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July 28, 2020

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

Re: Trinity Square Site Plan (lands of Anthony Cocchi)
South Plank Road (NYS Route 52)
Section 60 Block 2 Lots 4.1
Application No. 2006-53

Dear Mr. Ewasutyn:

The above referenced project was granted final site plan and ARB approval on July 5, 2007. At the June 3, 2010 planning meeting, the Board accepted the surrender of the project's Conditional Final Site Plan Approval and the project returned to preliminary approval status. Mr. Cocchi was to periodically request extensions of this approval until he asks to return to final approval status.

The proposed site is located on the easterly side of South Plank Road (NYS Route 52) adjacent to the NYS Thruway on the north. The parcel is the vacant 2.12-acre parcel located west of the existing Storage Stop site. Bushfield Creek flows along the site's easterly boundary. This parcel is located within the Newburgh Central School District, Orange Lake Fire District, Town of Newburgh Consolidated Water District and Crossroads Sewer District.

An 10,919 square foot office-retail building with the necessary accessory parking was approved. The proposed building has seven commercial units. One unit also has a drive-thru. Access is provided by the existing entrance to the Storage Stop parcel. The building will be serviced by municipal water and sewer.

Sincerely,

Darren C. Doce