



SOUTH COVE RESIDENTS ASSOCIATION

30 Tenbroeck Lane, Newburgh, NY

845 527 1320

January 19, 2013

**Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh, NY 12550**

Attention: Grace Cardone, Chairperson

**Reference: John Ledwith
38 Tenbrouck Lane, Nbgh
51-5-41**

Dear Grace Cardone,

I am president of the South Cove Residents Association that the above referenced property is part of, as well as the adjoining property owner to the West. We spend our winters in Florida and will not be able to attend in person.

Mr. Ledwith has been in contact with us throughout the entire purchase of the property and has discussed his plans of renovation to assure compatibility with the associations recorded bylaws that the property is subject to. Additionally, when we came to the Lake for the Christmas holiday, Mr. Ledwith came to our home and reviewed the request in front of your board for variance.

The drawing that has been left with me is from Pietrazak & Pfau, engineering & surveying, PLLC #1214001 dated 12/18/12.

The "raising entire roof" does not impact our views in any direction and remains in conformity with the neighborhood.

The addition of "3 x 11 rear deck" is no more than a second floor balcony and does not impact any view from any direction.

More important to our association is the fact that this property has been neglected for well over 10 years and left with the landscape turning to weeds, bats living in the house to the degree that at dusk we could not sit outside and bringing down the value of our properties in the community. The entry to our individual homes is from a private entry from Lakeside Road and anyone visiting could, and on occasion have, questioned the way we live in our community.

Mr. Ledwith, in my opinion, has conducted himself in a professional manner and we are very pleased that he has elected to be a member of our community.

Towards that end we recommend the board approve the request in front of them.

All of the above has been discussed with Greg Langer. President of the Orange Lake Civic Association.

Sincerely,

A handwritten signature in black ink, appearing to read "Julius (Jay) Coppola". The signature is fluid and cursive, with a large initial "J" and "C".

Julius (Jay) Coppola
