

APPENDIX 2U.
CORRESPONDENCE FROM
LANC & TULLY RE IMPACTS
OF 28' ROAD WIDTH

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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John D. Russo, P.E.

May 19, 2008

Mr. Joseph Amato
Cornwall Commons, LLC.
615 Route 32, P.O. Box 503
Highland Mills, NY 10930

RE: Cornwall Commons
Town of Cornwall
Private 28' Wide Road Impacts

Dear Mr. Amato:

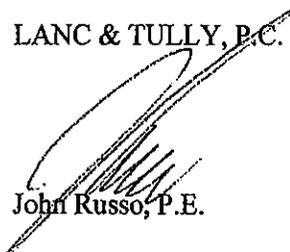
The following information discusses the impacts for the development of the Cornwall Commons project with private 28' wide roads and 40' wide road right-of-ways, in comparison to the originally proposed private 24' wide roads with 40' wide road right-of ways.

1. There will be a 16.6% increase in road pavement from a 24' wide road system to a 28' wide road system, which will also increase the amount of impervious area, in turn decreasing the pervious coverage on site.
2. Based upon the pavement increase, there will be an increase of stormwater runoff from the project roads by 16.6%. This will also increase the pollutant loading of the stormwater runoff from the roads by 16.6%.
3. Given the increase in road width, this will require the extension of the proposed amphibian crossings which can equate to an additional cost of \$2,100.00.
4. Based upon current material costs, the increase in road width will increase the cost of road construction by \$359,284.00 to increase the roads by 4 feet in width.
5. The additional stormwater runoff from the roads may also require the upsizing of the storm drainage collection pipes within the road system, which will also require the project to incur additional construction costs.

If you have any questions, or require any additional information, please do not hesitate in contacting our office.

Very truly,

LANC & TULLY, P.C.


John Russo, P.E.

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May 19, 2008

Mr. Joseph Amato
Cornwall Commons, LLC.
615 Route 32, P.O. Box 503
Highland Mills, NY 10930

RE: Cornwall Commons
Town of Cornwall
Public 28' Wide Road Impacts

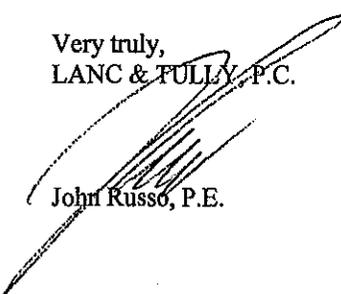
Dear Mr. Amato:

The following information discusses the impacts for the development of the Cornwall Commons project with public 28' wide roads and 50' wide road right-of-ways, in comparison to the originally proposed private 24' wide roads with 40' wide road right-of ways.

1. There will be a 19% increase in road pavement from a 24' wide road system to a 28' wide road system, which will also increase the amount of impervious area, in turn decreasing the pervious coverage on site.
2. Based upon the pavement increase, there will be an increase of stormwater runoff from the project roads by 19%. This will also increase the pollutant loading of the stormwater runoff from the roads by 19%.
3. Given the increase in road width, this will require the extension of the proposed amphibian crossings which can equate to an additional cost of \$2,100.00.
4. Based upon current material costs, the increase in road width and length, where necessary to meet public road standards, will increase the cost of road construction by \$409,586.00.
5. The change in road requirements will also reduce the amount of area to remain undisturbed by 3.88 acres, and will reduce the proposed naturalistic planting areas by 0.30 acres.
6. The additional stormwater runoff from the roads may also require the upsizing of the storm drainage collection pipes within the road system, which will also require the project to incur additional construction costs.
7. The changing of the road ownership from private to public will also mean that the Town will need to provide public services (road maintenance, plowing, etc.), in turn reducing the tax revenue generated by the project that could be used else where.

If you have any questions, or require any additional information, please do not hesitate in contacting our office.

Very truly,
LANC & TULLY, P.C.


John Russo, P.E.