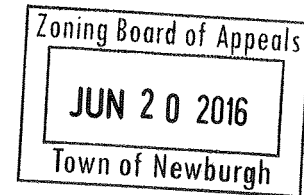


June 19, 2016

Michael A. Pomarico, Architect
34 Colden Hill Road
Newburgh, NY 12550



Town of Newburgh
Zoning Board of Appeals

Re: Public Hearing
Cumberland Farm, Inc.

Variances as described in Notice or Hearing dated 31st May 2016

Mr. Chairman and members of the Board,

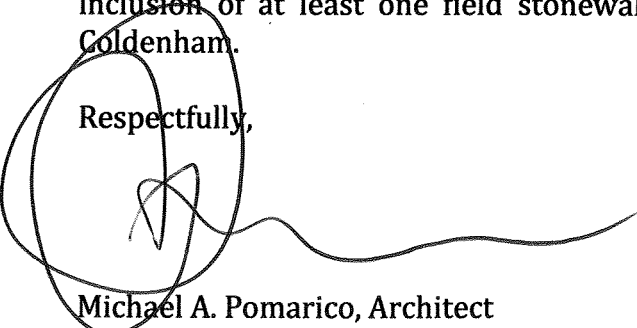
As I am out of town on business, I am writing to confirm that I am not opposed to the variances that the applicant seeks for the above referenced action.

I am very concerned with the appearance of the portion of 17k in the vicinity of Rock Cut and Colden Hill Roads and have for many years wanted to see appropriately planned improvements made to the properties in this corridor. I understand that Cumberland Farms Inc. has constraints that create hardships in the improvement of their site. Cumberland Farms Inc. provides a needed service for the residents of our neighborhood and I often frequent this facility. For as long as I can remember, I do not ever recall an instance where I was unable to find a place to park my car while at this establishment, and usually there are at least 3-5 vacant spaces at most times.

I believe the benefit of replacing the existing aged structure with a new facility far outweighs any negative impact realized by granting the requested variances.

The only request I would make, whatever shortfall in the front yard landscape requirement experienced, an appeal be made to the applicant to substantially improve the disposition of whatever other available site area there may be to create a landscape plan that is well executed and in good taste. I would request the inclusion of at least one field stonewall to reinforce the rural character of East Goldenham.

Respectfully,



Michael A. Pomarico, Architect