

**DRAKE LOEB HELLER
KENNEDY GOGERTY
GABA & RODD** PLLC
ATTORNEYS AT LAW

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New Windsor, New York 12553

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Dominic Cordisco
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Benjamin M. Wilkinson
Sebastian Lemos
Hunter D. Raines
Taylor M. Palmer

Thomas J. Egan
Of Counsel

*LL.M. in Taxation

November 8, 2013



BY HAND DELIVERY
Chairman John P. Ewasutyn
Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12550

Re: Crystal Run Healthcare Medical Office Building //
Proposed Subdivision Plat & Clearing and Grading Permit Application
Planning Board File 13-18 // Our File No.: 13792-65667

Dear Chairman Ewasutyn and Planning Board Members:

I enclose the proposed subdivision plat for minor subdivision approval for CRH Realty VIII, LLC, for a new Crystal Run Healthcare medical office building on property located off of Union Avenue (NYS Route 300), in proximity to Wal-Mart and Old Little Britain Road. CRH Realty VIII, LLC, proposes to consolidate and realign five (5) adjoining tax parcels to construct a 65,250+/- square foot medical office building and related appurtenances on the combined parcel.

In addition to the proposed subdivision plat, we enclose a clearing and grading permit application and plan. Kindly place us on your November 21st agenda.

Very truly yours,


DOMINIC CORDISCO

DRC/TMP/326525
Enclosures

cc: Michael Donnelly, Esq., Planning Board Attorney
Kenneth Wersted, P.E., Planning Board Traffic Consultant
(by overnight mail)

Gaynor Rosenstein
Russell Jenks
Douglas Sansted, Esq.
John O'Rourke
Philip J. Greal, Ph.D., P.E.
Rich Rosen
Michael Arcangel (by email only)

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Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12550

Examined _____ 20__

Approved _____ 20__

Disapproved _____ 20__

APPLICATION FOR CLEARING AND GRADING

Fee: _____ Date: November 7, 2013

NAME OF OWNER OF PREMISES: CRH Realty VIII, LLC

ADDRESS OF OWNER: c/o Columbia Development, 302 Washington Avenue Extension, Albany, New York, 12203

TELEPHONE NUMBER OF OWNER (518) 862-9133

State whether applicant is owner, lessee, agent, architect engineer or contractor:

Buyer

Location of land on which proposed work will be done:
1000-1006 Union Avenue (NYS Route 300), Newburgh, Orange County, NY.

Section: 97 Block: 3 Lot: 6, 7, 8, 26 (Newburgh), Sub. Div: _____
Section: 4 Block: 1 Lot: 72.2 (New Windsor), Sub. Div: _____

Zoning District of Property IB (Newburgh); Design Shipping (New Windsor)
Size of Lot: 8.10 +/- acres

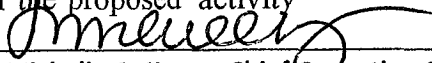
Proposed Completion Date: _____ N.A.

Name of Contractor/Agent, if other than owner: Lanc & Tully Engineering and Surveying, P.C. Address P.O. Box 687, Goshen, New York 10924

Tel: (845) 294-3700

Date of Planning Board Approval: _____ Pending Approval
(if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity

Signature of Owner  Date: 11/7/13

Dr. Michelle A. Koury, Chief Operating Officer
CRH Realty VIII, LLC

State nature and purpose of the proposed activity:

- (1) () Drawings showing the boundaries of the parcel will be conducted:
- (2) () A plan showing areas proposed to be cleared, filled or graded or subjected to timber harvesting and nature of the vegetation affected.
- (3) () An erosion control plan:
- (4) () Documentation regarding permit status with the New York State Department of Environmental Conservation permit required must be in effect prior to the Town's issuing a permit
- (5) () Plans must show the type of vegetation to be destroyed by the proposed activities along with the planned disposition of the des-material:
- (6) () Drainage computations prior to site preparation and after site preparation may be required.
- (7) () Nature of proposed activity: **Clearing & Grading of a 7.3 +/- acre lot**
 - () Clearing _____ Acreage
 - () Excavation _____ Cubic Yards
 - () Filling _____ Cubic Yards
 - () Grading _____ Acreage
 - () Clearing/Grading **7.0 +/- acres** Acreage

L. 13886 P. 1962

NOTES:

1. GRADING OPERATIONS IN AREAS AS DEPICTED IN GRAY SHADING.
2. SILT FENCING SHALL BE INSTALLED AND MAINTAINED DURING GRADING OPERATIONS AND UNTIL SITE IS STABILIZED AS DEPICTED AND WHERE REQUIRED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. EXISTING TREE LINES, TREE GROUPINGS, AND INDIVIDUAL TREES CONTAINED WITHIN THE BOUNDARY OF THE GRADING OPERATIONS SHALL BE CLEARED AS DEPICTED. LOCATIONS OF INDIVIDUAL TREES AND TREE GROUPINGS ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED.
4. CLEARING AND GRADING LIMITS TO BE STAKED IN THE FIELD BY A LICENSED LAND SURVEYOR PRIOR TO COMMENCING CLEARING/GRADING ACTIVITIES.



LOCATION PLAN
1 INCH = 2000 FEET

TABLE OF ZONING REQUIREMENTS
IB DISTRICT (INTERCHANGE BUSINESS)

MINIMUM	REQUIRED
LOT AREA	40,000 S.F.
LOT DEPTH	150 FT.
LOT WIDTH	150 FT.
FRONT YARD	80 FT.
SIDE YARD (ONE)	30 FT.
SIDE YARD (BOTH)	80 FT.
REAR YARD	80 FT.
MAXIMUM	PERMITTED
LOT BUILDING COVERAGE	40%
LOT SURFACE COVERAGE	80%
BUILDING HEIGHT	40 FT.

RECORD OWNERS:

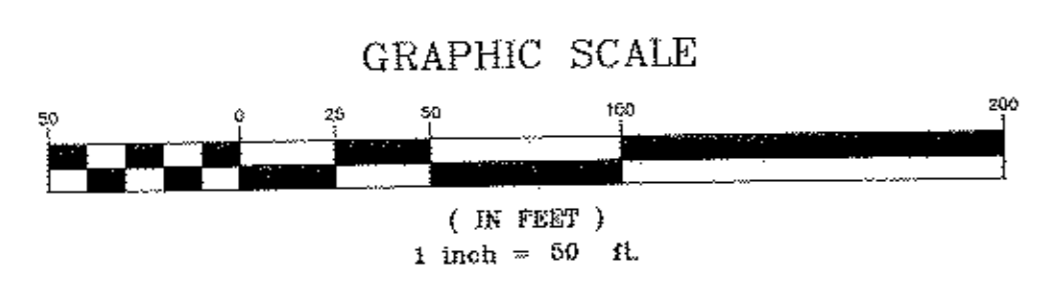
- REGINA C. FLANNERY, INDIVIDUALLY
REGINA C. FLANNERY, AS EXECUTRIX OF
THE ESTATE OF JAMES J. FLANNERY
135 DOGWOOD LANE,
NEWBURGH, NY 12550
97 - 3 - 6
97 - 3 - 7
97 - 3 - 26
4 - 1 - 72.2
L. 13386 P. 1962
- THE OLD BRITAIN GROUP, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417
97 - 3 - 1
97 - 3 - 2
L. 13482 P. 370
- NEWBURGH TOWN CENTER, LLC
104 GARDEN COURT
FRANKLIN LAKES, NJ 07417
97 - 3 - 8
L. 12109 P. 731

EXISTING AREAS:

TOWN OF NEWBURGH	ACRES
TAX LOT 97 - 3 - 1	0.342± AC.
TAX LOT 97 - 3 - 2	0.284± AC.
TAX LOT 97 - 3 - 6	4.340± AC.
TAX LOT 97 - 3 - 7	2.110± AC.
TAX LOT 97 - 3 - 26	0.790± AC.
TAX LOT 97 - 3 - 8	0.453± AC.
TOTAL:	8.319± AC.
TOWN OF NEW WINDSOR	ACRES
TAX LOT 4 - 1 72.2	0.258± AC.

LOT LINE CHANGE AREAS:

TOWN OF NEWBURGH	ACRES
PART OF TAX LOT 97 - 3 - 6 AND PART OF 97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1	
TAX LOT 97 - 3 - 1	0.342± AC.
P/O TAX LOT 97 - 3 - 2	0.086± AC.
P/O TAX LOT 97 - 3 - 6	0.846± AC.
TOTAL:	1.274± AC.
TOWN OF NEWBURGH	ACRES
TAX LOT 97 - 3 - 7, 8, 26 AND PART OF 97 - 3 - 2, 6 TO BE CONSOLIDATED	
P/O TAX LOT 97 - 3 - 2	0.198± AC.
P/O TAX LOT 97 - 3 - 6	3.494± AC.
TAX LOT 97 - 3 - 7	2.110± AC.
TAX LOT 97 - 3 - 26	0.790± AC.
TAX LOT 97 - 3 - 8	0.453± AC.
TOTAL:	7.045± AC.
TOWN OF NEW WINDSOR	ACRES
TAX LOT 4 - 1 72.2	0.258± AC.



SURVEY NOTES:

1. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
2. REFERENCE:
MAP ENTITLED "COMPOSITE SITE PLAN, SOUTH UNION PLAZA, TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 16, 2007, WAS REVISED OCTOBER 29, 2008 AS PREPARED BY SHAW ENGINEERING, CONSULTING ENGINEERS.
TITLE REPORT NUMBER 730-0-2497, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.
3. TAX LOT 97 - 3 - 2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF MAINTAINING ITS LINES WITH THE NECESSARY POLES, WIRES, GUYS AND BRACES, ALONG WITH THE RIGHT TO TRIM TREES, AS MENTIONED IN LIBER 491 OF DEEDS AT PAGE 569.

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Goshen, N.Y. 10924
(845) 294-3700

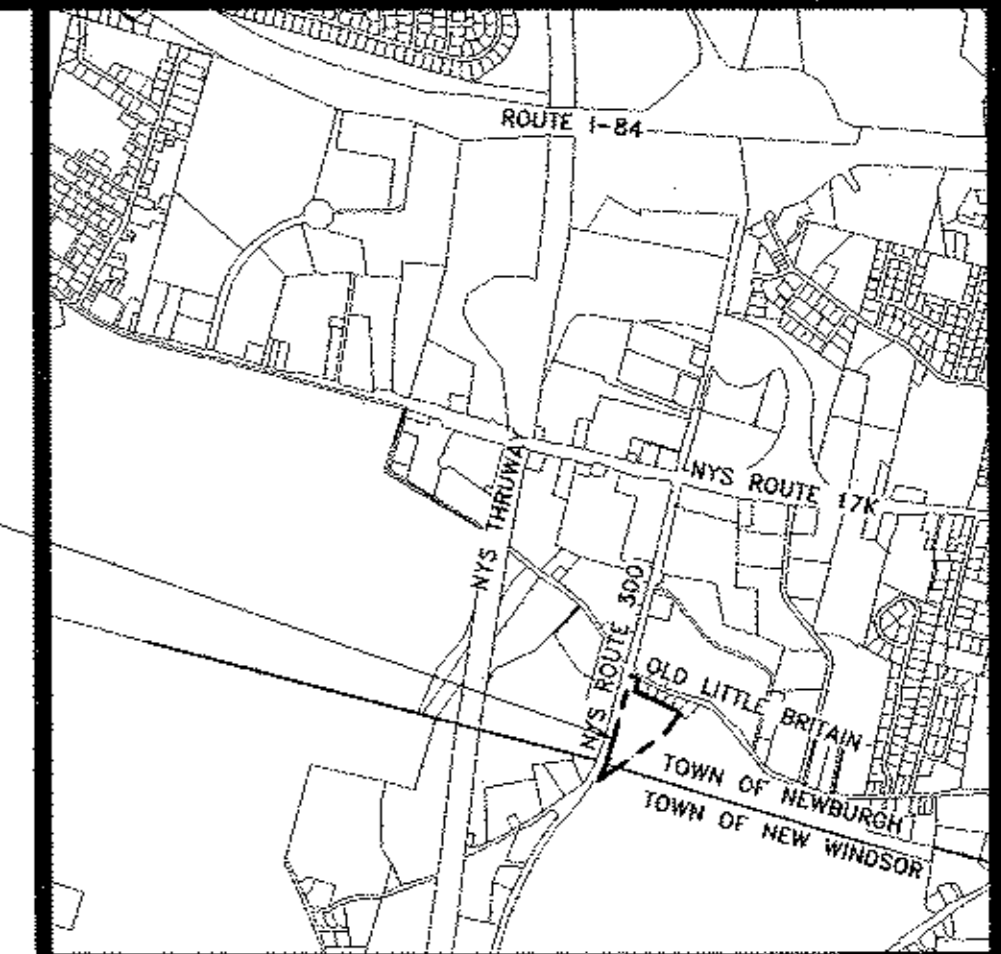
CRH REALTY VIII, LLC
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

CLEARING AND GRADING PERMIT PLAN

DATE: NOVEMBER 1, 2013

Drawn By: dmk
Checked By:
Scale: 1" = 50'
Tax Map No.: AS NOTED

Drawing No.: C30
8 - 12 - 0100 - 01



LOCATION PLAN
1 INCH = 2000 FEET

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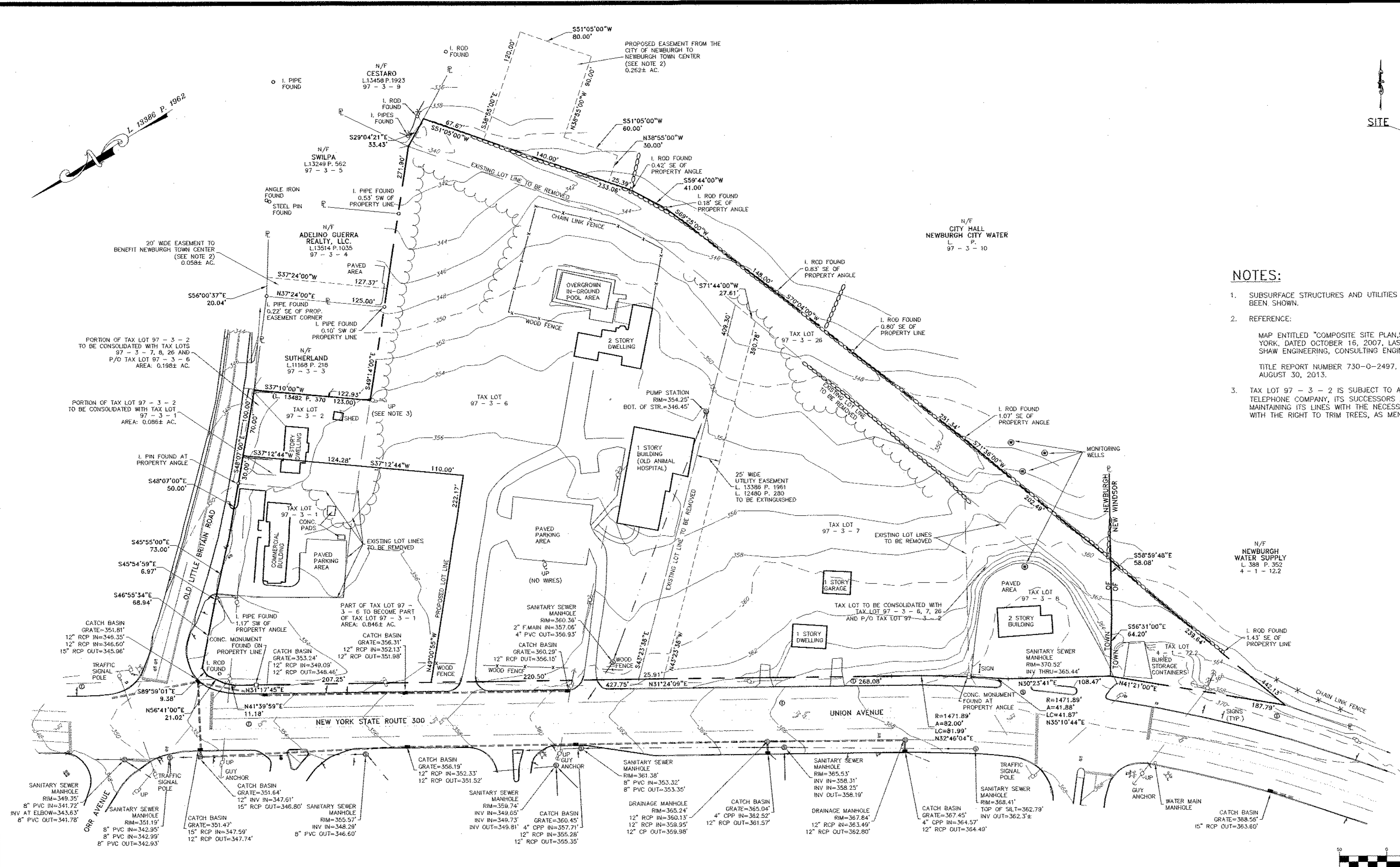
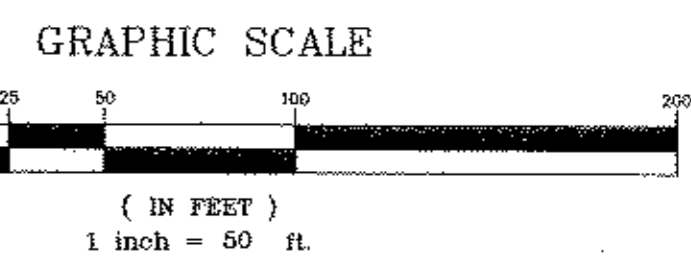
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TOWN OF NEW WINDSOR	
TAX LOT 4 - 1 72.2	0.258± AC.



LOT LINE CHANGE AREAS:

PART OF TAX LOT 97 - 3 - 6 AND PART OF 97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1

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MAXIMUM	PERMITTED
LOT BUILDING COVERAGE	40%
LOT SURFACE COVERAGE	80%
BUILDING HEIGHT	40 FT.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 6, 2013.

RODNEY C. MACLEOD
NEW YORK STATE LICENSE NO. 50276

LANC & TULLY
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P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

LOT LINE CHANGE AND CONSOLIDATION
MAP PREPARED FOR

CRH REALTY VIII, LLC

TOWN OF NEWBURGH
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

DATE: SEPTEMBER 17, 2013

Drawn By: JW
Checked By:
Scale: 1" = 50'
Tax Map No.: AS NOTED
Drawing No.: C30
B - 12 - 0100 - 01

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