

# Exhibit F

## TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: 8/29/23

TO: **THE ZONING BOARD OF APPEALS**  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) Matrix/PPF Newburgh 2 Matrix Drive, LLC PRESENTLY  
DOING BUSINESS AT Forsgate Dr., CN 4000, Cranbury NJ 08512  
TELEPHONE NUMBER 732 521-2900

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

_____	USE VARIANCE
_____ X _____	AREA VARIANCE (S)
_____	INTERPRETATION OF THE ORDINANCE
_____	SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

60-3-58 (TAX MAP DESIGNATION)

2 Matrix Drive (STREET ADDRESS)

IB Interchange Business (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-D-1-(k)

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:  
08/08/2023
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:  
\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: Variance to allow a height  
of 6.5 feet and area of 16.5 square feet for directional signs

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:  
N.A.  
\_\_\_\_\_

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

N.A.  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N.A.  
\_\_\_\_\_

- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

N.A.  
\_\_\_\_\_

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

See narrative

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

See narrative

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

See narrative

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

See narrative

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

See narrative

7. ADDITIONAL REASONS (IF PERTINENT):



Joseph S. Taylor  
PETITIONER (S) SIGNATURE

Joseph S. Taylor

STATE OF NEW JERSEY: COUNTY OF MIDDLESEX:

SWORN TO THIS 31<sup>ST</sup> DAY OF August 20 23

Donna M. Papkin  
NOTARY PUBLIC

Donna M. Papkin  
Notary Public of New Jersey  
ID# 50090750  
My Commission Expires October 1, 2023

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

**ENCLOSURES: SUBMIT ALL ITEMS TOGETHER**

- \* RECEIPT(S) ISSUED BY THE TOWN CLERK  
(SEE 1-1-2017 FEE SCHEDULE) ( x )
- BUILDING INSPECTOR'S DISAPPROVAL ( x )  
OR REFERRAL LETTER FROM PLANNING BOARD
- PLOT PLAN, ELEVEN (11) COPIES DRAWN  
TO SCALE ( x )
- \* DEED OR CERTIFIED COPY THEREOF ( x )
- \* ASSESSOR'S LIST OF PROPERTY OWNERS  
WITHIN 500 FEET OF PROPERTY ( x )
- FOUR PHOTOGRAPHS TAKEN AT DIFFERENT  
ANGLES ( x )
- \* ZONING BOARD APPLICATION WITH SHORT  
ENVIRONMENTAL ASSESSMENT FORM ( x )
- \* PROXY OR STATEMENT FOR REPRESENTATION  
THEREOF ( )
- SEPTIC DESIGN BY P.E. (IF APPLICABLE) ( )
- PERCULATION TEST (IF APPLICABLE) ( )

**\* ORIGINALS ARE REQUIRED.**

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

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## *Short Environmental Assessment Form*

### *Part 1 - Project Information*


#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part I. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Proposed Directional Signage - Matrix Logistics Center			
Project Location (describe, and attach a location map): 2 Matrix Drive, Town of Newburgh, NY 12550			
Brief Description of Proposed Action:  Erect a total of two directional signs throughout an existing industrial park to assist in wayfinding for tenants/employees and their customers and vendors.			
Name of Applicant or Sponsor: Matrix/PPF Newburgh 2 Matrix Drive, LLC		Telephone: 732 521-2900 E-Mail: raquino@matrixcompanies.com	
Address: Forsgate Drive, CN 4000			
City/PO: Cranbury		State: NJ	Zip Code: 08512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Proposed signs need variances from ZBA and building permits from Town of Newburgh Code Compliance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14.6 acres	
b. Total acreage to be physically disturbed?		0.005 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: A portion of the property outside of the proposed action was the site of a former gasoline station. A spill occurred in 1999 and was remediated. NYSDEC closed the spill case in 2007.</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Joseph S. Taylor</u> Date: <u>8/31/23</u></p> <p>Signature: <u></u></p>		



Agency Use Only [If applicable]

Project:

Date:

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



Agency Use Only (If applicable)

Project:

Date:

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



\*\*\* RECEIPT \*\*\*

Date: 08/30/23

Receipt#: 90134

Quantity	Transactions	Reference	Subtotal
1	Public Hearing		\$50.00
1	Zba Applic. & Advertising		\$500.00
Total Paid:			\$550.00

Notes: 2 Matrix Dr.2 Matrix Dr.

Payment Type	Amount	Paid By
CK #1382 & 1383	\$550.00	Matrix/ppf,

Name: Matrix/ppf,

Clerk ID: COUNTER

Internal ID:

INVOICE NO.	INVOICE DATE	REFERENCE	GROSS	DISCOUNT	NET AMOUNT
DATE: 08/29/2023 CK#: 1383 TOTAL: \$500.00 ***** BANK: Matrix Newburgh Route 300, LLC (new300op) PAYEE: Town of Newburgh (vtownne)					
Property Address - Code	Invoice - Date	Description	Amount		
Matrix/PPF Newburgh 2 Matrix Driv	082923-ZBASignAppFee-B	ZBA Sign Application Fee- Newburgh 2	500.00		
			500.00		
			TOTAL		

INVOICE NO.	INVOICE DATE	REFERENCE	GROSS	DISCOUNT	NET AMOUNT
DATE: 08/29/2023 CK#: 1382 TOTAL: \$50.00 ***** BANK: Matrix Newburgh Route 300, LLC (new300op) PAYEE: Town of Newburgh (vtownne)					
Property Address - Code	Invoice - Date	Description	Amount		
Matrix/PPF Newburgh 2 Matrix Driv	082923-ZBAFee-B - 08/29/23	ZBA Hearing Fee- Newburgh 2 Bldg B	50.00		
			50.00		
			TOTAL		



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: 8/29/23

TO: **THE ZONING BOARD OF APPEALS**  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) Matrix/PPF Newburgh 4 Matrix Drive, LLC PRESENTLY

DOING BUSINESS AT Forsgate Dr., CN 4000, Cranbury NJ 08512

TELEPHONE NUMBER 732 521-2900

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

                     USE VARIANCE  
          X           AREA VARIANCE (S)  
                     INTERPRETATION OF THE ORDINANCE  
                     SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

60-3-57 (TAX MAP DESIGNATION)

4 Matrix Drive (STREET ADDRESS)

IB Interchange Business (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-D-1-(k)

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08/08/2023

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4. DESCRIPTION OF VARIANCE SOUGHT: Variance to allow a height

of 6.5 feet and area of 16.5 square feet for directional signs

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

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N.A.

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

N.A.

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N.A.

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

N.A.

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- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

See narrative

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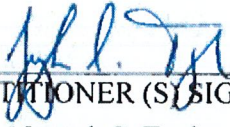
See narrative

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

See narrative

7. ADDITIONAL REASONS (IF PERTINENT):



  
PETITIONER (S) SIGNATURE

Joseph S. Taylor

STATE OF NEW JERSEY: COUNTY OF MIDDLESEX:

SWORN TO THIS 31<sup>ST</sup> DAY OF August 2023

  
NOTARY PUBLIC

Donna M. Papkin  
Notary Public of New Jersey  
ID# 50090750  
My Commission Expires October 1, 2023

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

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(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

**ENCLOSURES: SUBMIT ALL ITEMS TOGETHER**

- \* RECEIPT(S) ISSUED BY THE TOWN CLERK  
(SEE 1-1-2017 FEE SCHEDULE) ( x )
- BUILDING INSPECTOR'S DISAPPROVAL ( x )  
OR REFERRAL LETTER FROM PLANNING BOARD
- PLOT PLAN, ELEVEN (11) COPIES DRAWN  
TO SCALE ( x )
- \* DEED OR CERTIFIED COPY THEREOF ( x )
- \* ASSESSOR'S LIST OF PROPERTY OWNERS  
WITHIN 500 FEET OF PROPERTY ( x )
- FOUR PHOTOGRAPHS TAKEN AT DIFFERENT  
ANGLES ( x )
- \* ZONING BOARD APPLICATION WITH SHORT  
ENVIRONMENTAL ASSESSMENT FORM ( x )
- \* PROXY OR STATEMENT FOR REPRESENTATION  
THEREOF ( )
- SEPTIC DESIGN BY P.E. (IF APPLICABLE) ( )
- PERCULATION TEST (IF APPLICABLE) ( )

**\* ORIGINALS ARE REQUIRED.**

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Payment Type	Amount	Paid By
CK #1381 & 1380	\$550.00	

Name:

Clerk ID: COUNTER

Internal ID:



# Exhibit G

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Proposed Directional Signage - Matrix Logistics Center			
Project Location (describe, and attach a location map): 2 Matrix Drive, Town of Newburgh, NY 12550			
Brief Description of Proposed Action:  Erect a total of two directional signs throughout an existing industrial park to assist in wayfinding for tenants/employees and their customers and vendors.			
Name of Applicant or Sponsor: Matrix/PPF Newburgh 2 Matrix Drive, LLC		Telephone: 732 521-2900 E-Mail: raquino@matrixcompanies.com	
Address: Forsgate Drive, CN 4000			
City/PO: Cranbury		State: NJ	Zip Code: 08512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Proposed signs need variances from ZBA and building permits from Town of Newburgh Code Compliance		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14.6 acres	
b. Total acreage to be physically disturbed?		0.005 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations? Directional signs are permitted by Land Use Ordinance	NO	YES	N/A
b. Consistent with the adopted comprehensive plan? Yes, since they are permitted by Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>Proposed action does not require potable water</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>Proposed action will not generate wastewater</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: A portion of the property outside of the proposed action was the site of a former gasoline station. A spill occurred in 1999 and was remediated. NYSDEC closed the spill case in 2007.	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Joseph S. Taylor _____ Date: _____		
Signature: _____		

Agency Use Only [If applicable]

Project:

Date:

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

### ***Short Environmental Assessment Form***

#### ***Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Proposed Directional Signage - Matrix Logistics Center							
Project Location (describe, and attach a location map): 4 Matrix Drive, Town of Newburgh, NY 12550							
Brief Description of Proposed Action:  Erect a total of two directional signs throughout an existing industrial park to assist in wayfinding for tenants/employees and their customers and vendors.							
Name of Applicant or Sponsor: Matrix/PPF Newburgh 4 Matrix Drive, LLC		Telephone: 732 521-2900 E-Mail: raquino@matrixcompanies.com					
Address: Forsgate Drive, CN 4000							
City/PO: Cranbury		State: NJ	Zip Code: 08512				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Proposed signs need variances from ZBA and building permits from Town of Newburgh Code Compliance			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		104.4 acres					
b. Total acreage to be physically disturbed?		0.005 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		104.4 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? Directional signs are permitted by Land Use Ordinance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan? Yes, since they are permitted by Ordinance		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Proposed action does not require potable water</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Proposed action will not generate wastewater</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	<input type="checkbox"/>	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: A portion of the property outside of the proposed action was the site of a former gasoline station. A spill occurred in 1999 and was remediated. NYSDEC closed the spill case in 2007.	NO <input type="checkbox"/>	YES <input checked="checked" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Joseph S. Taylor</u> Date: _____ Signature: _____		

Agency Use Only [If applicable]

Project:

Date:

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

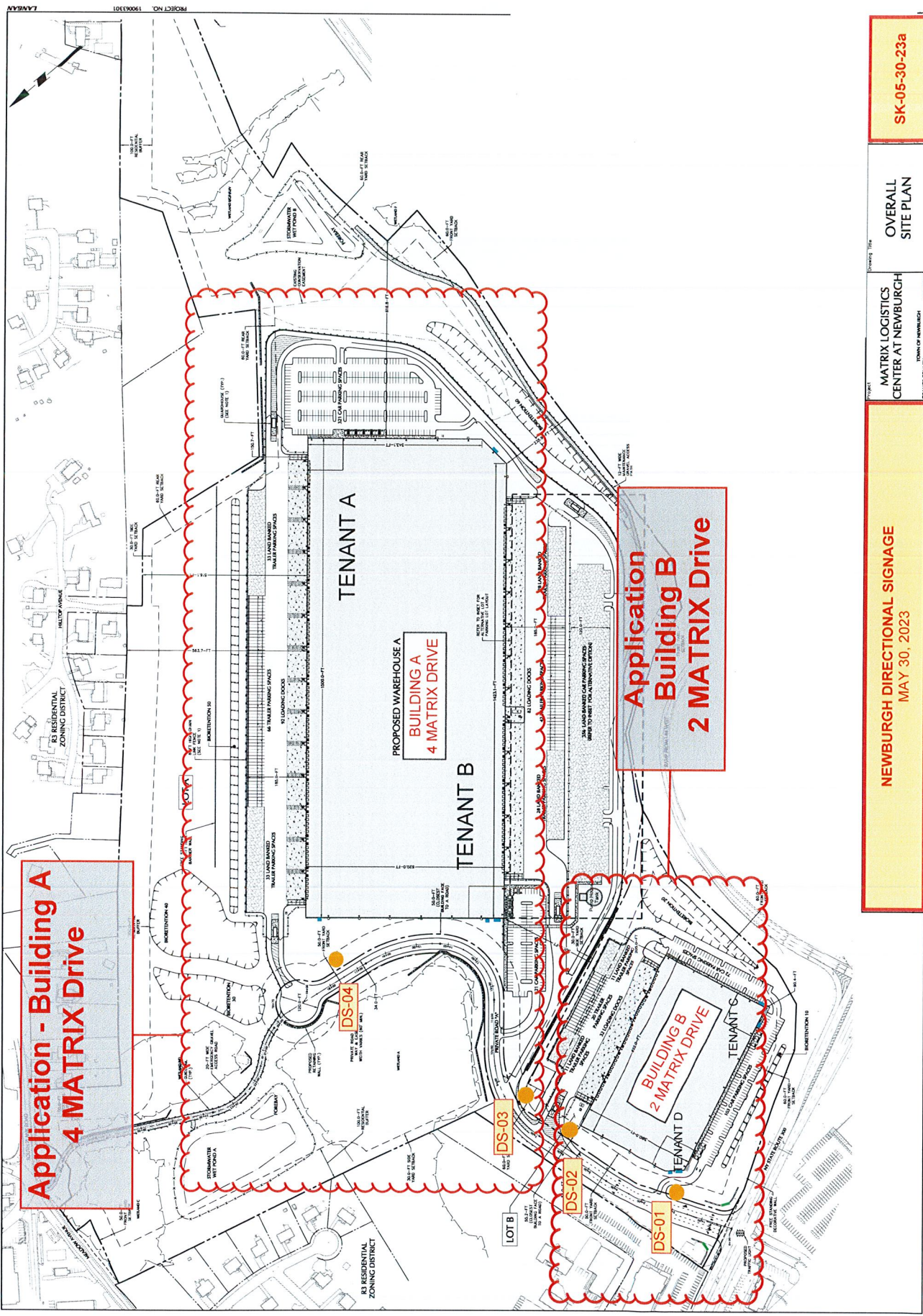
\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

# Exhibit H





PROJECT NO. 190061001

LANE

NEWBURGH DIRECTIONAL SIGNAGE  
MAY 30, 2023

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

OVERALL  
SITE PLAN

SK-05-30-23a

# Exhibit I



334600 71-4-9  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-4-14  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-4-8  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-4-13  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-4-6  
Christopher J Frain  
Jade C Calub  
19 Brookside Ave  
Newburgh NY 12550

334600 71-4-7  
James Corbett  
21 Brookside Ave  
Newburgh NY 12550

334600 67-6-9.22  
Christopher T Shoulders Sr  
Tamara Shoulders  
101 Highland Ave  
Newburgh NY 12550

334600 71-4-4  
Jonathan T Lofaro  
15 Brookside Ave  
Newburgh NY 12550

334600 71-4-10  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-3-2  
Caroline M Schneider  
5 Brookside Ave  
Newburgh NY 12550

334600 97-1-11.1  
Robert C Wells  
166 Brookside Farms Rd  
Newburgh NY 12550

334600 97-1-13.1  
Ella Winters  
162 Brookside Farm Rd  
Newburgh NY 12550

334600 97-1-12.1  
Daniel P Rivera  
164 Brookside Farm Rd  
Newburgh NY 12550

334600 97-1-20.2  
All Granite Realty, LLC  
1A Mount Vernon St  
Ridgefield Park NJ 07660

334600 66-3-20  
Orancom Llc  
805 Third Ave 10th Fl  
New York NY 10022

334600 64-4-22  
Old Plank Llc  
13 Sylvia Dr  
Wappingers Falls NY 12590

334600 66-3-11  
LT Building Corp  
805 Third Ave Fl 10  
New York NY 10022

334600 65-6-13  
154-156 South Plank Road LLC  
154 S Plank Rd  
Newburgh NY 12550

334600 71-3-3  
Michael Anagnostakis  
3 Brookside Ave  
Newburgh NY 12550

334600 71-3-1  
Janet M Petroski  
7 Brookside Ave  
Newburgh NY 12550

334600 97-1-20.1  
Brook Trust II LLC  
One Pepsi Way  
Newburgh NY 12550

334600 97-1-12.22  
Robert C Wells  
166 Brookside Farm Rd  
Newburgh NY 12550

334600 60-3-49.21  
Erik Alvis MD Niedritis  
35 Seaman Ave  
Rockville Centre NY 11570

334600 67-8-6.2  
Kim Gabriello  
Ralph W Depew III  
3 Hilltop Ave  
Newburgh NY 12550

334600 67-1-1  
Edward Rodriguez  
Irene Seda  
153 S Plank Rd  
Newburgh NY 12550

334600 60-3-16.21  
Francisco Lema  
David Segundo Lema  
531 Washington Ave  
Newburgh NY 12550

334600 60-3-44.2  
Goldmine, LLC  
264 North Plank Rd  
Newburgh NY 12550

334600 60-4-2  
Town of Newburgh  
20-26 Union Ave Ext  
Newburgh NY 12550

334600 60-4-1  
Marcus Monteiro Simao  
400 E Kinney St  
Newark NJ 07105

334600 60-3-16.22  
Newburgh Algonquin  
Lanes Incorporated  
173 S Plank Rd  
Newburgh NY 12550

**Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550**

Done 8/29/23  
(RD)

SEC 60 BLK 3 LOT 57 & 58

Pg. 4 of 6

334600 65-6-7  
Brian Fowler  
8 Innis Ave  
Newburgh NY 12550

334600 65-6-14  
Barbara J Caccarile  
Albert Caccarile  
4 Innis Ave Apt A  
Newburgh NY 12550

334600 65-6-11  
Barbara J Caccarile  
Albert Caccarile  
4 Innis Ave Apt A  
Newburgh NY 12550

334600 65-5-8.1  
James Dennis Irrevocable Trust  
Geraldine Dennis Irrevocable Trust  
3 Powder Mill Rd  
Newburgh NY 12550

334600 67-6-9.21  
Pablo M Price  
Victoria M Ortiz  
103 Highland Ave  
Newburgh NY 12550

334600 66-2-18  
Charles Aranda L.E.  
Johanna Aranda L.E.  
19 Starrow Dr  
Newburgh NY 12550

334600 66-3-10  
George Palm  
24 Starrow Dr  
Newburgh NY 12550

334600 66-2-15  
Jerome L Edwards  
Jan V Edwards  
6 Charlile Cir  
Newburgh NY 12550

334600 66-2-17  
Wilfred Roy  
Arleen Roy  
21 Starrow Dr  
Newburgh NY 12550

334600 66-2-11  
Thomas R Hall  
Carol Ann Hall  
327 Meadow Ave  
Newburgh NY 12550

334600 66-2-14  
Hhans C Sandiford  
Angela Sandiford  
4 Charlile Cir  
Newburgh NY 12550

334600 66-3-17  
Rafael Perez  
3 Charlile Cir  
Newburgh NY 12550

334600 66-3-9  
Victor Pickens  
Joan Pickens  
22 Starrow Dr  
Newburgh NY 12550

334600 66-3-14  
Vincent Desimone  
Maria Desimone  
9 Charlile Cir  
Newburgh NY 12550

334600 66-3-16  
Robert L Pollier  
Nicole Valencia  
5 Charlile Cir  
Newburgh NY 12550

334600 67-8-1.22  
Highland Cottages LLC  
51 Forest Rd #316-54  
Monroe NY 10950

334600 66-2-13  
Harold A Baynes  
Jeanette Y Grimsley  
2 Charlie Cir  
Newburgh NY 12550

334600 66-3-7  
Trust The 18 Starrow Drive Family  
Darren J Capicotto  
18 Starrow Dr  
Newburgh NY 12550

334600 66-3-13  
Gregory Laraia  
Theresa Laraia  
11 Charlile Cir  
Newburgh NY 12550

334600 66-2-12  
Marie Brewer  
Marie Brewer Rev. Living Trust  
325 Meadow Ave  
Newburgh NY 12550

334600 67-1-6  
Robert R Marchione  
21 Sylvan Park Dr  
Newburgh NY 12550

334600 67-8-1.21  
Highland Cottages LLC  
51 Forest Rd #316-54  
Monroe NY 10950

334600 66-3-8  
Torsten Schwake  
20 Starrow Dr  
Newburgh NY 12550

334600 66-3-12  
Zamira Johnson  
Randy E Johnson II  
13 Charlile Cir  
Newburgh NY 12550

334600 67-4-12  
Peter Guido  
22 Wintergreen Ave  
Newburgh NY 12550

334600 67-3-17  
Zareh Parseghian  
2604 Oak Ave  
Manhattan Beach CA 90266

334600 71-4-12  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 66-2-16  
Christopher J Yonnone  
Marie A Yonnone  
23 Starrow Dr  
Newburgh NY 12550

334600 66-3-15  
Sherwin Seecharan  
7 Charlile Cir  
Newburgh NY 12550

334600 71-4-5  
Christopher Trotta  
17 Brookside Ave  
Newburgh NY 12550

**Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550**

done 8/29/23  
JPD

SEC 60 BLK 3 LOT 57 & 58

pg. 3 of 6



334600 67-5-9  
Jason Pereira  
Nery Gonzalez  
57 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-18.1  
David Barile  
Stephanie Barile  
41 Wintergreen Ave  
Newburgh NY 12550

334600 67-4-18  
Lois H Whitaker  
46 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-17.2  
Town of Newburgh  
20-26 Union Ave Ext  
Newburgh NY 12550

334600 67-3-13  
Tamar Maserjian  
27 Wintergreen Ave  
Newburgh NY 12550

334600 65-6-12  
Barbara J Caccarile  
Albert Caccarile  
4 Innis Ave Apt A  
Newburgh NY 12550

334600 67-5-19  
Frank A Carbone  
39 Wintergreen Ave  
Newburgh NY 12550

334600 64-4-19  
Winona Lake Fire Engine  
160 South Plank Rd  
Newburgh NY 12550

334600 67-7-6  
Christopher J Holsten  
Jacqueline A Holsten  
801 Indian Wood Ln  
Myrtle Beach SC 29588

334600 67-8-4  
John Dawson Riach  
106 Fern Ave  
Newburgh NY 12550

334600 67-1-5  
Philip L Pisano Revocable Trust Jr.  
Nancy Daley Revocable Trust  
143 S Plank Rd  
Newburgh NY 12550

334600 67-5-10  
Danielle DeBella  
55 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-15  
Annette Hernandez Living Trust  
45 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-14  
James H Morrow IV  
47 Wintergreen Ave  
Newburgh NY 12550

334600 67-3-14  
Doris Vahey  
29 Wintergreen Ave  
Newburgh NY 12550

334600 67-6-21  
Mokechi Francisco Fumoto  
Maria Victoria M Abello  
105 Fern Ave  
Newburgh NY 12550

334600 67-5-16  
Concetta Kirk  
Warren Kirk  
43 Wintergreen Ave  
Newburgh NY 12550

334600 64-4-18  
Jose Heleodoro Vasquez  
9 Innis Ave  
Newburgh NY 12550

334600 67-1-7.12  
James Carlson  
Jennifer Carlson  
131 Highland Ave  
Newburgh NY 12550

334600 67-7-1  
Oscar Reyes  
Jenny Bardales-Reyes  
2 Hilltop Ave  
Newburgh NY 12550

334600 67-4-14  
Katia Jasmin  
26 Wintergreen Ave  
Newburgh NY 12550

334600 67-4-16  
Myra L Catala  
36 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-13  
Benjamin Guerra  
Ana M Magana  
49 Wintergreen Ave  
Newburgh NY 12550

334600 67-5-12  
Kenneth Copans  
Mark Adam Copans  
51 Wintergreen Ave  
Newburgh NY 12550

334600 67-7-2  
Carlos Feliciano  
4 Hilltop Ave  
Newburgh NY 12550

334600 67-4-13  
Erin M Walker  
24 Wintergreen Ave  
Newburgh NY 12550

334600 65-5-8.2  
James and Geraldine Dennis IRT  
James P Dennis  
3 Powder Mill Rd  
Newburgh NY 12550

334600 67-6-13  
Kevin W Reggero  
Karen E Diamond  
15 Nott St  
Newburgh NY 12550

334600 66-3-19  
LT Building Corp  
805 Third Ave Fl 10  
New York NY 10022

334600 67-6-12  
Donald Mennerich  
16 Hilltop Ave  
Newburgh NY 12550

**Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550**

*Done 8/29/23 JH*

**SEC 66 BLK 3 LOT 57 & 58**

334600 67-8-2  
Anthony Michetti  
102 Fern Ave  
Newburgh NY 12550

334600 67-8-3  
Stewart M Sancton  
Diane L Sancton  
104 Fern Ave  
Newburgh NY 12550

334600 67-1-8  
Andrew Antinori  
Kathleen Tarant  
135 S Plank Rd  
Newburgh NY 12550

334600 67-6-11  
John C Tucker  
Lisa A Tucker  
18 Hilltop Ave  
Newburgh NY 12550

334600 67-6-18  
Mokechi Fracisco Fumoto  
Maria Victoria M Abella  
105 Fern Ave  
Newburgh NY 12550

334600 67-6-2  
John James Guris III  
Linda Mary Guris  
119 Highland Ave  
Newburgh NY 12550

334600 67-6-17  
Karl E Doderer  
Carolyn Truocchio  
9 Hilltop Ave  
Newburgh NY 12550

334600 67-6-10  
Christopher Zottola  
Lisa Giammattei  
17 Hilltop Ave  
Newburgh NY 12550

334600 67-6-20  
Ryan Daniel Torrie  
Jeannine Ellen Calabro  
101 Fern Ave  
Newburgh NY 12550

334600 67-6-19  
Jose R Lopez  
Carmen Lopez  
103 Fern Ave  
Newburgh NY 12550

334600 67-7-4  
Alexis Welch  
Bartholomew F Welch IV  
8 Hilltop Ave  
Newburgh NY 12550

334600 67-7-7  
Eduardo M Cazorla  
12 Hilltop Ave  
Newburgh NY 12550

334600 67-6-16  
Bartholomew F Welch III  
Janine M Spampinato  
11 Hilltop Ave  
Newburgh NY 12550

334600 67-6-15  
Matthew McDonald  
13 Hilltop Ave  
Newburgh NY 12550

334600 67-1-2  
Juan Romero-Sarmiento  
Amy Lyn Romero  
151 S Plank Rd  
Newburgh NY 12550

334600 67-1-7.2  
Nicholas Piccone  
Jessica Fredrick  
133 Highland Ave  
Newburgh NY 12550

334600 67-8-7  
Maria A Ferri  
1 Hilltop Ave  
Newburgh NY 12550

334600 67-8-1.23  
Highland Cottages LLC  
51 Forest Rd #316-54  
Monroe NY 10950

334600 67-1-9  
Andrew J Antinori  
Beatrice J Antinori  
135 S Plank Rd  
Newburgh NY 12550

334600 67-1-4  
Branden D Lane  
145 S Plank Rd  
Newburgh NY 12550

334600 67-7-3  
Nathan Leal  
Tanya Leal  
6 Hilltop Ave  
Newburgh NY 12550

334600 67-7-5  
David Lechner  
Ariana Nicole Lichner  
10 Hilltop Ave  
Newburgh NY 12550

334600 67-6-14  
Charles L.A. Diamond Jr  
14 Hilltop Ave  
Newburgh NY 12550

334600 67-3-15  
Theresa Gozza  
31 Wintergreen Ave  
Newburgh NY 12550

334600 67-3-16  
Andrew J Depuy III  
Lonna Depuy  
33 Wintergreen Ave  
Newburgh NY 12550

334600 67-4-15  
Garland Sullivan  
28 Wintergreen Ave  
Newburgh NY 12550

334600 64-4-20  
Winona Lake Fire Co  
160 South Plank Road  
Newburgh NY 12550

334600 67-4-17  
Jorge Gerardo Contreras-Fernandez  
44 Wintergreen Ave  
Newburgh NY 12550

334600 67-1-3  
Edith Stevens  
147 S Plank Rd  
Newburgh NY 12550

334600 67-5-11  
Maria Pacheco  
53 Wintergreen Ave  
Newburgh NY 12550

**Town of Newburgh**  
**Office of the Assessor**  
**1496 Route 300**  
**Newburgh, NY 12550**

Done 8/29/23  
JAC

SEC 60 BLK 3 LOT 57 & 58

pg. 1 of 6



334600 60-2-51.1  
County of Orange  
255-275 Main St  
Goshen NY 10924

334600 71-4-3  
Kathleen Scofield L.E.  
Danielle Justino  
13 Brookside Ave  
Newburgh NY 12550

334600 66-3-18  
Cesar G Grados  
Roselyn Grados  
1 Amber Dr  
Newburgh NY 12550

334600 60-3-17.1  
169 S Plank Rd, LLC  
46 Meadows Ln  
Middletown NY 10941

334600 60-3-57  
Matrix/PPF Newburgh  
4 Matrix Drive, LLC  
Forsgate Dr CN4000  
Cranbury NJ 08512

334600 71-5-16  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-5-22  
Kemar Gregory  
12 Brookside Ave  
Newburgh NY 12550

334600 71-5-21  
Thomas J Schlappich  
Jane M Schlappich  
14 Brookside Ave  
Newburgh NY 12550

334600 71-5-7  
Mynah Enterprises LLC  
55 S Plank Rd  
Newburgh NY 12550

334600 71-5-12  
Scott W Spagnoli  
Tina Spagnoli  
P.O. Box 4288  
New Windsor NY 12553

334600 60-3-19  
Petroleum Lease Trust  
5901 SW 112th St  
Miami FL 33156

334600 71-4-2  
Freddie Hannah Jr  
Lizette Sarita-Hannah  
11 Brookside Ave  
Newburgh NY 12550

334600 60-3-43  
1400 Route 300 LLC  
Gil's Pride Inc  
31 Sayville Ave  
Rye NY 10580

334600 60-3-17.2  
Segundo David Lema  
531 Washington Ave  
Newburgh NY 12550

334600 60-3-58  
Matrix/PPF Newburgh  
2 Matrix Drive, LLC  
Forsgate Dr CN4000  
Cranbury NJ 08512

334600 71-5-9  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-5-3  
Mahmoud I Issa  
Rihab Issa  
65 South Plank Rd  
Newburgh NY 12550

334600 71-5-25  
William Roe Knapp  
Judith Ann Knapp  
8 Brookside Ave  
Newburgh NY 12550

334600 71-5-23  
Anthony Velita  
10 Brookside Ave  
Newburgh NY 12550

334600 71-5-5.2  
Jose Lema  
61 S Plank Rd  
Newburgh NY 12550

334600 71-4-11  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-4-1  
George W Contreras  
9 Brookside Ave  
Newburgh NY 12550

334600 60-3-18  
Azb Inc  
165 S Plank Rd  
Newburgh NY 12550

334600 97-1-65.2  
DRA Fidelco Newburgh LLC  
350 Main Rd Ste 201  
Montville NJ 07045

334600 71-5-15  
Residential Matrix Newburgh Route 300  
Properties, LLC  
Forsgate Dr CN 4000  
Cranbury NJ 08512

334600 71-5-19  
Douglas Bard L.E.  
Elizabeth Trustee Bard  
16 Brookside Ave  
Newburgh NY 12550

334600 71-5-24  
William Roe Knapp  
Judith Ann Knapp  
8 Brookside Ave  
Newburgh NY 12550

334600 71-5-20  
Susan G St Pierre  
6 Brookside Ave  
Newburgh NY 12550

334600 71-5-4  
Rihab Issa  
Mahmoud I Issa  
65 S Plank Rd  
Newburgh NY 12550

334600 64-4-21  
John Leonard Russell  
Lee Diane  
1 Autumn Ridge Way  
Newburgh, NY 12550

**Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550**

*Don't stop here*

**SEC 60 BLK 3 LOT 57 & 58**

*pg. 5 of 6*

334600 60-3-41.21.-1 & .-2  
Newburgh Mall Ventures LLC  
c/o Newburgh Mall  
95 Chestnut Ridge Rd  
Montvale, NJ 07645

334600 71-5-18.12  
Linda A Flynn  
George L Bowen  
18 Brookside Ave  
Newburgh, NY 12550

Done 8/29/23  
(20)

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

SEC 60 BLK 3 LOT 57458

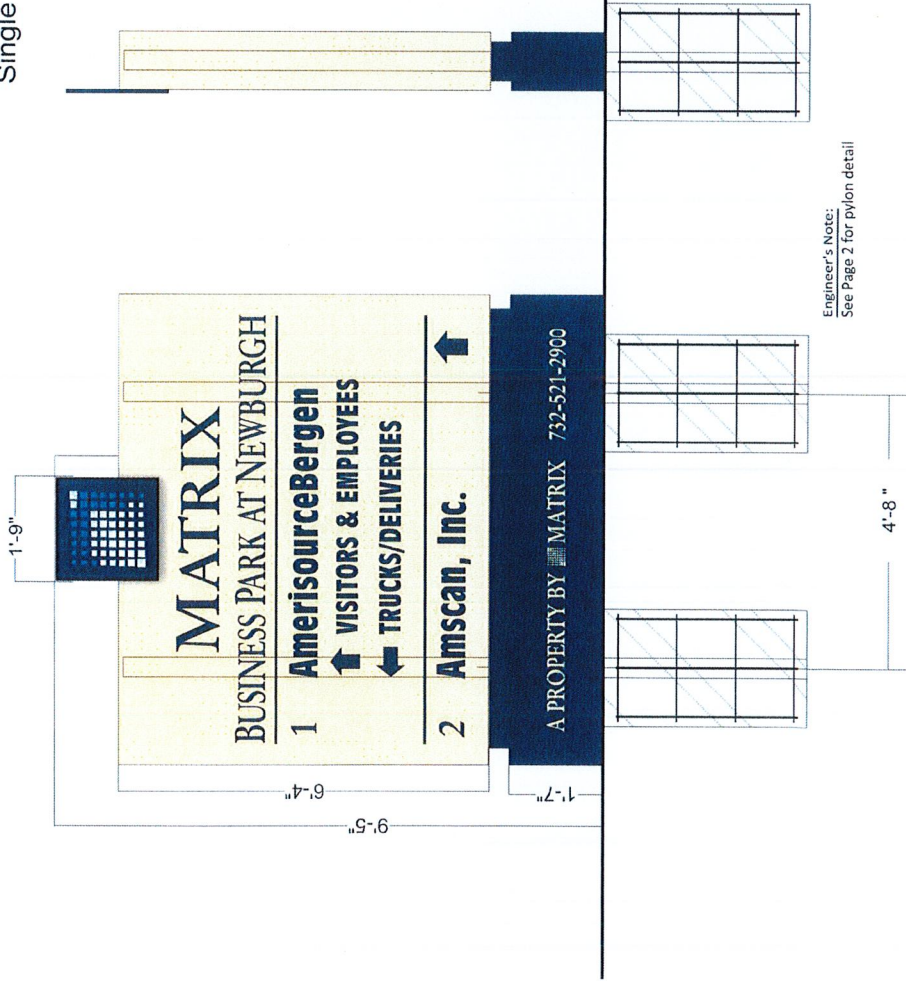
Pg. 6 of 6



# Exhibit J

Installation Address:  
108 NY-17K Newburg , NY 12550

## Single Sided, Non-Illuminated Directional Sign



Engineer's Note:  
See Page 2 for pylon detail

Designed Per IBC 2015 NY Edition  
NYS Building Code 2016

**Snow Loads**  
Pg. 30 psf  
Ground Snow Load  
Snow Exposure Factor  
Snow Load Importance  
Thermal Factor  
C<sub>s</sub> = 1.0  
C<sub>e</sub> = 1.1  
C<sub>t</sub> = 1.0

**Wind Loads**  
Ultimate Design Wind Speed 120 mph  
Nominal Design Wind Speed 93 mph  
Risk Cat II  
(3-Sec Peak Gust MPH\*)  
Wind Importance Factor I<sub>w</sub> = 1  
Wind Exposure C  
Gust Factor 0.85  
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



**MURDOCH**  
**ENGINEERING**  
SIGN STRUCTURE PROFESSIONALS  
2 HUMMINGBIRD CT.  
HOWELL, NJ 07731  
(973) 570-9413

3/16/2018

*Jere Murdoch*  
**Jere Murdoch, PE**  
Professional Engineer  
NY PE Lic. #089862

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Sheet: 1  
Detail

Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_  
Footing: 3/14/2018

Date: 2/2/2018  
Footing: 3/14/2018

File Name:  
Matrix Monument  
Sign.cdr

Client/Project location:  
Hartson Creative for Matrix

97 North Clinton Street  
Poughkeepsie, NY 12601  
845-471-4366 - phone  
845-471-0987 - fax  
www.gnsgrayouts.com



Typ. Footing Plan View

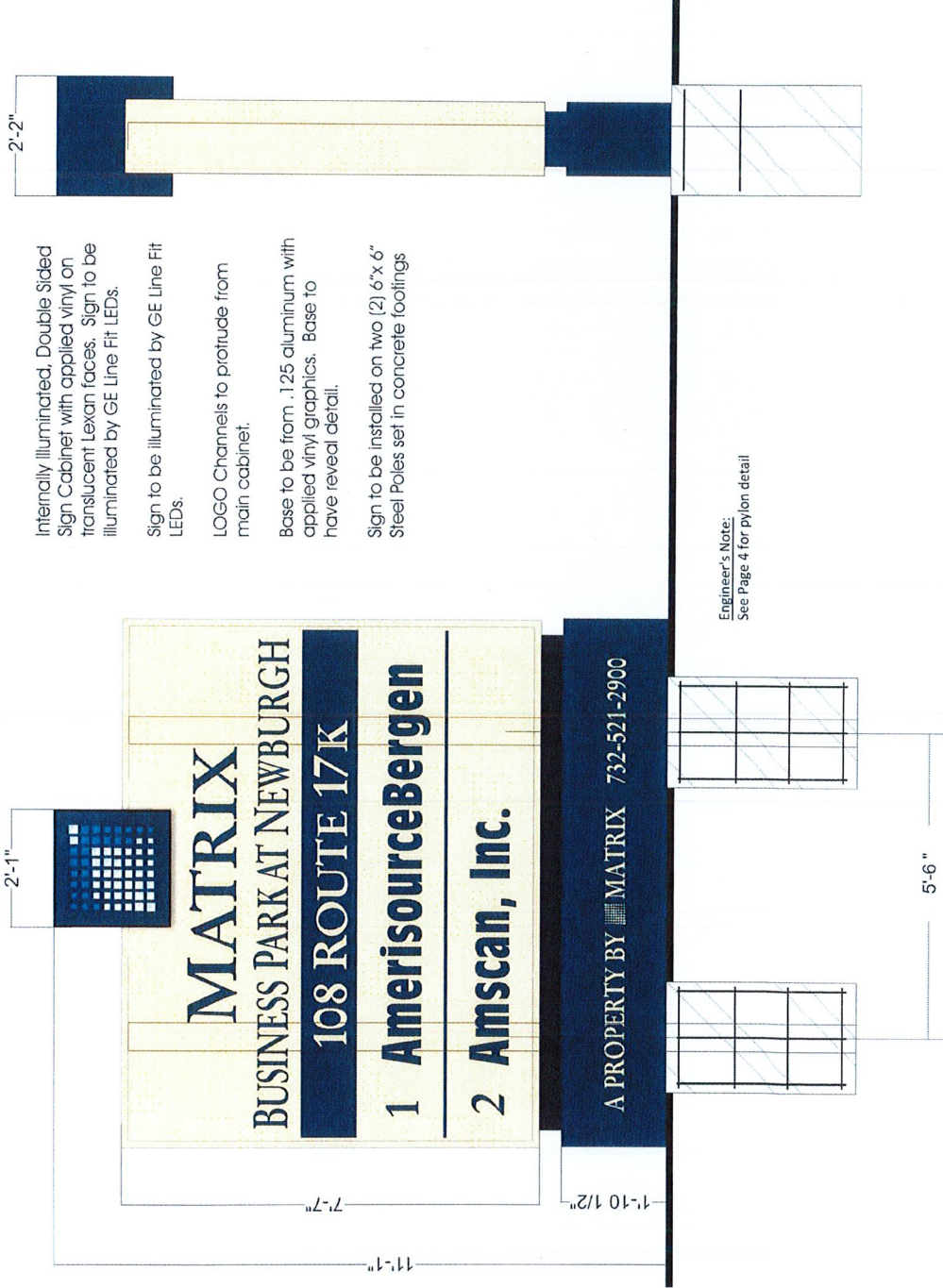


Installation Address:  
108 NY-17K Newburg, NY 12550

Designed Per IBC 2015 NY Edition  
NY Building Code 2015

**Snow Loads**  
Ground Snow Load  $P_g = 30 \text{ psf}$   
Snow Exposure Factor  $C_e = 1.0$   
Snow Load Importance  $I_s = 1.1$   
Thermal Factor  $C_t = 1.0$

**Wind Loads**  
Ultimate Design Wind Speed 120 mph  
Nominal Design Wind Speed 93 mph  
Risk Cat II  
(3-Sec Peak Gust MPH\*)  
Wind Importance Factor  $I_w = 1$   
Wind Exposure C  
Gust Factor 0.85  
Exterior components designed in accordance with applicable provisions of the ASCE 7-10



**MURDOCH ENGINEERING**  
SIGN-STRUCTURE PROFESSIONALS  
2 HUMMINGBIRD CT.  
HOWELL, NJ 07731  
(973) 570-8413

*Jere Murdach*  
**Jere Murdach, PE**  
Professional Engineer  
NY PE Lic. #089862

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Sheet: 3  
Detail

Client Approval: \_\_\_\_\_  
Date: \_\_\_\_\_

Date: 2/2/2018  
Footing: 3/14/2018

File Name: Matrix Monument  
Sign.cdr

Client/Project location:  
Hartson Creative for Matrix

97 North Clinton Street  
Poughkeepsie, NY 12601  
845-471-4366 - phone  
845-471-0987 - fax  
www.gnsgrupp.com



