



CONSULTING ENGINEERS, D.P.C.

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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: SECTION/BLOCK/LOT – MULTIPLE LOTS
REVIEW DATE: 30 DECEMBER 2020
MEETING DATE: 7 JANUARY 2021
PROJECT REPRESENTATIVE: LANGAN

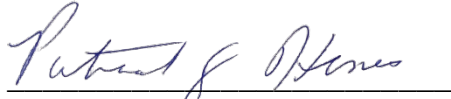
1. Front yard setbacks are required to be 60 feet. Section 185-18C4b.
2. The Bulk Table identifies a minimum residential buffer, however additional buffers are required based on the use and the height of the building. Actual buffer ordinance requirements should be documented in a table. Portions of the buffer are required to be landscaped. This landscape buffer area should be clearly depicted on all plan sheets.
3. Maximum building height is identified as 40 feet while the actual building height is identified at 39.6. Town Code Compliance office comments regarding building height should be received.
4. A subdivision plan should be provided depicting all existing and proposed lot lines.
5. The area of the “private road” should be clearly identified on the plans. Ownership of the private roadway must be in compliance with Town private road requirements. All facilities accessing the private roadway must own a portion of the private roadway and lots which front on the private roadway must depict ownership.
6. The private road must be depicted with a 50 foot minimum easement and all building setbacks must be taken from the 50 foot easement line.
7. Plans appear to depict the former bridge proposed crossing Quassaick Creek. It is unclear if this bridge is proposed to be constructed.
8. The gravity sewer line depicted appears to require the previously proposed bridge across Quassaick Creek in the vicinity of Interstate 84 crossing. A Flood Plain Development Permit was required for this crossing.

9. The proposed sanitary sewer line depicts a gravity sewer line which may not function based on the stream crossing.
10. The Applicant is requested to discuss the 30 foot wide utility easement depicted along Route 84. Previous Applicants were working with NYSDOT to secure ownership of that parcel.
11. The project should review the previous Flow Acceptance Form received from the City of Newburgh and evaluate whether the increase in square footage produces additional sewage flows.
12. The Planning Board should evaluate the location of the large stormwater facility between the structure on proposed Lot B and NYS Route 300.
13. A new Stormwater Pollution Prevention Plan will be required to be prepared based on increased square footage and impervious cover. Compliance with Green Infrastructure practices and runoff reduction must be displayed. Site grading appears to impact existing stormwater ponds .
14. Standard Town detail for water/ fire protection lines must be provided. Valving must be provided such that potable water is terminated if fire flow water is terminated.
15. The Applicants should provide a cut and fill analysis in future submissions in order to determine the amount of import or export material required from the site.
16. Previous applicants were required to comply with a blasting protocol and had a Developers Agreement regarding potential impacts to residential properties. Status of this agreement should be discussed.
17. Purpose of the Conservation (BEAUTY) Easement should be identified.
18. A plan depicting Town Zoning Districts should be submitted. Currently zoning districts are labeled, however the actual Zoning District lines are not depicted.
19. The Applicants are requested to evaluate whether any additional impacts to Army Corps regulated wetlands are proposed to occur. It is noted that grading appears to have modified in the wetland crossing areas as well as stormwater basins.
20. The Planning Boards attention is called to retaining walls in excess of 32 feet proposed. Several other walls of approximately 20-25 feet in height are proposed.
21. Previous clearing limits should be identified on the plan and any new proposed clearing should be addressed. Additional clearing may require review and approval by the NYSDEC for impacts to Bat species.
22. Gerry Canfield's comments regarding unobstructed fire access to one side of the structure should be addressed.

23. It is requested the Applicants provide a Long Form Environmental Assessment Form for the Planning Boards use.

Respectfully submitted,

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

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

Patrick J. Hines
Principal

PJH/kbw

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

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

DATE RECEIVED: _____ **TOWN FILE NO:** 2020-17
(Application fee returnable with this application)

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

Matrix Logistics Center at Newburgh

2. Owner of Lands to be reviewed:

Name Matrix Newburgh Route 300, LLC

Address Forsgate Drive, CN 4000

Cranbury, NJ 08512

Phone 732-521-2900

3. Applicant Information (If different than owner):

Name Same as owner

Address _____

Representative Ken Griffin, Artie Bifulco

Phone 732-521-2900

Fax 609-395-8289

Email kgriffin@matrixcompanies.com,

abifulco@matrixcompanies.com

4. Subdivision/Site Plan prepared by:

Name Langan, Chuck Utschig, P.E.

Address 1 North Broadway, Suite 910

White Plains, NY 10601

Phone/Fax 914.323.7400/ fax 914.323.7401

5. Location of lands to be reviewed:

East of Route 300 and North of Interstate 84

6. Zone IB-Interchange Bus.

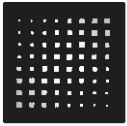
Fire District Winona Lake

Acreage 120 +/-

School District Newburgh Enlarged City
District

7. Tax Map: Section _____ **Block** _____ **Lot** _____

See Exhibit A



MATRIX

Matrix Newburgh Route 300, LLC
Matrix Logistics Center at Newburgh

EXHIBIT A

Property Details

Prop. No.	Section	Block	Lot
1	60	3	41.4
2	60	3	41.3
3	60	3	49.1
4	60	3	49.22
5	60	3	48
6	60	3	56
7	97	1	13.3
8	97	1	20.3
9	71	4	8
10	71	4	9
11	71	4	10
12	71	4	11
13	71	4	12
14	71	4	13
15	71	4	14

WHITEMAN
OSTERMAN
& HANNA LLP

Attorneys at Law
www.woh.com

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Albany, New York 12260
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David R. Everett
Partner
518.487.7743 phone
deverett@woh.com

December 22, 2020

VIA HAND DELIVERY & EMAIL

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
Town of Newburgh Town Hall
1496 Route 300
Newburgh NY 12550

***Re: Matrix Logistics Center at Newburgh – Request for Sketch Plan Review
PB Application No.: 2020-17***

Dear Chairman Ewasutyn and Members of Planning Board:

This firm represents Matrix Newburgh Route 300, LLC (“Matrix”), the owner of real property located at the corner of the Route 300/I-84/I-87 interchange in the Town of Newburgh consisting of commercial tax parcels 97-1-20.3 & 13.3 and 60-3-56, 41.3, 49.22, 48, 49.1, and 41.4 and residential tax parcels 71-4-8, 9, 10, 11, 12, 13 and 14 (the “Site”). Pursuant to the Town of Newburgh Zoning Code § 185-57(B), Matrix submits the enclosed materials noted below to the Planning Board for sketch plan review related to a new warehouse distribution project proposed on the commercial tax parcels (the “Project”).

The Project Site is bounded by I-84 to the south, commercial uses and Route 300 to the west, residential uses to the east and Route 52 to the north. The Project Site contains approximately 120 acres of vacant land. Most of the land has been cleared already as authorized by pre-existing approvals for the Ridge project¹--a large-scale retail/entertainment development previously proposed on the Project Site (the “Ridge Project”). As you know, on June 4, 2020, the Planning Board reapproved the sixth amended site plans for the Ridge Project and

¹ The Ridge project was formerly known as the Marketplace and the Loop.

reconfirmed its comprehensive SEQRA reviews. Since then, Matrix has purchased the permits/approvals and SEQRA reviews for the Ridge Project from the previous site developer and is in the process of completing the transfer of all permits/approvals for that project to Matrix.

As you also know, over the last 12 years, two different developers have tried unsuccessfully to develop the Site as a large retail complex. However, given the continued decline in retail centers across the country due to society's shift toward using on-line and e-commerce shopping services, the future development of the Site as a large retail complex is no longer economically viable.

The rise of on-line shopping and e-commerce over the last 10 years have created a high demand for distribution centers as more shoppers demand faster delivery of goods purchased online. This demand has increased exponentially due to the COVID-19 pandemic. As a result, Matrix is now proposing to develop the Project Site with two warehouse distribution centers including: (1) a 925,0000 square foot distribution center located in the middle of the Project Site and set back from Rt. 300; and (2) a 205,200 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 road providing access to each distribution center from Rt. 300 with emergency access to Route 52, and related lighting, utilities and stormwater management facilities, among other things. Most of the permit/approvals and SEQRA reviews from the Ridge Project will be re-used for Matrix's Project.

Most of the Project Site is located in the Town's Interchange Business "IB" zoning district and contains 8 commercial tax lots. "Warehouses" are permitted in the IB zoning district with site plan approval from the Planning Board pursuant to Article IX of the Zoning Code. In addition, a small portion of the Project Site is located in the Residential "R3" zoning district and contains 7 residential tax lots. Currently, no Project work is proposed on these residential lots. However, as the Project design progresses, Matrix may need to install a small gravel driveway across one of the residential lots to access an existing stormwater basin and/or utility lines located in the IB zone. Any such driveway would be significantly less intrusive than the roadway that was previously approved over these residential lots as part of the Ridge Project.

In addition, pursuant to Article IIIA of the Town of Newburgh Subdivision Code, Matrix is proposing a lot line change to consolidate and reconfigure the existing tax parcels located on the Project Site in the IB zone only. The lot line change would reduce the number of tax lots in the IB zone from 8 to 2. Each distribution center would be located on its own lot in the IB zone. Both reconfigured lots will conform to the requirements in the Town of Newburgh Code. The tax lots located in the R3 zone would not be consolidated and would remain in their current configuration.

The Project Site is perfectly situated for distribution centers as allowed by the Zoning Code. Being located directly adjacent to the intersection of Rt. 300, I-84 and I-87, trucks and other vehicles will easily access the Project without traveling on local roads.

As mentioned above, the Project Site was subject to an extensive and exhaustive SEQRA review relate to the Ridge Project. Matrix will reuse most of that prior SEQRA review for its Project and will update certain studies (like traffic) to current conditions. Matrix will also

prepare a detailed assessment of the potential environmental impacts of its Project as compared to the environmental impacts and mitigation measures already studied, evaluated and approved as part of the SEQRA review for the Ridge Project. Based on this assessment, it is anticipated that Matrix's Project will be consistent with the Site's prior SEQRA reviews and will have fewer potential impacts, in general, than the previously approved Ridge Project (e.g. less traffic, water and sewer demands, etc.). We look forward to input from the Planning Board and its consultants on which updated studies should be considered for Matrix's Project.

In conclusion, to assist the Planning Board in its review of the Project's sketch plan, enclosed herewith are 15 copies of this letter and the following materials:

- Site Plan Application;
- Project Narrative; and
- Sketch Plan Drawings for Matrix Logistics Center at Newburgh (dated December 23, 2020) prepared by Langan and including the following sheets:
 - CS001 – Cover Sheet
 - CS101 – Preliminary Site Plan
 - CS102 – Adjacent Property Owners Map
 - CG101 – Preliminary Grading & Drainage Plan
 - CG201 – Building Sections
 - CG301 – Existing Slopes Analysis Plan
 - CU101 – Preliminary Utility Plan

In addition, enclosed herewith are 15 full-size copies of the sketch plan and two checks to cover: (1) the site plan application fee for this Project; and (2) the escrow fee for the Planning Board's professional services.

If possible, we would respectfully request to be placed on the agenda for the Planning Board's upcoming January 7, 2021 meeting for sketch plan review. We look forward to obtaining initial feedback from the Planning Board related to the Project. If you have any questions on the material provided with this letter, please let me know. We look forward to working with you on this new Project. Thank you kindly for your attention to this letter.

Very truly yours,

/s/ David R. Everett

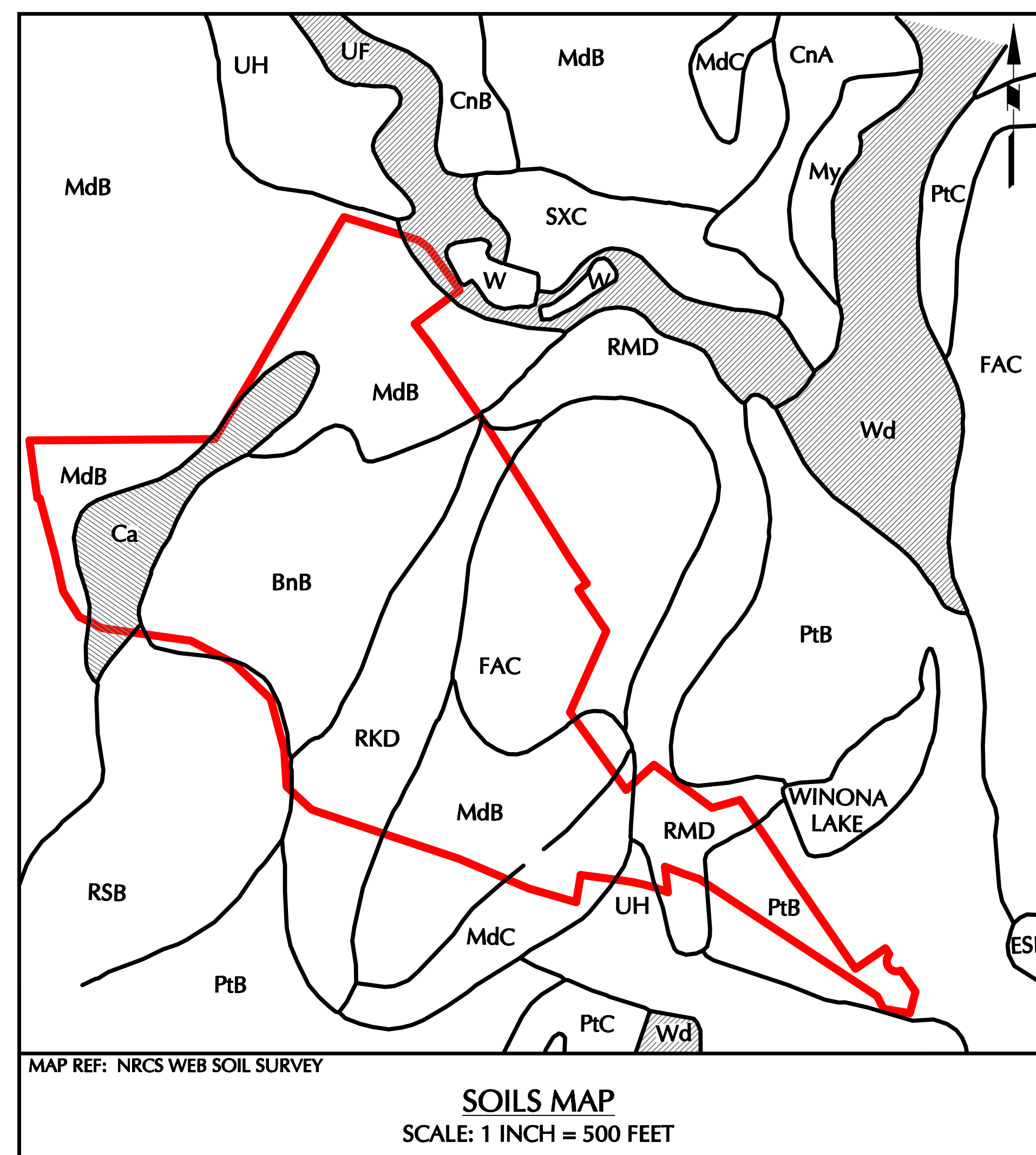
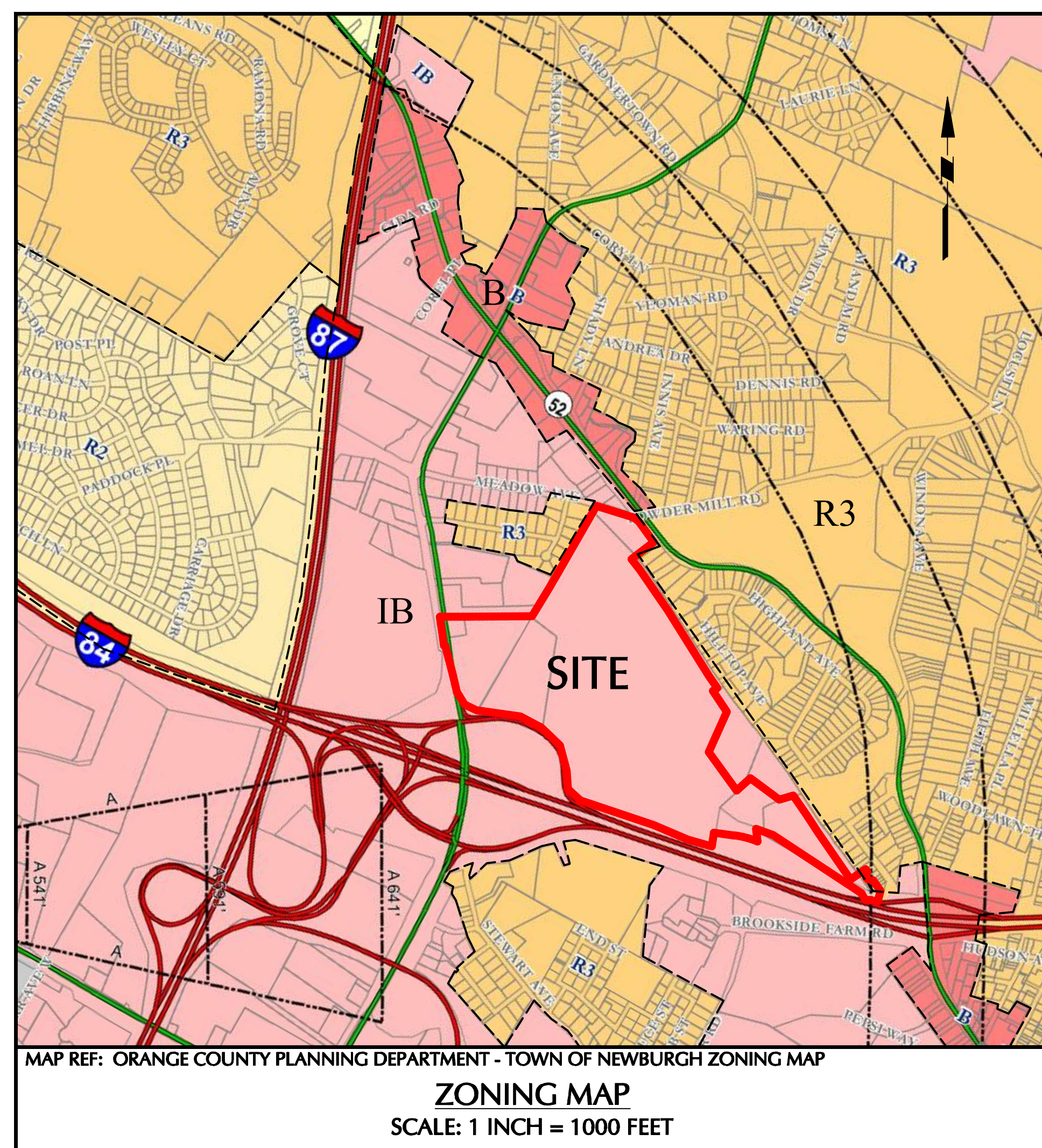
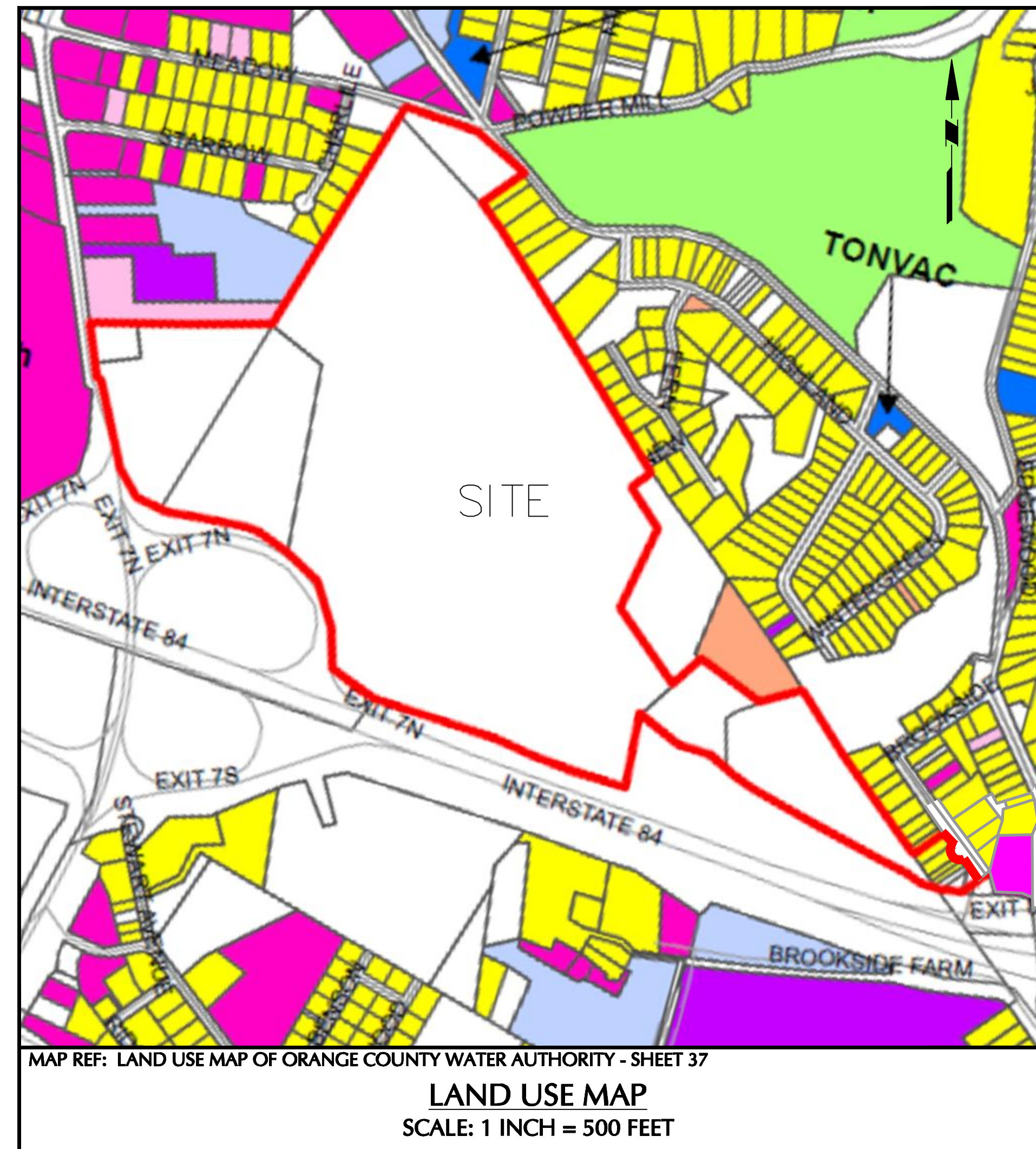
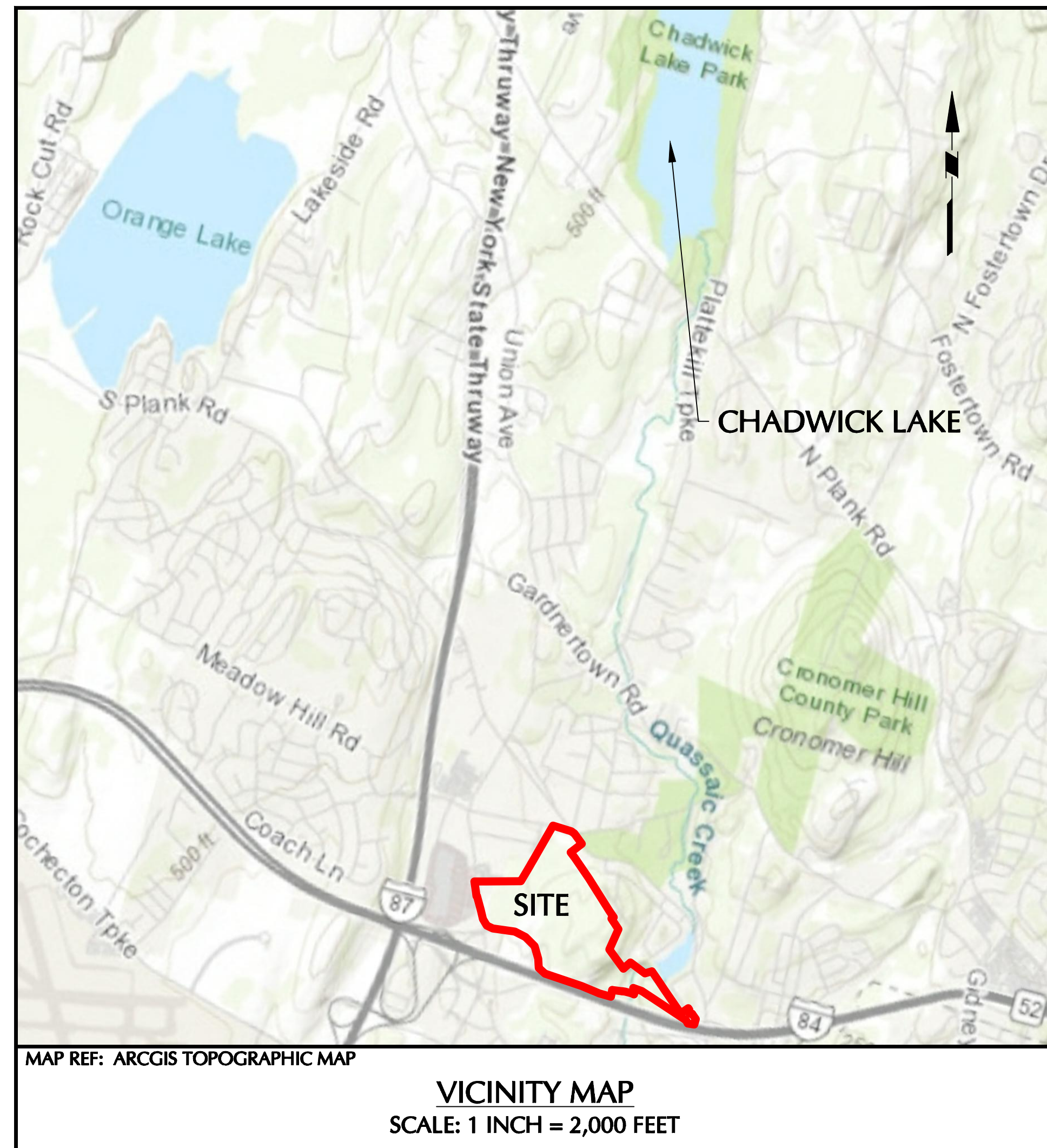
David R. Everett

Enclosures

c (w/ encs.): Patrick Hines
Kenneth Wersted, P.E.
Dominic Cordisco, Esq.,
Karen Arent
Ken Griffin (Matrix)
Chuck Utschig, P.E.

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



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	40,000 SF	±4,678,895 SF (107.4 AC)	YES	±548,722 SF (12.6 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	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

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	
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	470 spaces provided
Total	134 spaces + 327 spaces = 461 spaces required	

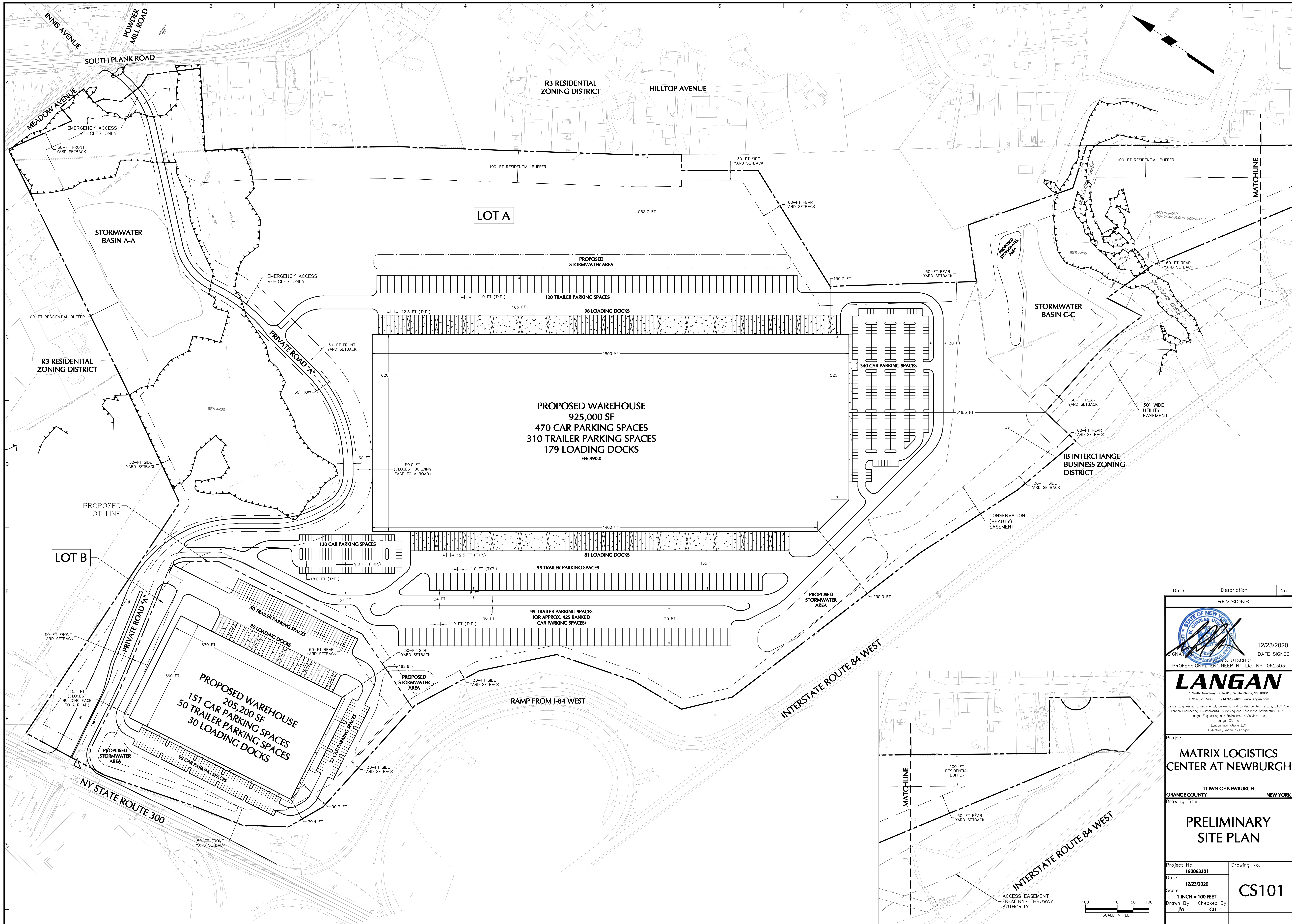
LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13) LOT B		
Zone: IB (Interchange Business)		
Loading Requirements	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	Initial 40,000 SF Building = 2 spaces 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	
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	151 spaces provided
Total	34 spaces + 107 spaces = 141 spaces required	

DRAWING INDEX	
NUMBER	DRAWING TITLE
CS001	COVER SHEET
CS101	PRELIMINARY SITE PLAN
CS102	ADJACENT PROPERTY OWNERS MAP
CG101	PRELIMINARY GRADING & DRAINAGE PLAN
CG201	BUILDING SECTIONS
CG301	EXISTING SLOPE ANALYSIS PLAN
CU101	PRELIMINARY UTILITY PLAN

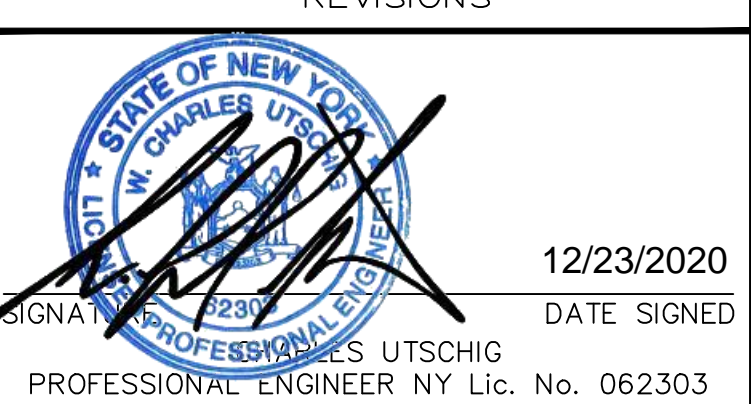
PROJECT CONTACTS

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

Date	Description	No.
REVISIONS		
12/23/2020	DATE SIGNED	
1 North Broadway, Suite 910, White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan		
Project		
MATRIX LOGISTICS CENTER AT NEWBURGH		
TOWN OF NEWBURGH ORANGE COUNTY NEW YORK		
Drawing Title		
COVER SHEET		
Project No.	Drawing No.	
190063301		
Date	12/23/2020	
Scale	AS SHOWN	
Drawn By	Checked By	
JM	CU	
		CS001



Date	Description	No.
REVISIONS		



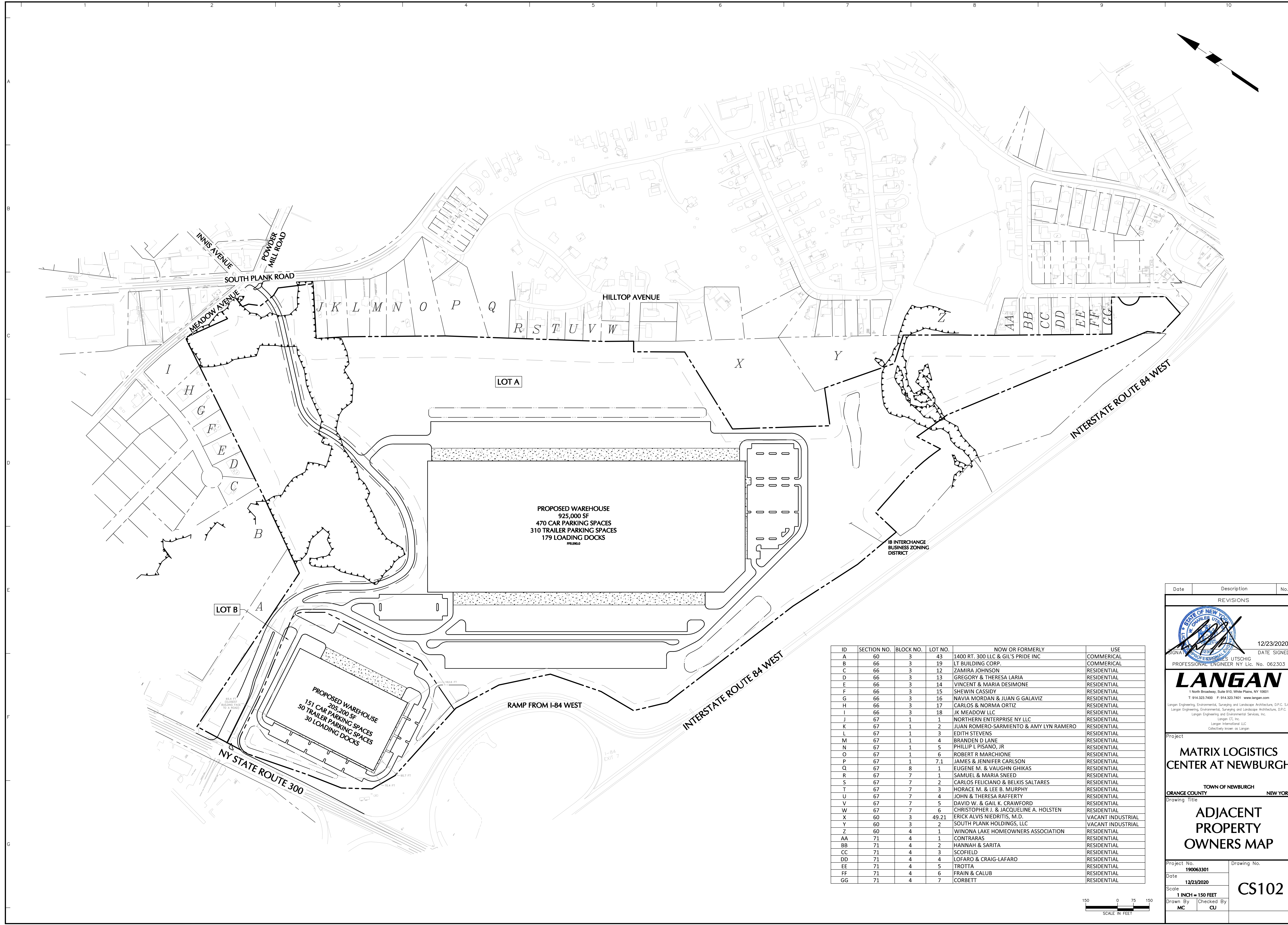
 12/23/2020 DATE SIGNED
 JAMES C. UTSCHIG
 PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
 1 North Broadway, Suite 910, White Plains, NY 10601
 T: 914.323.7400 F: 914.323.7401 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

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

PRELIMINARY SITE PLAN

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



PROPOSED WAREHOUSE
925,000 SF
470 CAR PARKING SPACES
310 TRAILER PARKING SPACES
179 LOADING DOCKS
FF390.0

PROPOSED WAREHOUSE
205,200 SF
151 CAR PARKING SPACES
50 TRAILER PARKING SPACES
30 LOADING DOCKS

ID	SECTION NO.	BLOCK NO.	LOT NO.	NOW OR FORMERLY	USE
A	60	3	43	1400 RT. 300 LLC & GIL'S PRIDE INC	COMMERCIAL
B	66	3	19	LT BUILDING CORP.	COMMERCIAL
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

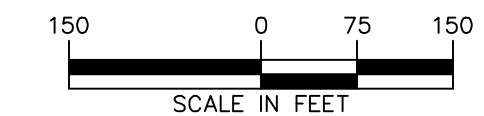
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PROFESSIONAL ENGINEER NY Lic. No. 062303		

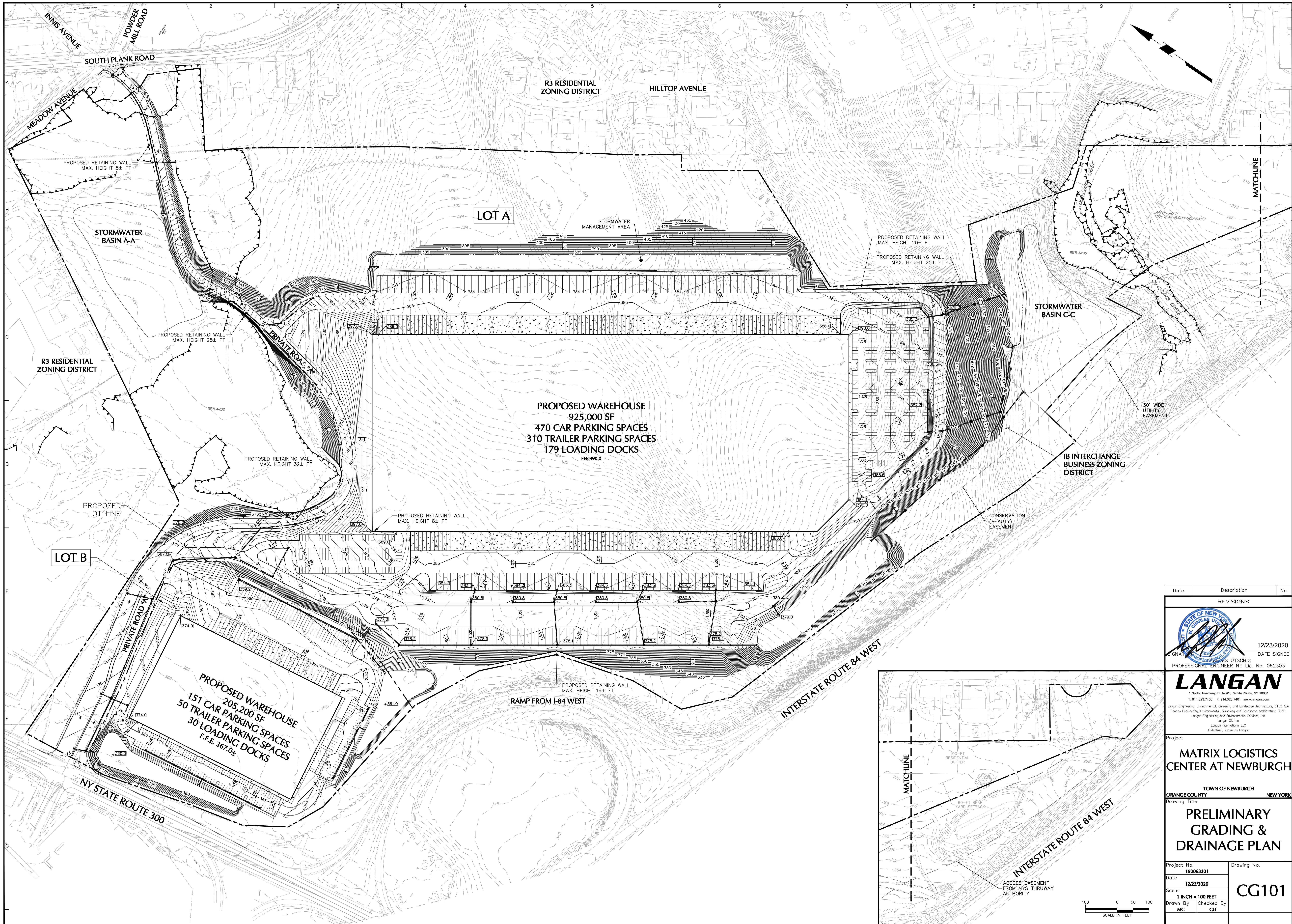
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Langan International LLC
Collectively known as Langan

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


Drawing Title
ADJACENT PROPERTY OWNERS MAP

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





Date	Description	No.
REVISIONS		



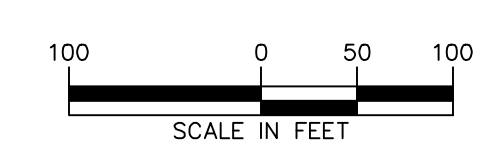
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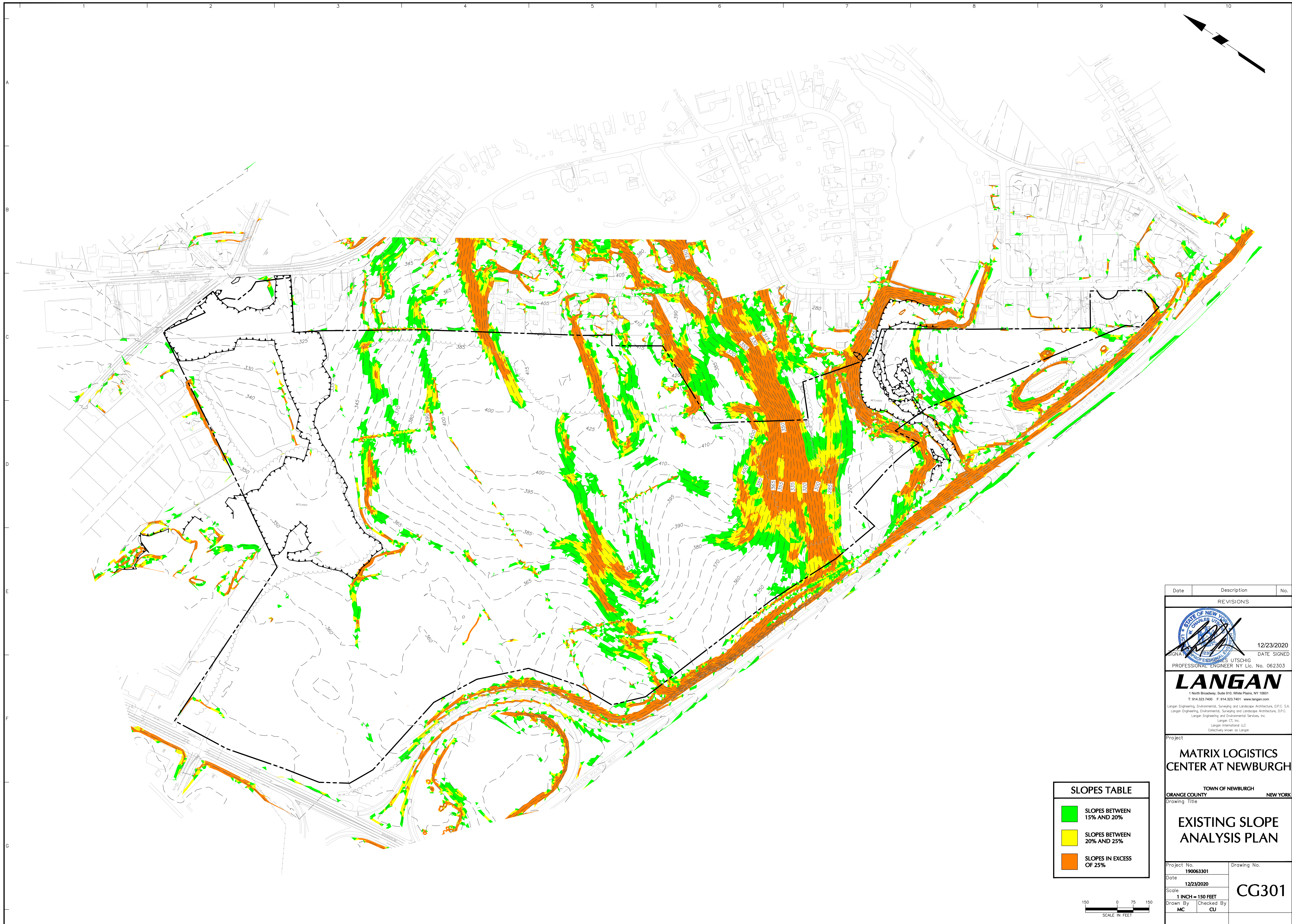
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Project
MATRIX LOGISTICS CENTER AT NEWBURGH
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK
 Drawing Title

PRELIMINARY GRADING & DRAINAGE PLAN

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





SLOPES TABLE	
	SLOPES BETWEEN 15% AND 20%
	SLOPES BETWEEN 20% AND 25%
	SLOPES IN EXCESS OF 25%



Date	Description	No.
REVISIONS		
		
	12/23/2020	DATE SIGNED
SIGNATURE: THOMAS UTSCHIG		
PROFESSIONAL ENGINEER N.Y. Lic. No. 062303		
		
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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	Checked By	
MC	CU	

