this

project under SEQRA and to begin the coordinated SEQRA review with other involved and interested agencies.

3. Visual Section Plan (dated February 5, 2021) prepared by Langan Engineering. This plan shows the proposed locations for visual analysis for the Project. We would ask for input from the Planning Board on these locations.

4. Noise Monitoring Locations Plan (dated February 5, 2021) prepared by Langan Engineering. This plan shows the proposed noise monitoring locations at the property lines of potentially sensitive receptors. We would ask for input from the Planning Board on these locations.

In addition, Matrix has submitted projects plans (under a separate cover) to Pat Hines and Gerry Canfield requesting their review and determination that the Project's sketch plan complies with the Town's zoning requirements as well as the Town's standards for private roads. Upon a favorable determination, we would ask the Planning Board to consider issuing a favorable report on the revised sketch plan as required by Section 185-57(B)(2) of the Town's Zoning Code.

We would respectfully request that this application be placed on the Planning Board's next available meeting agenda. Thank you kindly for your attention to this request. If you have any questions or need anything else, please let me know. We look forward to discussing this Project with the Board.

Very truly yours,

/s/ *David R. Everett*
David R. Everett

Encs.
c: Pat Hines
Dominic Cordisco, Esq.
Gerry Canfield
Ken Wersted
Ken Griffin (Matrix)
Chuck Utschig, P.E. (Langan)
Lisa Robertson (Langan)

February 8, 2021

By Email

Patrick J. Hines, P.E.
Town of Newburgh – Town Engineer
Town of Newburgh Town Hall
1496 Route 300
Newburgh NY 12550

Re: Matrix Logistics Center at Newburgh
Private Road Compliance Analysis
Route 300, Newburgh, New York
Langan Project No.: 190063301

Dear Mr. Hines:

As discussed at the staff meeting on January 26, 2021, we have prepared this private roadway analysis to demonstrate that "Private Road A" proposed as part of this project complies with the requirements and specifications for a private road as set forth in Section 161 of the Town Code. Establishing that Road A, as depicted on the attached drawings, meets the Town's private road requirements is a pre-requisite for the Town's Code Compliance Supervisor to determine that the project's building height and sketch plan complies with the Town's Zoning Code and is an critical step in the design process. It is for this reason that we are asking for a technical review of this specific issue prior to completing the overall project design. As we indicated at the staff meeting, the complete and detailed design of the private road has not been completed. However, we believe we have provided sufficient details to demonstrate that this road at the level of detail provided does comply with the Town's private road requirements.

The following is an itemized list of the private road requirements (Chapter 161 of the Town Code) and a description of how this project does or intends to comply. The Town's Specifications are italicized and our responses are in bold text:

Town Code, Chapter 161. Street Specification
Article 1. Private Roads
161.1. Purpose; applicability

A. *Due to the proliferation of private roads within the town and the number of dwellings and other buildings and structures thereon, the Town Board has determined that further regulation is necessary to ensure the safety, health and welfare of persons and property in the town. This Article establishes minimum acceptable standards of street construction for private roads in the Town of Newburgh and also establishes when those standards or stricter standards apply. These minimum standards must be met and paid for by the person proposing subdivisions or other developments utilizing private roads. The specifications set forth in these standards include, but are not limited to, width, profile, drainage and construction of the subbase and pavement.*

Response: Requirement noted. The intent of the design is to comply with Chapter 161 of the Town code and the Developer understands he is responsible for the complete cost of constructing the private road and all related improvements in accordance with these specifications.

B. The limitations on construction of private roads imposed herein specifically do not apply to mapped, private roads in subdivisions which have been finally approved by the Town of Newburgh Planning Board and for which the final map has been filed in the office of the Orange County Clerk prior to the adoption of this Article. Any extension of a previously constructed private road designed to serve additional lots not shown on a filed subdivision map shall be constructed in accordance with the standards set forth in this Article.[Amended 12-19-1994 by L.L. No. 7-1994

Response: Not Applicable

§161-2. Preparation and submission of street plans.

A. A plan of the proposed street shall be prepared by a professional engineer or exempt land surveyor licensed by the State of New York. The plan shall clearly define the limits of the proposed right-of-way by metes and bounds and shall include the location, profile and typical cross section of the proposed roadway. Storm drainage, including culverts, drainage structures and all drainage and utility easements, shall also be shown on the plan. The plan shall also indicate the owner of the property and the name of the developer, if other than the owner. The plan shall be submitted to the Town Planning Board for review and approval with the subdivision in accordance with the applicable subdivision regulations of the town.[1].[1] Editor's Note: See Ch. 163, Subdivision of Land.

Response: Drawings CS100 and CG100 included with this letter show the preliminary design of the proposed private road. These plans show the general alignment of the road, width of pavement and width of right-of-way/easement, preliminary grading and drainage and a typically roadway section. Additional details required under Section 161-2 such as but not limited to final roadway profile, metes and bound description of the easement area, final design of the grading and drainage system, etc will be provided as part of the final design documents to be submitted to the Planning Board for site plan approval. No subdivision is proposed for this project. However, Matrix has proposed a lot line adjustment to reduce the number of tax lots from 9 to 2 on the project site.

B. Such roadway must not be subject to any right or easement of others which will in any way interfere with its use as a road at all times.

Response: The private road and the related right-of-way/easement area will not be encumbered in any way that would prevent its use as a road at all times.

C. The proposed roadway must be constructed to conform to the minimum requirements and standards set forth below. The minimum width to be cleared shall be as required to construct the road section and shall include trees, rock formations, buildings, walls and any such things that would endanger those using such roadway. The removal of such obstructions shall be the responsibility of the applicant.

Response: As demonstrated in this letter, the proposed roadway will conform to the Town's minimum requirements and standards for private roads. Drawing CG100 shows the limit of clearing and grading required to construct a conforming private road. The road will not contain any obstructions that would endanger anyone using the road.

§ 161-3. Alteration of approved plans.

Plans submitted shall not be altered or amended after having been approved by the Town Planning Board unless amended plans are submitted and approved. However, the applicant, at his own expense, shall provide additional storm drainage facilities or utilities as may be ordered by the Town Planning Board if, during the course of construction, the Town Planning Board or any other agency with proper authority deems that additional structures or facilities are necessary to prevent any need for future installations of utilities or culverts within the pavement area so as to assure the durability of the pavement, the future maintenance of the right-of-way or the welfare and safety of the public.

Response: At the Planning Board's discretion, this can be a condition of site plan approval or added as a note on the final site plans.

§ 161-4. Classification of streets; applicability of standards.

A. Common driveway. A common driveway is permitted to serve no more than two (2) dwelling units, of which each half of the right-of-way is in the same ownership as each dwelling unit. A common driveway is not bound by these private road specifications unless its configuration will allow it to possibly serve other lands, in which case a fifty-foot-wide right-of-way must be provided.

Response: Not applicable, a private road is being proposed, not a driveway

B. Private road.
[Amended 7-5-1994 by L.L. No. 1-1994; 12-19-1994 by L.L. No. 7-1994]

(1) A private road shall be permitted to be constructed only in the R-1, R-2, R-3, AR and RR Zoning Districts of the town. Proposed private roads may serve any residential subdivision in the town, provided that construction is in accordance with the standards set forth in this Article. Private roads may be permitted to be constructed as part of site development plans, including but not limited to condominiums, in any zoning district, but the roads must conform to the minimum requirements and standards set forth herein in accordance with plans approved by the Town Planning Board. The Planning Board may use its discretion to impose stricter requirements as part of its subdivision or site plan approval. The extension of existing private roads serving commercial properties shall not be permitted without improvement of the existing road to the standards required for acceptance of dedication of a road as a town highway.

Response: As permitted in this section, the private road will be constructed as part of site development plans for this project, as allowed in any zoning district, and will conform to the minimum requirements and standards set forth in the Town Code and in accordance with site plans approved by the Town's Planning Board.

(2) Nothing contained herein shall be construed to limit the town's discretion to accept or reject an offer of dedication of a proposed town highway. The provisions of this section are intended to supersede and amend §§ 276, 277, 278 and 280-a of the Town Law of the State of New York, as hereinafter amended.

Response: Requirement noted. If desired by the Planning Board, the proposed private road can be offered for dedication to the Town as a condition of site plan approval.

§ 161-5. Right-of-way requirements.

The area of the right-of-way for any private road shall be separate and distinct from the lots that are being served and shall not be included as part of any lot area for purposes of computation of minimum area and dimensions required for zoning, building permit or other regulatory purpose. (See the definition of "lot area" in Chapter 185, Zoning.) However, ownership of that portion of the proposed private road right-of-way that fronts any particular lot shall be in the same ownership as that of the lot served, subject

to the right of each abutting owner to improve the road in the event that he determines to do so, which right should be reserved by deed covenant.

Response: As indicated on drawing CS100 and specifically the zoning table, the area of the right-of-way for the private road is separate and distinct from the 2 lots that are being served by the road and is not be included as part of any lot area for purposes of computing minimum area and dimensions required for zoning, building permit or other regulatory purposes.

Ownership of that portion of the proposed private road right-of-way/easement area that fronts each of the lots is/will be in the same ownership as that of the lot served, subject to the right of each abutting owner to access the road.

§ 161-6. Construction specifications.

A. Figure 1[1] shows the typical cross section for a private road. Figure 1 gives the minimum required design, dimensions and construction details necessary to construct a private road. [1] Editor's Note: Figure 6 is included at the end of this chapter.

Response: Drawing CG100 includes a typical roadway section that meets and/or exceeds the minimum road design requirements set forth in the referenced figure.

B. The general and more detailed specifications follow for design and construction which are applicable to all private roads.

Response: Requirement noted.

C. The applicant shall design and construct private roads which shall conform to both the general and detailed specifications.

Response: Requirement noted. The proposed private road complies with both the general and detailed specifications in the Town Code.

§ 161-7. Easements.

Where surface water from private roads must lead through other than gutters and storm drains or existing stream channels outside the right-of-way, permanent drainage easements having a minimum width of twenty (20) feet shall be provided to a point where an existing drainage course exists. In some cases, this may include easements over property outside the boundaries of the subdivision involved. Natural stream or ditch channels shall have permanent easements a minimum of twenty (20) feet wide and shall be shown on the proposed plans of subdivision.

Response: Drainage infrastructure that handles runoff from the private road that extends outside of the private road right-of-way/easement area shall be within a 20' wide drainage easement. The details of this infrastructure and the required easements will be provided in the final design documents. The private road (and project site) will also be subject to a blanket stormwater management/maintenance easement provided to the Town as required by the NYSDEC stormwater regulations and MS4 requirements.

§ 161-8. Dead ends.

All private roads that have no outlet shall be provided with culs-de-sac with a right-of-way diameter of one hundred (100) feet and a pavement diameter of fifty (50) feet. This requirement may be modified by formal resolution of the Planning Board if it finds that compliance would cause unusual hardship or difficulties, provided that the alternative turnaround is acceptable to the Town Engineer, the public interest is protected and such requirements are imposed by the Planning Board as will, in its judgment, substantially secure the objectives of this standard to protect the health and safety of the public.

Response: A cul-de-sac meeting or exceeding these requirements has been provided at the end of the private road. Refer to drawing CS100 for details of the proposed cul-de-sac.

§ 161-9. Clearing and grubbing.

A. The applicant shall clear the entire area within the limits of:

(1) The tops of cuts and toes of fills.

(2) Stream channels and ditches.

Response: Drawing CG100 shows the overall extent of grading required to construct the private road. The entire area where grading is proposed will be cleared. Most, if not all, of this clearing has already occurred as part of the Ridge project.

B. The applicant will obtain all necessary permits from the town, the New York State Department of Environmental Conservation and any other involved agency prior to performing any of this work.

Response: The Applicant will obtain all necessary permit prior to construction.

C. All stumps, roots, walls, building foundations and other obstructions shall be excavated and removed from the above areas.

Response: All stumps, roots, walls, building foundations and other obstructions will removed from the road bed.

§ 161-10. Excavations and embankments.

A. The developer shall complete the shaping of the road clearance area, streams and ditches and easement areas to the line and grade as shown on the approved plans. During the course of road construction, all topsoil, loam, rocks and organic material shall be removed until a satisfactory subgrade is established. The developer shall provide temporary soil erosion and water pollution control, as required by applicable law, rule or regulation or as is required for the establishment of turf, until the work is complete and turf has been established. In fills of less than three (3) feet, all topsoil shall be excavated and removed. All fills shall be made with material acceptable to the Town Engineer. Such fills shall be made in layers of not more than twelve (12) inches each and properly compacted with a ten-ton vibratory roller, or equivalent, to obtain a minimum density of ninety percent (90%) as compared to the standard proctor.

B. The subgrade shall be shaped to the line and grade with no depressions. The subgrade shall be stable in all respects to the satisfaction of the Town Engineer.

Response: The proposed private road will comply with these requirements and the detailed criteria outlined in Section 161.10A. & B. will be noted on the final design drawings.

§ 161-11. Foundation course

The foundation course shall consist either of a twelve-inch-thick course of run-of-bank (ROB) gravel or a six-inch-thick layer of crushed blue shale topped with a six-inch-thick layer of ROB gravel, as approved by the Town Engineer. It shall contain stones no larger than three (3) inches in dimension and shall be well graded. The ROB gravel shall be placed in one (1) layer, and it shall be thoroughly compacted by rolling with a ten-ton vibratory roller or other equivalent compaction equipment. After compaction, the subbase course shall be fine graded to true line and grade in preparation for the wearing course. The Town Engineer or his designee shall accept the condition of the subbase prior to paving.

Response: Drawing CG100 includes a typical pavement section which exceeds the minimum standards set forth in section 161.11.

§ 161-12. Drainage.

A. The drainage system and culverts shall be designed in accordance with established engineering principles. Plans for any drainage structure, including but not limited to pipe culverts, either existing or proposed, shall be submitted in detail to the Town Engineer for approval. The minimum grade of any drainage pipe or culvert shall not be less than one percent (1%). The approved plans shall show the invert elevation of the inlet and outlet and the top of grate elevations at all drainage structures. Any deviation from the approved plans shall only be on approval of the Town Planning Board in writing. No culvert pipe shall be less than fifteen (15) inches in diameter, except for pipes under driveways in the ditch line, which may be a minimum of twelve (12) inches in diameter.

Response: Drawings CG100 provides a preliminary drainage design that conforms with the general design criteria outlined in section 161-12 and established engineering principles.

B. All drainage structures shall be of a size sufficient to carry natural water runoff and stormwater and also that which may be reasonably anticipated from future construction both from within the subdivision and from adjoining properties which normally drain across the area of the proposed subdivision. Additional or larger culverts and drainage structures shall be installed and paid for by the applicant.

Response: Drawing CG100 includes a preliminary drainage design. All drainage structures will be designed to handle the required storm event as required by the NYSDEC and MS4 stormwater regulations and the supporting calculations will be provided to the Town as part of the project's Stormwater Pollution Prevention Plan ("SWPPP").

§ 161-13. Groundwater.

If it is necessary to intercept and carry away groundwater within the limits of the right-of-way to protect the stability of the roadbed, underdrain shall be installed in accordance with standard engineering principles. Perforated pipe or porous wall pipe having a minimum diameter of four (4) inches encased in six (6) inches of three-fourths-inch clean crushed stone or crushed gravel on all sides of the pipe shall be used for such purpose in an amount deemed necessary for such purpose.

Response: No groundwater is anticipated in the construction of the private road. However, if groundwater is encountered, underdrains will be added as necessary to the design to manage the ground water.

§ 161-14. House drains.

Roof and cellar drains may discharge onto the surface of the property if otherwise permitted by applicable law and regulation but not onto the street right-of-way. With the approval of the Town Highway Superintendent, in writing, these drains may be piped to existing stormwater pipe drains, if any, to which they will be connected on top only. Such drains must be installed prior to the installation of the subbase. Drains from sanitary sewers or septic tanks will not be permitted to flow into road ditches or storm drains under any circumstances.

Response: Roof drains and footing drains if required will be piped directly to the project's primary drainage/stormwater management infrastructure and will not be discharged onto the road. The primary drainage infrastructure will discharge to stormwater management practices and no sanitary sewer lines will be connected

to the drainage system.

§ 161-15. Intersections.

A. All intersections with existing public roads shall be constructed at right angles or as near as possible to right angles, as determined by the Planning Board. Sight distance, edge of pavement radii and other applicable design characteristics for intersections are to be determined based on the criteria set forth in the latest edition of Policy and Standards for Entrances to State Highways, published by the New York State Department of Transportation.

Response: As shown on drawing CS100, the proposed private road intersects Route 300 at 90 degrees and the necessary sight lines are provided along Route 300. This intersection and the related improvements will be designed in accordance with NYSDOT requirements and approved by same.

B. Where the private road intersects a town, county or state highway, the plans will show the proposed type, length and diameter of pipe and drainage flow along said highway. The pipe will be installed and paid for by the applicant under the direction of the appropriate agency. The applicant will obtain all necessary permits for such work.

Response: Although the traffic analysis is a work in progress, a full traffic study will be performed and all necessary roadway improvements will be designed, permitted and constructed at the owner's expense in accordance with NYSDOT requirements.

C. The grade of the intersecting private road with a town highway shall be a negative two percent (-2%) from the edge of pavement to the ditch line or right-of-way of the highway, whichever is the greater distance. From this point to the interior of the property, the maximum grade of the road shall be fifteen percent (15%). [Note that if a private road were ever to become a public town highway, the maximum road grade would be ten percent (10%).] The grade of the intersecting road with a county or state highway will be in accordance with the directives of the particular agency involved. In all cases, the appropriate agency shall be notified of all intersections with public highways for approval of location, grade and drainage structures.

Response: As indicated on CG100, the proposed private road grading complies with these design criteria and has slopes greater than 1% and less than 10%.

D. The above standards for intersecting private roads with town highways shall also apply to intersections of driveways with private roads.

Response: N/A

§ 161-16. Road cross section.

The road cross section shall be as specified in Figure 1 hereof.[1]
[1] Editor's Note: Figure 1 is included at the end of this chapter.

Response: Drawing CG100 includes a typical pavement section which exceeds the minimum standards set forth in section 161.16.

§ 161-17. Drainage pipe and structures.

All stormwater culverts shall be designed for a twenty-five-year storm. The applicant may use either reinforced concrete pipe, corrugated PVC pipe, bituminous-coated corrugated steel pipe or aluminum-clad pipe, at his option, for all closed drainage systems. Reinforced concrete pipe shall meet Section 706-02 of the New York State Department of Transportation Standard Specifications (latest edition). Corrugated PVC pipe shall conform to the requirements of AASHTO M-252 and M-294 and ASTM F-667. Corrugated steel pipe shall conform to the requirements of AASHTO M36 and M190 and shall be of appropriate gage thickness for the given condition. All drainage structures (drop inlets, catch basins and manholes) shall be precast concrete with appropriate frames and grates or covers. Pipes for driveway crossings shall at least be twelve (12) inches in diameter and placed in the ditch line. End sections shall be used.

Response: The drainage system including all pipes and catch basins will be designed to control the 25 year storm event. In addition, the pipe material and structures will comply with these design standards. The structures will be precast with cast iron frames and covers conforming to NYSDOT specifications and the pipe material will be HDPE conforming to NYSDOT specifications and will be a minimum of 12" in diameter.

§ 161-18. Guide rail.

Guide rail will be placed along the edges of the shoulders where necessary due to severe dropoffs as determined by the Town Planning Board, except that guide rail shall be required whenever the height of embankment is greater than four (4) feet as shown in Figure 1.[1]
[1] Editor's Note: Figure 1 is included at the end of this chapter

Response: Drawing CG100 show the location of the proposed guide rail in areas where the grade differential is greater than 4' or the slope is 2:1 or greater.

§ 161-19. Bituminous pavements.

All bituminous material furnished shall conform to Section 400 of the New York State Department of Transportation Standard Specifications Construction and Materials (latest edition).

Response: As required, the pavement section on drawing CG100 conforms to these NYSDOT specifications and materials.

§ 161-20. Maintenance agreement or declaration.

A written, private road maintenance agreement or declaration shall be submitted to the Town Planning Board prior to granting final subdivision approval to any subdivision containing a proposed private road. This agreement shall require that all maintenance of the private road, including but not limited to snowplowing, sanding, pavement repairs, cleaning of drainage structures and mowing, shall be the responsibility of the owners of the private road. This agreement shall be filed in the Orange County Clerk's office and in the Town Building Inspector's office.
[1] Editor's Note: Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.

Response: This agreement will be included as part of the site plan documents. If desired by the Planning Board, submission of this agreement could a condition of site plan approval. The Town's approval of the agreement could be a pre-requisite to execution of the final site plans by the Planning Board Chairman.

§ 161-21. Private road names and signs.

The applicant shall obtain written clearance from the United States Postal Service and Town Clerk prior to submitting the names of private roads to the Town Board for approval. The Planning Board

shall not grant final approval to a subdivision or site plan until private road names have been approved by the Town Board. Street signs bearing the approved road name, as well as any required stop or yield signs, shall be furnished and installed by the applicant prior to the issuance of any building permits in the subdivision being served by said private road. A separate sign mounted on the same street signpost by the applicant shall indicate "Private Road."

Response: If desired by the Planning Board, as a condition of site plan approval, the applicant can submit a name for the private road for clearance by the U.S. Postal Service and Town Clerk and approval by the Town Board. These approvals could be a pre-requisite to execution of the final site plans by the Planning Board Chairman

§ 161-22. Performance guaranty.

A. Prior to the granting of final approval by the Planning Board, the applicant shall deposit with the town, in an amount verified by the Town Engineer as equal to the cost of construction of the private road, subject to approval by the Town Board, one (1) of the following performance guaranties, which must be approved by the Town Attorney as to form:

(1) A certified check;
(2) A performance bond from an acceptable surety; or
(3) A letter of credit from an acceptable bank.

B. The performance guaranty will guarantee that, within three (3) years, the applicant will complete all the construction within the right-of-way, including the roadway, shoulders, curbs and gutters, if any, storm drainage and other necessary appurtenances in accordance with the approved plans and these specifications.

Response: If desired by the Planning Board, the applicant can complete the requirements in Section 161-22 as a condition of site plan approval and as a pre-requisite to execution of the final site plans by the Planning Board Chairman.

§ 161-23. Inspection fees.

The Town Engineer, or his designated representative, will inspect the construction of all private roads. Fees must be paid prior to final subdivision approval and shall be as provided in Chapter 104, Fees.

Response: The Town Engineer will be notified prior to the start of construction so that he can provide the required inspections. This requirement will be noted on the approved site plans and can be a condition of site plan approval. The applicant will post an escrow with the Town to cover the necessary inspection fees for the road. The escrow can be posted as a pre-requisite to execution of the final site plans by the Planning Board Chairman.

§ 161-24. Certification.

Upon completion of construction of any private road and prior to the release of the performance guaranty, the applicant's engineer, licensed by the State of New York, shall submit, along with the appropriate record drawings, a written certification to the Town Board that the road was constructed in accordance with the approved subdivision or site plans and these private road specifications.

Response: Once construction is completed, the Engineer of Record will submit a record drawing and certify that the road was constructed in substantial conformance with the approved site plans. This requirement will be noted on the approved site plans and can be a condition of site plan approval.

§ 161-25. Interpretation.

Final decision as to the interpretation of any part of these street specifications shall rest with the Town Planning Board, which is hereby empowered, pursuant to Town Law § 280-a, to require private roads to be improved to its satisfaction in accordance with the standards and specifications approved by the Town Board herein.

Response: Regulation noted.

§ 161-38. Vertical and horizontal alignment.

A. Vertical alignment.

(1) Vertical street alignments shall be measured along the center line. The minimum grade allowed for all streets shall be one percent (1%), and the maximum grades are as follows:

Classification	*Maximum Grade (percent)*
Arterial or major	*5*
Commercial collector	*5*
Residential collector	*8*
Minor or local	*10'*

Response: This private road is classified as a minor or local street and the grading shown on Drawing CG100 conforms to these requirements, with road slopes greater than 1% and less than 10%.

(2) For all road classifications a grade of negative two percent (-2%) will be required on the road that is considered the intersecting road, the lower classification road or the road with the stop condition within twenty-five (25) feet of the edge of pavement of intersecting roads with a minimum vertical curve length of fifty (50) feet, if one is required.

Response: The design of this private road as generally shown on Drawing CG100 complies with these design requirements.

(3) Vertical curves shall be designed to a parabolic form and are required at all changes in vertical grades. Roller coaster, hidden dip and broken back profiles are to be avoided. The minimum distance between vertical curves shall be fifty (50) feet. Vertical curves shall be designed to provide adequate sight distance and shall be expressed by the following relationship:

(4) The values for "K" shall be as follows:

Road Classification	*Crest Curve*	*Sag Curve*
Arterial or major	*310*	*160*

Road Classification	*Crest Curve*	*Sag Curve*
Commercial collector	*160*	*110*
Residential collector	*160*	*110*
Minor or local	*50*	*50*

Response: The design of the vertical geometry of this private road has been developed in general conformance with these design criteria. A fully detailed and conforming road profile will be included as part of a future site plan submission.

B. Horizontal alignment.

(1) Horizontal alignment of roads shall be such that any road center line deflecting more than five degrees (5°) for major or collector roads and more than ten degrees (10°) for minor or local roads shall be connected by a curve. The minimum center-line radius shall be as follows:

Road Classification

Arterial or major

Collector Local or minor

Minimum Center-Line Radius

400 (unless otherwise specified by state or county agencies having jurisdiction)

250

100

(2) The outer road lines shall be parallel to the center line.

(3) A tangent equal to the minimum center-line radius is required between all reverse curves. Single long radius curves shall be used rather than a series of curves with varying radii.

(4) The horizontal design of roads shall provide a minimum stopping sight distance as listed below. This is measured from the height of eye at three and five-tenths (3.5) feet to an object five-tenths (0.5) feet high. The position of the driver's eye and the object sighted are assumed to be six (6) feet inside of the inner edge of the pavement, with the sight distance being measured along the arc between these two (2) points. The sight line across the inner part of the curve must be clear of all obstructions to the driver's eye

Road Classification	*Minimum Stopping Sight Distance (feet)*
Arterial or major	*1,000*
Commercial collector	*500*
Residential collector	*500*
Minor or local	*30*

Response: The design of the horizontal geometry of this private road has been developed in general conformance with these design criteria. A fully detailed and conforming road profile will be included as part of a future site plan submission.

C Intersection sight distance: Stopping sight distance for vehicles on new roads or driveways entering new or existing roads shall be measured from a point three and five-tenths (3.5) feet above the ground at the new road or driveway at a point measured fifteen (15) feet back from its intersection with the edge of pavement to a point four and three-tenths (4.3) feet above the road at the point sighted. Sight distances are to be noted on the plan and shall meet the following requirements:

Road Classification	*Minimum Intersection Sight Distance (feet)*
Arterial or major	*1,000*
Commercial collector	*500*
Minor or local	*300*

Response: The final alignment and grading will be designed to provide the required sight distance of 300' for a minor or local road.

D. Road intersections.

(1) Road intersections involving the junction of more than two (2) roads shall not be allowed without specific approval of the Town Board.

Response: N/A

(2) Intersections of minor or local roads with arterial or major roads shall be held to a minimum to avoid hazard and delay. Such intersections shall be at least eight hundred (800) feet apart, if possible. A minimum distance of at least one hundred fifty (150) feet shall be maintained between the center lines of intersecting roads in any case, whether they are on the same or opposite sides of the roadway. Cross intersections are allowed.

Response: The private road will intersect Route 300 at a 90 degree angle and align with the existing driveway to the Newburgh Mall creating a signalized cross intersection as permitted by the Town Code.

(3) The distance between the center lines of roads opening onto the same or opposite sides of existing or proposed roads shall not be less than one hundred fifty (150) feet. Cross intersections are allowed.

Response: Refer to response to (2) above.

(4) In general, all roads shall join each other so that for a distance of at least one hundred (100) feet the road is at right angles to the road it joins. In no case shall the angle at the intersection be less than seventy-five degrees (75°). At corners, the traveled way shall be rounded with a curve having a radius of not less than fifteen (15) feet for residential roads and not less than twenty-five (25) feet for commercial and industrial roads.

Response: The private road horizontal geometry as shown on Drawing CS100 complies with this design criteria.

(5) All road right-of-way lines at intersections shall be rounded by curves of at least a twenty-five- foot radius.

Response: The right of way/ easement area intersects Route 300 with radii that are 25' or greater.

(1) A combination of steep grades and curves shall be avoided. In order to provide visibility for traffic safety, that portion of a corner lot as indicated in § 185-17 of the Zoning Chapter shall be cleared of all growth (except isolated trees) and obstructions above the level of two (2) feet higher than the center line of the road. If directed, the ground shall be excavated to achieve visibility in this area.

Response: The proposed grading along the Route 300 as shown on Drawing CG100 complies with this criteria to achieve the required sight distances.

(2) Where appropriate, additional traffic lanes may be required to facilitate vehicular turning movements at existing or proposed road intersections. Such traffic lanes shall be designed as directed by the Town Engineer and the Town Superintendent of Highways.

Response: The proposed private road design includes turning lanes to accommodate the anticipated turning movements.

(3) Intersections of streets or driveways onto state or county roads are required to meet the standards of the New York State Department of Transportation or the Orange County Department of Public Works.

Response: This private road intersects with Route 300, a State highway and will be designed, permitted and constructed in accordance with NYSDOT requirements.

E. Dead-end roads or cul-de-sacs

(1) The creation of dead-end or loop residential roads will be encouraged wherever such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end roads, where needed or desirable, the reservation of a twenty-foot-wide easement may be required to provide for continuation of pedestrian traffic and utilities to the next road. Circular turnarounds will be encouraged. T-type turnarounds will be allowed where they are temporary or where extraordinary conditions or hardships exist. The paving section of such turnarounds shall meet the requirements of the applicable road classification.

Response: This private road ends in a cul-de-sac that conforms to the minimum dimensional requirements set forth in the Town Code. It will not interfere with normal traffic circulation in the area. In addition, the pavement section meets the requirements of the applicable road classification.

(2) Permanent dead-end roads or cul-de-sacs shall not in general exceed six (6) times the required minimum lot width and shall be equipped with a turnaround roadway of one hundred (100) feet and a minimum outside diameter of traveled way of seventy (70) feet. Longer permanent dead-end roads may be approved if, in the opinion of the Town Engineer and the Town Superintendent of Highways, topographic conditions and land ownership patterns indicate that an alternative design is not practicable.

Response*:* ***As required by this section, the proposed cul-de-sac provides a turn-around roadway of more than 100 feet and a minimum outside diameter of traveled way of 70 feet. However, the length of the proposed cul-de-sac exceeds six (6) times the required minimum lot width. This situation is mitigated by the project design which includes an emergency access driveway from the cul-de-sac to South Plank Road so that emergency vehicles have two means of accessing the site. In addition, the cul-se-sac has interconnecting driveways that provide multiple points in ingress and agrees from the private road to the proposed development.***

(3) Temporary dead-end roads shall not in general exceed six (6) times the required minimum lot width and shall be equipped with a turnaround which conforms to the requirements for a permanent dead-end road. The temporary turnaround shall be provided with a notation on the plan that land outside the normal road right-of-way shall revert to abutting property owners whenever the road is continued.

Response: N/A

(4) Provision for future re-subdivision. Where a tract is subdivided into lots substantially larger than the minimum size required in the zoning district in which the subdivision is located, such parcels shall be arranged so as to allow the opening of future streets and logical further re-subdivision in accordance with the requirements contained in these regulations. A sketch plan to demonstrate future access to all or any portion of the site may be required.

Response: No further subdivision is anticipated and no subdivision is proposed as part of the project. The project proposes a lot line adjustment to reduce the number of tax lots from 9 to 2 on the project site.

(5) Block size. Block size, length and shape shall be as specified in the Town Subdivision Regulations

Response: No subdivision is proposed as part of the project. The two lots reconfigured as part of the lot line adjustment will comply with the minimum lot requirements in the Town's Zoning Code

In conclusion, it is our opinion that the design information presented in this analysis and on the roadway drawings included with this analysis is sufficient to determine that Private Road A meets the Town requirements for a private road.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

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

W. Charles Utschig, PE
Associate

CU/mc
Enclosure(s): CS100 and CG100.

cc:
John Ewasutyn -Planning Board Chairman
Gerald Canfield - Zoning Compliance Supervisor
Kenneth Griffin - Matrix Companies
Arthur Bifulco – Matrix Companies
David Everett - Whiteman Osterman & Hanna LLP
Dominic Cordisco - Drake Loeb PLLC
Matthew Checca – Langan

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Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Matrix Logistics Center at Newburgh		
Project Location (describe, and attach a general location map): The corner of the Route 300/I-84/I-87 interchange in the Town of Newburgh		
Brief Description of Proposed Action (include purpose or need): The applicant is proposing to develop the project site with two warehouse distribution centers including: (1) a 925,000 square foot distribution center located in the middle of the project site; and (2) a 205,000 square-foot distribution center on the western portion of the project site. The project will also include off-street car/truck parking and loading facilities for each distribution center, a private access road providing access to each distribution center from Route 300 with emergency access to Route 52, and related lighting, utilities and stormwater management facilities.		
Name of Applicant/Sponsor: Matrix Newburgh Route 300, LLC	Telephone: 732-521-2900 E-Mail: kgriffin@matrixcompanies.com	
Address: Forsgate Drive, CN 4000		
City/PO: Cranbury	State: NJ	Zip Code: 08512
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	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 Counsel, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Town Planning Board Amended Site Plan Approval, (see below for continuation)	TBD
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☑Yes ☐No	Town of Newburgh Engineer and Water Department, (see below for continuation)	TBD
e. County agencies ☑Yes ☐No	Orange County Dept. of Planning, (see below for continuation)	TBD
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYSDEC SPDES General Permit for Stormwater & NYSDOT Highway Work Permit	TBD
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

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

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

Additional County Agencies Approvals: OCDOH Sewer and Water Main Approval

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 Zoning 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?
Wiona Fire District; Town of Newburgh Emergency Medical Services

d. What parks serve the project site?
Algonquin Park

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)? Warehouse and distribution facility for consumer products.

b. a. Total acreage of the site of the proposed action? +/- 120.0 acres
b. Total acreage to be physically disturbed? +/- 84.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 120.0 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot consolidation converting 9 number of lots to two lots
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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 2
ii. Dimensions (in feet) of largest proposed structure: 39.5 height; 620 width; and 1,500 length
iii. Approximate extent of building space to be heated or cooled: 1,130,200 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 basins
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: onsite stormwater management
iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
v. Dimensions of the proposed dam or impounding structure: n/a height; n/a length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
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 the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: +/- 29,250 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 Water Department
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐ No
- Is the project site in the existing district? ☑Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☑Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: +/- 29,250 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

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

  Main extension to serve two lots

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 52 acres (impervious surface)

_____ Square feet or 120 acres (parcel size)

ii. Describe types of new point sources. Discharge from catch basins or manholes to stormwater filtering practices, which discharge to storage ponds. Discharge from storage ponds will be outlet controlled.

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)?

Stormwater will be directed to filtering practices that will overflow to storage ponds. These storage ponds will discharge via controlled outlets to match pre and post development flow rates.

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

  Quassaic Creek

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

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

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

If Yes, identify:

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

construction equipment

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

power generators and material processing equipment

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

HVAC equipment and emergency 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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):

diesel exhaust from construction equipment and airborne particles from material processing equipment including rock crushing and concrete batch plant operations

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

480 trucks per day in and out

iii. Parking spaces: Existing 0 Proposed 1,035 Net increase/decrease +1,035

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:

new signalized access for private road

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____

900 kW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas and Electric

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:

- Monday - Friday: 7 am to 7 pm
- Saturday: 7 am to 7 pm
- Sunday: TBD
- Holidays: TBD

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

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:

A noise study will be prepared and provide with future submissions.

ii. Will the 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:

Lighting plans will be prepared and provided with future submissions.

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

Describe: Existing natural buffers will be preserved around the site as best as possible

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 _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

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):

_____

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: approx. 250 tons per N/A (unit of time)
- Operation : 90 tons per year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: On-site recycling will be provided and privately hauled to a recycling facility.
- Operation: On-site recycling will be provided and privately hauled to a recycling facility.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste will be handled by a private contractor.
- Operation: Solid waste will be handled by a private contractor.

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

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	0.0	52.0	+52.0
• Forested	30.5	25.0	-5.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.0	0.0	0.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.0	8.5	+6.5
• Wetlands (freshwater or tidal)	10.5	10.5	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: previously disturbed / cleared	77.0	24.0	-53.0

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): ***SEE BELOW FOR ADDITIONAL INFORMATION**

☐ 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):

_____

_____

1. Former Exxon Gasoline Service Station (Parcel 60-3-41.4; 1396 Union Avenue): NYSDEC spill case #8709165; case closed by NYSDEC on April 15, 1998. Additional NYSDEC spill case #9907296; case closed by NYSDEC on Sept. 4, 2007.

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? 2.5 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 16.6 %

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

PtB (B soils)	7.2 %
BnB (C soils)	23.4 %
Ca, FAC, MdB, MdC, RKD, RMD (D	69.4 %

d. What is the average depth to the water table on the project site? Average: 2.5 feet

e. Drainage status of project site soils:
- ☐ Well Drained: ____ % of site
- ☑ Moderately Well Drained: 36.8 % of site
- ☑ Poorly Drained 63.2 % of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 61 % of site
- ☑ 10-15%: 14 % of site
- ☑ 15% or greater: 25 % 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 862-205 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, 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: _____

A majority of the site has been previously disturbed and the predominate site wildlife species would be those found in a suburban setting. A site assessment of the undisturbed sections of the site will be performed to identify any predominate wildlife.

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

If Yes:

i. Species and listing (endangered or threatened): _____

Indiana Bat

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

If Yes:

i. Species and listing: _____

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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

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

ii. Name: Orange Mill Historic District

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

The approximate 42 acre district is located to the north of the project site which includes historic powder mill buildings and landmarks

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

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

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

iii. Distance between project and resource: **2.6 miles to Stewart State Forest and 2.3 miles to Newburgh-Beacon Bridge/Hudson River**

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

If Yes:

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

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

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 _____ Date _____

Signature _____ Title _____

PRINT FORM

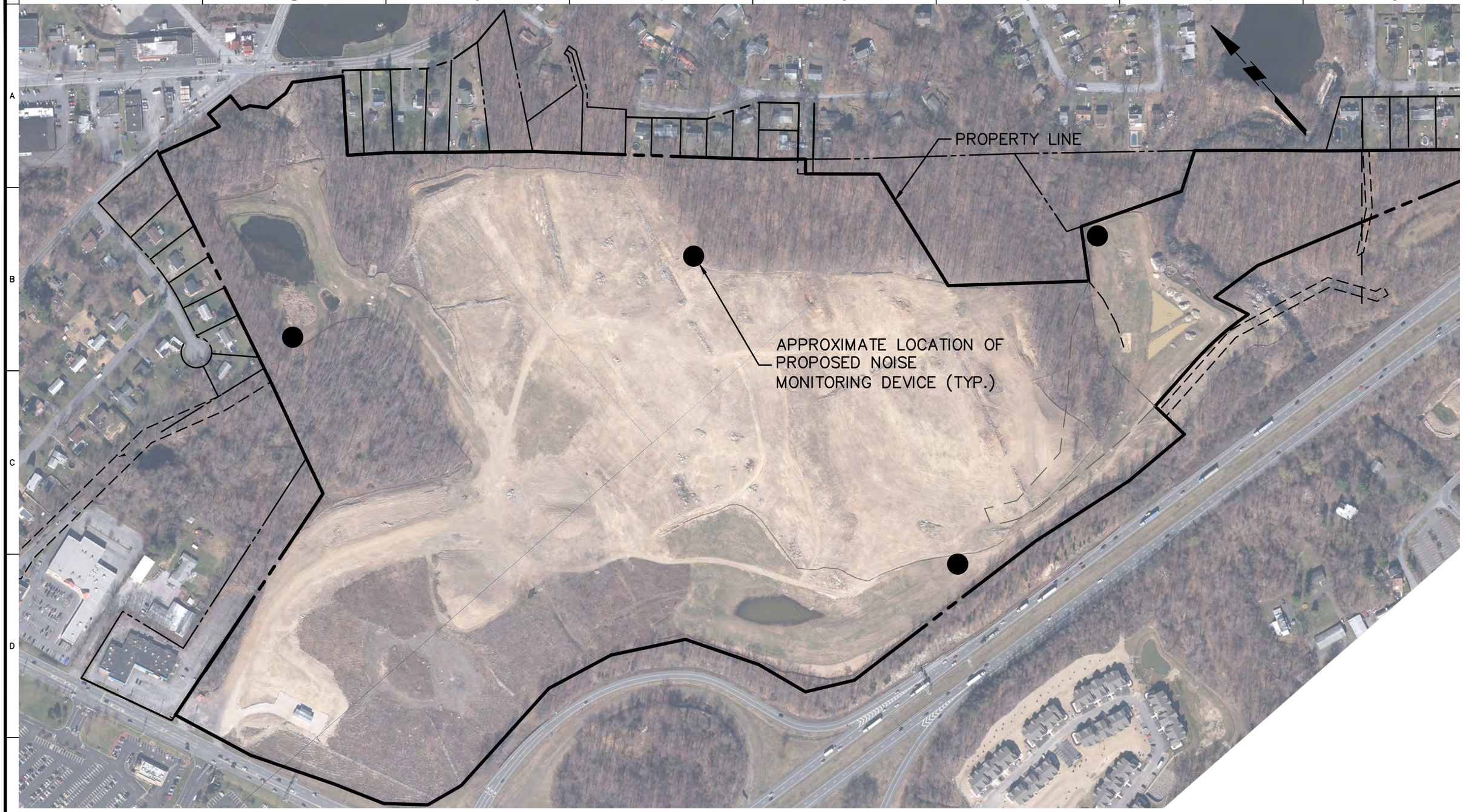
EAF Mapper Summary Report

Tuesday, January 12, 2021 3:44 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	862-205
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Orange Mill Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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300 0 150 300

SCALE: 1 INCH = 300 FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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White Plains, NY 10601
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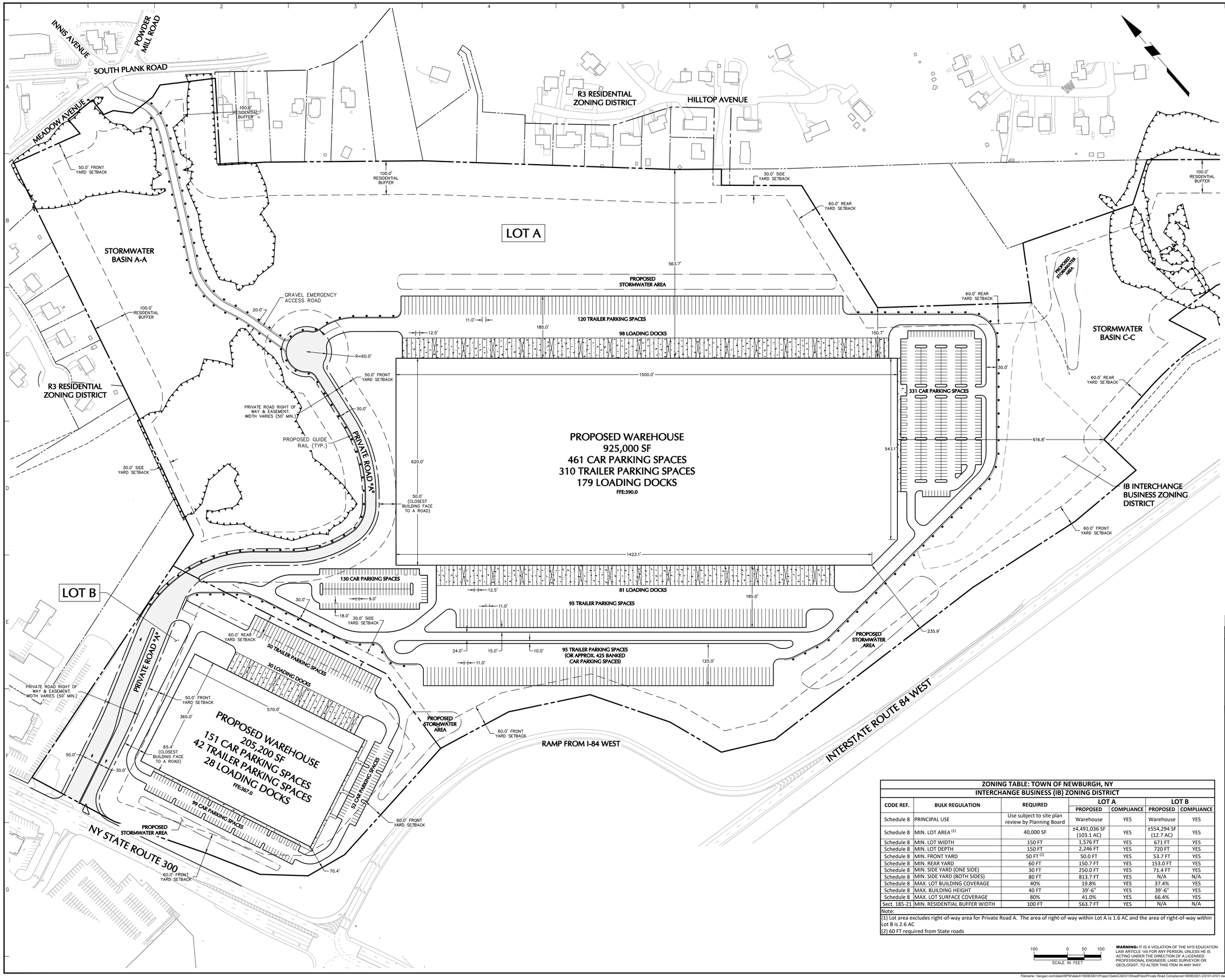
Project
MATRIX LOGISTICS CENTER AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
NOISE MONITORING LOCATIONS

Project No.	190063301
Date	02/05/2021
Drawn By	MC
Checked By	CU
Drawing No.	FG1
Sheet	1 of 1

Filename: \\langan.com\data\WPW\Data3\190063301\Project Data\CAD\01\SheetFiles\Noise Monitoring Locations\190063301-CS101-0101.dwg Date: 2/8/2021 Time: 11:03 User: mchecca Style Table: Langan.stb Layout: ANSIB-BL



ZONING TABLE: TOWN OF NEWBURGH, NY						
INTERCHANGE BUSINESS (IB) ZONING DISTRICT						
CODE REF.	BULK REGULATION	REQUIRED	LOT A		LOT B	
			PROPOSED	COMPLIANCE	PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES	Warehouse	YES
Schedule 8	MIN. LOT AREA (1)	40,000 SF	±4,491,036 SF (103.1 AC)	YES	±554,294 SF (12.7 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	1,576 FT	YES	671 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,246 FT	YES	720 FT	YES
Schedule 8	MIN. FRONT YARD	50 FT (2)	50.0 FT	YES	53.7 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	150.7 FT	YES	153.0 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	250.0 FT	YES	71.4 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	813.7 FT	YES	N/A	N/A
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	19.8%	YES	37.4%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	39'-6"	YES	39'-6"	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	41.0%	YES	66.4%	YES
Sect. 185-21	MIN. RESIDENTIAL BUFFER WIDTH	100 FT	563.7 FT	YES	N/A	N/A

Note:
(1) Lot area excludes right-of-way area for Private Road A. The area of right-of-way within Lot A is 1.6 AC and the area of right-of-way within Lot B is 2.6 AC
(2) 60 FT required from State roads

100 0 50 100
SCALE IN FEET

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02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

REVISIONS

SIGNATURE DATE SIGNED
CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY LIC. No. 062303

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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White Plains, NY 10601
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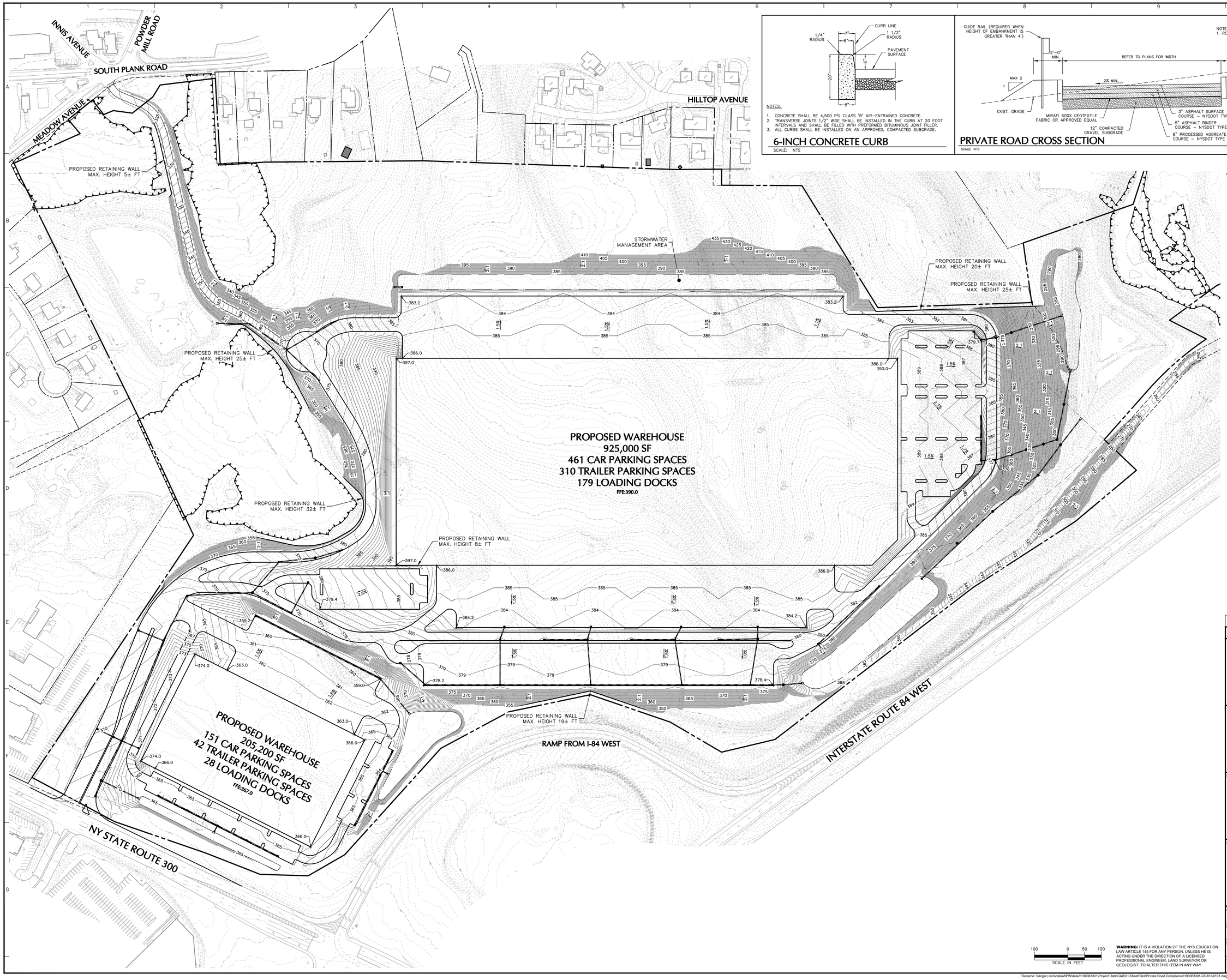
Project
MATRIX LOGISTICS CENTER AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL LAYOUT PLAN

Project No. 190063301
Date FEBRUARY 4, 2021
Drawn By MC
Checked By CU
Drawing No. CS100
Sheet 1 of 2

PROJECT NO. 190063301

Filename: \\langan.com\data\WPW\data3\190063301\Project Data\CAD\01\Sheet\Files\Private Road Compliance\190063301-CS101-0101.dwg Date: 2/5/2021 Time: 17:45 User: mchecca Style Table: Langan.stb Layout: ARCHF-SL

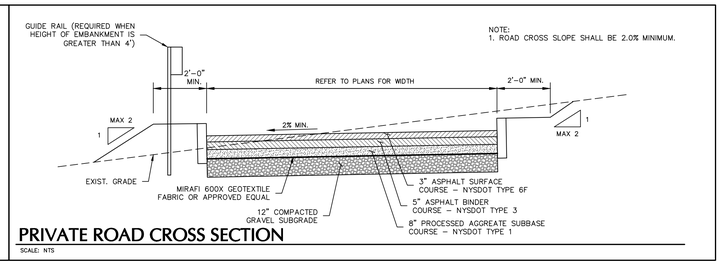


NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB AT 20 FOOT INTERVALS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

6-INCH CONCRETE CURB

SCALE: NTS



NOTE:
1. ROAD CROSS SLOPE SHALL BE 2.0% MINIMUM.

PRIVATE ROAD CROSS SECTION

SCALE: NTS

02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

REVISIONS

SIGNATURE DATE SIGNED

CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY LIC. No. 062303

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Project

MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

OVERALL GRADING & DRAINAGE PLAN

Project No.	Drawing No.
190063301	CG100
Date: FEBRUARY 4, 2021	
Drawn By: MC	
Checked By: CU	Sheet 2 of 2

100 0 50 100
SCALE IN FEET

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LANGAN

PROJECT NO. 190063301

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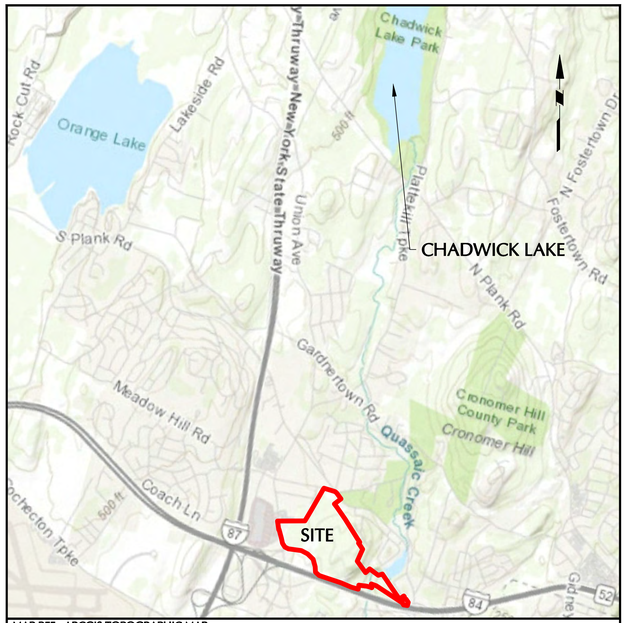
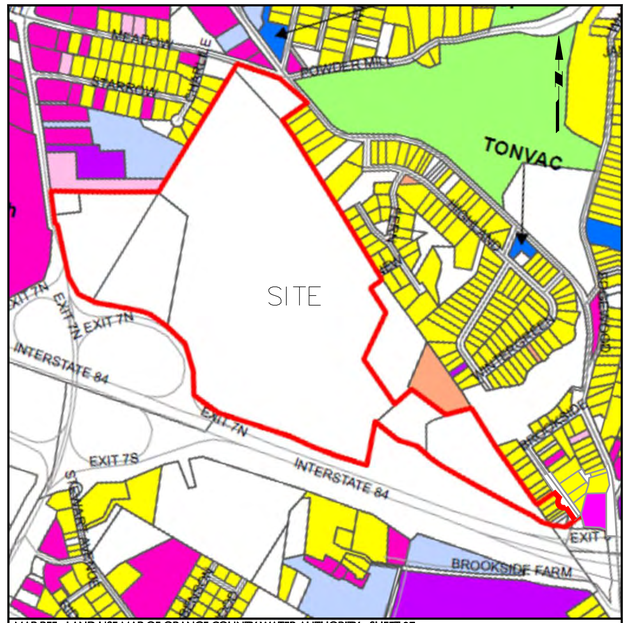
SKETCH PLAN FOR
MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
SECTION 60, BLOCK 3, LOTS 41.4, 41.3, 48, 49.1, 49.22
SECTION 97, BLOCK 1, LOTS 13.3, 20.3
SECTION 71, BLOCK 4, LOTS 8, 9, 10, 11, 12, 13, 14, 15



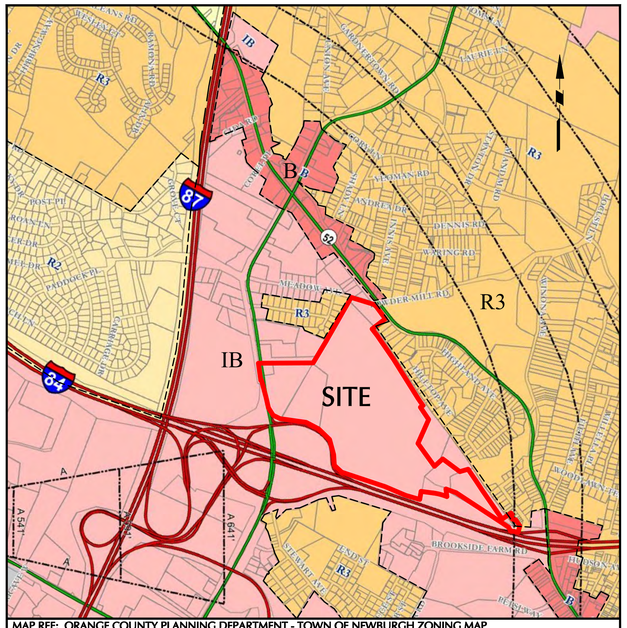
MAP REF: ARCGIS TOPOGRAPHIC MAP

VICINITY MAP
SCALE: 1 INCH = 2,000 FEET



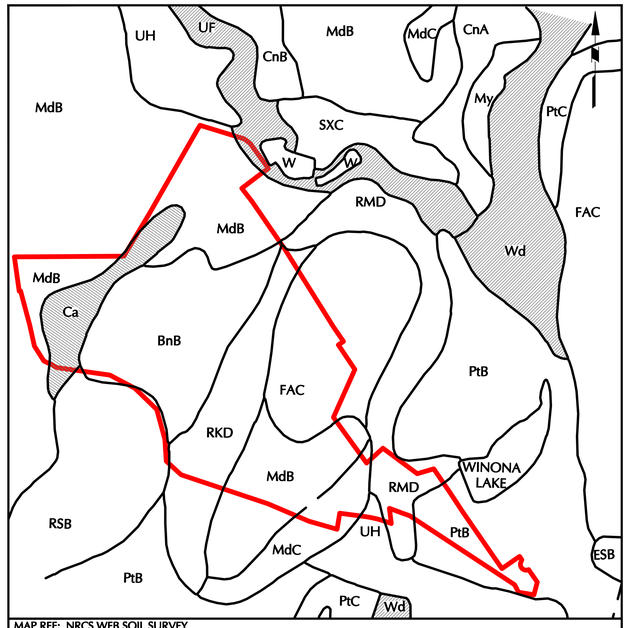
MAP REF: LAND USE MAP OF ORANGE COUNTY WATER AUTHORITY - SHEET 37

LAND USE MAP
SCALE: 1 INCH = 500 FEET



MAP REF: ORANGE COUNTY PLANNING DEPARTMENT - TOWN OF NEWBURGH ZONING MAP

ZONING MAP
SCALE: 1 INCH = 1000 FEET



MAP REF: NRCS WEB SOIL SURVEY

SOILS MAP
SCALE: 1 INCH = 500 FEET

ZONING TABLE: TOWN OF NEWBURGH, NY
INTERCHANGE BUSINESS (IB) ZONING DISTRICT

CODE REF.	BULK REGULATION	REQUIRED	LOT A		LOT B	
			PROPOSED	COMPLIANCE	PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES	Warehouse	YES
Schedule 8	MIN. LOT AREA (1)	40,000 SF	±4,491,036 SF (103.1 AC)	YES	±554,294 SF (12.7 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	1,576 FT	YES	671 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,246 FT	YES	720 FT	YES
Schedule 8	MIN. FRONT YARD	50 FT (2)	50.0 FT	YES	53.7 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	150.7 FT	YES	153.0 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	250.0 FT	YES	71.4 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	813.7 FT	YES	N/A	N/A
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	19.8%	YES	37.4%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	39'-6"	YES	39'-6"	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	41.0%	YES	66.4%	YES
Sect. 185-21	MIN. RESIDENTIAL BUFFER WIDTH	100 FT	563.7 FT	YES	N/A	N/A

Note:
(1) Lot area excludes right-of-way area for Private Road A. The area of right-of-way within Lot A is 1.6 AC and the area of right-of-way within Lot B is 2.6 AC
(2) 60 FT required from State roads

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13) LOT A

Zone: IB (Interchange Business)

Loading Requirements	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 885,000 SF Remaining Building / 40,000 SF = 22.13 spaces 2 spaces + 23 spaces = 25 loading spaces required	**> 25 spaces provided**
Off-Street Parking Requirements		
Office Building: 1/200 SF of building floor area for first 20,000 SF of floor area, then 1/300 SF additional floor area	30,000 SF total office space proposed 20,000 SF office / 200 SF = 100 spaces 10,000 SF office (additional) / 300 SF = 33.33 100 spaces + 33.33 spaces = 134 spaces required	**461 spaces provided**
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	490 employees per shift / 3 employees = 163.33 spaces 163.33 spaces * 2 spaces = 327 spaces required	
Total	134 spaces + 327 spaces = 461 spaces required	

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13) LOT B

Zone: IB (Interchange Business)

Loading Requirements	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 165,200 SF Remaining Building / 40,000 SF = 4.13 spaces 2 spaces + 5 spaces = 7 loading spaces required	**> 7 spaces provided**
Off-Street Parking Requirements		
Office Building: 1/200 SF of building floor area for first 20,000 SF of floor area, then 1/300 SF additional floor area	6,650 SF total office space proposed 6,650 SF office / 200 SF = 34 spaces	**151 spaces provided**
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	160 employees per shift / 3 employees = 53.33 spaces 53.33 spaces * 2 spaces = 107 spaces required	
Total	34 spaces + 107 spaces = 141 spaces required	

DRAWING INDEX

PROJECT CONTACTS

APPLICANT / OWNER:
MATRIX NEWBURGH ROUTE 300, LLC
C/O MATRIX DEVELOPMENT GROUP
FORSGATE DRIVE, CN4000
CRANBURY, NJ 08512

Date	Description	No.
02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

REVISIONS

SIGNATURE DATE SIGNED
CHARLES UTSCHIG
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Langan International LLC
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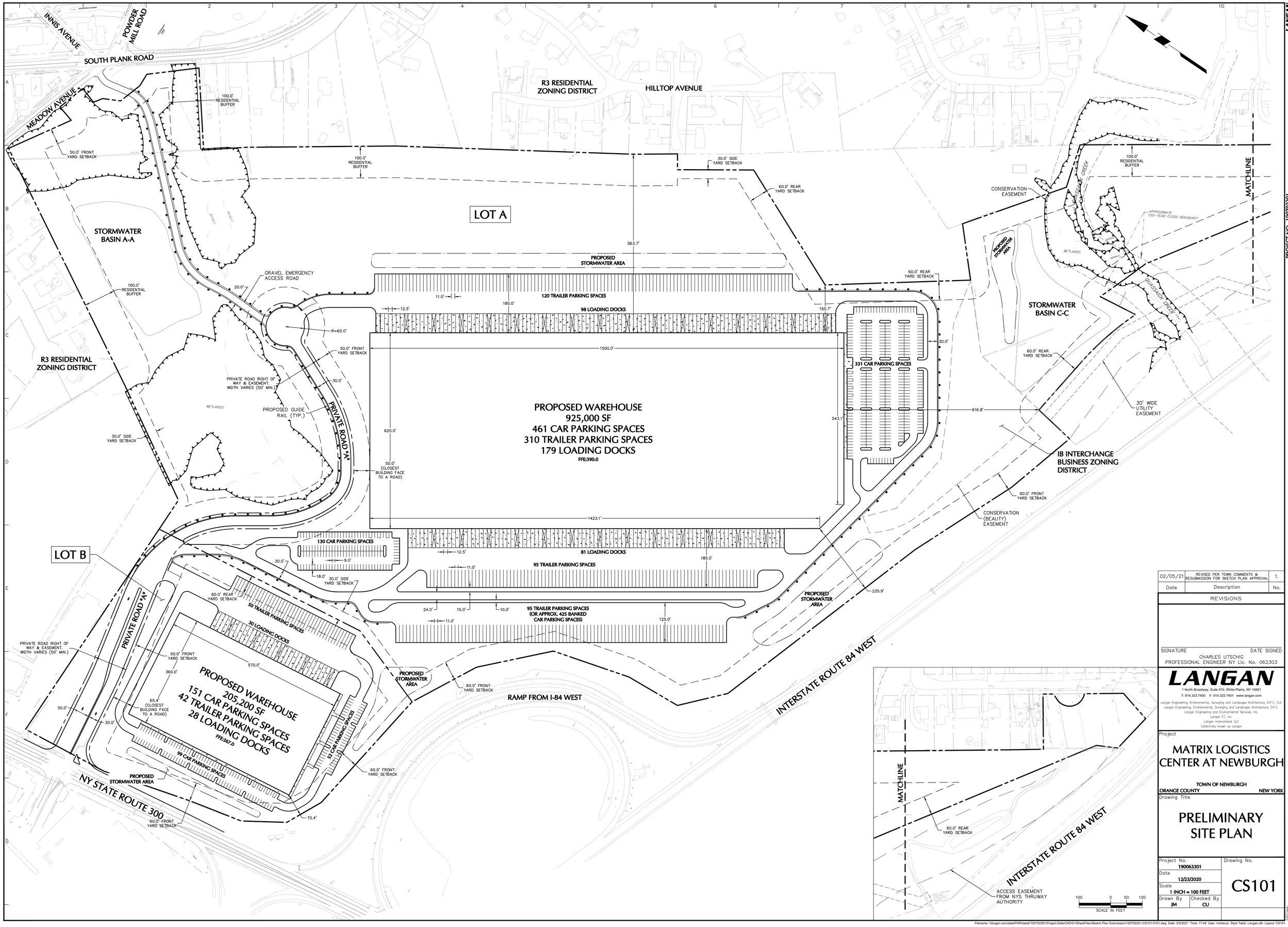
Project
MATRIX LOGISTICS CENTER AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No. 190063301
Date 12/23/2020
Scale AS SHOWN
Drawn By JM
Checked By CU
Drawing No. CS001

PROJECT NO. 100702201



No.	Date	Description
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REVISIONS

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MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

PRELIMINARY SITE PLAN

Project No.	Drawing No.
190063301	CS101
Date: 12/23/2020	
Scale: 1 INCH = 100 FEET	
Drawn By: JM / Checked By: CU	

PROJECT NO. 100702201

LANGAN

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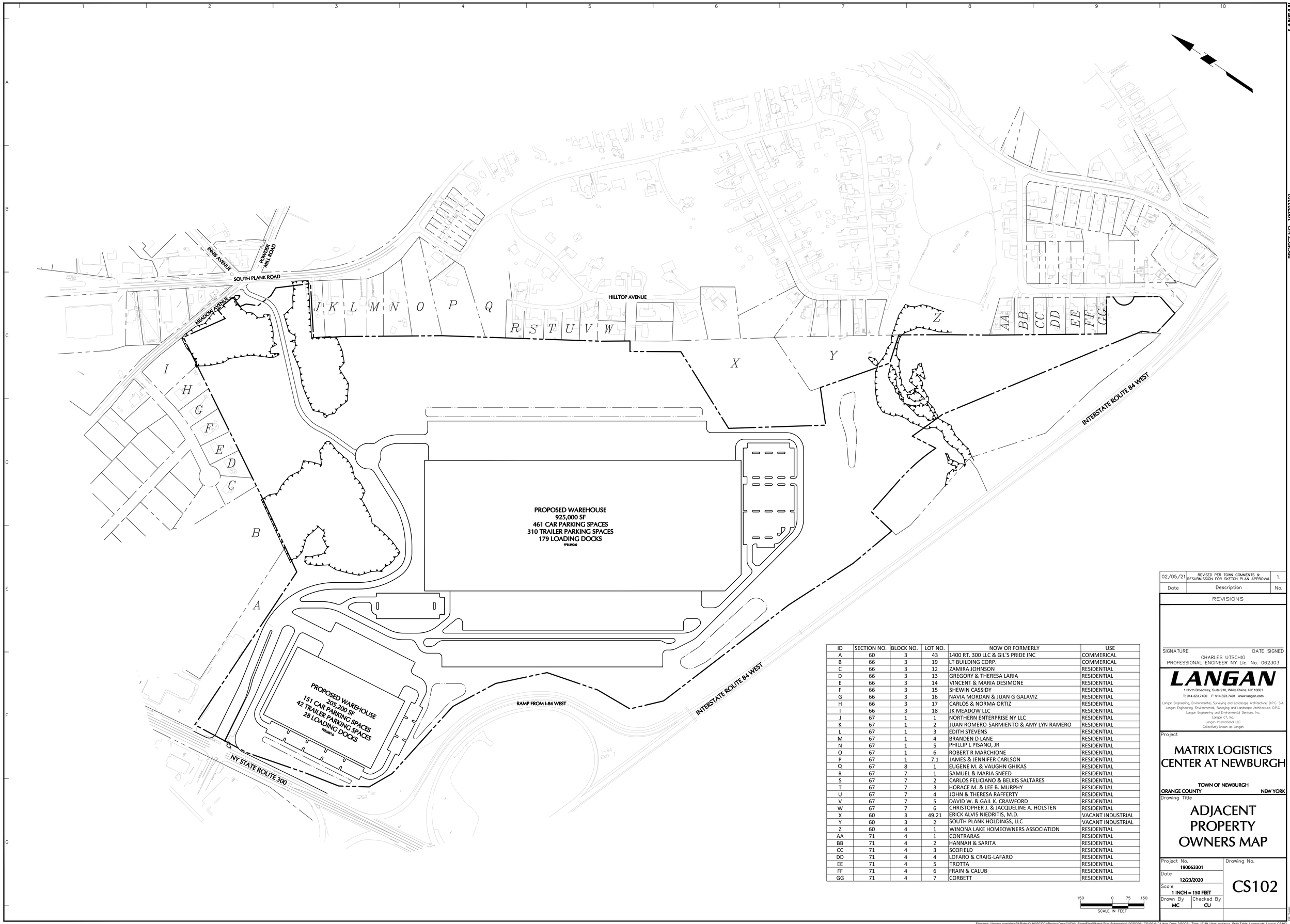

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A	60	3	43	1400 RT. 300 LLC & GIL'S PRIDE INC	COMMERICAL
B	66	3	19	LT BUILDING CORP.	COMMERICAL
C	66	3	12	ZAMIRA JOHNSON	RESIDENTIAL
D	66	3	13	GREGORY & THERESA LARIA	RESIDENTIAL
E	66	3	14	VINCENT & MARIA DESIMONE	RESIDENTIAL
F	66	3	15	SHEWIN CASSIDY	RESIDENTIAL
G	66	3	16	NAVIA MORDAN & JUAN G GALAVIZ	RESIDENTIAL
H	66	3	17	CARLOS & NORMA ORTIZ	RESIDENTIAL
I	66	3	18	JK MEADOW LLC	RESIDENTIAL
J	67	1	1	NORTHERN ENTERPRISE NY LLC	RESIDENTIAL
K	67	1	2	JUAN ROMERO-SARMIENTO & AMY LYN RAMERO	RESIDENTIAL
L	67	1	3	EDITH STEVENS	RESIDENTIAL
M	67	1	4	BRANDEN D LANE	RESIDENTIAL
N	67	1	5	PHILLIP L PISANO, JR	RESIDENTIAL
O	67	1	6	ROBERT R MARCHIONE	RESIDENTIAL
P	67	1	7.1	JAMES & JENNIFER CARLSON	RESIDENTIAL
Q	67	8	1	EUGENE M. & VAUGHN GHIKAS	RESIDENTIAL
R	67	7	1	SAMUEL & MARIA SNEED	RESIDENTIAL
S	67	7	2	CARLOS FELICIANO & BELKIS SALTARES	RESIDENTIAL
T	67	7	3	HORACE M. & LEE B. MURPHY	RESIDENTIAL
U	67	7	4	JOHN & THERESA RAFFERTY	RESIDENTIAL
V	67	7	5	DAVID W. & GAIL K. CRAWFORD	RESIDENTIAL
W	67	7	6	CHRISTOPHER J. & JACQUELINE A. HOLSTEN	RESIDENTIAL
X	60	3	49.21	ERICK ALVIS NIEDRITIS, M.D.	VACANT INDUSTRIAL
Y	60	3	2	SOUTH PLANK HOLDINGS, LLC	VACANT INDUSTRIAL
Z	60	4	1	WINONA LAKE HOMEOWNERS ASSOCIATION	RESIDENTIAL
AA	71	4	1	CONTRARAS	RESIDENTIAL
BB	71	4	2	HANNAH & SARITA	RESIDENTIAL
CC	71	4	3	SCOFIELD	RESIDENTIAL
DD	71	4	4	LOFARO & CRAIG-LAFARO	RESIDENTIAL
EE	71	4	5	TROTTA	RESIDENTIAL
FF	71	4	6	FRAIN & CALUB	RESIDENTIAL
GG	71	4	7	CORBETT	RESIDENTIAL

150 0 75 150
SCALE IN FEET

Date	Description	No.
02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

REVISIONS

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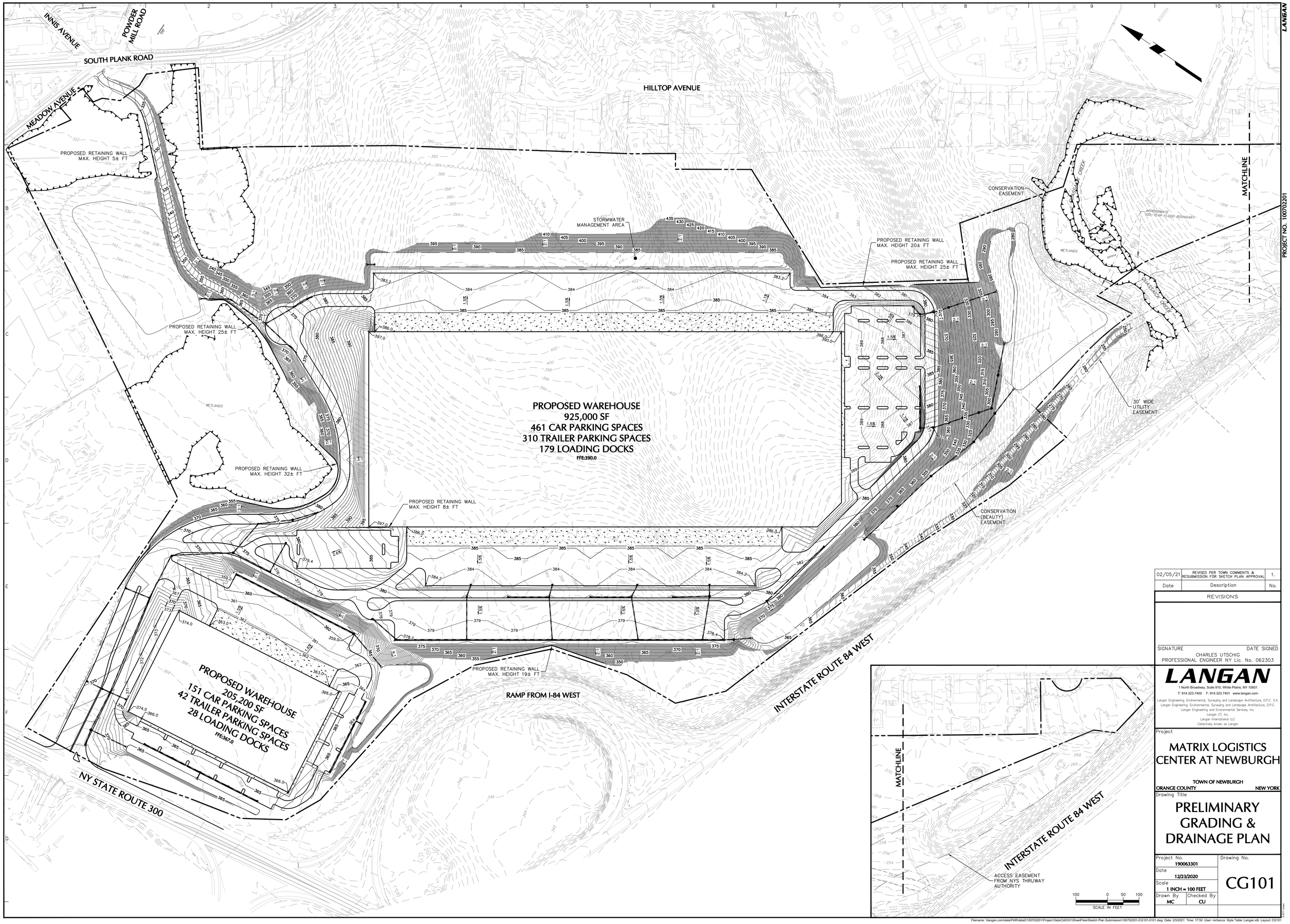
Project
MATRIX LOGISTICS CENTER AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
ADJACENT PROPERTY OWNERS MAP

Project No. 190063301
Date 12/23/2020
Scale 1 INCH = 150 FEET
Drawn By MC
Checked By CU
Drawing No. CS102

PROJECT NO. 100702201

LANGAN



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Project
MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
PRELIMINARY GRADING & DRAINAGE PLAN

Project No.	Drawing No.
190063301	CG101
Date: 12/23/2020	
Scale: 1 INCH = 100 FEET	
Drawn By: MC / Checked By: CU	

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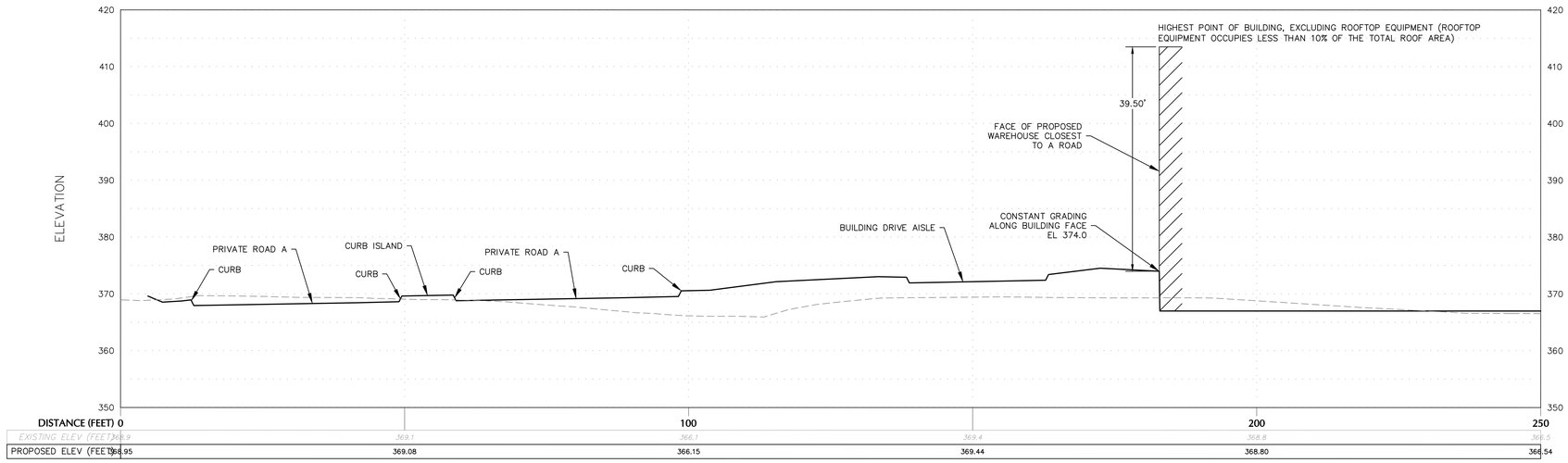

BUILDING SECTION A-A
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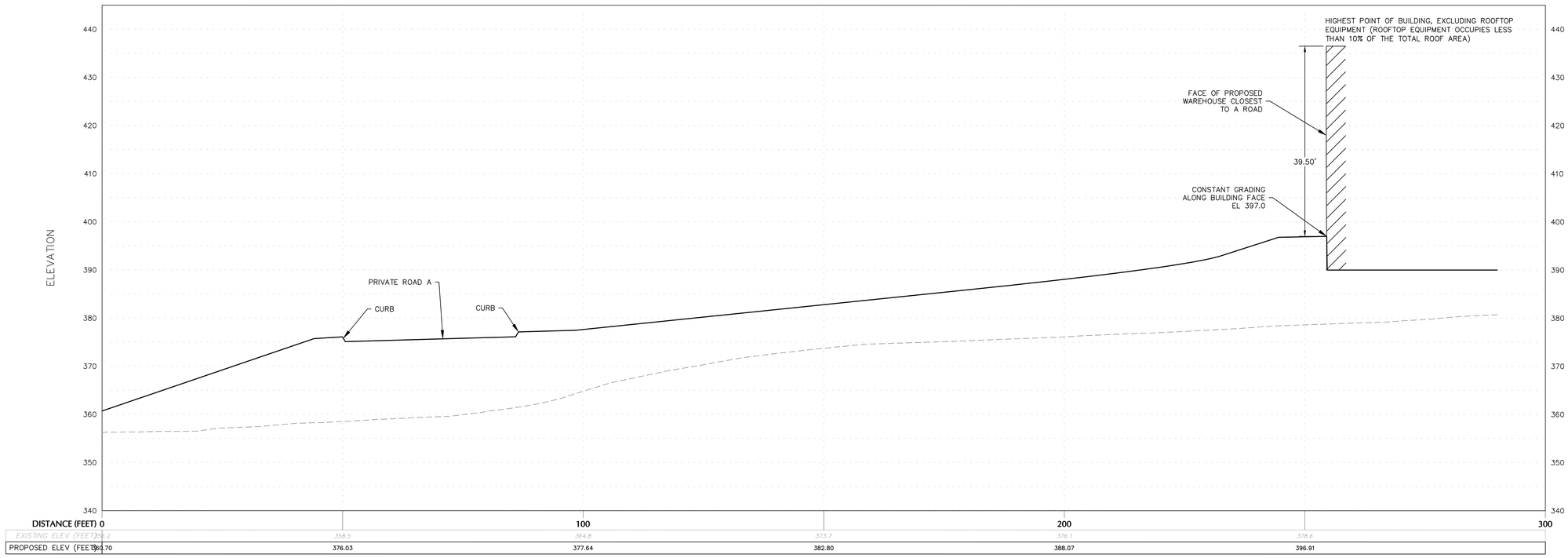
V:1"=10'



BUILDING SECTION B-B
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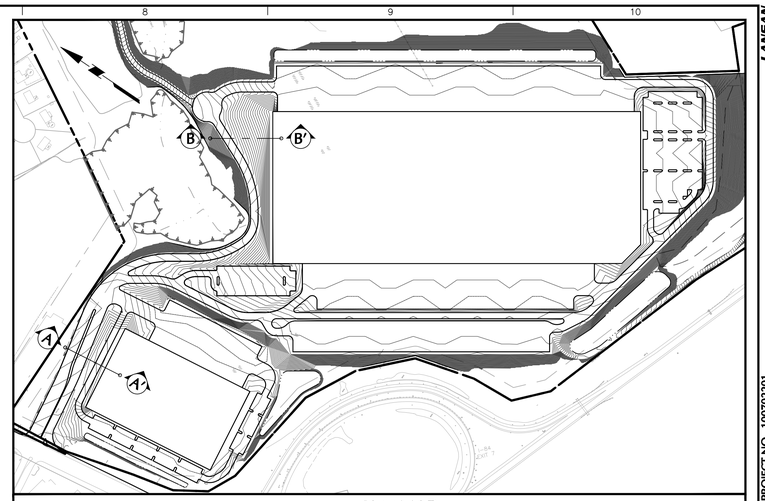

KEY MAP
1"=250'

H: 10 0 5 10 SCALE IN FEET

V: 10 0 5 10 SCALE IN FEET

Date	Description	No.
02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

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MATRIX LOGISTICS CENTER AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
BUILDING SECTIONS

Project No. 190063301	Drawing No. CG201
Date 12/23/2020	
Scale H: 1" = 10' V: 1" = 10'	
Drawn By MC	Checked By CU

LANGAN
PROJECT NO. 100702201

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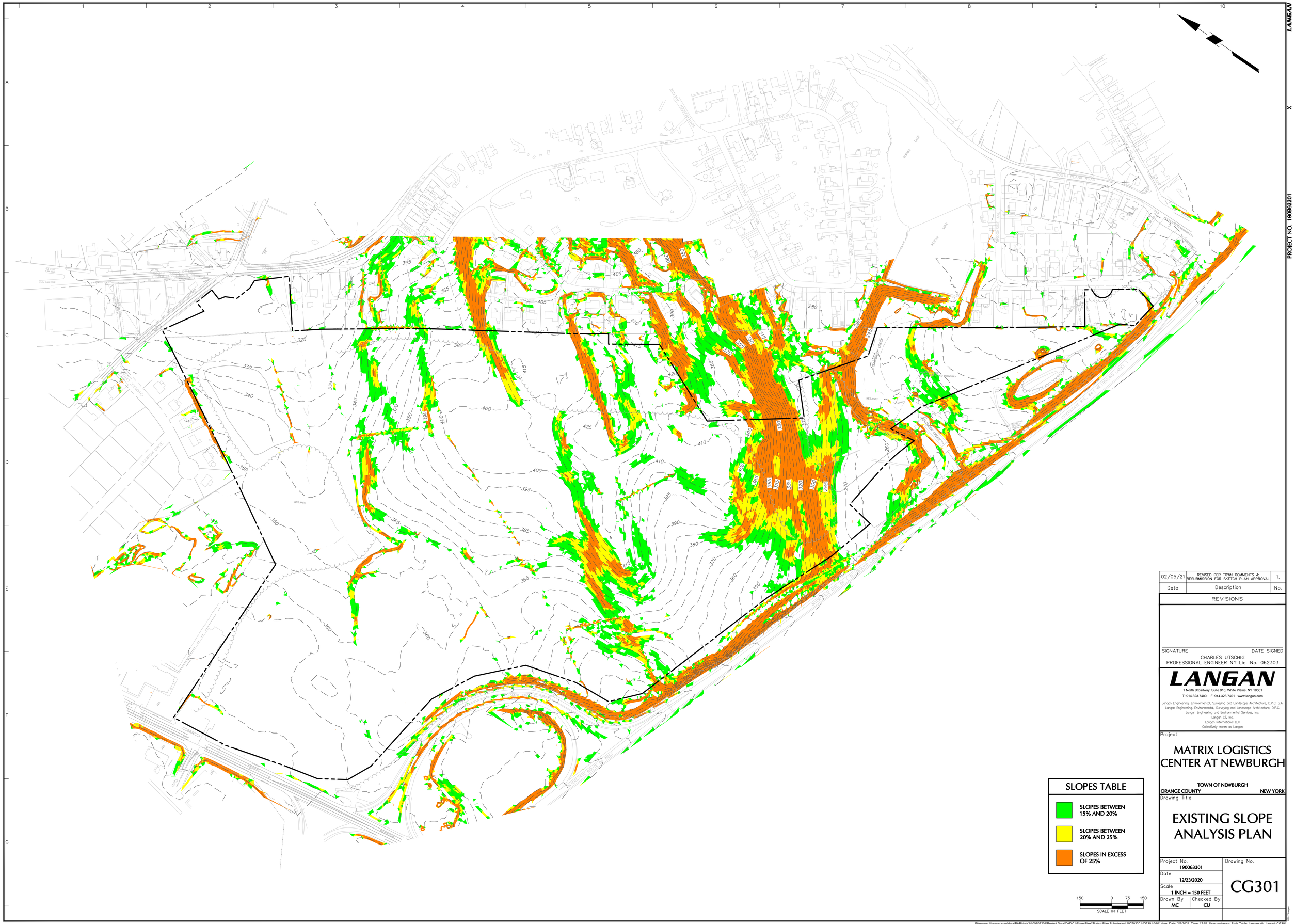

Date	Description	No.
02/05/21	REVISED PER TOWN COMMENTS & RESUBMISSION FOR SKETCH PLAN APPROVAL	1.

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Project

MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

EXISTING SLOPE ANALYSIS PLAN

Project No.	Drawing No.
190063301	CG301
Date: 12/23/2020	
Scale: 1 INCH = 150 FEET	
Drawn By: MC / Checked By: CU	

PROJECT NO. 190063301

LANGAN

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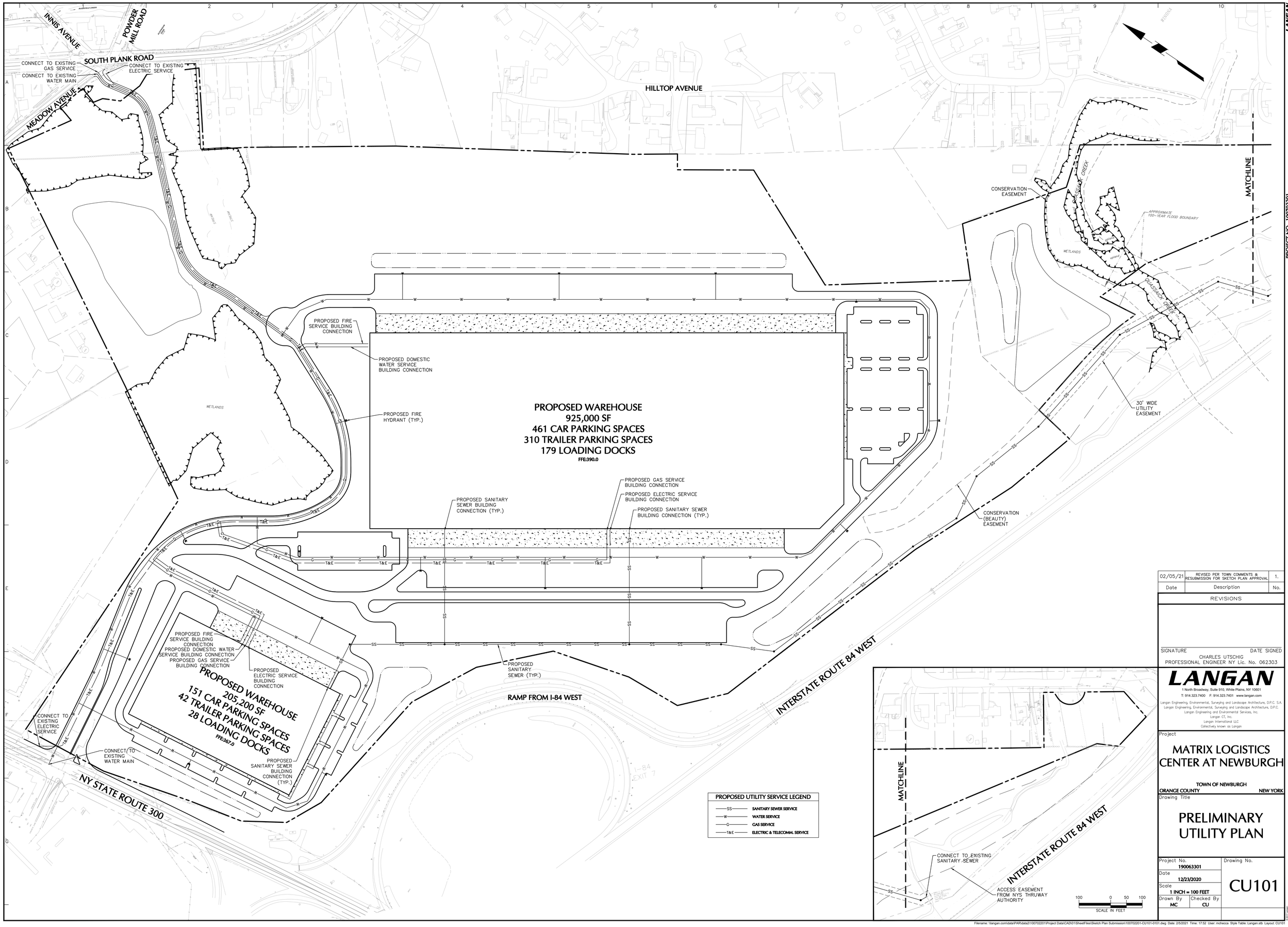

Date	Description	No.
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REVISIONS

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Project

MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

PRELIMINARY UTILITY PLAN

Project No.	Drawing No.
190063301	CU101
Date: 12/23/2020	
Scale: 1 INCH = 100 FEET	
Drawn By: MC / Checked By: CU	

PROJECT NO. 100702201

LANGAN

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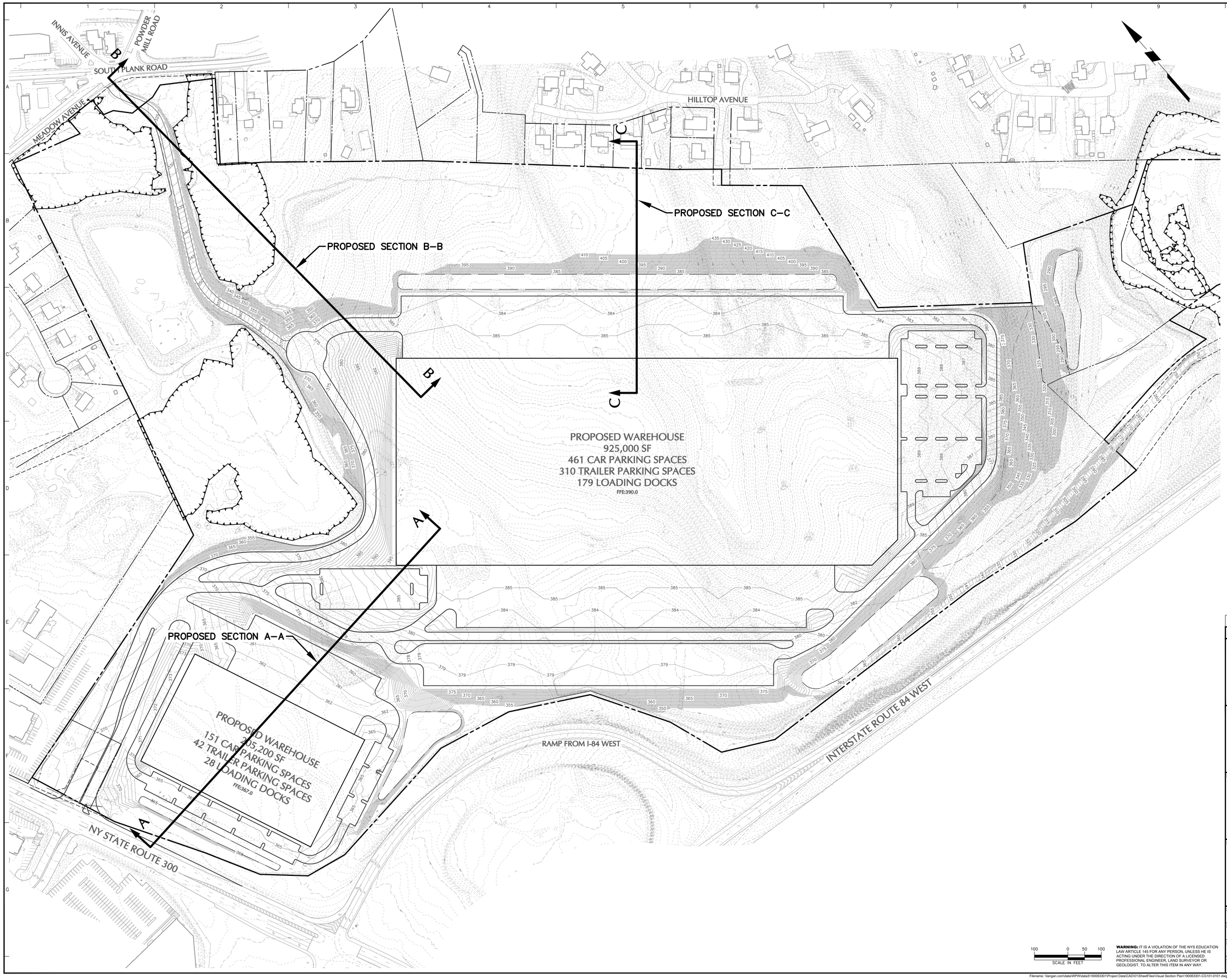

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Project

MATRIX LOGISTICS CENTER AT NEWBURGH

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

VISUAL SECTION PLAN

Project No.	Drawing No.
190063301	CS201
Date: FEBRUARY 4, 2021	
Drawn By: MC	
Checked By: CU	Sheet 1 of 1

100 0 50 100
SCALE IN FEET

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PROJECT NO. 190063301

Filename: \\langan.com\data\WPW\data3\190063301\Project Data\CAD\01\SheetFiles\Visual Section Plan\190063301-CG101-0101.dwg Date: 2/5/2021 Time: 17:42 User: mchecca Style Table: Langan.stb Layout: ARCHF-SL