



April 18, 2012

Mr. John Ewasutyn  
Planning Board Chairman  
Town of Newburgh  
308 Gardnertown Road  
Newburgh, NY 12550

**RE: Site Plan for Mid Hudson Marina, Town of Newburgh, NY;  
Town Project No. 2010-19, CME Project No. 110-186**

Dear Mr. Ewasutyn:

Creighton Manning Engineering, LLP (CME) is in receipt of the April 12, 2012 submission from The Chazen Companies including the SEQR Comparison and the updated concept plan. Based on our review of the materials, we offer the following comments:

1. The 2006 Anchorage at Balmville project identified a reduced mitigation plan as compared to the original 1997 plan. That same 2006 mitigation plan described on page 6 of the comparison will continue to be applicable to the current proposal.
2. The emergency access road has a small area (+/- 70 sf) located outside the project site and the drainage/access easement, on lands N/F of O'Donnell & Sons, Inc. (See attached.)

ENGINEERS  
PLANNERS  
SURVEYORS

If you have any questions regarding the above, please do not hesitate to contact our office.

Respectfully submitted,  
*Creighton Manning Engineering, LLP*

A handwritten signature in blue ink, appearing to read "Kenneth Wersted".

Kenneth Wersted, P.E.  
Project Manager

Cc: Jim Osborne – Town Engineer  
Bryant Cocks – Town Planner  
Michael Donnelly – PB Attorney  
Pat Hines – MHE  
Karen Arent – KALA  
Jerry Canfield – Fire Inspector

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DRAINAGE & EMERGENCY  
ACCESS EASEMENT

EMERGENCY ACCESS  
GATE

LANDS N/F  
O'DONNELL & SONS

EMERGENCY ACCESS  
ROAD OUTSIDE OF  
PROJECT AND EASEMENT

RETENTION POND  
RETENTION POND

DRAINAGE  
STRUCTURE  
(4x8)  
CG RM=9.00

12" INLET  
I=5.6

0.8'x1.3' INLET  
I=8.6

