



**Hudson Valley Office**

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February 8, 2012

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

*Re Mid Hudson Marina – Proposed Townhouse & Marina Concept Plan  
Town of Newburgh Project Number 10-19  
TCC Project #80920.00*

Dear Chairman Ewasutyn:

The above referenced project appeared before the Newburgh Town Board in December of 2011. The zoning amendment requests and open development request have been referred to the Planning Board for comment. Attached is a copy of the letter from Mark Taylor, Esq. to John Ewasutyn, dated December 30, 2011.

In summary, the Town Board may not favor some of the requested zoning amendments. As a result of their input, we have worked with our Architect to create residential units that will work within the physical characteristics of the site, as well as, meeting current code requirements. We have prepared a revised conceptual plan, which complies with the zoning and still meets the needs of the proposed development.

We ask that the Planning Board consider the included conceptual plan, when providing comment to the Town Board, if comment has not already been provided. Additionally, we ask to be placed on the next available agenda for discussion with the Planning Board. We value the Board's input and would like the opportunity to understand and address any questions and/or recommendations that the Board would like to provide at this time.

If the Planning Board determines it appropriate at this time, we would also ask that the Fire Department provide comments and suggestions to the Planning Board. We have found in past plan reviews that the fire department can often times have significant impacts to the overall site layout.

Should you have any questions, feel free to contact me at 845/486-1569. We look forward to presenting the new plan at the next available Planning Board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Cronk", with a long horizontal flourish extending to the right.

George Cronk, P.E.  
Project Manager

cc: Mid Hudson Marina, LLC