



Hudson Valley Office

21 Fox St., Poughkeepsie, NY 12601
P: (845) 454-3980 F: (845) 454-4026
www.chazencompanies.com

Capital District Office (518) 273-0055
North Country Office (518) 812-0513

May 17, 2013

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 Revised Plan
Town of Newburgh Project Number 10-19
Chazen Project #80920.00*

Dear Chairman Ewasutyn:

The above referenced project last appeared before the Newburgh Planning Board in the early Summer of 2012, at which time we received positive feedback and an understanding that the that the project should continue to move forward. However, as we continued the design of the project we encountered an issue with the originally proposed water supply for the project. We have come up with an alternative solution to the water supply and would like to discuss this with the Planning Board.

Chazen and the Applicant had met with the OCDOH in 2009 confirming that the existing well located near the northerly property line would be acceptable. The well had been installed for a prior project that was never constructed and had met the water quality requirements of NYSDOH. At the 2009 meeting, OCDOH had verbally agreed with the reuse of the existing well. The County had also requested that a secondary (redundant supply) be installed near the existing well. See the plan attached, titled "Conceptual Site Plan" for the location of the existing and proposed well.

Upon receiving the positive feedback from the Planning Board in 2012, Chazen began to reengage the OCDOH in preparation of the secondary well to be installed. However, in July of 2012, the OCDOH further reevaluated the proposed plan and determined that the existing well will no longer be acceptable for the community water supply. Upon learning of this change, the Applicant and Chazen have worked with the OCDOH and NYSDOH in providing other potential well locations.

The proposed location of the new wells is near the boat launch. See the attached plan titled "Relocated Water and Wastewater Facilities". The NYSDOH and OCDOH have reviewed the alternative location and found it to be acceptable with certain conditions. Specifically, the project should preserve the area previously proposed for subsurface disposal for a future well location, if ever needed. See the plan attached, titled "Relocated Water and Wastewater Facilities" for the location of the newly proposed well locations.

As a result of this condition, we are proposing to install a Magellan treatment system, manufactured by Contech, that is proposed to be located towards the southern portion of the property. The Magellan system will continue to be a below grade system, not infringing upon any potential visual impacts. See the plan attached, titled "Relocated Water and Wastewater Facilities" for the location of the newly proposed wastewater treatment location.

It is Chazen's opinion that the proposed changes will not have a significant impact to the project. The alternative well locations and new sanitary sewer treatment system will continue to meet the requirements of the project demand. Further, both changes will not have any additional visual or environmental impacts.

We ask that we have an opportunity to present the changes to the Planning Board. Our appearance before the Board also allows Members to ask any questions, as we continue to work towards a complete design of the project. We respectfully request to be included on the June 6, 2013 agenda. We have included 13 copies of the above mentioned plans for your use.

Should you have any questions, feel free to contact me at (845)486-1569. Thank you for your time and effort with our request. I look forward to updating the Board Members of the Project's progress.

Sincerely,



George Cronk, P.E.
Project Manager
cc: Mid Hudson Marina, LLC