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**OF COUNSEL

July 18, 2013

John Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re: The Old Little Britain Road, LLC - Site Plan Application

Dear Chairman Ewasutyn:

We represent The Old Little Britain Road, LLC, the owner of Tax Map Parcels 97-3-1 and 2 in connection with its application for a commercial site plan approval for the development of a mortgage servicing center and related banking for Ulster Savings Bank. The subject premises is the former Simoni Tuxedo Shop and is located on Old Little Britain Road, a short distance off of Route 300.

The property is in the IB Zoning District of the Town. It is serviced by public water and sewer. The property will be completely renovated inside and out. The required number of parking spaces will be installed and a two-way driveway will be established accessing Old Little Britain Road.

The property consists of approximately 2,000 square feet. The building will include two drive up lanes and one by-pass lane.

I am enclosing our client's check in the sum of \$4,400.00, which I have calculated based on the Board's fee schedule as follows:

1.	Commercial Site Plan Application	\$2,000.00.
2.	Consulting Escrow Fees	\$1,400.00.
3.	Long Form EAF	\$1,000.00.

While the fee schedule refers to Code §104-2D(3) and §104-2(G), those sections do not make reference to specific amounts, but only impose the obligation to establish an escrow for professional fees. If I have incorrectly calculated the initial fees, I would appreciate your so advising me and we will promptly submit any additional necessary funds.

To: John Ewasutyn, Chairman
Town of Newburgh Planning Board

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If this letter narrative and fee submission is correct, I would appreciate receiving an application number and any applications, or references to the necessary applications, so that I can submit the same and request to be put on your next available agenda.

Thank you for your cooperation and assistance in this matter.

Very truly yours,

Robert E. DiNardo

RED/rmc
enc

cc: Client