

**From:** Ernesto Tirade  
**Sent:** Tuesday, November 24, 2020 7:20 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Unable to see meeting.

Be advised that the agenda states applicants are to be present at the 11/24 meeting. I just want to express my opposition for a special use to have firearms in the basement of a residential home. It's inappropriate and dangerous to go down this path. Unable to zoom because no passcode given.

Sent from my iPad

**From:** Lauren Mandel  
**Sent:** Tuesday, November 24, 2020 8:52 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Special application for Firearms Business

I am a resident at Rockwood Drive for the past 17 years and I am not supporting approval of this application. Data supports that firearms business are motivation for robbery and ancillary crime. Rockwood Drive neighborhood is relatively crime-free and I would like it to remain so. I do not support business of any kind in our neighborhood and especially not a firearm business. Also the audio quality needs to be addressed through proper equipment and it is unacceptable to not have transparent hearings. I also think the delay of the vote is unacceptable.

Thank you

Lauren Mandel

Rockwood Dr, Newburgh, NY 12550

**From:**  
**Sent:** Friday, November 27, 2020 9:09 AM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Fwd: 28 Rockwood Dr

>

>> To the Zoning Board of the Town of Newburgh,

>>

>> I am writing to plead with you to please vote "no" to allowing a "small firearms dealer" to open a business in my neighborhood.

>> I was on the zoom call on November 24, and I agree with all of the things that my neighbors mentioned. If a barbershop or hair salon is prohibited from opening in our neighborhood, then there shouldn't even be a question or thought as to allowing a gun shop.

>> I live at 8 Red Oak Terrace and my backyard butts up against Alejandro Rivera's backyard. I have an unobstructed view of the door in which his clients will be entering and leaving. I have a huge problem with this. I do not want to see people's comings and goings in any way. We do not know who these people are, or who they bring with them. This is absolutely unacceptable in our area. In speaking with a friend who is a local police officer, his response was "you never know who is following someone to a house". He also continued to say "once you know there is a gun shop, it is easy to case and find out the comings and goings of a person, especially if it is in a residence". How can we allow this? As Newburgh has worked so hard to get guns off of the streets and to bring our violence rates down, is this really acceptable? In a neighborhood?

>> Furthermore, there are a number of children that live in this neighborhood. I myself have a 7 year old son that is currently obsessed with Nerf guns, which I vehemently oppose. He is already aware that there is the potential for a gun shop right behind us and has already begun asking questions. Are you really going to allow this and for him to think that "guns are ok" because there is a shop literally in his backyard, despite the things that we might say and tell him? There are a number of young children in this area. Right next door to Mr. Rivera there is a family also with a 7 year old. Across the street from him there is another family with 2 elementary school age children. At the top of his street is a family with 3 elementary age children and on my street there are also 2 other 8 year olds as well as a family with younger children. And that is who I know personally. What message are we sending our young children? We cannot have this in a neighborhood where it is currently safe for our kids to ride their bikes and scooters. I personally would not allow my son to ride around the block if this were to be allowed.

>> Lastly, I have only had a few dealings with Mr. Rivera in the time I have lived here (over a decade), but one clearly sticks out in my head. There was an incident in which he got extremely upset at my husband, over something extremely small and insignificant. It was because of this incident that we have avoided him as much as possible. After hearing Mr. Rivera speak at the meeting, I realized that he also works with someone I know. I did contact that person about Mr. Rivera and my only previous dealings with him. My friend's comment about him was that he has a "short fuse". This is not the type of person to be running a gun shop in a residential area. What happens if a deal goes wrong?

>> I understand that Mr. Rivera has an extensive background, however, in this case, I do not care what his background is. I wish him luck in his business, however, he can take that business elsewhere, not in my backyard or neighborhood.

>>

>> Thank you for your time.

>>

>> Sincerely,

>> Elissa Schreiner

>> Red Oak Terrace

**From:** Martha Alexander  
**Sent:** Monday, November 30, 2020 11:23 PM  
**To:** Siobhan Jablesnik  
**Subject:** Special Fire Arms Permit

I attended the Zoning Board Zoom meeting on Tuesday, November 24, 2020. It was stated that about 70 households received a letter regarding the special small arms sales permit. I am the homeowner at 11 Rockwood Drive and received no such letter. I know of at least three other homeowners on Rockwood Drive whom never received such a letter as well and am sure there are others not in receipt of the letter. We only learned of the permit request by happenstance from another neighbor just prior to the meeting, which is extremely concerning and quite troubling. Either someone forgot to share this irrational request with us or intentionally chose not to share the matter with the entire community. Both scenarios are gravely problematic.

The applicant has no valid argument. He stated that he did not want to take out a small business loan. He has the ability to take out a loan. His decision not to apply for a loan is greed driven, highly offensive, and is not something that we should have to speak out against or pay for! He is requesting to start a business on the backs of our assets. No one should be allowed to put us or our property value in jeopardy! People all across our country who dream of starting a business, work hard and save their money, take out a loan and or find investors, and then find a space in a business area to hang their Open For Business sign. Why should the rules be any different for applicants in our town? I was stunned and horrified when he started talking about training people in his home as well! He started to edit his plan in real time, which was very disturbing to say the least. You cannot believe that it is possible to monitor such a dangerous venture in a residential area!!! Let me reiterate the obvious, none of what the applicant plans to do should be happening in ANY residential neighborhood. I am sure you would not allow such a business in your family's neighborhood. I do hope that you and our elected officials beyond you are listening to the resounding opposition voice of We The Community!

Martha A. Alexander

Sent from my iPhone

**From:** Jessica Smith  
**Sent:** Wednesday, December 2, 2020 10:46 AM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** 28 Rockwood Drive

To the Town of Newburgh Zoning Board:

My husband and I moved here 10 years ago with our then 8 week old daughter. We had looked around Newburgh and other surrounding areas for the perfect place to raise our growing family. What drew us to this neighborhood was the fact that it was a neighborhood. As we drove into Rockwood for the first time, we saw families outside working on their yard, children riding their bikes, people jogging, and walking and we knew that this was exactly the type of environment and atmosphere where we wanted to raise our family. At that point in time, there were no houses on the market in this highly desirable neighborhood, so we patiently waited. Finally, 37 Rockwood went on the market, and we immediately jumped at the opportunity to make our dreams come true.

Throughout our 10 years living here, we have raised 2 beautiful children and have become more than neighbors to the residents here on Rockwood, Wood, Ashwood, and Red Oak. Our children have grown up together, the families we have met have become more than friends, we enjoy cook outs with each other, we have spent birthdays and other celebrations together, we have started corn hole tournaments, and most importantly, we have been there for each other in good times and in the times of need. The bottom line is that Rockwood is more than just a neighborhood, it is a close knit community of people that care for and take care of each other like a family.

When we found out that a commercial business was being considered for this community and residential location, we were horrified. We could not understand how or why a consideration like this could be made especially when there are plenty of locations, very close to our community that are already commercially zoned and available.

My husband and I are not at all opposed to the opening of a small business, however as homeowners, parents, and taxpayers we are adamantly against allowing a commercial business, especially one that is being opened for the sales of firearms to be opened in our residential neighborhood.

As a resident at 37 Rockwood Drive and the *across the street neighbor* of the proposed commercial property, we are adamantly against the approval of any sales based business in the Rockwood community. There is no doubt that allowing for this sales based business to open will change the character of this amazing community. The thought of allowing strangers to come into our neighborhood to purchase firearms from across the street of our house is terrifying not only as a property owner, taxpayer, but especially as a parent. We sought after buying a house in the residential neighborhood to avoid any of these concerns!

We attended the zoom meeting and when asked why the applicant did not look into opening his business in a commercial space, his answer was because financially, he was unable to. As a property owner, and taxpayer, why should we have to sacrifice our community, safety, and property value so that one member of this community can gain a financial benefit?

Rockwood is zoned as a residential neighborhood, we as residents, tax payers, and parents are asking you to keep it this way.

Thank you,

Clint and Jessica Smith  
Rockwood Drive  
Newburgh, NY 12550

**From:** matmcd664@gmail.com

**Sent:** Wednesday, December 2, 2020 10:47 AM

**To:** zoningboard@townofnewburgh.org

**Subject:** Alejandro Rivera 28 Rockwood Dr. Special Permit for home small firearms business

To whom it may concern,

I support the efforts of Alejandro Rivera to open and maintain what has been described as a small firearms business from his home located at 28 Rockwood Dr in the Town of Newburgh. Said business will be regulated and monitored by the Federal B.A.T.F. (Bureau of Alcohol, Tobacco & Firearms) agency. FFL (Federal Firearms Licensed) dealers have traditionally run such businesses from their homes for generations with little if any inclusive problems.

Sincerely yours,

Matthew McDonnell

Candlestick Hill Rd.

Newburgh, NY 12550



**From:** Patrick Biglane  
**Sent:** Wednesday, December 2, 2020 4:41 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Rivera arms dealer

I am a 32 year resident of the town (50 Patton Rd), and I was part of the Zoning Board of Appeals meeting on the 25th of November, via Zoom. After giving considerable thought to Mr. Rivera's work history and reputed character, I have no problem with his entrepreneurial pursuits regarding sales and support of the small arms industry at his residence in the Town of Newburgh. I am a Marine Corps veteran, and am a strong supporter of our 2nd and 4th Amendment rights. Furthermore, I believe that it is in the exercise of these rights, that we maintain our freedom and independence. On a personal note, I grew up in a family that was big into hunting and fishing. Having a brother, tens years my senior, I can attest to the positive bonding I experience I shared with him in learning about responsible gun usage and safety as a young teen.

Regards,

Patrick Biglane

**From:** John Hutton

**Sent:** Wednesday, December 2, 2020 6:07 PM

**To:** zoningboard@townofnewburgh.org

**Subject:** Rivera property (Rockwood Drive) special use permit request for gun sales etc.

Yesterday.

Sent from my iPad

To all members of the Town of Newburgh ZBA:

If democratic governing means doing the greatest good for the greatest number then I urge you to reject Mr. Rivera's request regarding a business being opened in this fine residential neighborhood.

Sincerely,

John Hutton

Rockwood Drive  
Town of Newburgh

**From:** Donette Smith

**Sent:** Wednesday, December 2, 2020 8:39 PM

**To:** zoningboard@townofnewburgh.org

**Subject:** Reject Special Use application - 28 Rockwood Drive -PUBLIC COMMENT

I sent an email previously opposing the application for Special Use Permit at 28 Rockwood Drive to open a "Small firearms" dealership. I have signed a petition with many neighbors opposing this as well. I participated in the last Zoning Board meeting, along with many other Rockwood Drive residents who also OPPOSE having this Special Use Permit for home occupation as a Small Firearms Dealer in our Zoned residential neighborhood. In the meeting you stated that a decision would not be made at that time and decided to have a "10 day Public Comment" period. I want to make my comments clear.

I have owned my home here for 16 years and bought my home because it is residential. It is an area where children ride their bikes, parents push baby strollers, people are out walking their dogs. Despite the applicants claim that "most" of his customers "will be cops" there are no assurances of that. What can be assured is that there will be more people coming into the neighborhood. More people coming in who also happen to be armed with a deadly weapon. We certainly don't need more cars in the neighborhood with the children riding bikes, parents pushing baby strollers and people walking their dogs. Especially more cars that happen to also be carrying people with deadly weapons while children are riding their bikes, parents are pushing baby strollers and people are walking their dogs. I did not buy my home here on Rockwood Drive to years later find out I am now located in the territory of a Small Firearms business which clearly does not belong in this residential neighborhood.

At the meeting the applicant also made comments that he would be not only be selling guns but would also be providing a gun "transfer" service, as well as providing "consultation and training classes". Transfer service of guns can lead to deadly results and many articles have been written about guns ending up in the wrong hands through this method which involves the use of obtaining guns through the internet. The applicant also was not clear about whether or not, or to what extent his classes would be provided at his home. Many of the questions he was asked he gave vague answers to and since this application applies to allowing his home to be used for business purposes, that just also happens to involve deadly weapons, there are too many variables that are not clear to allow this. How much can his business grow?

He did state that he hopes to do this from his home so he "won't have to take out any small business loans". The bottom line is he can and should take out a small business loan instead of trying to alter the neighborhood to his personal advantage. It is hard for anyone starting a business, and no one wants to have to borrow money, but that is what comes along with being a business owner.

I would also like to point out that in my research on becoming a Federal Firearms Licensee, it is clear that individuals applying for such license are directed to get approval from their zoning board first. The applicant for the Special Use Permit at 28 Rockwood Drive stated in the meeting that he already had his Federal Firearms License so I am curious about how that can be possible without having first gotten the Special Use Permit from the Zoning Board? In fact, on the application to become an FFL, it is written in bold print, under the applicant certification section "a"- "PLEASE CONTACT YOUR LOCAL ZONING DEPARTMENT PRIOR TO SUBMITTING YOUR APPLICATION".

So according to the Department of Justice, ATF application, applicants should first have their zoning regulations/permits in place before applying for the FFL, yet the applicant stated he already had his Federal Firearms License? I asked that the Zoning Board please clarify the actions that have already been taken by the board regarding this application.

I oppose this application for Special Use permit at 28 Rockwood Drive and request that the Zoning Board do not approve this permit.

(By the way I should add regarding the meeting itself- putting parameters around what comments could be made, by stating that the board would like to hear from people who "have something different to say" was unjust to all of the community members who joined the meeting to have their voices heard. Every participant pays taxes to the Town of Newburgh and has the right to be heard, whether they said the "same thing" or not, since it was a public hearing there is an obligation to hear that public. In reviewing the minutes a noticeable omission was the statement by Ms. Mandel who at the meeting said that the meeting was fraudulent since the public could not hear and she asked to have that on the record. That statement was not on the record. )

**From:** Rodney Williams  
**Sent:** Thursday, December 3, 2020 7:38 AM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Special Permit

I'm writing to lend my support for Alejandro Rivera Jr's request for a special permit to operate a small firearms dealer business .

**From:** Gina DeCerbo  
**Sent:** Friday, December 4, 2020 7:38 AM  
**To:** Siobhan Jablesnik  
**Subject:** Zoning Board Application - Special Use Request Rockwood Drive

My name is Gina DeCerbo I am a 35 year resident of the Rockwood Hills subdivision and have been a realtor for 28 years. I consider myself to be lucky to live in this neighborhood and to have sold many homes here over the years.

I respect the applicant's desire to start a business in the field he has experience, his qualifications speak for themselves. However I am strongly opposed to allowing a HOME in this neighborhood to become a place of business to store and sell guns and ammunition. This type of business does not belong not now or ever in the middle of a residential neighborhood, full of children some residing right next door to this applicant's property. This is an important decision and will set a precedence and segway for other businesses that present requests to your board for special use permits. These decisions can and will change the dynamics of a neighborhood in the future. Another important factor to consider with this business in particular is the potential to create a potential crime issue. This applicant stated he would be advertising his business on an internet website - Buyers looking to purchase guns legally, however the potential exists for people on his website discovering the location of this business, as a place of business where guns are stored and available to be stolen.

Zoning is in place in our town for a reason, to ensure controlled growth and that changes are adopted for the best interest of the neighborhood and town . In reviewing the meeting minutes there was no hardship presented by this gentleman which would warrant the town to allow a special use permit to open this business in our neighborhood. There are many vacant storefronts and commercial areas in the town that would be suitable for this business and are looking for tenants.

I respectfully request your board to disapprove this application for the better good of our neighborhood.

Sincerely,  
Gina DeCerbo

Gina DeCerbo  
Licensed Associate Broker  
RE/MAX Benchmark Realty  
[www.TheDeCerboTeam.com](http://www.TheDeCerboTeam.com)  
Direct 914-213-3363  
Office 845-565-0004 ext. 345  
[ginadecerbo@remax.net](mailto:ginadecerbo@remax.net)



**From:** Redoaklucy1  
**Sent:** Saturday, December 5, 2020 12:21 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Petition to sell guns on Rockwood Drive.

I have lived in this Neighborhood for 35 years. It is safe and my children and now my grand children play on these streets. There is no place for gun traffic or sales in this neighborhood. How can this even be considered? Please keep our neighborhood safe>>

Diane Corrado  
Red Oak Terrace

December 5, 2020

After reading the minutes of the ZBA meeting on November, 24, 2020 re: Alejandro Rivera's permit , we still feel as a homeowner in Rockwood Hills, our major concern of having a small arms dealer in the neighborhood is burglars breaking into his house. There is no way to prevent this. We just want to keep our neighborhood safe.

Jack and Diane Hughes

Red Oak Terrace

Newburgh, NY 12550



**From:** Sarah

**Sent:** Tuesday, December 8, 2020 12:33 AM

**To:** zoningboard@townofnewburgh.org

**Subject:** Special Application for a Firearms Business

I am a 15 year resident of the Town of Newburgh and I am not supporting approval of the application for a firearms business in the residential neighborhood of Rockwood Drive. Data supports that firearms business are motivation for robbery and ancillary crime. The area of Rockwood Drive is not dissimilar to my neighborhood, which is relatively crime-free. I fear that should this application pass, it would set a very dangerous precedence. This type of business should only be allowed in areas zoned for commercial business, and only approved after great scrutiny. A residential neighborhood is absolutely not appropriate for any commercial business, let alone a firearms business.

Best regards,

Sarah Blackinton

Town of Newburgh Resident

Sent from my iPhone

To Whom It May Concern,

When my husband and I were looking to buy our first home, we had a vision. We had musts. One of those musts was to buy a home in a nice neighborhood. At the time we had a one-year old little boy and since then we welcomed another son to complete our family. Now, being seven and four years old, they are starting to ride their bikes and take walks around the neighborhood. Sometimes we dog sit for my sister and the boys love to be outside and walk the dog around this quiet little neighborhood. One of the best parts of this area is how tucked away it is. No real traffic coming in and out other than the residents who live here. This neighborhood makes us feel safe as a young family. The neighbors are so nice and welcoming. Everyone watches out for one another.

Hearing the news of a resident looking to conduct a business out of their home, selling firearms was a startling piece of information to hear. I never grew up with guns in my home, neither did my husband. We don't own one ourselves now. I am not saying I look down upon someone who does, everyone must feel safe and protected, but guns are scary. Thousands of innocent people have been shot and killed by someone who doesn't practice proper gun control.

I don't feel comfortable having this neighborhood we call home turn into a place of business to purchase firearms. I will no longer feel comfortable walking my neighborhood. I won't feel comfortable letting my sons ride their bikes near the house that is conducting this type of business. We have no security, no cameras, no regular patrolling around the neighborhood which is usual for a residential area. This is not a business area. Will there be background checks done? Does the potential business owner have any experience with owning a business? Do they know the regulations and restrictions that go along with owning a business? Will they be selling ammo as well? Where will they be getting their inventory from? How do we know there won't be a robbery and the wrong person gets a hold of those products? What will they do with the merchandise when they aren't home? All these questions not only affect the business, but the lives of all the surrounding homeowners living in the neighborhood where they are trying to make a living by selling firearms.

Lastly, I want to thank Mr. Rivera for his time of service as an NYPD and a Marine. Thank him for going about starting this business up the right way. Going to the board, getting approval before conducting this choice of business. But as a mother of two young sons who love this neighborhood and feel safe here, please don't sell firearms here. Take the families who live here into consideration. This is not the place to start your business. Please take your business to a more appropriate, commercial location.

Thank you,

Kimberly Clark

Wood Terrace, Newburgh

Daniel and Heather Coughlin  
Ashwood Terrace  
Newburgh, NY 12550

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December 7, 2020

Town of Newburgh  
Zoning Board of Appeals  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

**Re: Alejandro Rivera  
28 Rockwood Drive, Newburgh, NY 12550  
Application to operate a small firearms dealer business**

To whom it may concern,

My name is Heather Coughlin. My husband and I have owned 6 Ashwood Terrace, Newburgh NY 12550 since September 2016. We have a 3-year-old, 1.5-year-old and I am currently pregnant with our third child due April 2021- all of which are my main reasons why there should NOT be a firearms dealer in our neighborhood. Furthermore, I think it is absolutely ridiculous that as a neighborhood we are all against this, and yet I am writing another letter begging you NOT to approve this application.

I am submitting a second letter urging you to please DENY the above application of Mr. Rivera. Our beautiful family-oriented neighborhood is NO place for a firearms dealer. If I wanted to raise my family near a gun store, I would rent an apartment and live by one. My children and unborn child do not deserve to grow up in a neighborhood that has a gun dealer in it.

After attending the Zoom ZBA hearing on November 24, 2020; I have several comments which I need to address. First, Mr. Rivera, when asked to explain his business he could not even give a direct answer as to what his actual business would be; he was all over the place. One of the Chairman asked if he was going to sell ammunition, he couldn't give a yes or no, the Chairman had to ask him directly to answer yes or no. His business plan has so many flaws all he cared about was explaining his background which is irrelevant to his business. He then told a story how in July

2020 someone tried to break in his home. This is FRIGHTENING that a home in our neighborhood that had an attempted burglary now wants to sell guns and give lessons on how to use them out of their basement. This entire application does not make sense and will ruin our neighborhood.

If this application is granted this will force many of us to move from our amazing neighborhood, including myself and my family. I also believe that if I am forced to sell my home due to this, we will lose money because no one is going to want to buy a home and raise their family in a neighborhood which guns are sold- this is totally unfair to the rest of our neighborhood. Furthermore, if this does get approved, I believe that all property values will significantly decrease. Me and my husband have worked very hard for what we have and put so much into our home for us to be forced out of the community we chose to grow our family in. I would NEVER buy a house in a neighborhood which guns are sold in.

It is obvious by the vast amount of my neighbors who attended the Zoom ZBA hearing on November 24, 2020, that we as a whole want this application DENIED in its entirety. I am begging you to please deny Mr. Rivera's application.

Thank you very much,

*Heather Coughlin*

Heather Coughlin

**From:** cathy konno  
**Sent:** Monday, December 7, 2020 8:58 AM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Objection to special use permit

December 4, 2020

We are not in favor of the zoning board granting a special use permit to Mr. Rivera at 28 Rockwood Drive. Mr. Rivera stated at the November 24<sup>th</sup> zoning board meeting that he sent out 70 letters. None of the neighbors we have spoken with had received a letter. Could we see a list of recipients of these letters?

- We are against having a commercial venture operating out of a home in our neighborhood. We chose to purchase a home here because it was a residential area, if this designation is arbitrary and can be changed at any time then the Town of Newburgh is not a good choice when buying a home.
- We found it curious that there was not a copy of Mr. Rivera's business plan included with the minutes. Is the board considering granting a special use permit without seeing a **business plan**?
- A large portion of Mr. Rivera's time was spent on his background and qualifications. While they are impressive, they are not relevant. We would not want even a well-qualified cobbler making shoes in the basement of his home in our neighborhood.
- Many of the terms used during the meeting November 24,2020, were vague: "right now", "starting small", "pretty much appointment only", "eventually moving to a brick and mortar". These terms could describe very different types of businesses that can change going forward.

We were present for the last zoning board meeting conducted on zoom. It is an embarrassment that the Town of Newburgh has not taken the steps necessary to equip the meeting space with proper audio equipment to allow the proceedings to be heard. Other departments at town hall must be facing the same predicament. Certainly, a brief consultation with an audio/visual company should remedy the situation. If the cost of purchasing equipment is prohibitive, a leasing option should be considered.

In summary, we are against making any changes to add a special use permit for Mr. Rivera. The majority of our residential area is against this permit and have signed a petition to state their position. Will the zoning board allow one person to do what the majority are against?

Best regards,

Grant and Catherine Konno

Ashwood Terrace

Newburgh, NY

**From:** Donette Smith  
**Sent:** Tuesday, December 8, 2020 7:39 PM  
**To:** zoningboard@townofnewburgh.org  
**Cc:** supervisor@townofnewburgh.org  
**Subject:** Updated Petition Opposing Special Use Permit

Please see the attached updated Petition opposing the Special Use Permit requested by Mr. Rivera at 28 Rockwood Drive. Many additional residents have come forward which is reflected in the updated document. The Rockwood Drive Community has come together to stand against this Special Use Permit and urge our zoning board to reject the proposed Small Firearms Dealership in our residential community. We have taken the time to study zoning issues, special use permits, Federal Firearms Licensing, and the ATF application process, the effects of gun sales in residential areas, and the risks related to "gun transfers". We listened to the applicants presentation (despite poor sound quality), wherein he presented information that was not included in the original request; for example, he stated in his presentation that he would be doing "instruction" which was not mentioned in the application, and he left us the vague answers and many questions. Rockwood Drive is not the place to be selling guns or doing firearms instruction and the residents here have made themselves clear on this issue. Now it is up the zoning board and town council to reject this permit and keep Rockwood Drive an R-3 Zone with no Special Use Permit for a Small Firearms Dealership. Regards, Donette Smith, 7 Rockwood Drive

-----Original Message-----

**From:** Smith, Donette G (OMH)  
**To:**  
**Sent:** Tue, Dec 8, 2020 3:50 pm  
**Subject:** FW: Send data from MFP07714297 12/08/2020 15:42

-----Original Message-----

**From:** \_\_\_\_\_>  
**Sent:** Tuesday, December 8, 2020 6:43 PM  
**To:** Smith, Donette G (OMH)  
**Cc:** Smith, Donette G (OMH)  
**Subject:** Send data from MFP07714297 12/08/2020 15:42

Scanned from MFP07714297  
Date:12/08/2020 15:42  
Pages:10  
Resolution:200x200 DPI  
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Feeling stressed by the COVID-19 pandemic? You are not alone. Call the NYS Emotional Support Helpline 7 days a week, 8am-10pm at [1-844-863-9314](tel:1-844-863-9314).

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**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	
Donette Smith	<i>Donette Smith</i>	7 Rockwood Dr. Newburgh	11/12/20
Martha A. Alexander	<i>Martha A. Alexander</i>	11 Rockwood Dr Newburgh, NY	11/12/20
Diane Hughes	<i>Diane Hughes</i>	1 Red Oak Terrace Newburgh, NY 12550	11/15/20
Christopher Biss	<i>Christopher Biss</i>	5 Rockwood Dr Newburgh N. 12550	11/15/20

**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  
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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.**

<b>Name</b>	<b>Signature</b>	<b>Address</b>
Robin Marks	<i>Robin Marks</i>	4 Red Oak Terrace
Beth Lohmeyer	<i>Beth Lohmeyer</i>	52 Vermont Dr Newburgh, NY
Kim Brown	<i>Kim Brown</i>	50 Vermont Dr Newburgh, NY 12550
Angie Latham	<i>Angie Latham</i>	49 Vermont Dr. Newburgh NY



PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Seloras Patrick	<i>Seloras Patrick</i>	Newburgh, NY 12550 3 Rockwood DR
Anthony W. Chestner	<i>Anthony W. Chestner</i>	2 Wood Terrace Newburgh
Balim Lawrence	<i>B.A. Lawrence</i>	NEWBURGH 10 Rockwood Dr.
Hovena Lauren	<i>L. Lawrence</i>	61 Rockwood DR.
Ron Gamm	<i>Ron Gamm</i>	18 Ashwood Ter
Carol Gamm	<i>Carol Gamm</i>	18 Ashwood Ter
Laurie Colacchio	<i>Laurie Colacchio</i>	38 Rockwood Drive
Samuel Young	<i>Samuel Young</i>	16 Red Oak Lane
Diane Corrado	<i>Diane Corrado</i>	17 Red Oak Terr
Albert Nestler	<i>Albert Nestler</i>	17 Red Oak Terr
KEVIN CARDNO	<i>Kevin Cardno</i>	15 Red Oak Terr
Michael Scherb	<i>Michael Scherb</i>	14 Red Oak Terr
Barbara Lawson	<i>Barbara Lawson</i>	5 Red Oak Terr Newburgh, NY
Alan Lawson	<i>Alan Lawson</i>	5 Red Oak Terr Newburgh, NY 12550

PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Andrea Kissel		3 Red Oak Terrace Newburgh, NY
Michelle Kissel		3 Red Oak Terrace Newburgh, NY
Jack Hughes		1 Red Oak Terrace Newburgh, NY
Colleen Dopic		19 Rockwood Dr Newburgh, NY
Joseph Dopic		" "
Sean Young		20 Rockwood Dr NY 12550
Christina L. Young	CHRISTINA YOUNG	20 Rockwood Dr N.Y. 12550
Florence Hill		20 Rockwood Dr N.Y. 12550
Elsie Young		20 Rockwood Dr N.Y. 12550
Barbara Nara		13 Rockwood Dr Newburgh, NY 12550
P.H. Dutch		1 Ashwood Terr Newburgh - 12550
Shannan Worth		1 Ashwood Terr Newburgh, NY 12550
aman mandel		7 Rockwood Dr Newburgh
Bi Hui Lin		8 Ashwood Terr Newburgh, NY 12550

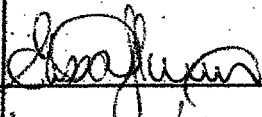
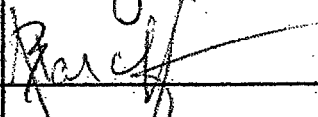
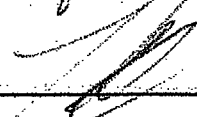
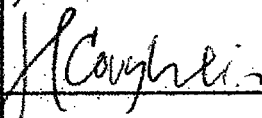
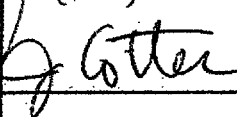

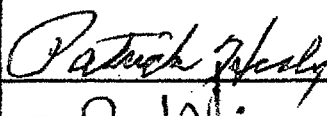
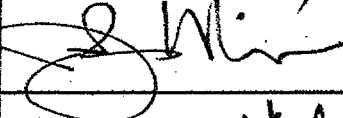
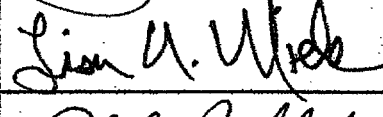
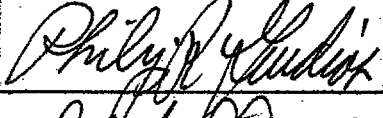
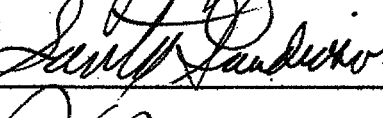
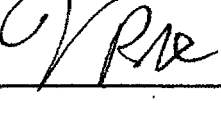

PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Marcia Westra	Marcia Westra	11 Ashwood Terr Newburgh, NY
Christian Lin	Christian Lin	2 Red Oak Terr Newburgh, NY
Gina DeCervo	Gina DeCervo	13 Red Oak Terr. Newburgh, NY
BILL FAYTH	Bill Fayth	29 Rockwood Dr. Newburgh, NY 12550
Doretta Beamon	Doretta Beamon	31 Rockwood Dr. Newburgh, NY 12550
Noel Alexander	Noel Alexander	11 Rockwood Dr. Newburgh, NY 12550
Desiree Casablanca	Desiree Casablanca	24 Rockwood Dr Newburgh, NY 12550
GLENN HENKUSA	Glenn Henkusa	5 ASHWOOD TERR NEWBURGH, NY 12550
Jennie Henriksen	Jennie Henriksen	5 Ashwood Ter. Newburgh, NY 12550
GRANT KONNO	Grant Konno	3 ASHWOOD TER. NEWBURGH, NY 12550
Richard P Kwapp	Richard P Kwapp	1 Wood Terrace Newburgh, NY 12550
Jeanne Garzon	Jeanne Garzon	4 Wood Terr
John Clark	John Clark	5 Wood Terrace
Kimberly Clark	Kimberly Clark	5 Wood Terrace


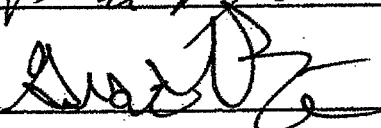
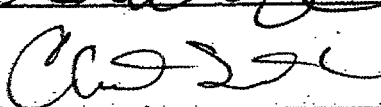
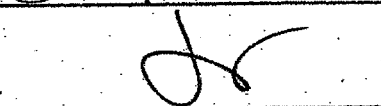
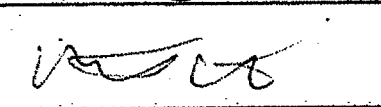

PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
PATTY MAITZ	Patty Maitz	12 WOOD TERR
JOSE ENTIN	Jose Entin	14 WOOD TERR
DIGNON TAYLOR	Dignon Taylor	13714 WOOD TERR
JAMES P. CRISCI	James P. Crisci	9 ASHWOOD TER.
JOHN EBI	John Ebi	42 ROCKWOOD DR
DANIEL MUYL	Daniel Muhl	42 ROCKWOOD DR
ANTHONY ETRI	Anthony Etri	42 ROCKWOOD DR
SHEILA ROWLEY	Sheila Rowley	53 ROCKWOOD DR
EMMETT ROWLEY	Emmett Rowley	53 ROCKWOOD DR
RONDA HOOD	Ronda Hood	59 ROCKWOOD DR
MARC BOSCEL	Marc Boscel	6 WOOD TERRACE
SUE TRAPANI	Susan Trapani	4 ASHWOOD TERR.
AMY GOSLA	Amy Gosla	11 RED OAK
STEPHEN GOSLA	Stephen Gosla	11 RED OAK

PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Elissa Schreiner		8 Red Oak Terr
Jason Baroff		8 Red Oak Terr.
Jacqueline Lawton	JACQUIE LEWTON	9 Red Oak Terrace
	RICHARD TAGUE	9 WOOD TERRACE
Heather Coughlin		6 Ashwood Terr.
John Cotter		7 Wood Terrace
Ann Marie D. Healey		49 Rockwood Dr.
PATRICK HEALEY		49 ROCKWOOD DR
Joe Miele		34 Rockwood
Lisa Miele		34 ROCKWOOD
Philip GAUDIOSO		36 Rockwood
Santa Gaudioso		36 Rockwood
VINCENT PATTI		41 ROCKWOOD
CHRISTINA PATTI		41 ROCKWOOD

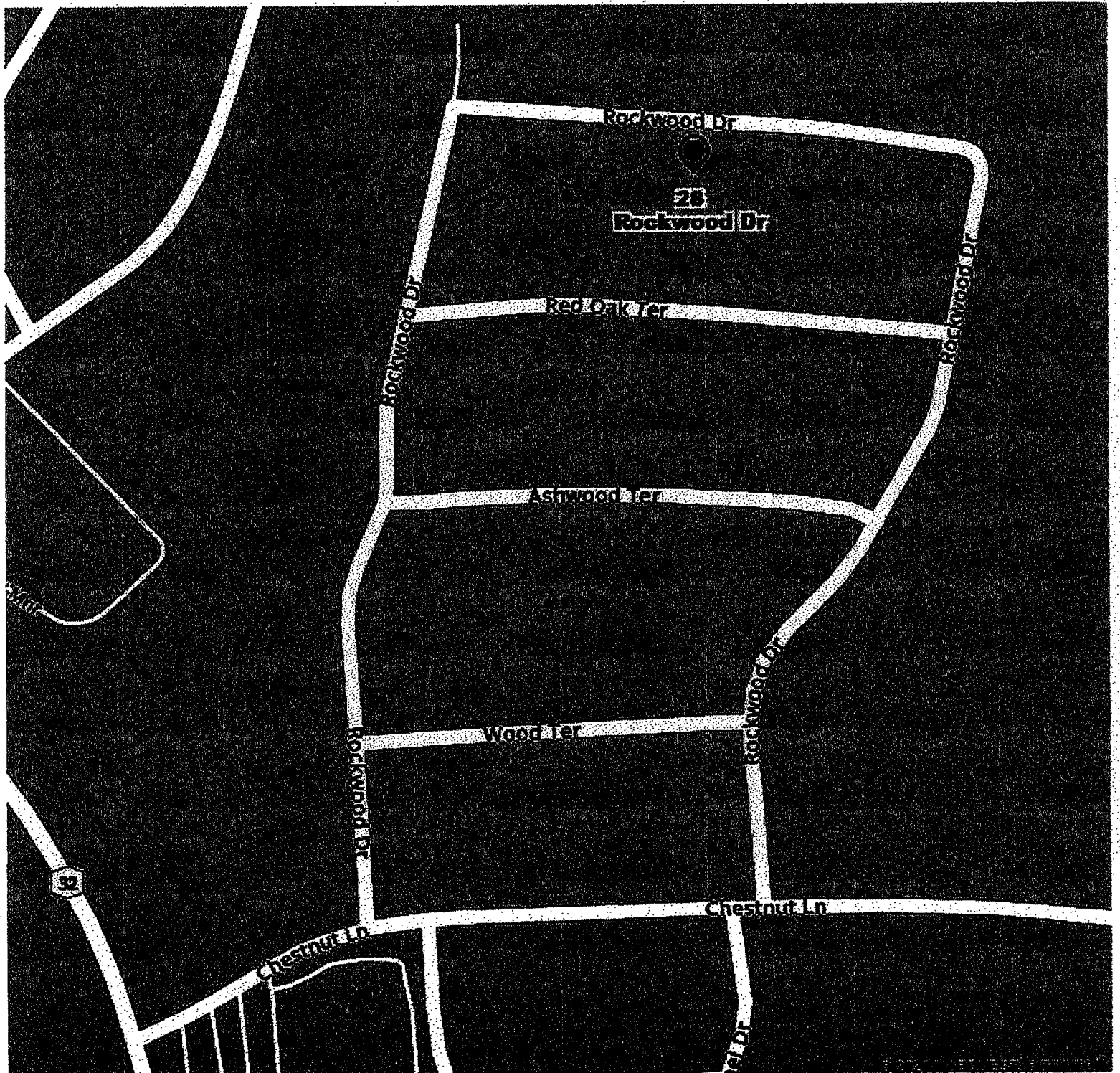
PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Paul Pacione		51 Rockwood
Gianna Pacione		51 Rockwood
CROSS		37 Rockwood
Jess Smith		37 Rockwood
Rob Celestano		1 Rockwood
Kyle Sharp		2 Ashwood terr

PETITION OPPOSING SPECIAL VARIANCE TO ESTABLISH SMALL ARMS BUSINESS AT 28 ROCKWOOD DR.

Name	Signature	Address
Larry Latham	Larry Latham	49 Vermont Dr. Newburgh, N.Y. 12550
KEN Lohmeyer	Kenneth Lohmeyer	52 Vermont Dr Newburgh N.Y. 12550





Rockwood Dr

28

Rockwood Dr

Red Oak Ter

Astwood Ter

Wood Ter

Chestnut Ln

Chestnut Ln

Rockwood Dr

Rockwood Dr

Rockwood Dr

Rockwood Dr

Rockwood Dr

8



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**From:** Siobhan Jablesnik  
**Sent:** Wednesday, December 9, 2020 4:05 PM  
**To:**  
**Subject:** RE: 28 Rockwood Application to sell Guns

Thank you. I will forward your message to the board.

Siobhan Jablesnik  
Acting Secretary  
Zoning Board of Appeals  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550  
(845) 566-4901

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**From:**  
**Sent:** Wednesday, December 9, 2020 4:02 PM  
**To:** [zoningboard@townofnewburgh.org](mailto:zoningboard@townofnewburgh.org)  
**Subject:** 28 Rockwood Application to sell Guns

To: The Town of Newburgh Zoning Board  
Re: Rivera Application for a Special Permit at 28 Rockwood

Hello, My name is Ron Gamma and I have lived at 18 Ashwood Terrace in Rockwood Hills since 1978.....a 42 year resident.

Today Dec. 9, 2020 is the tenth and last day for written responses to the minutes from Nov. 24, 2020 meeting.

Like many of my neighbors from the Rockwood community I too had the opportunity to review those minutes.

Additionally, I accompanied the petition committee seeking signatures and discussed the issue with my friends and neighbors..

Basically I have come away from this experience with a number of impressions that I would like to share with the Zoning Board.

1. There was considerable concern as to why so many of us did not receive the letter. Yes I explained the minimum requirement was a 500 ft. Radius. However, if the applicant was interested in the community he should have communicated with the entire Rockwood Hills sub-division.
2. The timing for reaction is too short and at a difficult time of the year
3. Clearly, the applicant has chosen to include the entire Rockwood community in his self-imposed hardship.
4. There is an abundance of affordable rental space in appropriately zoned business areas.

5. The applicant's resume is impressive but is a non-sequitur in this matter.
6. The issue at hand here is that Rockwood Hills is an R-3 Zoned area. The reason this area is so popular is that it is a Residential area! It has been that way since 1960 when this area was subdivided.
7. The residents of Rockwood Hills have overwhelmingly demonstrated they do not want any changes or "Permits" that will change the character of this area. Common sense dictates having a gun sales store around the corner violates every fiber of the uniqueness of this closely knit community.
8. There was an attempt at interference from outside the Rockwood community ..... some tried to tie this issue to Second Amendment Rights. Fact is it has nothing to do with that issue. It is simple....IT IS A RESIDENTIAL AREA AND BUSINESSES ARE NOT ALLOWED!
9. As I participated in the petition signatures I observed that NO ONE AGREED with the Special Permit Request!
10. Rockwood Hills is a very diverse area and the petition reflects that diversity.
11. Folks who signed the petition included Veterans, NRA Members, hunters and gun owners.
12. Paramount to our community is Safety, Traffic, Strangers in our community, Violence and Danger. Our most important issue is the wellness of our family, children and grandchildren. Allowing a business and in this case a gun shop will have a negative impact on the value of our most important financial asset....our home
13. As one person put it "to the greatest degree possible I only want people in the neighbor who live here".
14. After attending the Public Hearing, reading the minutes I remain AGAINST The Special Request For a Permit to:
  - \* Open a Business in Rockwood Hills
  - \* SELL GUNS in Rockwood Hills.

I Strongly Encourage the Zoning Board to Reject the Application for a Special Permit!

Thank You,  
Ron Gamma

**PETITION FORM IN SUPPORT OF:**

Mr. Alejandro Rivera's Application for a Special Permit for a Home Occupancy to operate a small firearms business.

**Reasons for support:**

Mr. Rivera, a veteran, and law enforcement professional with thirty-five years of firearm experience, has satisfactorily shared with undersigned his business plan and associated safety measures. Mr. Rivera has explained his business plan and shown attached examples of his proposed security measures, which include a security system, door frame reinforcements, and a highly rated safe. Mr. Rivera has clearly demonstrated there will be no change of adverse impact to the community; therefore, I freely and without reservation sign this petition in full support of approval of Mr. Rivera's special permit for his home-based business located at 28 Rockwood Drive, Newburgh, NY 12550.

Date	Printed Name	Address	Signature
12/6/2020	SAUL ROA	22 GAIL PL	<i>[Signature]</i>
12/6/2020	Jason Packer	20 Gail Pl	<i>[Signature]</i>
12/6/20	Stacy Packer	20 Gail Pl.	<i>[Signature]</i>
12/6/20	Louis LAIPIZA	25 GAIL PL	<i>[Signature]</i>
12/6/20	Laura Miller	25 Gail Pl.	<i>[Signature]</i>
12/6/20	Clifton Green	21 marion dr	<i>[Signature]</i>
12/6/20	Pat Green	21 Marian Dr	<i>[Signature]</i>
12/6/20	Inez Maldonado	24 Gail Pl	<i>[Signature]</i>
12/6/20	Brittani Maldonado	24 Gail Pl	<i>[Signature]</i>
12-6-20	Barbara PAUS	15 marion dr.	<i>[Signature]</i>

12/6/2020	MICHAEL G. MUSCAT	6 MARIAN DR. NEWBURGH	M. Muscat
12/6/2020	Raul Rendo Sr.	5 MARIAN DR	Rendo
12/6/2020	Loretta Mackey	3 MARIAN DR.	Loretta Mackey
12/6/2020	John Koeppe John Koeppe	5 Gail Pl	John Koeppe Giovanni Maldonado
12/9/2020	Giovanni Maldonado	24 Gail Place.	Giovanni Maldonado
12/9/2020	Johanni Maldonado	24 GAIL PL.	Johanni Maldonado Paul Roca
12-9/2020	Saul Roca	22 Gail PL	Saul Roca
12/9/2020	Crystal Weisberg	21 Gail Place	Crystal Weisberg
12/9/2020	Eddie Maldonado	24 Gail Pl.	Eddie Maldonado
12/9/2020	Pally Demelio	17 GAIL PL	Pally Demelio
12/9/2020	Diana Perry	11 Gail Pl	Diana Perry
12/9/2020	GEORGE MENSATH	17 MARIAN DR	<del>George Mensath</del>
12/9/20	Damian Reyes	24 GAIL PL	Damian Reyes
12/9/20	Ron Cadet	16 Massachusetts Dr Newburgh, NY	Ron Cadet
12/9/20	Olga T Cadet	16 Mass Dr 12550 Newburgh, NY	Olga T Cadet

ARJ Safety, LLC is a veteran owned, home based company that is solely run by its owner, Alejandro Rivera Jr., a retired law enforcement professional with thirty-five years of firearm and safety experience. The company will focus on providing various services related to firearms and safety.

The owner of ARJ Safety, LLC has engaged with many people over time with various levels of understanding in safety and or firearms. Therefore, any novice who may feel hesitant in seeking out knowledge or to intimidated to visit a densely populated safety training center or firearms store confident will find an understanding, welcoming and experienced guide. Likewise, the seasoned and confident client looking for a more personal experience will find it at ARJ Safety, LLC. Services include safety and firearms consultations, home safety/security assessments, firearms safety training, armorer services, firearm transfers, and firearms sales. Required background checks will be conducted per all applicable laws as the business is already registered with the proper authorities to do so.

There are no outside employees nor will there be while the business is home based. The business does not and will not have any signage at the location. There will be no random clients patronizing the business as the business will not function as a traditional brick and mortar store front. The business is a personalized, one to one, by appointment only operation. Advertising in the form of, a yet to be published, webpage will not include the location's address. The webpage will be set to supply and develop business contact information and capture future suggestions and reviews.

There will be no stockpile of firearms or ammunition at the business location. The occasional business delivery will only differ from other home deliveries that already take place in the community in that all business deliveries are more secure because they must be delivered directly to and signed for by the business owner. Also, as a homeowner who has previously taken steps to make his home more secure, in an already safe community, with the use of a present security system, the owner will reinforce security measures for the business.



HueyGunner's Gunsmithing



See similar places



HueyGunner's Gunsmithing

East Coldenham Elementary



17K



HueyGunner's Gunsmithing

Orange Lake Rock Cut Rd



**Brian McGraw**  
Gardnertown2



**Joe Clarke**  
Bowdoin Park



**Elizabeth Holpuch**  
Newburgh Heights



**Rosemary Colandrea**  
Lattintown-Plattekill



**Alex Thompson**  
Historic Newburgh



**Zach Cardoza**  
Upper Meadow Hill



**Debra Evans**  
Balmville



**Cheryl Goyette**  
Upper Meadow Hill



**Jean Lubera**  
Williams Ave



**KAJSA DIROSA**

