



**CONSULTING ENGINEERS, D.P.C.**

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA)  
PATRICK J. HINES

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

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

Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)

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

**PROJECT NAME: MATRIX LOGISTICS CENTER AT NEWBURGH**  
**PROJECT NO.: 2020-17**  
**PROJECT LOCATION: RT 300/84/I-87 INTERCHANGE (MULTIPLE LOTS)**  
**REVIEW DATE: 12 AUGUST 2021**  
**MEETING DATE: 19 AUGUST 2021**  
**PROJECT REPRESENTATIVE: LANGAN ENGINEERING**

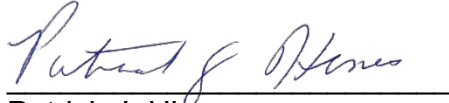
1. This office provided two (2) Technical Review Comment letters regarding the review of the environmental documents submitted for the 1 July Planning Board Meeting. The applicant’s representative has provided a detailed response letter addressing each of the technical review comments previously provided. The documents and other environmental forms have been modified/updated in response to the technical review comments.
2. The applicant’s representative has provided a SEQR mitigation measures comparison chart identifying the mitigation measures for the previously approved Ridge Sixth Amended Site Plan. The original of this chart carried over the previous mitigation measures from the various Marketplace Loop Ridge Project environmental reviews which have occurred on the site over the past decade. Extensive studies of the site were undertaken during the Environmental Impact Statement process and supplemental environmental impact statements for the project.
3. The Matrix project continues to incorporate all mitigation measures required for the Ridge Sixth Amended Site Plan with the exception of those mitigation measures associated with the Route 52, 5<sup>th</sup> Avenue, and Meadow Avenue access points which are no longer proposed. The Route 52 5<sup>th</sup> Avenue access has been eliminated, and the Route 52 – Meadow Avenue access point will be constructed as an emergency vehicle access point which will be gated, restricting access to emergency vehicles.
4. The previous blasting protocol and monitoring program will be adopted for the Matrix project. All previously identified securities will continue to be required.
5. Page 13 and 14 of the comparison chart, center column, should have the items checked ‘yes’, ‘no’ or ‘not applicable (N/A)’ as appropriate.

6. The project has modified the proposal for sanitary sewer disposal eliminating the stream crossing and Flood Plain Permit.
7. Page 25 regarding the blasting mitigation well monitoring protocol has a caveat that Matrix will follow revised well monitoring protocol provision as revised by the Orange County Health Department below. The applicant is requested to identify what revisions the Orange County Health Department has identified in the well monitoring and mitigation plan.
8. A SWPPP has been prepared for the project site revised for the site-specific changes related to the Matrix project. The SWPPP is updated based on the most recent changes to the NYSDEC Stormwater Construction Permit requirements. Infiltration practices previously identified in the extensive parking areas proposed for the retail use of the site have been eliminated. Infiltration practices associated with the construction of bio-retention areas have been implemented in lieu of previous parking lot/landscaped island infiltration practices. Certain portions of the site are considered stormwater hotspots which are not permitted to utilize infiltration as a treatment process in the stormwater management system. These hotspot treatment areas will be designed to prevent infiltration prior to discharge. This office has found that the SWPPP provided complies with the intent of the NYSDEC and Town of Newburgh stormwater requirements. The document itself continues to be under technical review, however, technical comments will not modify the intent of the SWPPP.
9. The document identifies that the developers will continue to enter into the Developers Agreement with the Town of Newburgh to assure compliance with various mitigation measures, conditions of approval, provisions for requires securities, obtaining permits, and construction oversight.
10. Post-development traffic study continues to be incorporated into the mitigation. The developer agrees to fund a post-development traffic monitoring study not-to-exceed \$30,000. This monitoring continues to be in place although only one (1) site access is proposed.
11. The project continues to propose noise mitigation measures along the eastern portions of the site in order to mitigate impacts associated with noise from the project. It is noted that the construction of the buildings has moved further from the eastern property lines under the current proposal.
12. Based on the review of the revised documents submitted, this office takes no exception to the Planning Board considering the issuance of a SEQR consistency document identifying that the environmental reviews for the previous projects, as well as the supplemental information for the current project, have mitigated to the extent practicable potential significant environmental impacts on the site. It is noted that extensive re-grading of the site occurred many years ago including clearing of the majority of the vegetation required to be cleared.

13. Technical review of the project will continue as detailed design plans are presented.

Respectfully submitted,

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

A handwritten signature in blue ink, appearing to read "Patrick J. Hines", is written over a horizontal line.

Patrick J. Hines  
Principal

PJH/dns