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

PROJECT NAME: DUNKIN DONUTS
PROJECT NO.: 14-02
PROJECT LOCATION: SECTION 14, BLOCK. 1, LOT 43
REVIEW DATE: 29 MAY 2015
MEETING DATE: 4 JUNE 2015
REPRESENTATIVE: MINUTA ARCHITECTURE

1. Project is before the Board for ARB.
2. Orange County Planning comments are outstanding. Submission made on 11 May was received by the County on 13 May.
3. NYSDOT approval for the access drive is outstanding.

Respectfully submitted,

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

Patrick J. Hines
Principal

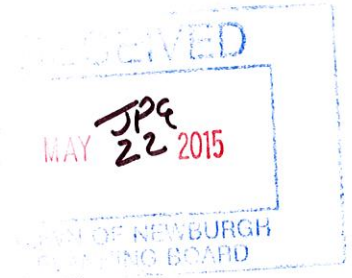
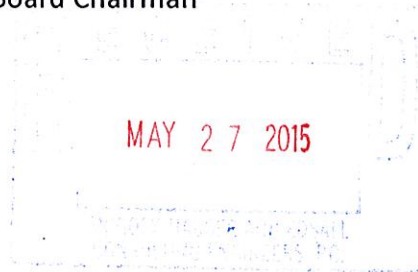
MINUTA | ARCHITECTURE

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Narrative

To: Hon. John P. Ewasutyn, Chairman
Town of Newburgh Planning Board Chairman
308 Gardnertown Rd
Newburgh, NY 12550

From: Joseph J. Minuta, RA
CC: File, Owner
Via: Hand
Pages: 1 of 1
Date: May 22, 2015
Re: **Planning Board # 2014-02**
Dunkin' Donuts Convenience Store, 301 NYS Route 32
Proposed Redevelopment of an Existing Site



Dear Mr. Ewasutyn:

Pursuant to "Town of Newburgh Planning Board Application for Subdivisions and Site Plans" please find the accompanying color renderings of this project for ARB review and approval. Thank you for distributing these to the interested parties.

Please note that on May 8, 2015 our office provided an additional set of documentation to Mr. Hines for submission to the Orange County Planning Department. It is our understanding that was received on May 13, 2015 by same. Although 30 days is the allotted review time the OCPD may provide their determination for use at the June 4, 2015 Planning Board meeting.

I have been in contact with Kenneth Wersted regarding NYS DOT review. The application was originally filed with the Planning Board on January 14, 2014. Based on this it is my belief that the procedures and regulations of NYS DOT should be consistent with the requirements for review at that time. We currently await determination of same and/or any comments/ approvals NYS DOT may provide.

We thank you for your consideration in the review of this project and believe you will find our design submission in order. We request that you and the Members of the Planning Board of the Town of Newburgh look favorably upon this application and grant Site Plan Approval.

Respectfully Submitted,
Joseph J. Minuta, RA, AIA, NCARB, CACB
NYS Codes Certified



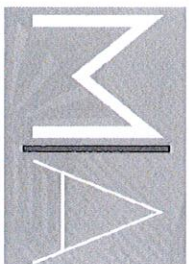


DUNKIN' DONUTS' FRESH BREW PROTOTYPE
(THIS DRAWING IS FOR ILLUSTRATION PURPOSE ONLY, ACTUAL CONSTRUCTION MAY DIFFER SLIGHTLY)

1
A-2

Proposed Elevation Rendering

Scale: N.T.S



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LZL Equities/Dunkin Donuts

Michael Nafash
S-B-L: 14-1-43
301 Route 32
Newburgh, New York 12550

For Planning Board Review-Not for
Construction

Date: 09/03/14

Revisions:

04/2015

Drawn By: J.L.L.C

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