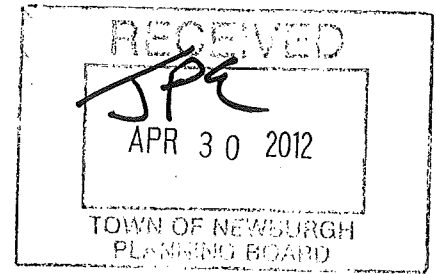


FILE COPY

From:
Michael F. Pomarico
DBA: Little brick House Properties LLC
1229 Rt 300
Newburgh , N.Y. 12550



To:
Town of Newburgh Planning Board
c/o Mr John Ewasutyn, Chairman
308 Gardnertown Rd
Newburgh, N.Y. 12550

April 20th 2012

Project # 2012-10

Chairman Ewasutyn,

I am writing this letter to respectfully request an exemption from site plan review pertaining to an already existing commercial property owned by me and located at 1227 Rt 300, Section 96, block 1, lot 5 situated between Cosimo's Restaurant and Lowes on the west side of Rt 300. The building is also located within the "IB" Zone of the Town of Newburgh.

The property at 1227 Rt 300 has enjoyed legal use for commercial purposes since the 1980's and in fact predates by decades almost all of the current commercial buildings, i.e. major retailers, banks and restaurants around it. It was one of the very first properties along this corridor to convert from residential use to commercial use with only Lloyds Shopping Center and the Key Bank (formerly Columbus Trust) taking precedence.

The property was first used in a retail capacity with the original business, owned by a gentleman named Gus Jockers and later Ellen Conklin, selling hearing aids and accessories as well as service and testing. The property also was diversely used by a certified public accountant, a Century 21 franchise, Chiropractic Dr, and Aesthetic technician being the most recent tenants, with all spanning the past three decades.

The property has two original curb cuts onto Rt 300, one in and one out to the south side and does not impede the flow of traffic as it has been in use this way for decades now.

The property has a paved and striped parking lot which will accommodate up to 30 vehicles which is well beyond the required parking needed for a retail establishment of 2,350 square feet The site is also landscaped with plantings, dune grass and river rock and has handicap accessibility at ground level entry at side of building.

The building is about 2,350 square feet of usable floor area and has lighted exit signs at interior and security lighting at its exterior

Since my property is very well maintained and sits squarely in the middle of nationally known brands like Kohls, Petsmart, Home Depot, Lowes, Barnes and Noble which have sprouted up around it I am writing to you to request an exemption from site plan review due to the fact that my property has been in commercial operation well before any new comer and that a site plan review along with any major changes to the property would be cost prohibitive to me as a small businessman who is trying to keep this property afloat in the most crushing of economies. Plus I feel that it already has an established retail use.

I currently have the possible opportunity to rent my building to a bridal shop and would not want to lose this opportunity (or any other legal non-adult oriented retail tenant) that could use this space for their business thus affording me the ability to pay my mortgage, taxes and insurance and avoid the plague of "empty building syndrome" which leads to foreclosures, tall grass and broken window and is ultimately a blight on our town. At great financial burden to myself, I have kept the taxes and mortgage paid, the lawn mowed and the site clean and fully operational but simply cannot do this forever without having the flexibility to land a retail tenant . Retail has been the majority of rental inquiries for the site and due to its location makes the most sense.

My building, although not new like its neighbors, has been very well kept and has supported many business uses prior to and including my ownership from retail to office and service throughout the years without incidence or impact on my neighbors. In fact my neighbors have had more of an impact on me than I have had on them. I can understand the certain requirements that would be applied to a new shovel in the ground project, but to expect the same on a long existing commercial establishment would definitely be cost prohibitive on the small business owner.

And so I am appealing to the Board on behalf of myself as well as all other commercial small property owners in the business community dealing with similar hardships. A business must adapt to its environment in order to survive and I am simply asking the same of our municipality to be flexible enough in these times to work in tandem towards the common goal of keeping our business community flourishing and avoiding blight at all costs while at the same time not overburdening the business property owner who with taxes, energy costs and upkeep has enough to deal with already just in order to survive!

I would be happy to meet with you or any other members of the board if it would help to further clarify my request. Please feel free to call me at (914) 474-1020 or email me at mfpom@mac.com

Thanks you very much for your consideration of this letter

Sincerely,



Michael F. Pomarico

**Talcott Engineering
DESIGN, PLLC.**

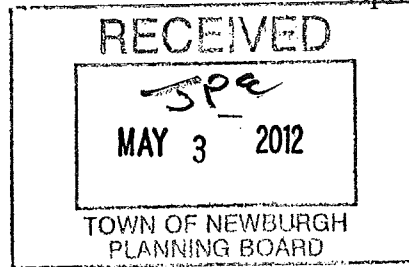
1 GARDNERTOWN ~ NEWBURGH, NY 12550
(845)-569-8400 * (fax) (845)-569-4583

Addition Board BUSINESS

5/3/2012

April 11, 2012

John Ewasutyn, Chairman
Town of Newburgh
Planning Board
308 Gardnertown Road
Newburgh, NY 12550



FILE COPY

Re: Cronk Estates II
SBL: I-2-17.2
Job No. 09185-GGD
Application No. 2010-7

Dear Chairman and Members of the Board,

At this time we are requesting a 2nd 90 day extension for the above referenced project, which was given conditional final approval on August 4, 2011. Though we are very close to requesting final sign-offs from your consultants, inspections need to be made by MHE of the Stormwater facilities and by KALA of the landscaping as the applicant is requesting bond reductions on both of these improvements. We do not believe it is feasible to expect all of this to be accomplished by May 4, 2012.

It should be noted that the intersection improvements have been completed and all signage is in place.

If you have any questions or concerns, please do not hesitate to contact me at the above number.

Very truly yours,

Charles T Brown PE
Talcott Engineering Design
President

pc: M. Gluck