

September 5, 2012

Town of Newburgh Planning Board
Mr. John P. Ewasutyn, Chairman, Town of Newburgh Planning Bd.
308 Gardnertown Road
Newburgh, New York 12550

**Re: Master Developers, LLC, Lot Line Change for an Approved 3 Lot Sub-Division, River Road, Balmville, Town of Newburgh, S9, B3, L53.21,22,23
Town of Newburgh Project No. 2012-20**

Dear Mr. Ewasutyn;

I am requesting an appearance before the Town Of Newburgh Planning Board for a lot line change to reduce my existing 3 lot sub-division to 2 lots. Approval for the 3 lot sub-division was given in Jan. of 2007. The property fronts River Road and is located in a R1 Zone, is served by well and septic and did not require a variance. In the five years since my final approval, market conditions have deteriorated dramatically causing me a great hardship in an attempt to develop this property.

I believe that a modification from three 1 acre lots to two 1.5 (+-) acre lots would be more appropriate for the neighborhood setting, cause less strain on the landscape, and result in a greater possibility for successful development.

Enclosed are 14 drawings (with attached EAF form) of the revised Site Plan with the proposed Lot Line change and a completed application. Please call my office if you have any further requirements.

Sincerely,

Richard P. Spisto

Master Developers, LLC
845-928-2288 Office