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April 16, 2012

Chairman John P. Ewasutyn and  
Members of the Planning Board  
**TOWN OF NEWBURGH**  
308 Gardnertown Road  
Newburgh, New York 12550

Planning Board Project No. 2012-07

Re: Ice Cream Parlor For Stergios Corporation  
North Plank Road (NYS Route 32)

Dear Chairperson Ewasutyn and Planning Board Members:

Enclosed please find the following documents for the above referenced project which are being submitted to your Planning Board for review:

- 10 copies of the drawing entitled "Existing Conditions Plan & Site Development Plan – Ice Cream Parlor For Stergios Corporation" that consists of 1 Sheet and that is dated April 15, 2012
- a check in the amount of \$ 1,000.00 for the Consultant Escrow Deposit

This drawing is being submitted to your Board in accordance with Section 185-56, Paragraph B of your Zoning Ordinance which states that for buildings under 2,500 SF in size, the Planning Board can make a Determination as to whether or not a review by the Planning Board is required. It further states that this Determination shall be made by resolution of the Planning Board following a discussion during a scheduled meeting or a work session.

To assist you in this Determination we have provided below a Project Narrative.

### Existing Conditions

The site is located on the north side of North Plank Road (NYS Route 32) between burger King and the Alexis Diner. The site is 0.45 acres and is in a state of disrepair having previously been used as a vehicle repair garage and a fuel dispensing station. The building is one story and totals 1,696 SF. Since being conveyed to Stergios Corporation, the canopy over the fuel dispensing islands, the gas storage tanks, and the concrete pavement have been removed. The majority of the site is macadam pavement.

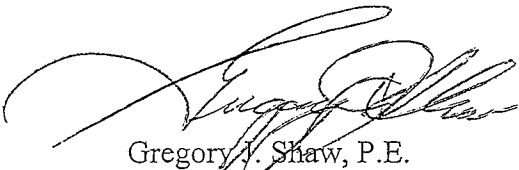
New Ice Cream Parlor

The project is a conversion of the existing building into a 48 seat ice cream parlor. Along with the building's interior, the exterior of the building will also be renovated. Site improvements will consist of 15 parking spaces and a landscaped seating where customers can enjoy the ice cream outside of the building. A refuse enclosure will be constructed and at the rear of the building a concrete retaining wall will be built to provide an area for employee and overflow parking. As with existing conditions storm water will flow overland to the storm drainage system within the NYS right-of-way. The 2 existing entrances onto and from the state highway will remain.

Thank you of you consideration of this project.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: John Zacharia, Stergios Corporation w/Enclosure