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*LL.M. in Taxation

November 19, 2012

BY EMAIL AND HAND DELIVERY

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

Re: Parke Lane at Newburgh – Site Plan Application
Our File No.: 13397 - 63879

Dear Chairman Ewasutyn and Planning Board Members:

I write to update you on the Parke Lane at Newburgh project and, in particular, with the status of the various conditions relating to the preliminary approval of the site plan.

On Wednesday, November 15 the Town Board approved the following items:

1. Road Intersection Waiver (2 Waivers, one for Stewart Avenue Extension and a second for Ridgeview Drive).
2. Stormwater Maintenance Agreement.
3. Stormwater Bond Amount.
4. Landscape Bond Amount.
5. V & T 1660-a Authorization.
6. Road Name (Drake Drive).

We have also received the enclosed letter from the Town Engineer noting the following:

1. Intersection Waiver approval.
2. Noting that the Project is in the Town Crossroads Consolidated Sewer District.
3. Approval of the sanitary sewer collection system as designed.

4. Noting that the Town Planning Board engineer is responsible for the approval of the stormwater system.
5. Approval of the water collection system as designed.

We have also received the City of Newburgh sanitary sewer acceptance letter, copy enclosed.

Regarding the remaining conditions and outside approvals, we have applied to the Orange County Department of Health for the water main extension. We also applied to the New York State Department of Transportation, requesting that DOT confirm in writing with our proposed signal change at Route 300. We anticipate receiving those approvals shortly. Even if changes are required by DOH or DOT, those changes will not result in any changes to the project layout.

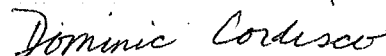
In accordance with the Board's consultants' prior comments, corrected plans for stormwater and traffic have been submitted to the Board's consultants for their concurrence that the corrections have been made.

Lastly, a proposed subdivision plat for filing has been submitted to the Board's planner for his final review.

Please place us on your next available agenda. We request that the Board consider granting final site plan approval at that time.

Thank you.

Very truly yours,



DOMINIC CORDISCO

DRC/10/262217
Enclosures

cc: Pat Hines
Ken Wersted
Bryant Cocks

Joseph Sarchino, P.E.
Joseph Forgione, Parke Lane at Newburgh, LLC
(all by email only)

day



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

November 14, 2012

Mr. Joe Sarchino, PE
John Meyer Consulting
120 Bedford Road
Armonk, NY 10504

PB \ PARKE LANE at Newburgh (PB Project No. 12-13)

Dear Mr. Sarchino:

I am writing in response to the conditions of approval contained in the Town of Newburgh Planning Board's Resolution of Preliminary Approval, specifically the items included under Item 11 of the Resolution.

1. I have reviewed the proposed driveway location on Stewart Avenue with Darrell Benedict, Town of Newburgh Highway Superintendent. Based on our joint review, we concur with the location (Item 11.1 of the Resolution).
2. With respect to the issue of an Outside User Agreement for sanitary sewer service, my research shows that with the exception of Tax Parcel 97-1-6, the parcels comprising the project are all in the Crossroads Consolidated Sewer District. Because no units will occupy Tax Parcel 97-1-6, there is no requirement for an Outside User Agreement (Item 11.2.(4) of the Resolution).
3. The proposed layout of the on-site sanitary sewer collection system is acceptable (Item 11.3.(1) of the Resolution). Construction of the sanitary sewer collection system will require a Connection Permit from the Dept. of Public Works/Sewer Dept. issued after Final Site Plan Approval.
4. Approval of the Stormwater Management and Pollution Prevention Plan is issued by the Planning Board Consultant Engineer (Item 11.3.(2) of the Resolution).
5. The proposed layout of the water distribution and sewage collection system and connections to the Town's water and sewer system as shown on Drawing SP-5 prepared by John Meyer Consulting, dated

TO: Mr. Joe Sarchino, PE
John Meyer Consulting
RE: PB \ Parke Lane at Newburgh
(PB Project No. 12-13)

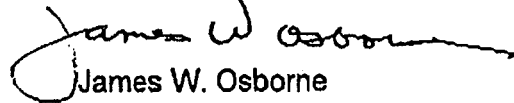
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7/12/12 and revised through 10/3/12 are acceptable. (Items 11.4.(1)(2) and (3) of the Resolution) Final approval including a review of all materials and installation details will be issued at the time that a Water Connection and Sewer Connection Permits are issued.

The remaining items will be addressed by the Town Board as necessary or by the Outside Agencies listed.

If you have any questions, please do not hesitate to contact me.

Respectfully,



James W. Osborne
Town Engineer

JWO/id

cc: W. Booth, Supervisor
Town Board
M. Taylor, Attorney
J. Ewasutyn, P.B. Chairman
J. Platt, DPW Comm.
D. Benedict, Hwy. Supt.
G. Canfield, Code Compliance.



CITY OF NEWBURGH

Office of the Engineer
83 Broadway, Newburgh, New York 12550
(845)569-7446/Fax(845)569-7349
www.cityofnewburgh-ny.gov

Craig M. Marti, PE
City Engineer
cmarti@cityofnewburgh-ny.gov

November 15, 2012

Mr. James W. Osborne, PE
Town Engineer
Town of Newburgh
1496 Route 300
Newburgh, NY 12550

Re: Crossroads S.D. – City of Newburgh
Intermunicipal Sewer Agreement
Parke Lane at Newburgh

Dear Mr. Osborne;

Pursuant to the terms and conditions of the City of Newburgh – Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for the connection of referenced project to the Town's sewer collection system. The projected flow of 30,730 gpd will be allocated toward the 3.8 million gallons per day capacity as regulated in the Agreement.

Please advise this office when the initial flow from this project will commence.

If you have any questions regarding this approval, please contact this office at your convenience.

Very truly yours,

Craig M. Marti, PE
City Engineer

CM/nf

cc: Joe Sagnis, Severn Trent Services
City of Newburgh Engineering and Archives
John P. Ewasutyn, Chairman, Town of Newburgh Planning Board
J. Sarchino, John Meyer Consulting Engineers