

July 26, 2012

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

Subject: Elm Farm Subdivision Your File #2000-09
Wells and Fostertown Road
Town of Newburgh Orange County, NY

Dear Chairman:

As discussed in our telephone conversation, attached are three (3) full sets of the subdivision plans for the above mentioned property for the Building Department, Town Engineer and file. Also attached are seven (7) sets of plans that include only Sheets 1-7 of 14 for the Planning Board's use.

This subdivision received preliminary approval from the Town of Newburgh Planning Board in June 2005. Since that time the applicant has maintained the preliminary approval status.


The plans are being resubmitting so that minor changes that have been made to the design of the subdivision can be reviewed and incorporated as part of a request for a new preliminary subdivision approval. These revisions include changes to the plans that were necessary due to updates in the Town of Newburgh regulations since the original preliminary approval as well as other minor configuration changes throughout the site. The major change in the subdivision was the modifications to the individual lots to provide a 15,000 square foot lot with a 75 foot by 75 foot buildable area in each.

To meet the current zoning requirements there has been a reduction in the overall lot count from the previously approved lot count of 54 lots to the current count of 52 lots. The prior approval of the subdivision included a short cul-de-sac (Quince Road) that originated off of Wells Road that served three lots. One of these lots was eliminated as part of the reconfiguration and, as such the cul-de-sac road has been eliminated and the two remaining lots are served by a single common drive. A second lot previously on the northerly side of the through road (Black Gum Court) across from the westerly intersection with the loop road (Tamarack Drive) has been eliminated. All other changes were not substantive and were related to the reconfiguration of the lots.

Please schedule this matter for the next available Planning Board meeting so that we may proceed as discussed above.

Very truly yours,

KC Engineering and Land Surveying, P.C.
(formerly Eustance & Horowitz, P.C.)



Jason A. Pitingaro, P.E.
Project Manager

JAP/lk

Enclosures

cc: Tomer Slutzky
Mrs. Richard Lang
Bryan Cocks w/enclosures
atrick Hines w/enclosures

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