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January 25, 2016

Chairman John P. Ewasutyn and Members of the Planning Board
 Town Hall
 308 Gardner Town Road
 Newburgh, NY 12550

RE: JMC Project 15024
 ARB Amendment Golden Vista
 Meadow Hill Rd
 Town of Newburgh, NY
 Town of Newburgh Project No. 99-33

Dear Chairman Ewasutyn and Members of the Planning Board:

We are pleased to submit eleven (11) copies of the following updated Architectural Site Plan prepared by Minno Wasko Architects and Planners. The applicant has changed architects from Barton Partner Architect to Minno Wasko Architects, which we understand will require an Amended Approval from the ARB. Provided for your review are the comparison plans between the original approved plans and the proposed buildings:

1. Minno Wasko Drawings (14 sets of prints):

<u>Dwg. No.</u>	<u>Title</u>	<u>Revision No./Date</u>
1 of 7	"12 Unit Elevation Comparison"	12/3/2015
2 of 7	"18 Unit Elevation Comparison"	12/3/2015
3 of 7	"12 Unit Building"	12/3/2015
4 of 7	"18 Unit Building"	12/3/2015
5 of 7	"Unit Plan Comparison"	12/3/2015
6 of 7	"12 Unit Rear Elevation Comparison"	12/3/2015
7 of 7	"18 Unit Rear Elevation Comparison"	12/3/2015

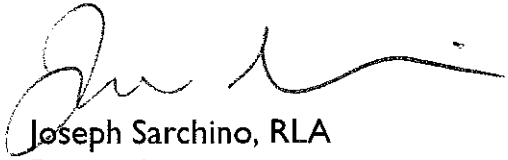
2. Minno Wasko Architects and Planners Letter, dated 12/20/2015.

As stated in the attached letter the new building are consistent with the original design approved by the Planning Board. The bedroom count and the exterior building materials will remain the same and only minor changes to the overall width and depths to the building size.

The project architect will review the plans with the Board at the next scheduled meeting of February 4, 2016. Should you have any questions regarding the submission please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Joseph Sarchino, RLA
Principal

- cc: Mr. Patrick J. Hines, w/enc. (1 copy via overnight mail from JMC)
- Michael Donnelly, Esq. (1 copy via overnight mail from JMC)
- Mr. Ken Wersted (1 copy via overnight mail from JMC)
- Mr. Nicholas W. Minoia
- Mr. George J. Carfagno, w/enc.
- Mr. Michael Blum, w/enc.

MEMORANDUM

Date: January 20, 2016
 To: Town of Newburgh -- Planning Board
 From: Bruce Englebaugh, AIA
 Project: DRA Meadow Hill, LLC; "Golden Vista", Newburgh, NY
 Subject: Summary changes made to the architectural concept after site plan approval.

Purpose:

1. After the site plan approval was obtained from the Planning Board the Applicant changed architects; from Barton Partners to Minno & Wasko Architects.
2. The purpose of this memo is to summarize the enhancements and refinements that Minno & Wasko incorporated into the architectural design - after the Site Plan Approval.

Summary refinements & changes:

1. In general the Minno Wasko scheme is substantially similar to the earlier approved scheme; "macro-scale" items that remain unchanged or similar are:
 - a. The bedroom count remains the same
 - b. Building length & width has only slight adjustments as shown below in item 2.
 - c. Footprint has only minor adjustments that were made to correspond with façade modifications and the addition of trash, sprinkler valve closet, and porticos on the end units.
 - d. Exterior materials remain the same (cultured stone, vinyl siding, composite trim)
2. Building Length/ Width¹:

<u>Building Type</u>	<u>Original (Barton)</u>	<u>Proposed M&W)</u>	<u>Remarks</u>
12 Unit Bldg Length	139'-2"	139'-4"	MW dimension: 2" longer
12 Unit Bldg Depth	62'-0	61'-10 1/4	MW dimension: 1 3/4" shorter
18 Unit Bldg Length	208'-8"	209'-0	MW dimension: 4" longer
18 Unit Bldg Depth	62'-0	61'-10 1/4	MW dimension: 1 3/4" shorter

¹ Building dimensions shown in the chart are measured to "face of wood stud" on the "ground floor". The dimensions chosen to compare correspond on both schemes; for example building length dimension shown on the original Barton scheme corresponds to the building length shown on the M&W scheme.

3. Roof-line: The roof on the approved scheme had gable ends, the new M&W scheme proposes hip roof for the primary roof and gable ends for accents. The hip roof concept helps to visually break down the scale at each end of the building. The hip roof also increases the amount of daylight and air circulation within the entrance courtyards.
4. Unit Types: Two additional unit types were added to respond to end conditions at each building. The new end unit designs place the major spaces (Living/ Dining/ Kitchen) on the end walls, this allows for more window area that increases marketability of the end units and also provides for a more attractive façade design at end of the building. The end units also indicate a corner deck.
5. Unit plans were changed to conform to the NY state barrier-free requirements and were also changed to improve "flow", marketability, and constructability.
6. Provisions for resident trash storage were added. Areas for sprinkler closets and meters were added.
7. Pent roofs and/or canopies were added over the front door entrances to protect residents from inclement weather. This refinement also improves the visual aesthetics of individual front door areas and the overall building façade.
8. Window groupings were adjusted slightly to better work with furniture within the units.
9. Exterior colors: In general the exterior color scheme was "darkened" slightly.

End

For information, please refer to the attached drawings and specifications for the proposed design.



ORIGINAL FRONT ELEVATION
SCALE: 1/8" = 1'



ORIGINAL RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'



REVISED FRONT ELEVATION
SCALE: 1/8" = 1'

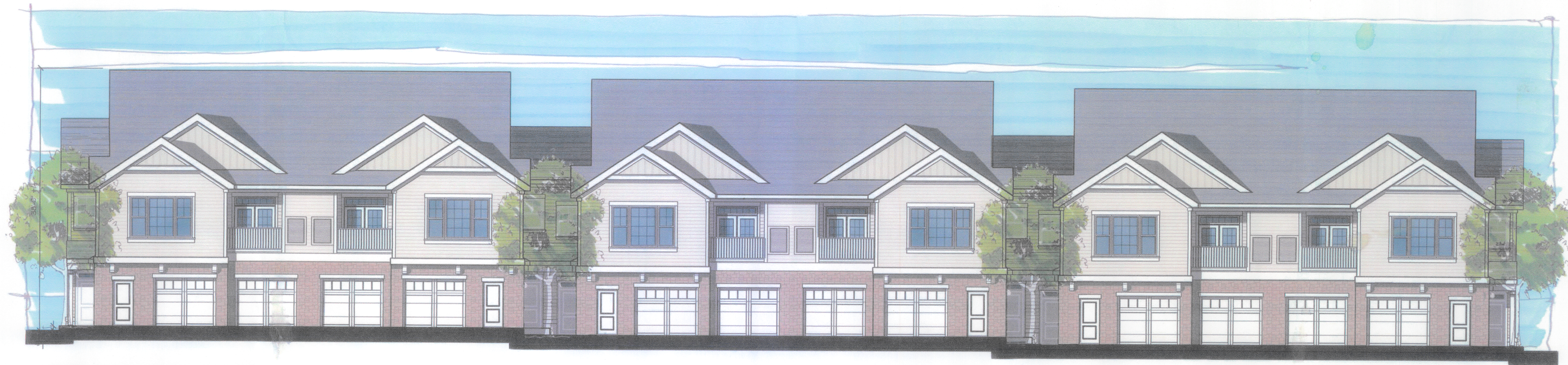


REVISED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'

1 of 7

12 UNIT - ELEVATION COMPARISON

DATE: 12/03/2015



ORIGINAL FRONT ELEVATION
SCALE: 1/8" = 1'



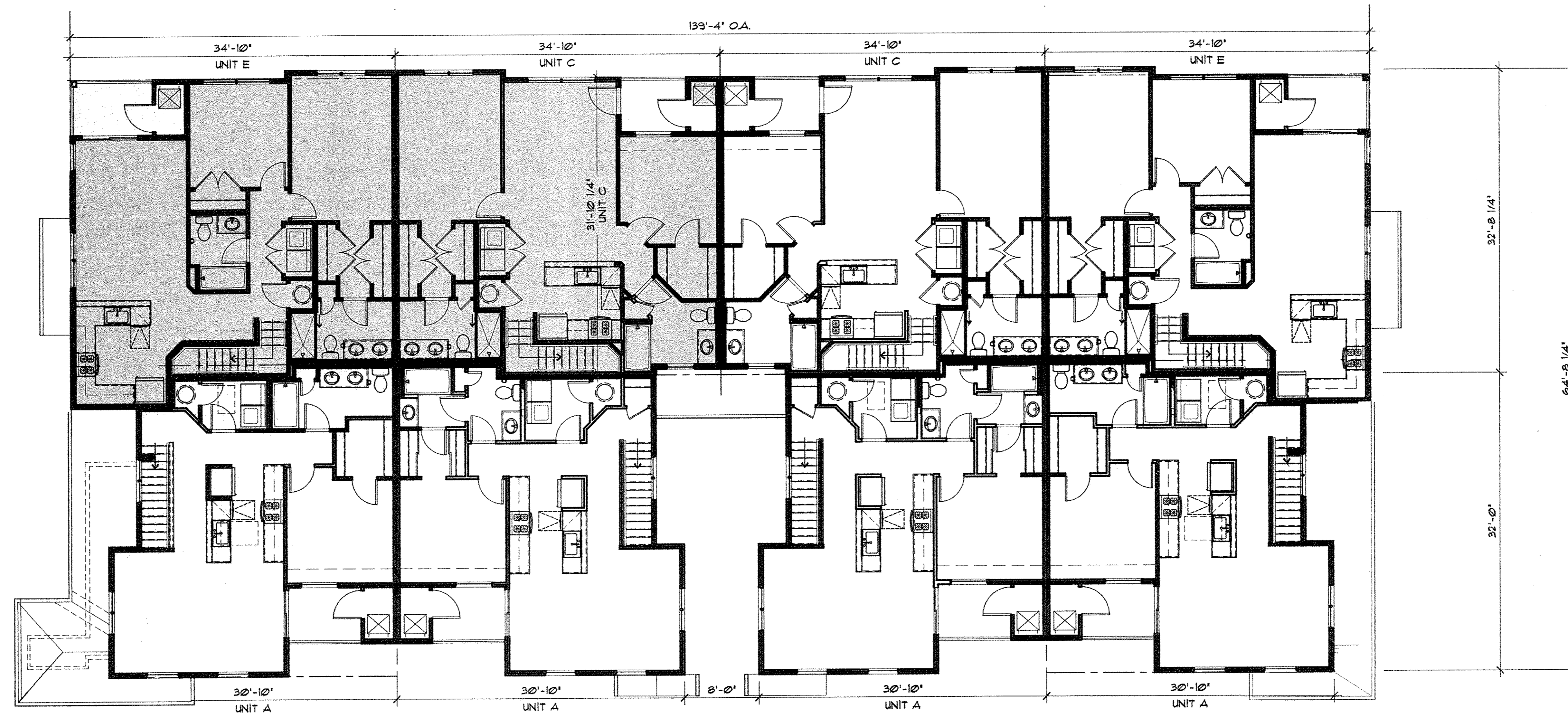
REVISED FRONT ELEVATION
SCALE: 1/8" = 1'

2 of 7

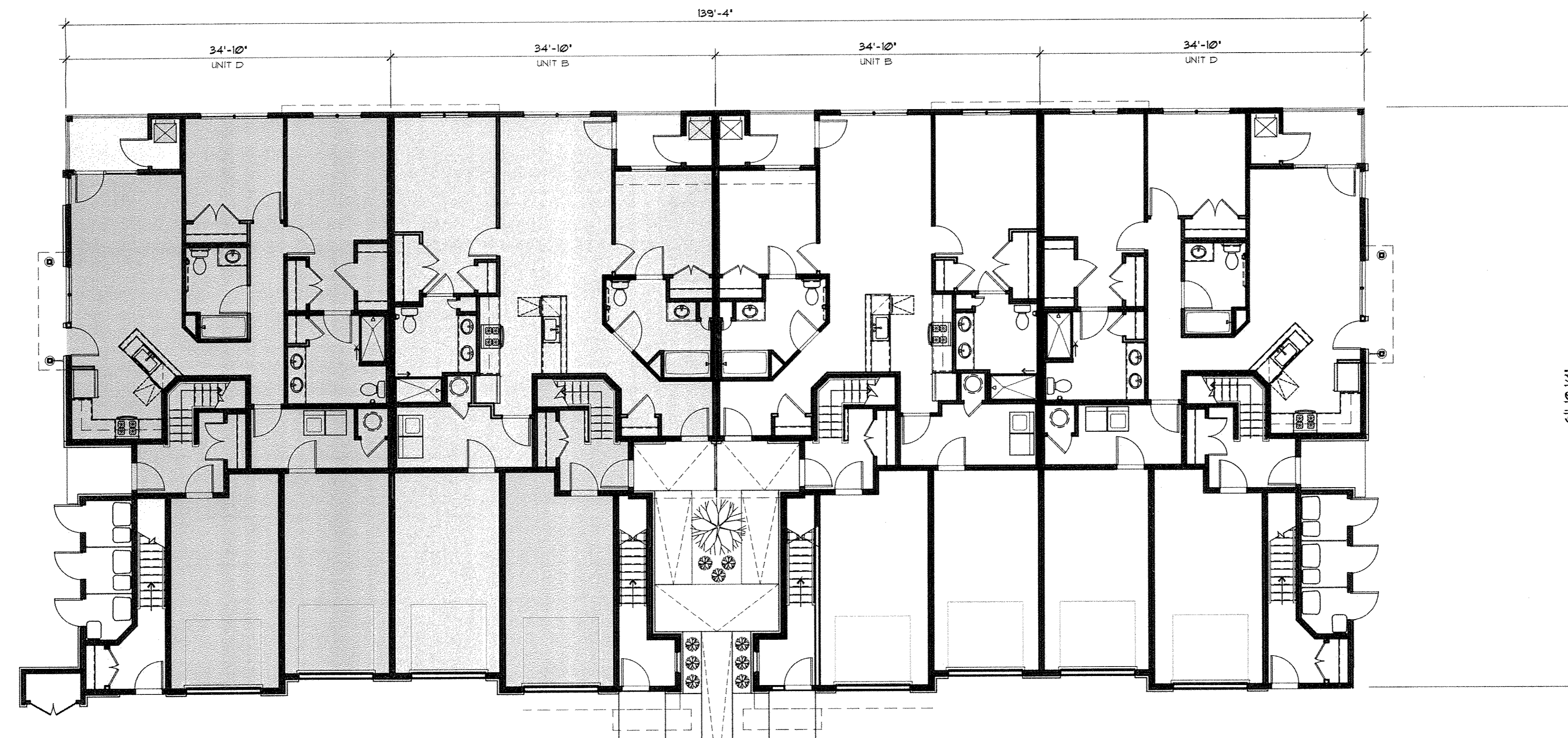
18 UNIT - ELEVATION COMPARISON

DATE: 12/03/2015

2nd Floor



1st Floor

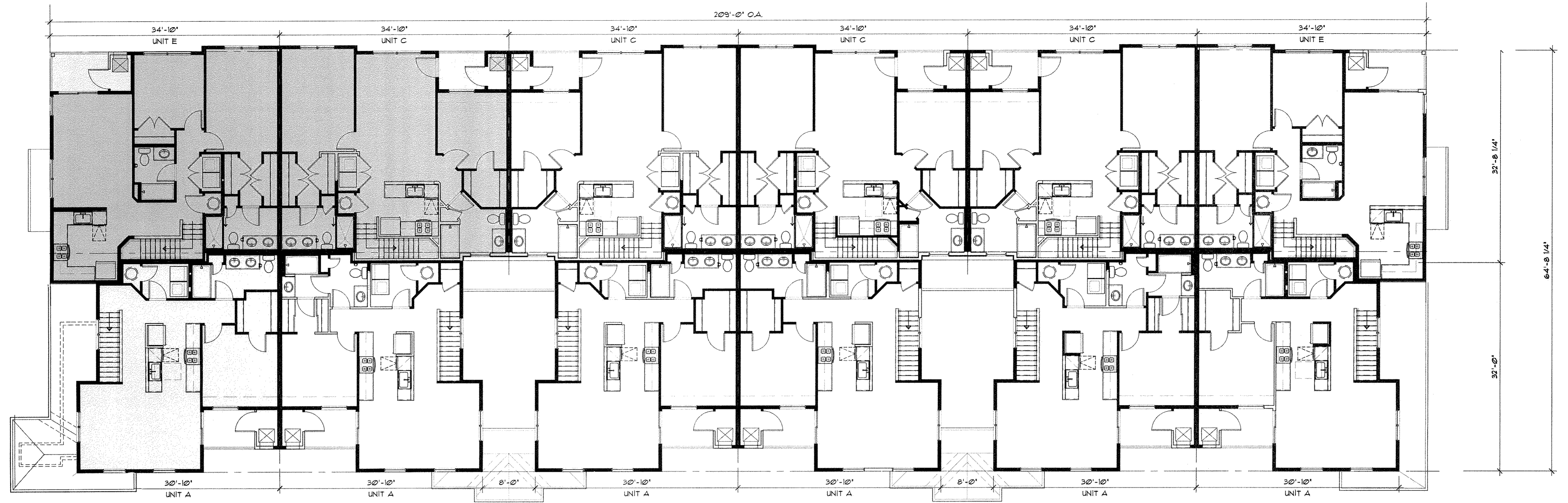


3 of 7

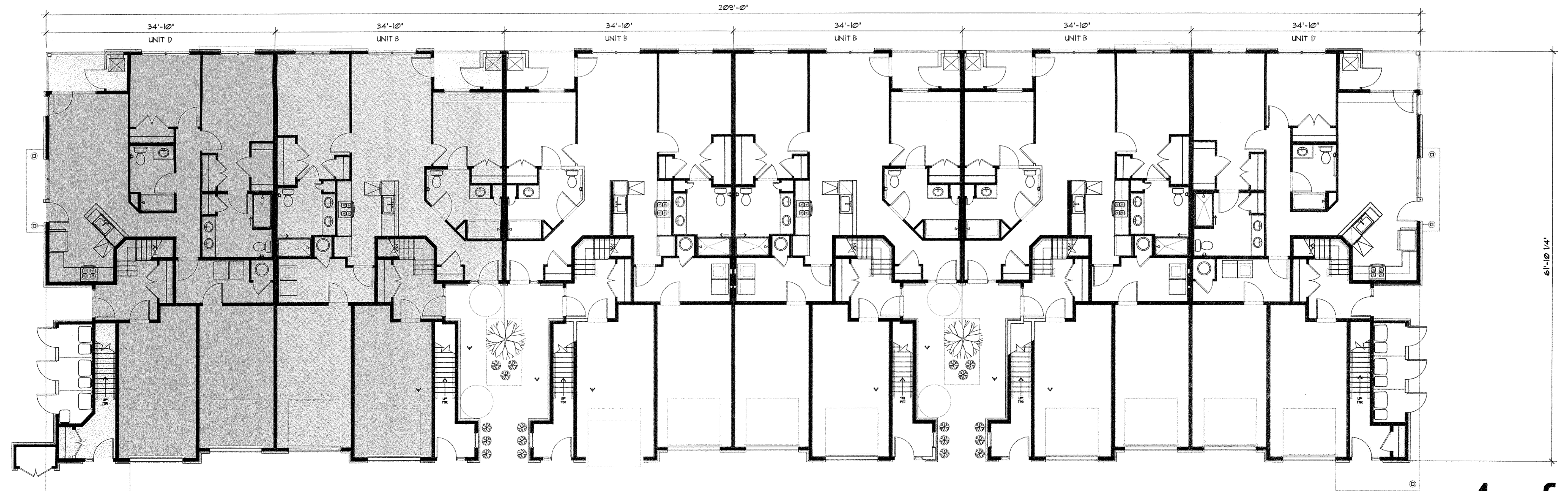
12 UNIT BUILDING

DATE: 12/03/2015

2nd Floor

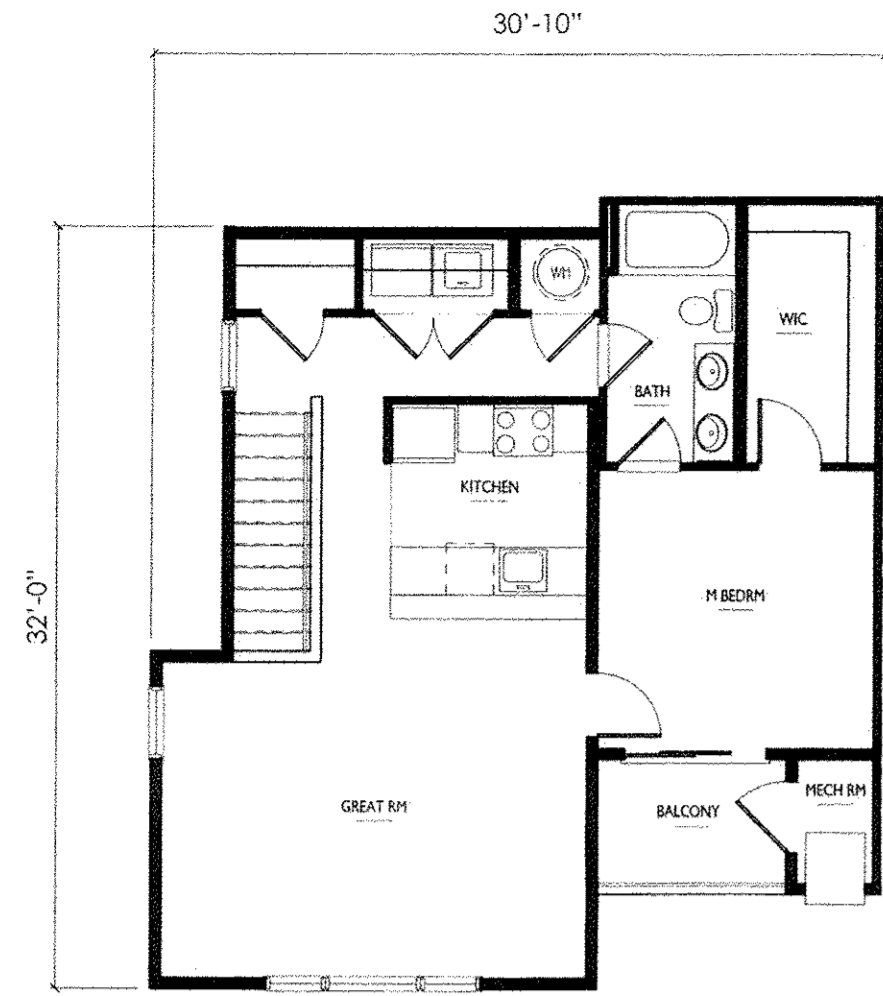


1st Floor

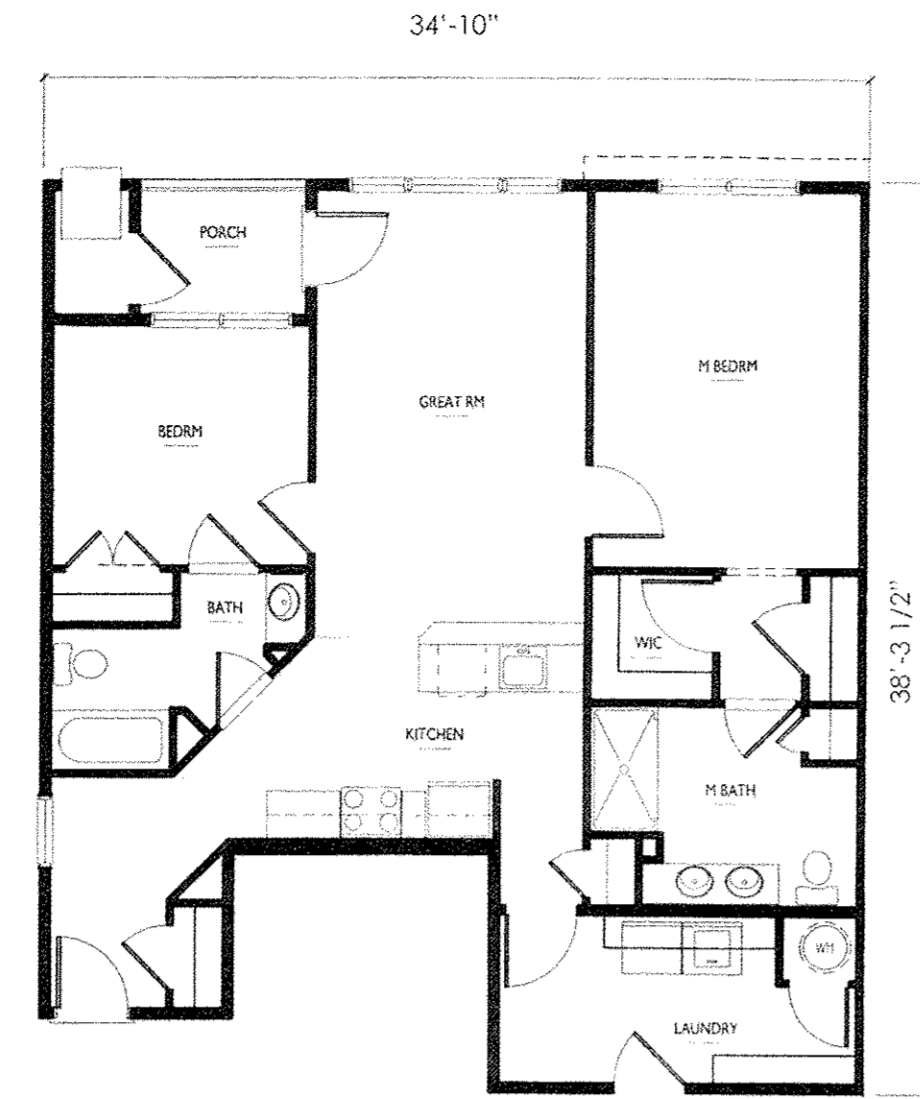


4 of 7
 18 UNIT BUILDING
 DATE: 12/03/2015

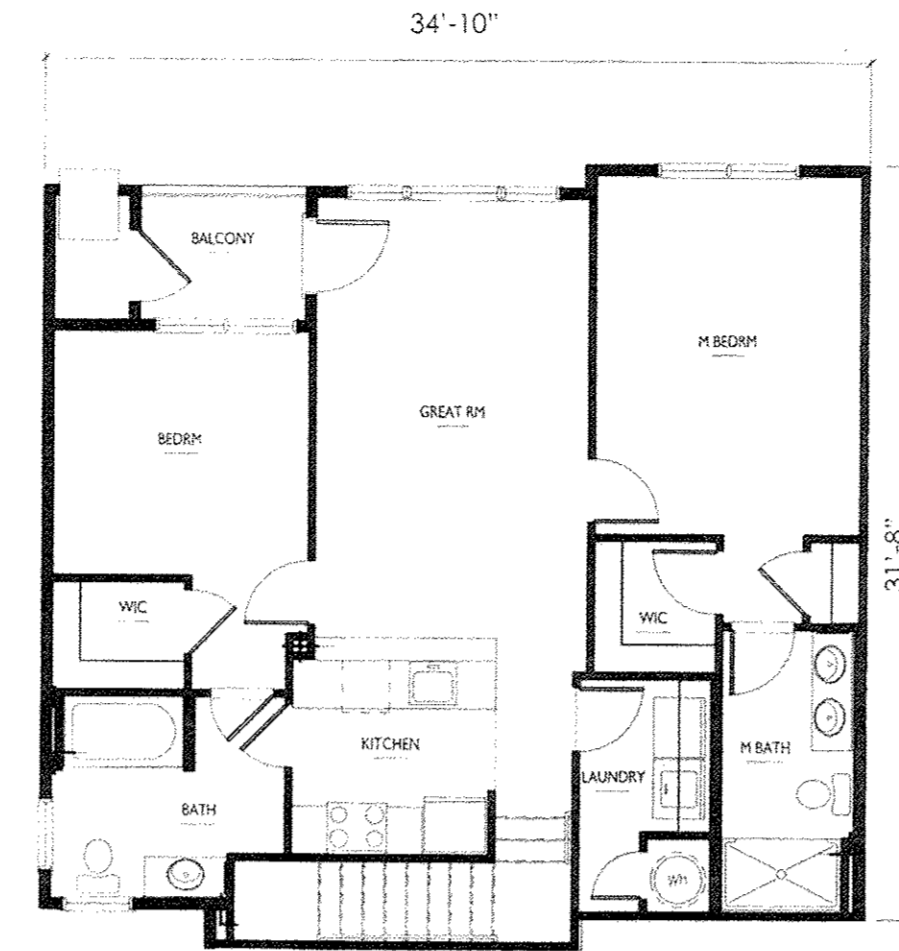
ORIGINAL



UNIT A
SECOND FLOOR

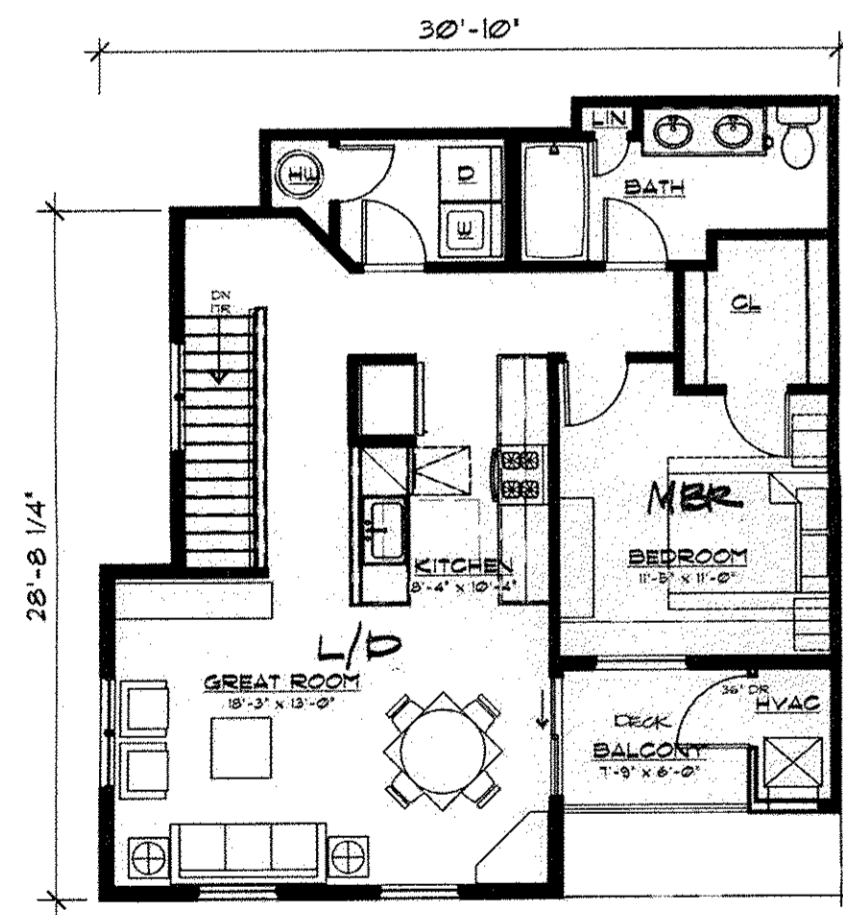


UNIT B
FIRST FLOOR

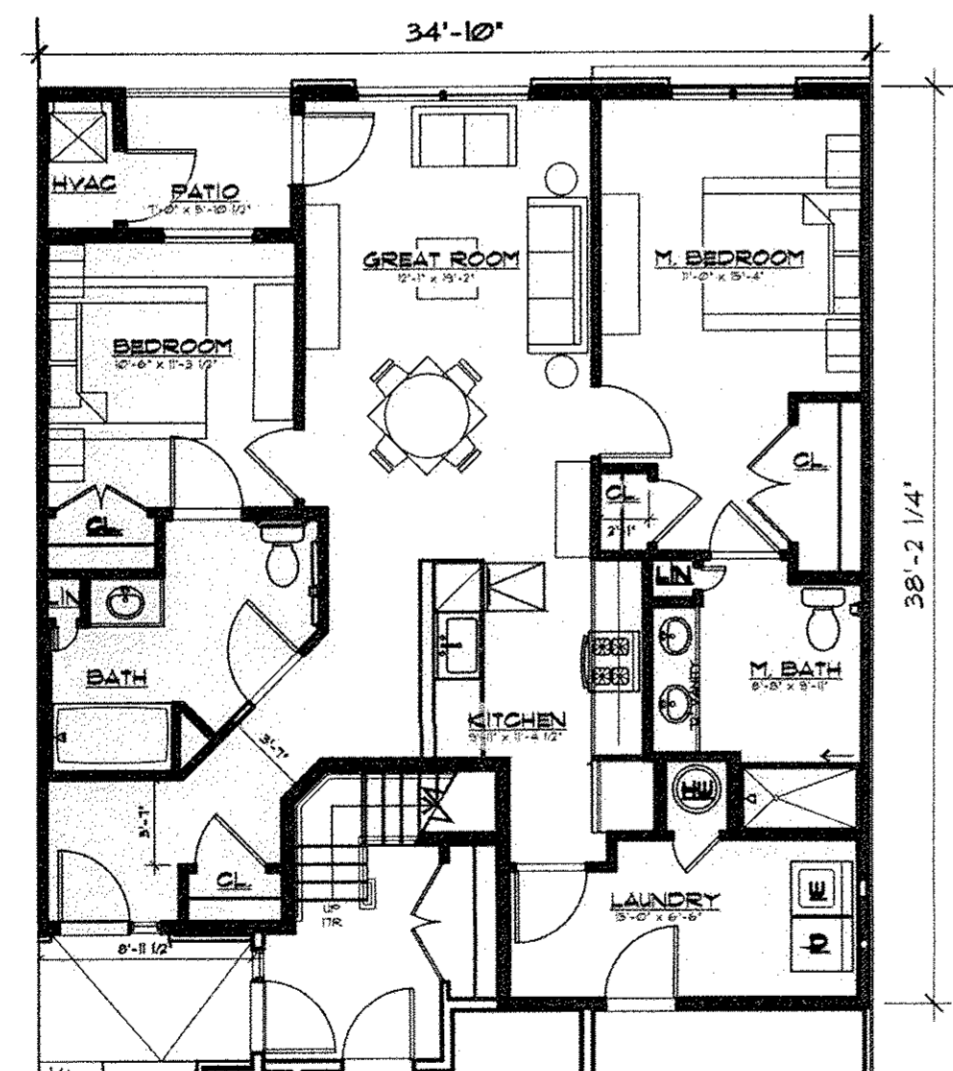


UNIT C
SECOND FLOOR

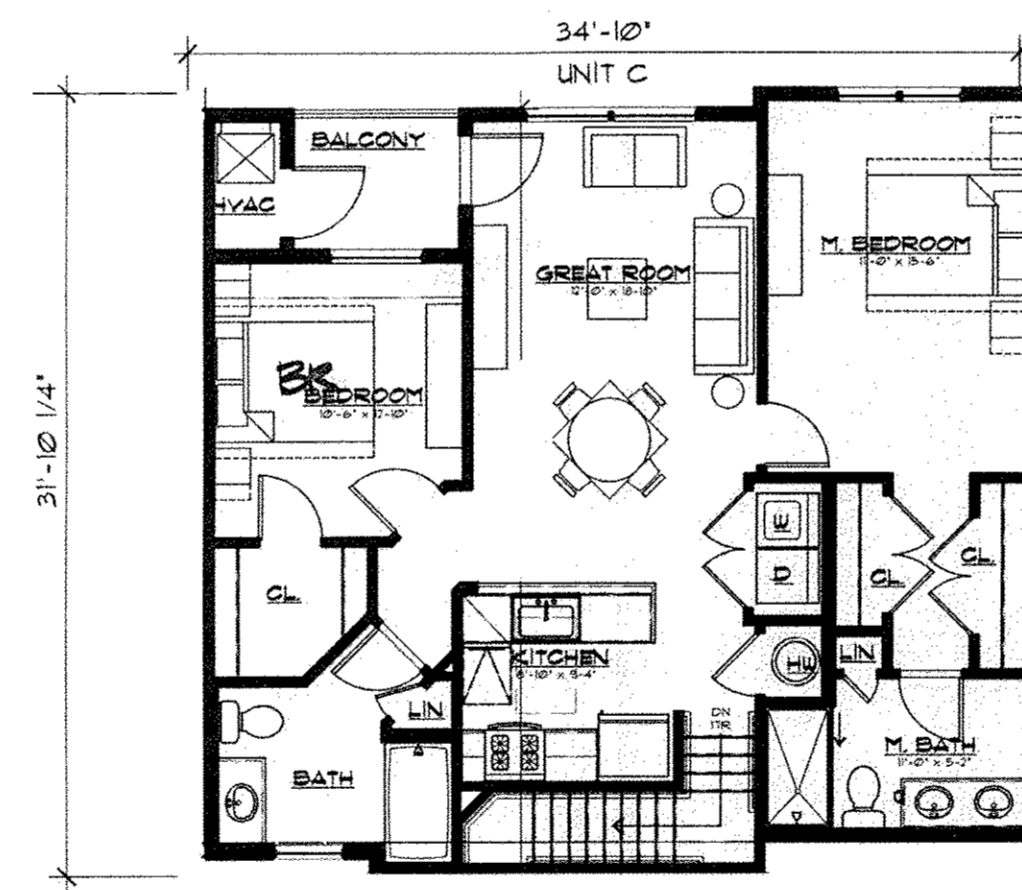
REVISED



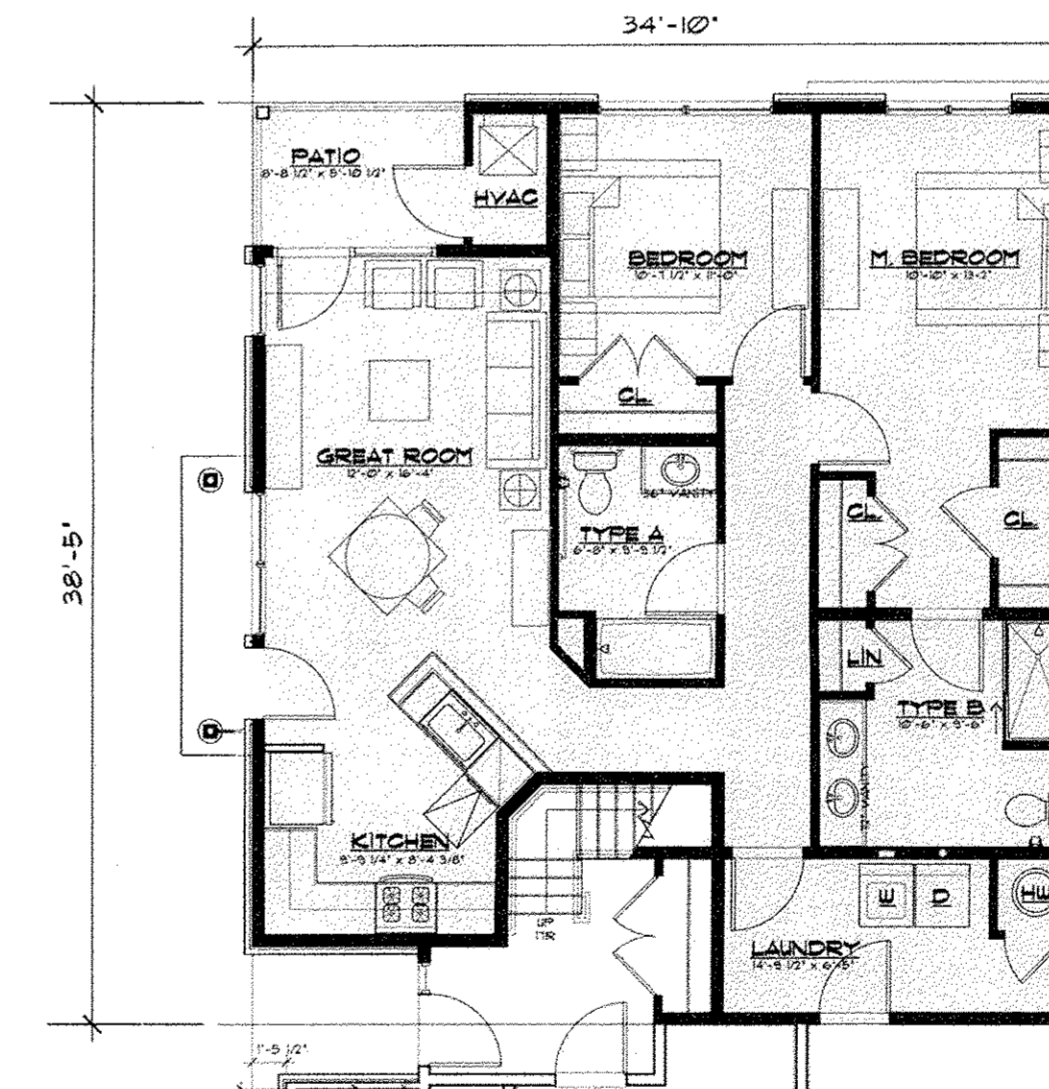
UNIT A
SECOND FLOOR



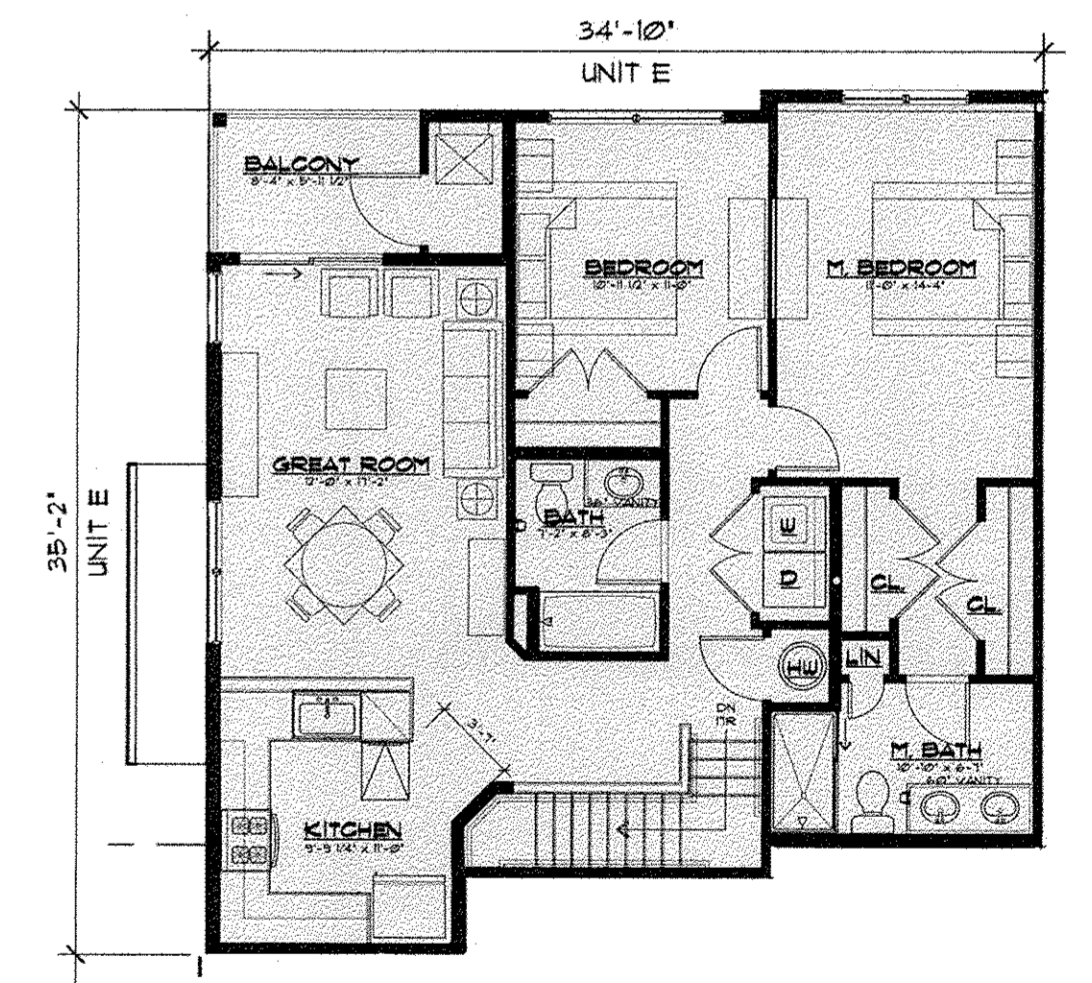
UNIT B
FIRST FLOOR



UNIT C
SECOND FLOOR



UNIT D - NEW
FIRST FLOOR - END UNIT



UNIT E - NEW
SECOND FLOOR - END UNIT

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UNIT PLAN COMPARISON

DATE: 12/03/2015



ORIGINAL REAR ELEVATION
SCALE: 1/8" = 1'

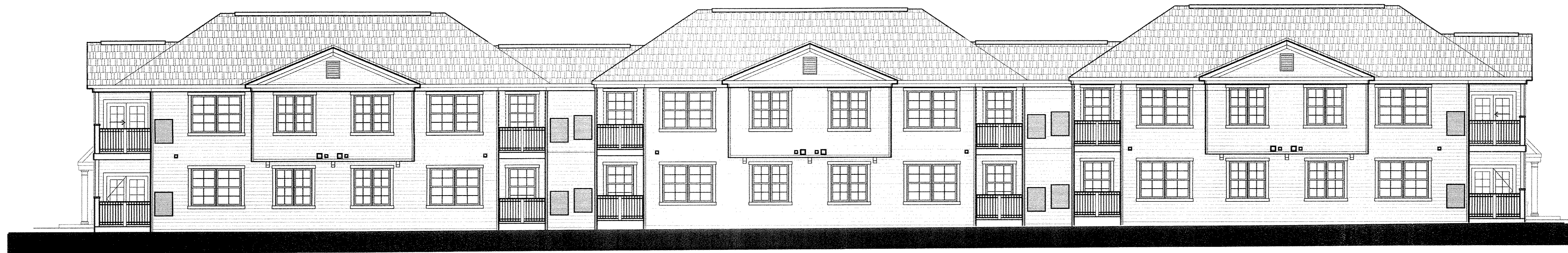


REVISED REAR ELEVATION
SCALE: 1/8" = 1'

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12 UNIT - ELEVATION COMPARISON
DATE: 12/03/2015



ORIGINAL REAR ELEVATION
SCALE: 1/8" = 1'



REVISED REAR ELEVATION
SCALE: 1/8" = 1'

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18 UNIT - ELEVATION COMPARISON
DATE: 12/03/2015