

12 July 2012

John Ewasutyn, Chair and Planning Board Members
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

**RE: Route 300 Center
1413 Union Avenue
Newburgh, New York
Langan Project No.: 140059701**

Dear Chair Ewasutyn and Planning Board Members:

As a follow up to our Conceptual Site Plan review with the Board held on February 16, 2012 and subsequent referral letter to the Zoning Board of Appeals dated April 3, 2012 we are pleased to provide you the following update on the status of our project:

On June 28, 2012 the Zoning Board of Appeals granted the following variances:

1. An area variance for Town of Newburgh Code §185-28G to permit an establishment dispensing gasoline within 1,000 feet from an existing establishment dispensing gasoline.
2. A variance to allow 520 square-feet of signage where 144 square-feet would be permitted.
3. While not a variance, the Board was in agreement with the applicant that a variance is not required relative to §185-28F as no establishment within a distance of 200 feet from the fuel pump islands or storage tank is considered a place of public assembly.

During permitting with the Zoning Board of Appeals we also completed a traffic assessment of the Route 300 corridor in the vicinity of the site and a copy of that assessment is included in this package. In addition to the traffic assessment a current copy of the site plan is enclosed for your use and review.

Now that we have received the needed area and sign variances we would like to begin the detailed design work associated with the project. Prior to doing that we would like the opportunity to discuss the current status of our development plan with the Board and review the progress made since February. Additionally, we would like to request the opportunity to

meet with the Board's consultant team to discuss the particulars of the site plan; including items such as landscaping, lighting, and stormwater management.

We thank you for your time and look forward to updating you on the status of our development plan.

Sincerely,
Langan Engineering and Environmental Services, Inc.

A handwritten signature in blue ink, appearing to read "Timothy S. Onderko".

Timothy S. Onderko, P.E.
Senior Project Manager

TSO:tso
Enclosure(s): Traffic Assessment

cc: John Cappello, Lisa Davis

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