



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

PROJECT NAME: MATRIX 1-84 DISTRIBUTION CENTER- SITE PLAN
PROJECT NO.: 22-29
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 97/ ROUTE 17K
SECTION 89, BLOCK 1, LOTS 66 & 69.1
REVIEW DATE: 22 NOVEMBER 2022
MEETING DATE: 1 DECEMBER 2022
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. Information pertaining to the bulk compliance requirements for the Manheim Auction Site parcel, based on a reduction in the lot area for that site must be provided. Lot surface coverage should specifically be identified. Manheim use received a ZBA interpretation in the past as a dealership of new motor vehicles and ZBA issued bulk requirements at that time.
2. The Federal Wetlands Delineation should be provided for the site.
3. The EAF identifies habitat for Threatened or Endangered Species including the Indiana Bat and Upland Sandpiper NYSDEC review of impacts must be obtained.
4. The applicant has stated that the Red Maple Hardwood Forest, a significant natural community does not exist on the site. Analysis during the Tree Survey should be utilized to confirm this.
5. The project is subject to the recently adopted Tree Preservation Ordinance. Compliance with that ordinance should be provided in a report and map.
6. The Toyota of Newburgh facility operates an overflow inventory lot on Lot 69.11. Status of this use should be addressed with the Board. Previously a lease agreement between Toyota and Manheim existed to allow the use. Property is now transferring ownership and will not be a motor vehicle use.
7. The project appears to include a subdivision/ lot line change of Tax Lot 69.11. Appropriate subdivision mapping should be submitted. The subdivision should be referenced in any environmental review documents including the EAF.
8. NYSDOT approval for the access drive is required.
9. Orange County Planning review is required due to proximity to the state highways.
10. FAA approval, No Hazard letter, will be required due to proximity to the airport.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

11. The project proposes a single access point. Fire Code requires two points of access to the site.
12. No grading Plan is provided, however extensive retaining walls identified as 50+/- feet in height are depicted on the plan.
13. The building will be required to be sprinklered. A water tank is identified on the site for fire flow. Design of the water system should be included in future submissions.
14. The access road appears to have a right-out only from the site. This should be clarified.
15. The following additional studies should be provided in future submissions:
 - A. Traffic Study.
 - B. Wetland Analysis.
 - C. Tree Preservation Ordinance Compliance.
 - D. Geologic Analysis for bedrock/rock removal.
 - E. fill import / export from the site.
 - F. Stormwater Pollution Prevention Plan.
 - G. Threatened or Endangered Species Impacts
 - H. FAA No Hazard Report.
 - I. Zoning Analysis for Manheim site.
16. Provisions for sanitary sewer should be identified on the plans. The existing sanitary sewer line in Route 17K operates as a low-pressure force main.
17. Detailed Utility Plans within Route 17K should be provided.
18. The project will be subject to ARB review in the future. ARB review should include renderings of the site with the extensive retaining walls proposed.
19. The project appears to have access to Homewood Avenue. A potential emergency access road should be evaluated at this location.
20. The Planning Board should consider declaring its intent for Lead Agency in the future. The EAF must be revised to incorporate the subdivision/lot line revision.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kbw

TOWN OF NEWBURGH PLANNING BOARD

THE FOLLOWING ITEMS ARE BEING SUBMITTED FOR SKETCH PLAN SUBMISSION. REMAINING ITEMS WILL BE SUBMITTED FOR SITE PLAN REVIEW.

Matrix I-84 Distribution Center

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a ~~COMPLETED~~ Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

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MHE Engineering, D.P.C.

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. n/a Flood plain boundaries
16. n/a Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. n/a Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

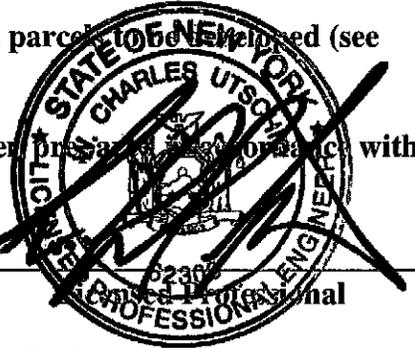
30. n/a Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. n/a If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. _____ Number of acres to be cleared or timber harvested
33. _____ Estimated or known cubic yards of material to be excavated and removed from the site
34. _____ Estimated or known cubic yards of fill required
35. _____ The amount of grading expected or known to be required to bring the site to readiness
36. _____ Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37. n/a Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

38. _____ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: _____



Date: 11/17/2022

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): November 17, 2022

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Matrix I-84 Distribution Center		
Project Location (describe, and attach a general location map): The site is located on Route 17K in the Town of Newburgh. It is located 0.75 miles east of the intersection of I-84. S/B/L: 89-1-66; 89-1-69.11; 86-1-97		
Brief Description of Proposed Action (include purpose or need): The proposed development is a +/- 595,900-square foot warehouse that meets the requirements of the zoning code. The proposed action will also include associated loading and parking spaces, utilities, and stormwater management practices. Access to the project site will be from Route 17K. Additional detail is included in the project narrative.		
Name of Applicant/Sponsor: Matrix Newburgh Route 17K Development, LLC	Telephone: 732-521-2900	E-Mail: kgriffin@matrixcompanies.com
Address: 3 Center Drive		
City/PO: Monroe Township	State: New Jersey	Zip Code: 08831
Project Contact (if not same as sponsor; give name and title/role): W. Charles Utschig Jr., Senior Associate	Telephone: 914-323-7410	E-Mail: cutschig@langan.com
Address: 1 North Broadway		
City/PO: White Plains	State: New York	Zip Code: 10601
Property Owner (if not same as sponsor): * See note at bottom of page Manheim Remarketing, Inc.	Telephone:	E-Mail:
Address: 6205 Peachtree Dunwoody Road		
City/PO: Atlanta	State: GA	Zip Code: 30328

* The applicant is the owner of S/B/L: 89-1-66. Manheim Remarketing, Inc. is the current owner of S/B/L: 89-1-69.11 and 86-1-97.

* See note at bottom of page for

B. Government Approvals additional approvals/permits

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Board - Site Plan Approval, SEQR Determination	Projected date: Spring 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Engineer and Health Department - Water Main Approval	Projected date: Spring 2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Dept of Planning- Site Plan Review Department of Health - Water Connection	Projected date: Spring 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Highway Work Permit, NYS DEC - SPDES	Projected date: Summer 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA Notice of Construction/Hazard to Air Nav. Determination	Projected date: Winter 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Priority Growth Area as identified in the Orange County, New York Comprehensive Plan	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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

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

Additional County Agencies Approvals: OCDOH Sewer and Water Main Approval

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 IB - Interchange Business District; Stewart Airport Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Valley Central School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Orange Lake Fire District; Town of Newburgh Emergency Medical Services

d. What parks serve the project site?
Stewart State Forest (2 miles west), Algonquin Park (2.3 miles east), Cronomer Hill Park (2.7 miles east), San Giacomo Park (3.7 miles south east)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial - Warehouse building

b. a. Total acreage of the site of the proposed action? _____ +58 acres
 b. Total acreage to be physically disturbed? _____ +48 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +58.3 acres

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

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

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 12 months * See note at bottom of page
 ii. If Yes:
 • Total number of phases anticipated _____ 3
 • Anticipated commencement date of phase 1 (including demolition) _____ 08 month 2023 year
 • Anticipated completion date of final phase _____ 08 month 2024 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

* A 5 acre waiver will be requested for this project

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

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

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

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: <40 feet height; 590 width; and 1,010 length

iii. Approximate extent of building space to be heated or cooled: 595,900 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater Management Basin -Dry detention basins will temporarily impound water in surge storms

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Drainage from site

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Excavation of land

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 9,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Town of Newburgh consolidated water district
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

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

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

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

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

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 9,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
 Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh - Renwick Street wastewater treatment plant
- Name of district: Town of Newburgh Sewer District (Crossroads Sewer District in the Joint Sewer District Consolidation Agreement)
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

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

 If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 26 acres (impervious surface)
 _____ Square feet or 58 acres (parcel size)
- ii. Describe types of new point sources. Conveyance pipes
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 On-site stormwater runoff will be treated for water quality and detained by various stormwater management basins and features, including underground detention chambers. Stormwater discharge will be directed to match existing watersheds and flow patterns.
 • If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Truck fleet
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Generators, batch plants, concrete crusher, asphalt miller, soil screener, heavy construction equipment
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Rooftop heating units, generators

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

* A permit will be required for a rock crusher.

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
+/- 360 trucks/day

iii. Parking spaces: Existing 0 spaces Proposed 224 spaces Net increase/decrease +224 spaces

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access to the route will be provided from NYS route 17K. Modifications to NYS Route 17K will be required to allow for access into the site.

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 am to 7 pm</u> • Saturday: <u>7 am to 7 pm</u> • Sunday: <u>Will comply with local regulations</u> • Holidays: <u>Will comply with local regulations</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

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

Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Full cut-off lighting will be installed to provide light along driveways, walkways and parking areas to ensure clear and safe circulation, while avoiding adverse impacts on surrounding areas. The lighting plan will be submitted with future submissions and will include standard pole-mount and wall fixtures.

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ TBD tons per _____ (unit of time)
- Operation : _____ TBD tons per _____ (unit of time)

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

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

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

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

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Stewart International Airport, Army National Guard Base

ii. If mix of uses, generally describe:
The general mix of uses is characterized by uses associated with a transportation corridor including transportation, industrial and commercial uses, with scattered residential uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.55	±26.3	+25.75
• Forested	36.9	±6.55	-30.35
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.1	±21.7	+4.6
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	±3.7	±3.7	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 336088, 336002, 336057
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

Site code 336088 is Stewart International Airport (South of the Proposed Development), which was previously used as an Air National Guard Base. Aqueous film-forming foam (AFFF), in which perfluorooctanesulfonic acid (PFOS) is a key ingredient, has been used over the years at the airport to put out fires and in training exercises. PFOS was detected in groundwater, surface water and catch basins at the airport and in Lake Washington and its tributaries.

Site code 336002 and 336057 are in reference to the F&T Darrigo site located at 84 Lakeside Road (750 North of the Proposed Development). Hazardous wastes including spent cleaning solution from metal finishing, furniture stripping waste, battery waste containing lead, and septic waste were disposed of in the on-site lagoons from 1948 to 1985. Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were chromium, copper, lead, nickel, and zinc in soil. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Remaining contamination at the site is being managed under a Site Management Plan.

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

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

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

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

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

ESB - Erie extremely stony soils	_____	22 %
MdB - Mardin gravelly silt loam	_____	25 %
SXC - Swartswood and Mardin soils	_____	36 %

d. What is the average depth to the water table on the project site? Average: _____ n/a feet * Groundwater not encountered

e. Drainage status of project site soils: Well Drained: _____ 0 % of site
 Moderately Well Drained: _____ 100 % of site
 Poorly Drained _____ 0 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ ±42 % of site
 10-15%: _____ ±20 % of site
 15% or greater: _____ ±38 % of site

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

h. Surface water features. *See note at bottom of page

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

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

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

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

- Streams: Name 862-136 Classification C
- Lakes or Ponds: Name n/a Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) n/a

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

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

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

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

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

* Section E.2.h is automatically filled out through the NYSDEC EAF Mapper Generator. A wetland delineation is in the process of being complete. The proposed development shall not disturb any existing on-site wetlands. Any existing on-site wetlands will be protected during construction. Page 11 of 13

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p>		
white-tailed deer	grey squirrel	wild turkey
eastern cottontail	chipmunk	
various songbirds	groundhog	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>If Yes:</p>		
<p>i. Describe the habitat/community (composition, function, and basis for designation): <u>Red Maple-Hardwood Swamp</u></p>		
<p>ii. Source(s) of description or evaluation: <u>Regulatory map: NYSDEC EAF Mapper Generator</u></p>		
<p>iii. Extent of community/habitat:</p>		
• Currently:	1460.0	acres
• Following completion of project as proposed:	_____	acres
• Gain or loss (indicate + or -):	_____	acres
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>If Yes:</p>		
<p>i. Species and listing (endangered or threatened): <u>Indiana Bat, Upland Sandpiper</u></p>		
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>If Yes:</p>		
<p>i. Species and listing: _____</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>If yes, give a brief description of how the proposed action may affect that use: _____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>i. If Yes: acreage(s) on project site? _____</p>		
<p>ii. Source(s) of soil rating(s): _____</p>		
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>If Yes:</p>		
<p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p>		
<p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>		
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>If Yes:</p>		
<p>i. CEA name: _____</p>		
<p>ii. Basis for designation: _____</p>		
<p>iii. Designating agency and date: _____</p>		

* Section E.2.n is automatically filled out through the NYSDEC EAF Mapper Generator, which looks at significant natural communities, as well as a 1/2 mile buffer. The significant natural community that was flagged through the EAF Generator, is the Red Maple-Hardwood Swamp, which is located 1,000 ft North of the project site (North of I-84). There are no significant natural communities located within the project site.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

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

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

iii. Distance between project and resource: _____ 3.8 miles.

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

If Yes:

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

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

* Section E.3.f is automatically filled out through the NYSDEC EAF Mapper Generator. SHPO identifies an isolated archaeological sensitive area surrounding the adjacent Newburgh Toyota property.

F. Additional Information
 Attach any additional information which may be needed to clarify your project.

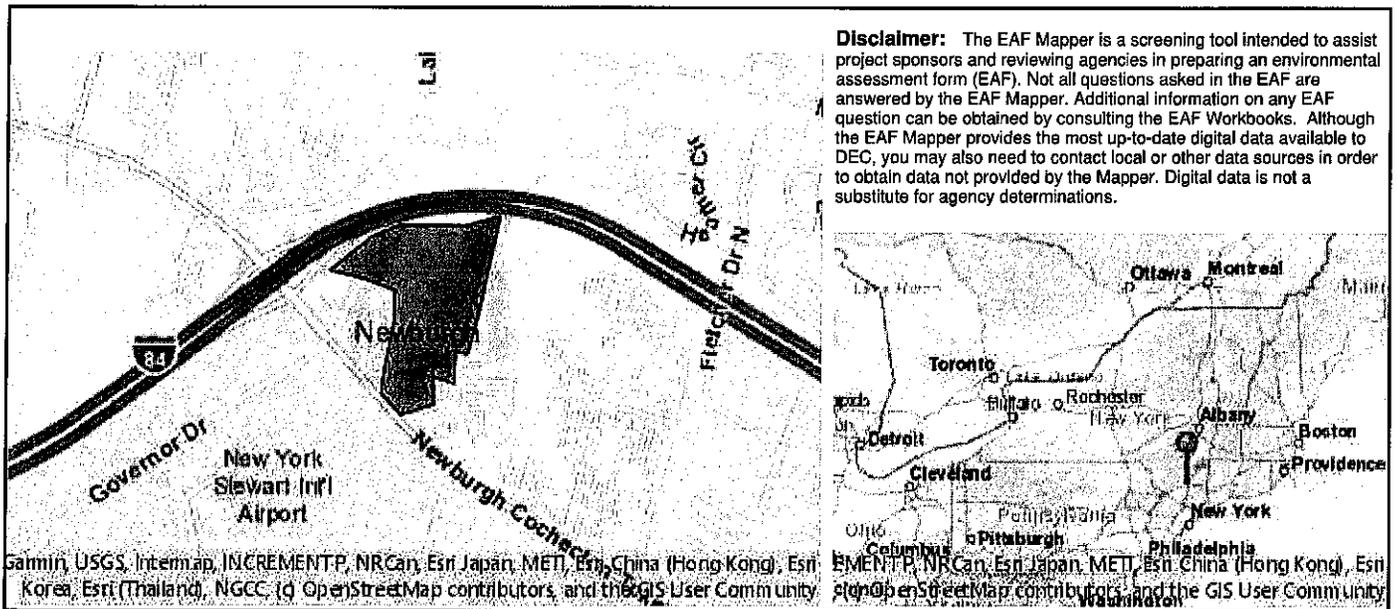
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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

Applicant/Sponsor Name Matrix Newburgh Route 17K Development, LLC Date November 15, 2022

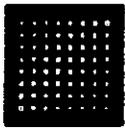
Signature  Title Manager

Donald M. Epstein



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088, 336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



MATRIX

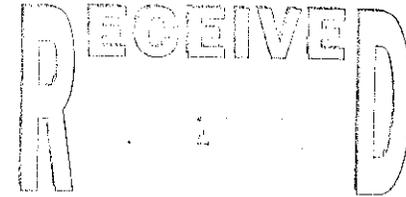
Matrix Development Group
Forsgate Drive, CN4000
Cranbury, NJ 08512
Tel: (732) 521-2900
Fax: (609) 395-8289
www.matrixcompanies.com

November 17, 2022

Via Hand Delivery and Email

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh NY 12550
Attn: John P. Ewasutyn, Chairman

Re: Sketch Plan Submission
Matrix I-84 Distribution Center



MNE Engineering, D.P.C.

Dear Mr. Ewasutyn,

Enclosed please find our Sketch Plan application for Matrix I-84 Distribution Center. The submission includes:

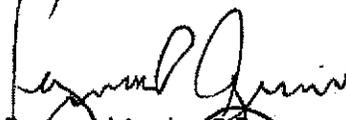
- 12 copies of the application and associated forms including Narrative, EAF, Checklist, Disclosures, Proxy, etc.
- 12 hard copy sets of plans
- Check No. 1001 in the amount of \$150 meeting/hearing fee
- Check No. 1002 in the amount of \$125,180 for professional service escrow fees including subdivision, site plan and SEQR review
- Check No. 1003 in the amount of \$92,790 for required application fees incl. site plan, minor subdivision and lot line change

A hard copy of the plans and application will also be sent directly to Mr. Hines. An electronic copy of the submission will be sent to Ms. Karen Arent and to Messrs. Cordisco, Hines, and Wersted in accordance with your direction.

We are seeking the Planning Board's preliminary input and direction on the project. We will submit applications for Clearing and Grading, Architectural Review and Tree Preservation approval with future submission after we've had benefit of the Board's initial review and once the detailed design is completed.

We look forward to meeting with the Board on Dec. 1; in the meantime, please call if you have any questions.

Sincerely,



Raymond Aquino P.E.
Director of Land Development

Cc: file

TOWN OF NEWBURGH PLANNING BOARD

APPLICATION PACKAGE

for

SUBDIVISIONS,

SITE PLANS,

LOT LINE CHANGES

And

SPECIAL EXCEPTION USE PERMITS

Procedures and Requirements

July 2013

**TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7804
fax: (845) 564-7802
planningboard@hvc.rr.com**

JULY 2013

TO WHOM IT MAY CONCERN:

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAF** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part I should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

JOHN P. EWASUTYN, Chairman
Town of Newburgh Planning Board

**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: _____
(Application fee returnable with this application)**

1. Title of Subdivision/Site Plan (Project name):
_____ Matrix I-84 Distribution Center _____

2. Owner of Lands to be reviewed: SBL 86-1-97 and 89-1-69.11
Name Manheim Remarketing, Inc. c/o Cox Enterprises Real Estate
Address 6205 Peachtree-Dunwoody Rd.
Atlanta, Ga., 30328
Phone 678-645-0484

3. Applicant Information (If different than owner): and also Owner of SBL 89-1-66
Name Matrix Newburgh Route 17K Development, LLC
Address Forsgate Drive, CN 4000
Cranbury, NJ 08512
732 521-2900
Representative Raymond Aquino
Phone 732 521-2900
Fax 609 395-8289
Email raquino@matrixcompanies.com

4. Subdivision/Site Plan prepared by:
Name Langan
Address One North Broadway
Suite 110
White Plains, NY 10601
Phone/Fax 914 323-7400

5. Location of lands to be reviewed:
Rt 17K northbound SBL 86-1-97, 89-1-66, 89-1-69.11

6. Zone IB **Fire District** Orange Lake
Acreage 58.3 **School District** Valley Central

7. Tax Map: Section 86 **Block** 1 **Lot** 97
89 1 66 & 69.11

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 3
Lot line change Combined consolidation and subdivision to create project lot
Site plan review 595,900 sf warehouse approval
Clearing and grading required for clearing and grading associated w/site plan
Other Architectural review and Tree Preservation approval

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) Misc. utility easements

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

Signature



Title

Manager

Date:

Donald M. Epstein

11/15/22

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Donald M. Epstein - Manager

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

11/10/22

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

11-10-22

DATED

Donald M. Epstein - Manager

APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

PROXY

(OWNER) Manheim Remarketing, Inc. , **DEPOSES AND SAYS THAT HE/SHE**

CONDUCTS BUSINESS AT 6205 Peachtree-Dunwoody Road, Atlanta Ga. 30328

IN THE COUNTY OF Fulton

AND STATE OF Georgia

AND THAT HE/SHE IS THE OWNER IN FEE OF SBL 86-1-97 and 89-1-69.11

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Matrix Newburgh Route 17K Development, LLC **IS AUTHORIZED**

TO REPRESENT THEM AT MEETINGS OF SAID BOARD WITH RESPECT TO THE FOLLOWING APPLICATIONS ONLY:

- (1) site plan approval; (2) clearing and grading permit; (3) architectural review approval; and**
- (4) tree preservation plan approval.**

DATE: 11/16/2022

Anne Lofye

Anne Lofye (Nov 16, 2022 11:35 EST)

OWNERS SIGNATURE

Anne Lofye - V.P. - Real Estate

OWNERS NAME (printed)

Sharon F. Weber

WITNESS' SIGNATURE

NAMES OF ADDITIONAL REPRESENTATIVES

Sharon Weber

WITNESS' NAME (printed)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: Matrix Newburgh Route 17K Development, LLC
Forsgate Dr., CN 4000 Cranbury NJ 08512

Description of the proposed project: Proposed warehouse

Location of the proposed project: SBL 89-1-66, 89-1-69.11, 86-1-97

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

There are no active farming operations/districts within 500 feet of the property boundaries

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.



APPLICANT'S SIGNATURE
Donald M. Epstein - Manager

11/18/22

DATE

Project Narrative

Matrix I-84 Distribution Center

Matrix Newburgh Route 17K Development, LLC (“Matrix”) is proposing a new office/warehouse distribution facility (“the Project”) on Rt. 17K North across from Stewart Airport in the Town of Newburgh. It consists of a 595,900-sf office/warehouse building and associated site work, including, among other things, clearing, grading and drainage, paving, utilities, signage, lighting and landscaping. The warehouse will be double-loaded with dock doors and trailer spaces on both sides of the building. The proposed plan is also designed to allow for optional auto parking west of the building, which will provide flexibility if needed to accommodate prospective tenants.

The Project is located in the Town’s Interchange Business (IB) zoning district, which includes “warehouse, storage, and transportation facilities,” as permitted uses, subject to site plan review and approval by the Planning Board. The site is bounded by the I-84 to the north, New York State Route 17K to the south, and adjacent commercial facilities to the east and west. The site is currently undeveloped and grassed/wooded. The project will require site plan approval and architectural review; we believe there are no variances or waivers required but we will seek the Board’s direction on these matters.

In addition to site plan approval, a Lot Line Change/Minor Subdivision will be required for the combined subdivision and consolidation of three existing lots to create a new 58.3-acre lot for the project and two remainder lots. The new lot will be comprised of SBL 89-1-66 (owned by Matrix), and subdivided portions of SBL 89-1-69.11 and SBL 86-1-97 (owned by Manheim Remarketing, Inc.). A Clearing and Grading Permit and Tree Preservation Plan approval will also be required in conjunction with the Board’s review of the application.

The site will be served by public water and sewer. It is located within the Crossroads Sewer District and will be served by Town of Newburgh water main along Rt.17K. There is no gravity sewer located in the project area. A pump station is anticipated to connect into the municipal system. We believe there is sufficient capacity available to serve the project.

Given the Project’s proximity to Stewart Airport, an Obstruction Evaluation (OE) will need to be conducted by FAA with regard to the building height within the nearby runway approach zone. We have filed the necessary applications with FAA and are awaiting their response; we don’t anticipate any significant impacts to the Project.

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

Access to the site will be provided via a new access drive from Route 17K. This will include restriping within the Route 17K right-of-way to create a left turn only lane into the site. The project will require a Commercial Access Highway Work Permit from NYSDOT which will include any intersection improvements as DOT deems necessary for the safe and efficient movement of traffic into and out of the site and on adjacent roadways.

Project Narrative

Matrix I-84 Distribution Center

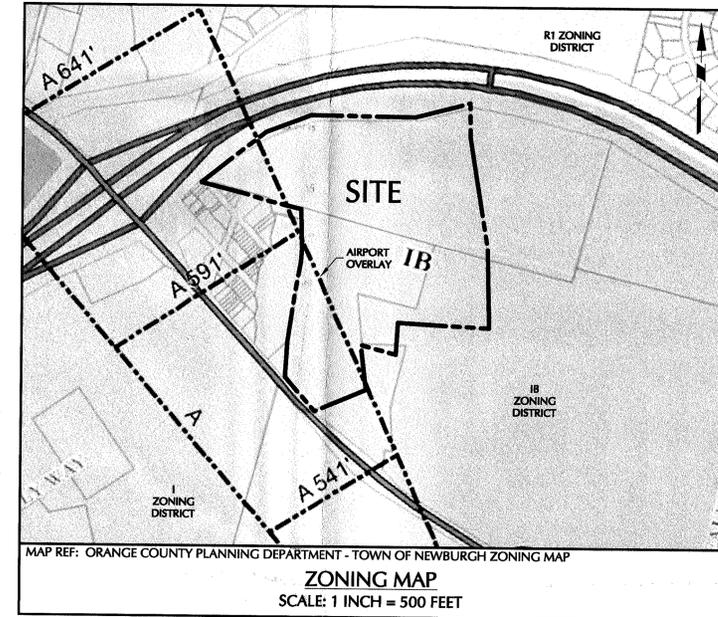
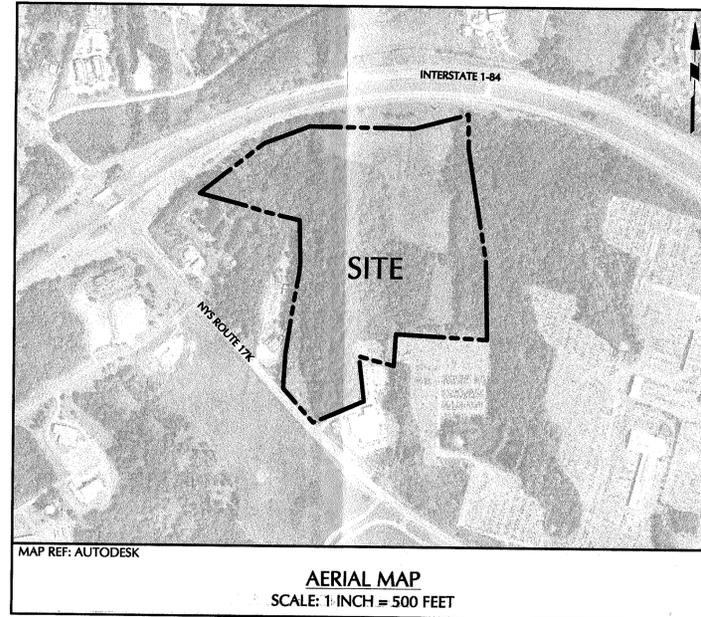
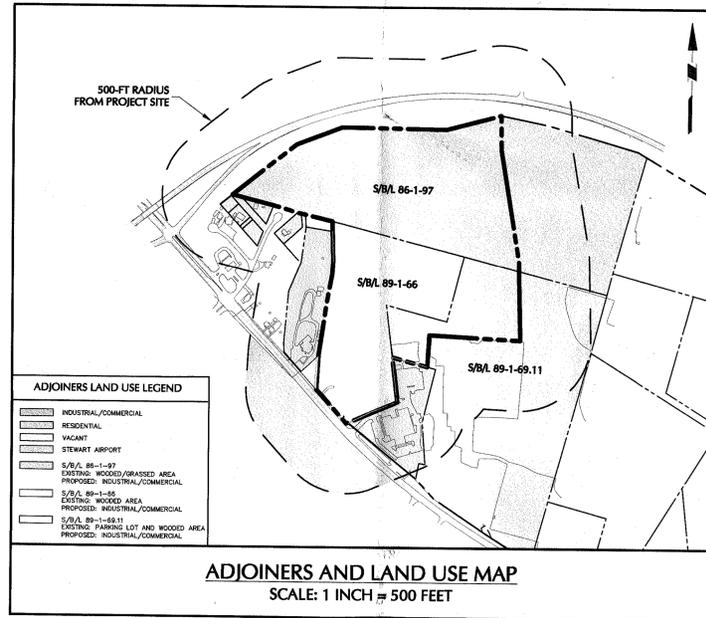
Wetlands exist along the western portion of the property. The Project will be designed so that there are no disturbances or impacts to these areas. On-site wetlands have been delineated and located by Langan Engineering on 11/01/2022 and 11/02/2022. The delineated wetlands will be included in future submissions. The wetlands shown within this sketch plan package are from a field sketch of the anticipated wetland boundaries.

The Project will provide numerous benefits to the Town of Newburgh and the surrounding region, and will generate substantial additional tax revenues for the Town, as well as provide numerous construction and permanent jobs for local residents.

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

SKETCH PLAN SUBMISSION DOCUMENTS FOR MATRIX I-84 DISTRIBUTION CENTER

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK
SECTION 89, BLOCK 1, LOTS 66 AND 69.11; SECTION 86, BLOCK 1, LOT 97
PLANNING BOARD PROJECT No: TBD



DRAWING LIST		
DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 3	COVER SHEET
CD100	2 OF 3	EXISTING CONDITIONS AND SITE SLOPES ANALYSIS PLAN
CS100	3 OF 3	OVERALL SITE PLAN

PROJECT CONTACTS	
APPLICANT:	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-66):	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-69.11):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
OWNER (SBL: 86-1-97):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
SITE CIVIL/ENGINEER:	LANGAN ONE NORTH BROADWAY, SUITE 910 WHITE PLAINS, NY 10601 (914) 323-7400

<p>Date</p> <p>Description</p> <p>No.</p> <p>Revisions</p>		<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C. One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401 www.langan.com</p>	<p>Project</p> <p>MATRIX I-84 DISTRIBUTION CENTER</p> <p>SECTION No. 86, BLOCK No. 1, LOT No. 97 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK</p>	<p>Drawing Title</p> <p>COVER SHEET</p>	<p>Project No.</p> <p>190063302</p> <p>Date</p> <p>NOVEMBER 17, 2022</p> <p>Drawn By</p> <p>LM</p> <p>Checked By</p> <p>CU</p>	<p>Drawing No.</p> <p>MHE Engineering, P.C.</p> <p>CS001</p> <p>Sheet 1 of 3</p>
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WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

11/17/2022 DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

RECEIVED

Date: 11/16/2022 Time: 10:38 User: Imomahon Style Table: Langan.sbt Layout: CS100 Document Code: 190063302-0501-CS001-0101



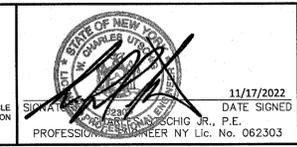
- REFERENCE NOTES**
- EXISTING SITE FEATURES, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN HEREON ARE FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, D.P.C.
 - THE HORIZONTAL DATUM REFERENCED IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), NEW YORK STATE EAST STATE PLANE.
 - THE VERTICAL DATUM REFERENCED IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
 - ONSITE WETLANDS HAVE BEEN DELINEATED AND LOCATED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. WETLAND SCIENTISTS ON 11/01/2022 AND 11/02/2022. THE DELINEATED WETLANDS WILL BE INCLUDED IN FUTURE SUBMISSIONS. THE WETLANDS SHOWN ON THIS SKETCH PLAN ARE FROM A SKETCH OF THE ANTICIPATED WETLAND BOUNDARIES.

SLOPES TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	AREA (AC)	COLOR
1	15.0%	20.0%	287,382	6.60	[Pattern]
2	20.0%	25.0%	167,263	3.84	[Pattern]
3	25.0%	Vertical	499,272	11.46	[Pattern]

Date	Description	No.
Revisions		

11/17/2022
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303



LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EXISTING
CONDITIONS AND
SLOPES ANALYSIS
PLAN**

Project No.
190063302
Date
NOVEMBER 17, 2022
Drawn By
LM
Checked By
CU

Drawing No.
CD101
Sheet 2 of 3

