

From: kathiegliv@aol.com
Sent: Friday, January 22, 2021 12:30 PM
To: zoningboard@townofnewburgh.org
Subject: Application for variance by John Mataraza

January 22, 2021
To whom it may concern:

We received notice in the mail today that John Mataraza is applying for a variance to add a covered front porch at his home at 1460 Route 300 (63-1-27 B Zone). We, as the owners of the home at 1464 Route 300, do not oppose his request. We support this request. Thank you.

Kathleen and Victor Liviccori

From: Dawn and Joe Condello
Sent: Tuesday, January 26, 2021 7:04 PM
To: zoningboard@townofnewburgh.org
Subject: Austin Variance

To Whom It May Concern:

We should like to acknowledge the efforts that Gifford and Ifetayo Austin have been doing to maintain and enhance their home. We are fortunate to have them as neighbors who respect their property and keep it orderly and maintained. We support the additional work they are applying a variance for. The three decks do require updating to ensure that they are structurally safe for their family. We personally object to the Town's use of a variance request as a way to generate revenue. The Austin's and most residents of the Town should not have to go through this process because they simple want to improve their home. The Code compliance department uses this improperly as a revenue source. Taxpayers should not be subjective to this ploy.

Sincerely,

Dawn and Joe Condello
40 Jennifer Rose Way
Wallkill, NY 12589

January 26, 2021

Ref: Application of SNK Petroleum Wholesalers

To: Town of Newburgh Zoning Board

This letter is in response to the Town of Newburgh Zoning Board Meeting for Thursday January 28, 2021 to discuss the proposed zoning variances for a gas station to be constructed by SNK Petroleum Wholesalers located on Route 747 SBL 89-1-80.1 & 80.2. This letter is a collaboration of home owners directly behind the site of the proposed gas station (SBL 89-1-9.12, 89-1-10.1, 89-1-10.2, 89-1-77.1, 89-1-77.2 and 89-1-80.3) who are all family members living on a historic family farm and currently has its 6th generation living here. We are writing in opposition to this project due to the following reasons:

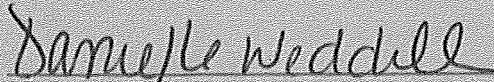
1. **Flooding** - The creek that runs through our property and through the proposed property often overflows during heavy rains and causes flooding to our properties and damage to our driveways. We feel that any subpar construction and/or design could hinder the flow and cause more frequent future flooding.
2. **Light/Sound/Air Pollution** - We are greatly concerned with the amount of lights that gas stations use to illuminate their canopies and parking lots. Most gas stations run 24 hours and the extreme proximity to this site will cause a great amount of light pollution. The gas station will be directly south of our properties and most of us have southern facing bedroom windows. The light from the gas station will 100% shine into our bedrooms. Furthermore, we also feel that the sound pollution from compressors and running trucks will dampen our peacefulness and make it hard to sleep during the nights. Lastly, the air quality in this area will greatly be diminished by the constant running of trucks causing issues for those who are currently being treated for asthma.
3. **Drinking Wells** - There is concern that our drinking wells might get compromised if there is either a spill of the gas, leakage from the tank or contamination from fire suppressants. There is no alternative for drinking water in this part of the town because there is no municipal water.
4. **Driveway Usage** - Currently our private driveway is used as a constant turnaround from those getting off the highway and we feel that more drivers might miss the gas station and increase the amount of times they unwantedly drive up and turn around. We feel that with this increase it will worsen our feeling of violation as these unwanted guests drive freely on our private property that already has multiple "No U-Turn" postings.
5. **Number of Current Gas Stations** - Do we really need another gas station? There are currently five gas stations within a 1 square mile radius of this proposed gas station. The Valero next to Drury Lane, the Cumberland Farms at 17k & Rock Cut, the Mobil, Pilot Truck Center and Sunoco at Exit 34 (formerly Exit 6). We don't feel that a sixth gas station is a necessity to help serve the residents of the Town of Newburgh. This would only benefit the transient travelers on I-84 and the new Amazon building in the Town of Montgomery.

6. **Zoning** – According to the tax maps on file, the total acreage of both lots is 1.42 acres and is a misshaped triangle, rendering most usable to the only 1-acre lot. In order to fit canopies and a building they would have to place it along the property edge. Why do they get preferential treatment to break the zoning rules when the zoning rules are there to protect us from this exact type of building.

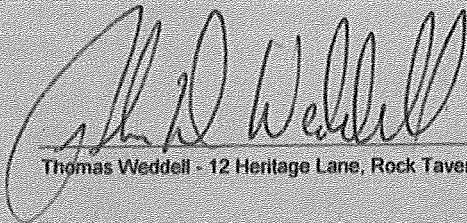
We are not objecting to the Industrial-Business Zoning of the property but objecting to the hazardous non-conforming development.



Michael Weddell - 5 Heritage Lane, Rock Tavern, NY 12575



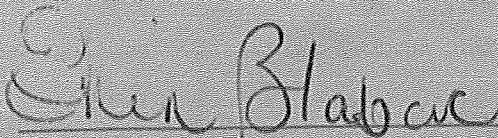
Danielle Weddell - 5 Heritage Lane, Rock Tavern, NY 12575



Thomas Weddell - 12 Heritage Lane, Rock Tavern, NY 12575



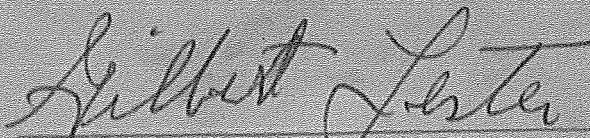
Michele Weddell - 12 Heritage Lane, Rock Tavern, NY 12575



Erin Blabac - 7 Heritage Lane, Rock Tavern, NY 12575



Peter Blabac - 7 Heritage Lane, Rock Tavern, NY 12575



Gilbert Lester - 6 Heritage Lane, Rock Tavern, NY 12575

**Petition to the Town of Newburgh Council and Zoning Board to Reject
the Application for a Special Use Permit to Operate a Small Firearms
Dealer business in Basement of a single-family home located at**

28 Rockwood Drive

109-1-28-R3 Zone

**We, The Undersigned, Hereby Petition the Town of Newburgh Council
and Zoning Board, to Reject the Application for special Use Permit to
Operate a Small Firearms Dealer Business in the Basement of a Single-
Family home: 28 Rockwood Drive**

109-1-28-R3 Zone

We State or Believe:

1. The petitioners are residents of the Town of Newburgh.
2. Rockwood Drive is a zoned residential area.
3. The business would increase the traffic into the neighborhood.
4. Business in a residential neighborhood can increase homeowners insurance.
5. Firearms dealership in a residential neighborhood may increase the risk of injury to residents.

Name	Signature	Address
<i>Agnes Fetter</i>	<i>Agnes Fetter</i>	29 Rockwood Drive Newburgh, N.Y. 12550
JOANNE KNAPP	<i>Joanne Knapp</i>	1 WOOD TERRACE NEWBURGH NY 12550
<i>Long J. Kona</i>	JERRY KONA	3 DROTTEN N.Y.
<i>Claudio Celentano</i>	<i>Claudio Celentano</i>	1 Rockwood Dr Newburgh NY 12550

From: falloct@aol.com
Sent: Monday, January 25, 2021 6:46 PM
To: zoningboard@townofnewburgh.org; s@aol.com
Subject: 28 Rockwood Petition Update #2

To: The Town of Newburgh Zoning Board
Re: Special Permit Application for Gun Sales at 28 Rockwood Drive
From Ron Gamma - 42 Year Rockwood Resident

Hello,

Tuesday Dec. 22, 2020 is a very important date for the residents of Rockwood Hills. This week I became aware of the recently posted documents (DOCS) for that meeting.

Considering the magnitude of this meeting, I took the time to review the DOCS.

Collectively there is a lot of information to be considered....certainly enough to confuse.

So if I may, I would like to briefly summarize the posted information. I do understand that this letter is late and can't be added to the Meetings DOCS...but my hope is that it will be viewed by all members of the Zoning Board prior to their final decision.

Letters:

Total Letters to the ZB in OPPOSITION to the Permit Application: approx. 30+
Total Letters to the ZB in SUPPORT of the Permit Application: 3

Note:

All letters in Opposition are from Residents of Rockwood Hills and Vermont Road (On The Mailing List)
The three letters in Support are Not From Rockwood Hills or from the Mailing List.

Petition:

Total Signatures in OPPOSITION to the Permit Application:
94
Total Signatures in SUPPORT of the Permit Application: 25

Note:

All Signatures in Opposition are from Residents of Rockwood Hills and Vermont Road (On The Mailing List)
All Signatures in Support are Not From Rockwood Hills or from the Mailing List.

Petition Homes:

Total Homes in OPPOSITION to the Permit Application: 61
Total Homes in SUPPORT of the Permit Application: 14

Note:

All homes in Opposition are from Residents of Rockwood Hills and Vermont Road (On The Mailing List)
All Homes in Support are Not From Rockwood Hills or from the Mailing List.

Density:

The map of Rockwood Hills shows a small footprint. As such, the Density of the Rockwood Hills sub-division and adjacent streets is among the HIGHEST in the Town of Newburgh.

Thank You,
Ron Gamma