

Greg Hermance
142 Mill Street
Wallkill, NY 12589

Zoning Board of Appeals
Town of Newburgh
1496 Route 300
Newburgh, New York 12550

Dear Members,

I have lived on Mill Street for over 50 years and am personally familiar with the Trubenbach property at 125 Mill Street.

The Trubenbach family has baby sat for my children when they were school aged and I have been in the house at 125 Mill Street.

In the correspondence on-line, the attorney for Ms. Gasparini claims Mr. Trubenbach used the property as a two family home. I don't ever recall the home being used as a two family. If it were then it was a very secretive occupation.

Regarding any variances requested to allow for the home to be considered for a two family occupancy, my family and I are opposed to it. We appreciate that the RR Zone we live in doesn't allow for two family homes. Should the board grant an approval for this then what would prevent potential future illegal occupancies from making the same claim?

The information on line also states the home is five or six bedrooms. That must mean there is a very large septic field on this lot or there must have been renovations or upgrades to sustain that many bedrooms. Any failure of a septic in that area may make its way to Chadwick Lake, the Town of Newburgh's drinking water source.

Regards,

Greg Hermance

A handwritten signature in cursive script that reads "Greg Hermance".

Siobhan Jablesnik

From: Debbie Deegan
Sent: Thursday, February 27, 2020 5:05 PM
To: zoningboard@townofnewburgh.org
Subject: Variance for Mill Street House

My statement.....

I Deborah A Morello Deegan, live at 133 Mill St, Wallkill, NY, 12589, Town of Newburgh. My home is two houses away from 125 Mill St, where the new owner wants to convert an old colonial house built around 1900 from a one-family dwelling to a two-family dwelling.

I am writing this letter to strongly OBJECT and request that the zoning board does NOT granting this variance.

This house is located in an **RR zone** and **IS** a one-family dwelling.

There was a fire at this house in approx. 1975, which destroyed much of the house. Mr. Trubenbach Sr. rebuilt the house after the fire.

***** Mr. Trubenbach's building permit is to rebuild a one family house****.**

At the point in time of rebuilding, Mr. Trubenbach submitted a legal document to the building department stating his goal was "partial completion and renovation of fire damage to a one family house {permit # 2981}". Even if this house was at one time, back in the early 1900's considered a two-family,

that designation should now be **void**, since Mr. Trubenbach Sr stated on his building permit the repairs and renovations were for a – one-family house. Mr. Trubenbach himself – states it's a one family house and he repaired and renovated a one-family house.

I consulted with the Town's Assessor's office to inquire as to why this house was listed as a two-family house. They explained to me that, at some point in time they (the Assessor's office) inspected the house and upon seeing two kitchens, the assessor made an entry on the record to classify this as a two-family. The assessor's office admitted that they **do not consult with the building department**; they can only record what they see. I do not doubt the assessor saw two kitchens. I strongly suspect that the second 'kitchen' the assessor refers to was a room configured 'kitchen like' with appliances, sink, counter tops etc., not for the purposes of cooking, but because Herb Jr had a dark room and developed black and white photography. The simple installation of a second kitchen does not make a house a legal two-family house. (It's simply a one-family house with a second kitchen.)

As a resident and home-owner on Mill St, I have grave concerns, particularly to the impact this house will make on our environment, especially the drinking water of many residents of the Town.

Was an environmental study done?

Can a septic system built in 1900 accommodate two families?

How many bedrooms can the current septic system accommodate?

What is the viability of the current septic system? Was it tested by the health department?

This house is situated between two houses in fairly close proximity and sits on *less than one acre*; can that little amount of property even support a septic system for more than a 3-bedrooms single family house?

This house is directly across the street from the SINGLE stream that feeds Chadwick Lake, and is the only source of water for the Chadwick Lake Reservoir.

Can we be guaranteed that the stress on the septic system will not turn into contamination water feeding into Chadwick Lake?

Our town's water supply should not be put at risk.

Water treatment is expensive and if the water entering the plant contains additional impurities the cost of water will increase, causing the increase in taxes for all Town residents. I for one, do not want to pay increase taxes. The residents of the entire town should be the first consideration.

Overload of waste could potentially result in waste leaching into Chadwick Lake. Water (among other things) flow(s) downhill, it is unavoidable that this waste will find its way to Chadwick lake.

Just as important - As everyone in the near vicinity on the street depends on a private well for his or her drinking water, the added draw to the water table is of concern.

What is our recourse if our wells are adversely impacted by this exemption?

Since this house has a private well and not Town water, there is no water bill - what if the renters want to fill a pool in the summer?

What if they just run the water with no regard or thought, because there is no 'water bill'?

What will that do to MY water supply? I depend on my well for water. What will happen if my well dries up?

Have they done a study of the water table? Can the owners of this house to assure the others who live and own houses on the street that the additional draw on water won't impact our wells?

Since the sale of this house there are multiple cars there all the time and there is more traffic. I fear more crowding and I have see cars parked on the side of the street.

Please, before ANY electrical work is done to this house - stop and resolve environmental issues surrounding this situation.

Simply giving them the variance for this meter is WRONG! It is almost a back-door green light to allow them to rent two apartments, since they could quietly rent the apartments without notifying the building department.

I request the zoning board **deny** any request for **any** work on this building until the issue of occupancy is settled based on the impact to the environment and the health and well-being of everyone else on the street and most of all the law. There are to many open questions and to much potential for a negative impact on the homes around this house to proceed with this request.

Thank you for your consideration.

Deborah Deegan