

Regarding: Town of Newburgh ZBA Meeting scheduled for February 25, 2021 at 7:00 PM for the application of Michael Lynn for area variances of maximum allowed square footage, front yard, height and parking of more than 4 vehicles to construct a 30' x 46' x 18.4' accessory building.

Location: 1 Lynn Drive 50 – 1 – 33.1, R1 Zone

We are opposed to this request for the following reasons and ask the board to take all facts below into consideration to reject the proposal in order to protect the residential use and the environmental impact:

1. The property is being used for commercial purposes on a daily basis through the storage of multiple pieces of heavy equipment, machinery and materials used 7 days a week at varying hours. (See photo of equipment enclosed.)
2. Our property borders the entire length of the subject property with our house being 155' ft. from Mr. Lynn's property with direct visuals and acoustic affects - day and night.
3. The property already has an appearance of a commercial parking lot with high intensity lighting shining brightly directly into our home in the evenings (including bedroom and living room) in addition to the heavy pieces of equipment.
4. Due to the aforementioned this is affecting us in our home both from a visual perspective and the disturbance of our peace and quiet.
5. Not only is this a devaluation of our property but takes away our right to the enjoyment of our residential use and making it undesirable to us as it would affect anyone in a residential area.
6. It is obvious for all reasons stated above that any further build-up on the subject property will further detract from the enjoyment of our residential use and will have a negative environmental impact.
7. We love our property and have lived in our home for over 20 years. We are respectful neighbors and hope to receive same in return. We are asking the board to respect our residential use and for all the reasons stated to deny this request.
8. If photos that we have provided are inadequate to aid in making your decision, we welcome members of the ZBA to our property at any time to make an on-site evaluation.

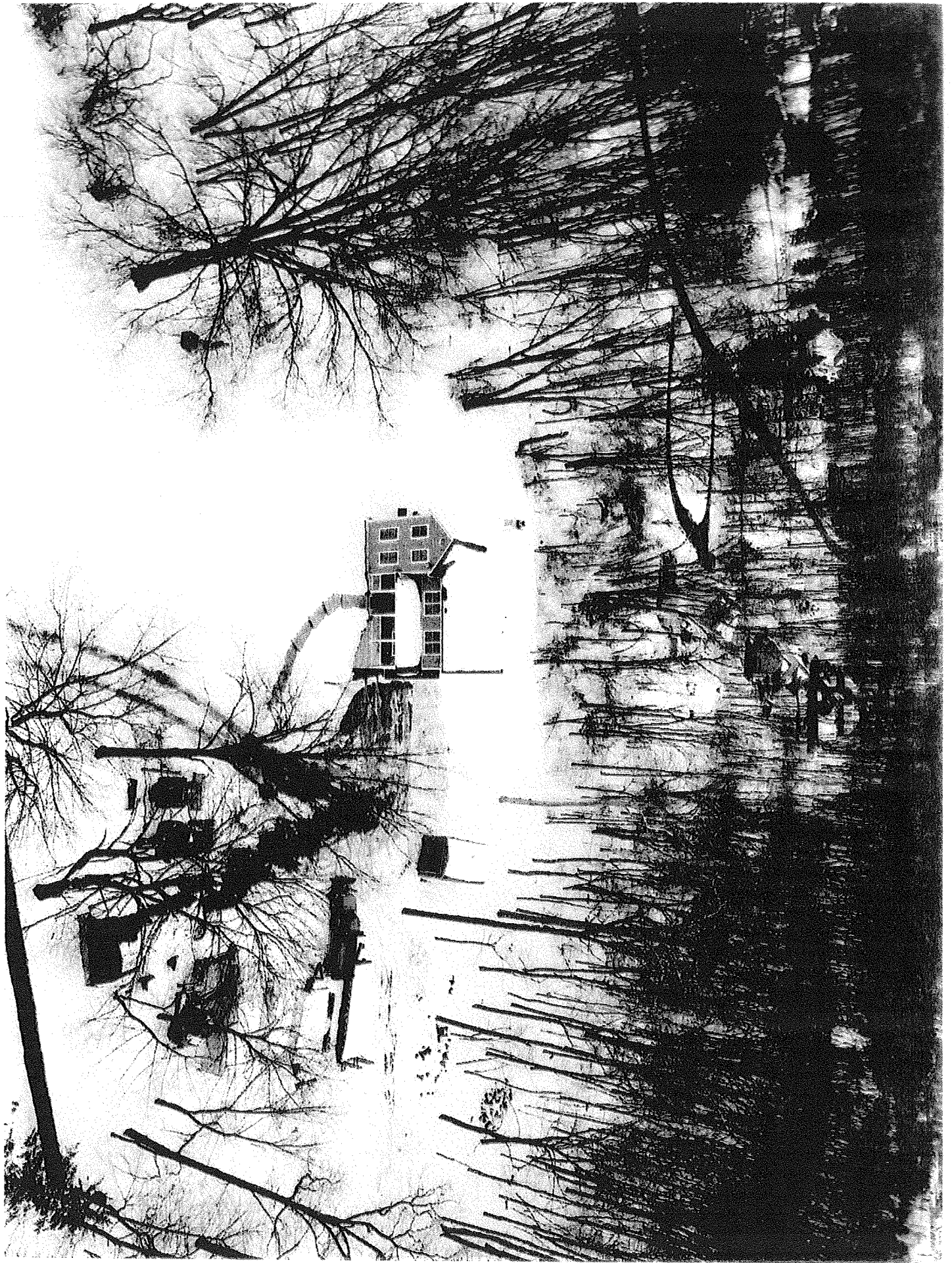
George and Alexis Koudounas
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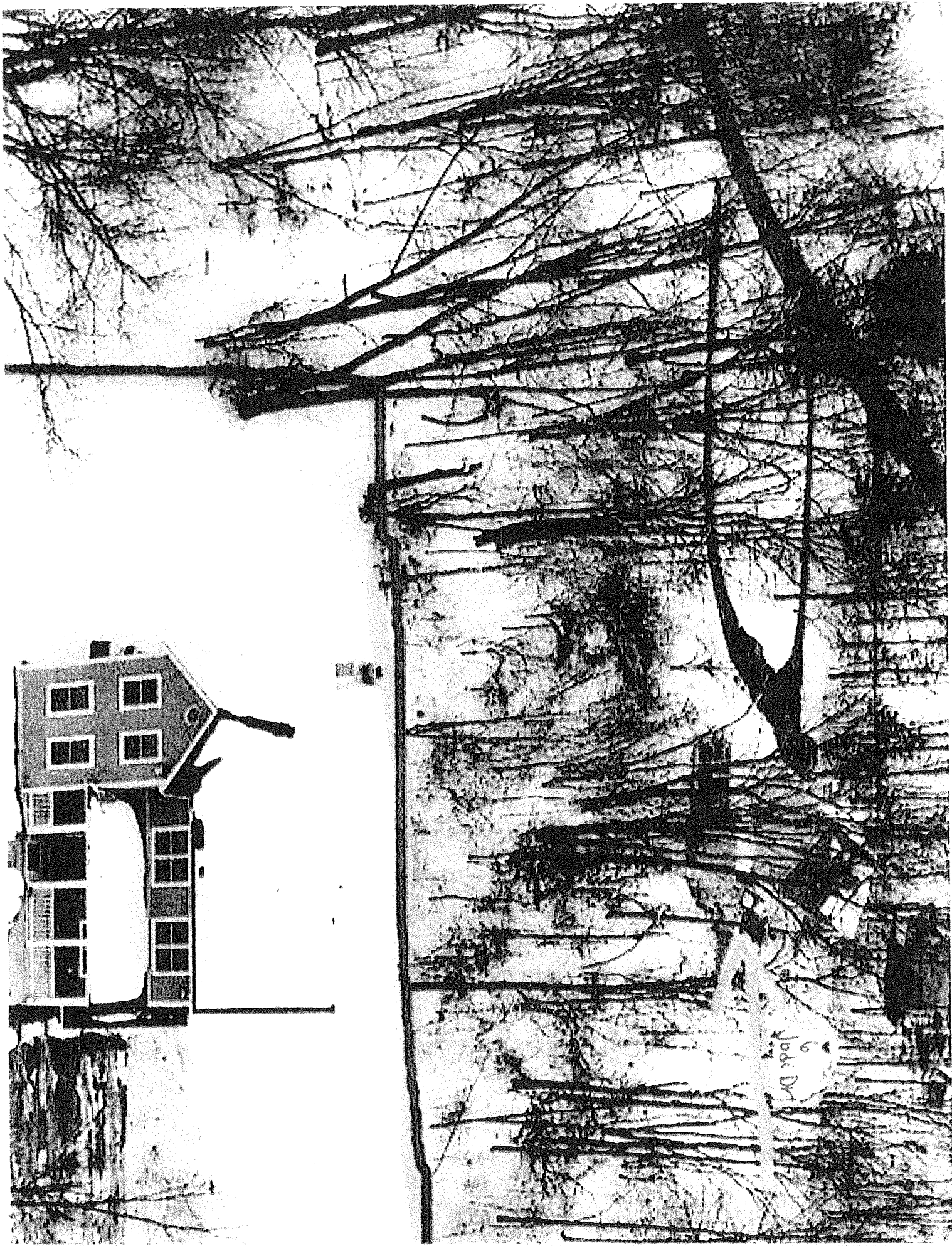
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