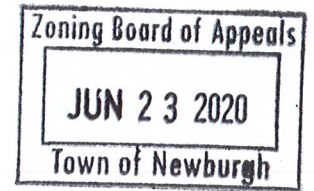


Greg Hermance Sr
142 Mill Street
Wallkill, NY 12589



June 23, 2020
Zoning Board of Appeals
Town of Newburgh
1496 Route 300
Newburgh, New York 12550

Dear Members of the Zoning Board of Appeals,

Thank you for reading my previous letter and allowing me and my wife to speak at the February meeting.

As mentioned previously, I have lived on Mill Street for over 50 years and am personally familiar with the Trubenbach property at 125 Mill Street. We have been in the house at 125 Mill Street when it was owned by the Trubenbach family.

I have read the most recent letter from the Gasparini's attorney and hope to help clean up some of the misunderstandings of what I have read and personally witnessed.

Our children were babysat by Mrs. Trubenbach and my wife and I were in the house often as adults. The attorney's letter implies that the memory of a child who was babysat there would negate my observations.

I have also found a listing of the property prior to the sale in July 2017 and the link can be found below. I have also attached a few of those photos to be a part of the files.

<https://www.estate.com/listings/info/125-mill-street--28>

If you were to click on the details of the photos they show the photos were taken in May 2017.

I also found the Zillow listing that Mr. Scalzo referred to and it can be found here:

https://www.zillow.com/homedetails/125-Mill-St-Wallkill-NY-12589/31837371_zpid/

The Zillow listing statement of "Second story was never finished, space ready to be roughed out for renovations" confirms what the estate.com website photos show. The upstairs was never finished.

Look carefully at the photos of the unfinished upstairs and you'll see a board nailed over a portion of the rear entry door to prevent someone from opening the door and falling a full story to the ground. I would be curious to know how the Gasparini's gained entry to the upstairs with that board in place.

I find it hard to believe the accuracy of Mr. Gasparini's detail of what he did upstairs. He stated he took down paneling, replaced it with sheetrock, and only had to paint the upstairs bathroom.

I also find it irresponsible that he renovated almost the entire house and built the rear deck without a permit.

I find the Zoning meetings to be informative and sometimes long, but I do understand that most applications go through a checks and balances portion at the end before voting occurs.

I've looked at what the criteria is and I can't see the Gasparini's meeting any of the requirements to get an approval on this.

1. Benefit achieved by any other means – Sure they can. If it were a 5 bedroom single family rental at \$2000-\$2250 per month they could recoup their investment in 5 years. Or, they could sell right now for upwards of \$270,000 and make over \$130,000 in less than 3 years.
2. Undesirable change in the character of the neighborhood – You bet it is, If you drive down Mill Street you'd find it difficult to see any other home with 7 cars in a driveway that are very visible and close to the road.
3. Is it substantial – yes, it is substantial because there are no other 2 family homes like it.
4. Any adverse physical or environmental effects – When I built my house the Engineer told me about a health department standard that I should have my septic tank pumped every 5 years as a minimum. Mr. Gasparini stated he has no issues and there's no moisture around his. That septic now has to support 12 people living in the house. How about an Engineer confirming the septic is sufficient to support that? The attorney for Mr. Gasparini doesn't seem to want to notice that as an environmental issue because Mr. Gasparini tells his tenants to use Rid-X.
5. Self-Created hardship – Look at the photos in the links. Mr. Gasparini jumped in with both feet and started modifying the home to suit his own desires without any permits.

I don't envy your positions because no matter how you vote, someone will not be happy.

Regards,

Greg Hermance Sr







HGMCS



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