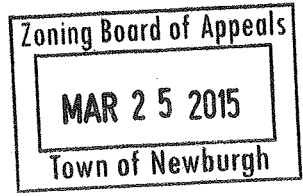


Betty Gennarelli • ZONING BOARD OF APPEALS

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**From:** Trish Moschitta [REDACTED]  
**Sent:** Tuesday, March 24, 2015 9:47 PM  
**To:** zoningboard@townofnewburgh.org  
**Subject:** Lowitt Ventures LLC  
**Attachments:** lowitts.docx

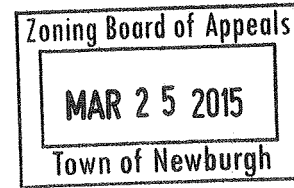


Dear Zoning Board of Appeals.

Unfortunately, I am unable to attend this Thursday's meeting as I have a prior professional commitment. However, I feel so strongly about this appeal that I would like to attach a letter as to my feelings on this subject. My husband will also be in attendance to read this letter to you. If I could change my commitment I would, but as a professional I can not. Therefore I am ensuring that this board reads and hears my reasoning for allowing this appeal.

Thank you,  
Patricia A. Moschitta

Town Of Newburgh  
Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550  
March 24, 2015



Dear Zoning Board,

This is the second time that I have been before you to ask that this variance be given to Lowitt Ventures, LLC for area variances for the maximum allowed square footage of accessory structures. I have lived on School House Lane for 27 years and am the original owner of 17 School House Lane. When we first moved in, we noticed that the two properties on Quaker Street were in extreme disrepair. 444 Quaker Street was owned by an elderly couple who did their best to maintain a very large piece of property with a modest home. The house on the corner of Route 300 and Quaker Rd. house was a despicable, dangerous structure with abandoned vehicles filled to capacity with garbage, a yard that was filled with useless power equipment, garbage and debris. The porches were so packed with items that it was hard to find any doors. There was an open hole in the roof of this dwelling where a small child apparently lived. On several occasions I observed this small child waiting for a school bus unattended in this very unsafe environment. Phone calls were made, CPS was called and this pattern continued. I have asked that this property be condemned and torn down for the safety and value of the neighborhood. Nothing has been done.

The Lowitts have taken the property at 444 Quaker Rd. and beautified it and have improved this lot tremendously. It is clean and much more pleasing to look at. The accessory structure in question is strategically placed behind the house. The Lowitts have constructed an aesthetically pleasing fence to provide the privacy that all homeowners are entitled to while allowing them the freedom to work on and store the vehicles they own and care for. I think this board would be better served to take care of the plight that is at the corner of Rte. 300 and Quaker Rd. that the fire department has designated as being unsafe to enter should a fire occur. At the last meeting before this board I heard that several members drove by to view the "accessory structure" but not one member mentioned the atrocity and dangerous structure on the corner which should take precedent over this very safe and appealing structure.

Again, let me voice my confusion as to why I am here defending this updated, beautified piece of property not only once but twice, while the property next door is not only an eyesore but a dangerous property for police, firefighters, EMT service. This seems to me to be a non issue. Please allow this the structure to stand and PLEASE begin to do something about the disgraceful property next door.

Sincerely,

Patricia A. Moschitta  
17 School House Lane  
Wallkill, NY 12589