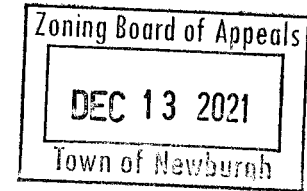


December 10, 2021

Mr. Darrin J. Scalzo, Chairman
and Members of the Zoning Board
Town of Newburgh
1496 Route 300
Newburgh, New York 12550



*Re: Proposed Convenience Store with Fuel Pumps
Gas Land Petroleum, Inc.
42 South Plank Road (Tax Parcel Section 71 Block 2 Lot 11)
Town of Newburgh, Orange County, NY
Chazen Project #82018*

Dear Chairman Scalzo:

As you are aware Gas Land Petroleum, is looking to modernize their existing location at 42 South Plank Road by constructing a new, one-story, 2,300 SF convenience store (located approximately 18 feet north of the existing 1,564 F, one-story, convenience store, which would be demolished) with associated site improvements (landscaping, parking, vehicular safety upgrades). The 0.531-acre parcel is identified as parcel 71-2.11 the Town of Newburgh Tax Map and is located at the intersection of S. Plank Road and 5th Avenue.

Our office appeared before your board on November 23, 2021 at which time a public hearing was adjourned to discuss the following variances.

1. Per ZS 185-18C(4)(b): Minimum front yard off NYS Route 52 for building and canopy
2. Per ZS 185-11, Schedule 7 B District: Minimum front yard off 5th Avenue for canopy
3. ZS 185-21C(2) and ZS 185-21B(4) Minimum required setback to parked car
4. Per ZS 185-13B(2): Parking in required yards
5. Per ZS 185-13B(4): Minimum setback to intersection
6. Per ZS 185-28E: Minimum setback to storage tanks

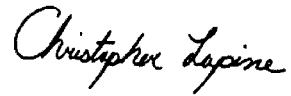
Gas Land Petroleum was asked to submit a site plan which depicts the proposed improvements overlaying the existing convenience structure. In addition to this plan we are submitting 12 copies of the following:

- Map of Survey Prepared by Michael Vetere, dated 12/10/20
- Sheet C120 Demolition Plan
- Sheet C130 Site Plan (with existing building)
- Sheet C180 Landscape Plan

*Mr. Darrin J. Scalzo, Town of Newburgh Zoning Board Chairman
December 10, 2021
Page 2 of 2*

We look forward to continuing our discussion on the December 23, 2021 Zoning Board meeting. Please call me at 914-474-0472 or email me at clapine@LabellaPC.com if you have any questions or need anything further. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Christopher Lapine". The signature is written in a cursive style with a large initial 'C'.

Christopher P. Lapine, P.E.
Director of Engineering Services