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February 22, 2012

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

Re: FCB Properties – Site Plan
(MNP Institutional Supply Co., LLC and JJ&H of Walden Inc.)
Route 32 and Powelton Road
Town Project No. 2007-18

Dear Mr. Ewasutyn:

The above referenced site plan received Planning Board approval on February 17, 2011 and the Resolution of Approval was filed in the Office of the Town Clerk on March 10, 2011. The Resolution of Approval contained several “Specific Conditions” that had to be satisfied in order to have the site plans signed and sealed by the Town of Newburgh Planning Board. The process included receiving approvals from other boards and agencies, specifically the Town of Newburgh Town Board and the NYSDOT. These approvals were secured and the plans were signed and sealed July 22, 2011.

At the time the project was approved, it did not receive Architectural Review Board approval. Condition 9 of the Resolution of Approval states that a building permit can’t be issued until ARB approval is secured. At this time, the applicant would like to return to obtain his ARB approval.

The applicant is also proposing an amendment to his site plan approval. The original approval was for a 10,050 square foot retail addition to an existing restaurant building. The amendment will be a reduction in size of the proposed project. The amended site plan proposes a 7,430 square foot addition to the restaurant building. Approximately 6,312 square feet is proposed for retail use with the remaining 1,118 square feet being incorporated into the restaurant use. In place of the reduced building area, four additional parking spaces were added. There is a very minor decrease in impervious surfaces. All other aspects of the previously approved site plan will remain essentially unchanged.

Attached are 12 sets of the amended site plan and a \$1300.00 check to replenish the escrow account. Also, attached are 12 copies of the proposed building elevation. A colored elevation will be presented at the planning board meeting. Please note that building signage is shown for illustrative purposes. Presently, no tenants have been secured for the building.

If you have question or comments, please feel free to contact me. Thank you for you time and consideration.

Respectfully,

Darren C. Doce
Attachments