



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

15 January 2026

City of Newburgh
83 Broadway
Newburgh, NY 12550

Attn: Jason Morris, PE – City of Newburgh Engineer

RE: City of Newburgh – Flow Acceptance Letter
Britain Woods Residential Development – NYS Route 207 Little Britain Road
Section 97-Block 1-Lot 32.1, 32.2, 32.3, 40.1
Tax Lot 41 Block 1 Lot 2 & 3

Dear Jason,

The Town of Newburgh Planning Board is reviewing a project for a proposed 258-unit multi family housing project with senior bonus density on a 47.95 cumulative acre parcel of property. The project is located approximately 1200 ft. East of the intersection of Old Little Britain Road and Route 207. The applicant's representative, Engineering and Surveying Properties have provided circulation for the hydraulic loading from the proposed project. Proposed Hydraulic loading is identified on the attached letter report as 47,932 gallons per day. This flow takes credit for 20% reduction for water saving fixtures.

In compliance with the requirements of the Crossroads Sewer District/City of Newburgh Intermunicipal Sewer Agreement, I am writing to request approval for the flow from the subject project. Please review the attached information with regard to providing a City of Newburgh Flow Acceptance letter. If you have any questions or require any additional information, please do not hesitate to contact this office.

Respectfully submitted,

Patrick J. Hines
Rep Engineer's for Town of Newburgh

Cc: Gilbert Piaquadio, Supervisor
Mark Tayler, Town's Attorney



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

January 13, 2026

Town of Newburgh Town Board
1496 NY-300
Newburgh, NY 12550
ATTN: Patrick Hines, Engineer

**RE: W.O. # 1146.01
BRITAIN WOODS RESIDENTIAL DEVELOPMENT
NYS ROUTE 207 (LITTLE BRITAIN ROAD)
SEWER FLOW ACCEPTANCE**

Dear Town Board,

We respectfully request that the Britain Woods Residential Development project be serviced by central sewer as an outside user. In accordance with the Town of Newburgh's agreement with the City of Newburgh, we are writing to outline the scope of the project and ask that you submit this information to the City for their records.

The proposed Britain Woods Residential Development project consists of 47.95 acres of land consisting of six tax parcels, identified as Town of Newburgh tax lots 97-1-32.1, 32.2, 32.3, 40.1 and City of Newburgh tax lots 41-1-2 & 3. The project site is located north of Little Britain Road (NYS Route 207), approximately 1,200 feet east of its intersection with Old Little Britain Road, and west of Wisner Avenue. The following land uses exist on adjoining properties: single family residences to the west and southwest, Stony Brook Condominium multifamily residential development to the north, and a mix of light industrial, residential and institutional uses properties located to the northeast, east, and southeast.

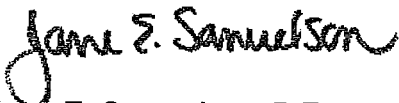
Proposed development of the site consists of 258 units of multi-family housing and on-site amenities which include a clubhouse and pool. The project will contain one main access point off NYS Route 207 and an emergency fire access also from New York State Route 207. All buildings will be connected to new private water mains and sewer mains to be installed by the project sponsor. The project is within Town of Newburgh Consolidated Water District. The Project Site is located adjacent to, but not within the Crossroads Sewer District, and is proposed to receive sewer service via an outside user agreement with the Town of Newburgh.

Based on NYSDEC Design Standards, sewer generation is expected to be a total of 47,932 gallons per day of sanitary wastewater as calculated in the following table.

| Estimated Sewer Demand | | | |
|--|--------------|-------------------|----------------------------|
| Type of Use | # of Units | Demand Rate (gpd) | Average Daily Demand (gpd) |
| Apartments | | | |
| 1-bedroom | 110 units | 110 | 12,100 |
| 2-bedroom | 148 units | 220 | 32,560 |
| Clubhouse | | | |
| Lounge & Multi-Purpose Room (Banquet Hall use) | 86 seats | 10 | 860 |
| Office | 2 Employees | 15 | 30 |
| Fitness Center (Health Club use) | 60 People | 20 | 1,200 |
| Swimming Pool | 150 Swimmers | 10 | 1,500 |
| Dog Wash | 1 Station | 500 | 500 |
| 20% Reduction for water saving fixtures | | | -818 |
| Total Demand: | | | 47,932 |

If you have any questions or concerns, or need any additional information, please don't hesitate to contact us.

Sincerely,
Engineering & Surveying Properties, PC



Jane E. Samuelson, P.E.
Professional Engineer