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July 30, 2012

BY HAND DELIVERY

Chairman John Ewasutyn
Planning Board
Town of Newburgh
300 Gardnertown Road
Newburgh, New York 12550

Re: Parke Lane at Newburgh // Site Plan and Lot Line Change Application
Town Board File No.: 2012-13
Our File No.: 13397 - 63879

Dear Chairman Ewasutyn and Planning Board Members:

I am pleased to enclose the application for site plan and lot line change approvals for the Parke Lane at Newburgh, a proposed luxury rental apartment development on property located off of Stewart Avenue adjacent to the Newburgh Jewish Community Center. The property, identified on the tax map as section 97, block 1 and lots 4.11, 5 and 6, is located in the Town's R-3 residential zoning district as a result of a recent comprehensive plan update and rezoning undertaken by the Town Board. My client, JMF Property Group, LLC and its related company, Parke Lane at Newburgh, LLC, is the contract purchaser of this property, and is proposing to construct one hundred sixty (160) luxury market rate residential apartments, together with a clubhouse, pool, gazebos, open space, walkways, and seating areas to be known as the "Parke Lane at Newburgh."

Concurrent with the application for site plan approval, the plans propose a lot line change to consolidate lots 4.11, 5 and 6, and to also acquire additional acreage from the adjoining lots 47 and 48 that are owned by the Newburgh Jewish Community Center.

In addition to the site plan and subdivision plans, we submit a full Environmental Assessment Form, together with a traffic study for the project. We also submit an application for Architectural Review Board approval, together with architectural plans for the project. I also enclose my client's checks representing the fees and escrow deposit for this application.

There has been significant community outreach conducted on this project. The project team conducted three informational meetings for the neighbors to hear their concerns, and the Town Board conducted two public hearings prior to approving the rezoning. Public comments were considered and addressed throughout this process. We are pleased to now proceed before the Planning Board for its technical review.

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Please place us on your next available agenda. We would like to make a full presentation to the Board at that time.

Very truly yours,



DOMINIC CORDISCO

DRC/rd/239221

Enclosures

cc:

Kenneth Wersted, P.E. Creighton Manning
(by overnight mail)

Joseph Sarchino, P.E., John Meyer Consulting
Tom Brennan, TJB Architects
Joseph Forgione, Parke Lane at Newburgh, LLC
(by email only)