

**Siobhan Jablesnik**

---

**From:** Paul Begany <pbegany.dbd@gmail.com>  
**Sent:** Saturday, May 23, 2020 10:00 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Variance for 579 Lakeside Road

I'm writing to object to the variance for an accessory apartment at 579 Lakeside Road. I have issue with this residence making unauthorized use of Beaver Court as access to said apartment area. Beaver Court is a private road maintained and insured by the residents of Beaver Court. There is a illegal driveway installed by the previous owners of 579 Lakeside Road which was never approved by the residents of Beaver Court. The current owner of 579 Lakeside Road had been approached about the use of Beaver Court by our neighborhood Representative and his response was dismissive and who will stop me. We have had many issues over the years with the unauthorized use of our road and believe an apartment at the rear of the property will only compound the problem. The other issue we have is the ability of their septic system to handle the added use. Previously when someone had lived in the garage apartment we had sewage running into our property.

**Dennis Piaquadio  
4 Beaver Ct  
Newburgh NY  
12550**

5-20-2020

Re: Variance Application Audrey and Deena Hardman, to convert a detached garage into an apartment.

Comments:

Please be advised that to obtain vehicle egress to above proposed apartment access would have to be off our private road Beaver court. We have six families living off Beaver Ct and they all pay for snow removal and road maintenance as required etc.

This applicant does not participate in our private road agreement for Beaver Court.

Also note that two previous home owners have tried to rent the same garage space, illegally doing so caused a septic problem across our road, and was forced to shut down by the Town of Newburgh.

Kind regards,

Dennis Piaquadio

4 Beaver Court Newburgh

Dennisjp46@hotmail.com

845-591-6222

**Siobhan Jablesnik**

---

**From:** marli05@aol.com  
**Sent:** Friday, May 22, 2020 6:06 AM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Aubrey and Deena Hartman variance

To whom it may concern,

My name is Mark Ruggeri I reside at 6 Beaver ct. Newburgh New York. As I have been a resident for 25 years and have lived on this private road. Living on a private road has it benefits but also come with additional cost. My belief is allowing the resident located at 579 Lakeside Rd 13-1-18 who is applying for a 2 family dwelling, as the building is separate building and entrance ( this building also has a driveway on Beaver court). Beaver court is a private road so we pay for road maintenance. The resident is not part of our road agreement and does not have legal acces to the driveway located at the separate building so my concerns with the amount of cars that another family brings with out access to the driveway will bring us traffic problems as well as wear and tear to our road the we pay for. My last concern is as Lakeside road is a busy road with adding more cars the driveway located on Lakeside road will lead to a dangerous situation as when you are leaving Beaver court your vision could be obstructed.

Thank you,

Mark Ruggeri

6 Beaver Ct.

Newburgh New York.