



William L Pellino
114 Foxwood Dr S
Newburgh, NY 12550

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

February 16, 2017

Dear Honorable Zoning Members;

I write this letter concerning the application for interpretation on 2102 Partners LLC. I have taken the opportunity to review the documents online and would like to offer my comments on this requested interpretation. I live just off the Route 300 corridor area and I truly am concerned about any expansion of a heavy commercial business in our residential area. This type of business is more appropriate in a commercial zone. Furthermore, in reviewing the documents I can see that the original owner when applying for a USE VARIANCE testified that his home was on the same property. This does not appear to be the case as the business was sold. The new owner should be bound to the same original limitations as spelled out by the ZBA back in 1982 for the original USE VARIANCE. This should also be the case for any future owner that wishes to buy that property, they are and should be limited to a tank lining business. The Zoning Board should further spell out and restrict this applicant with further conditions to prevent the possibility of any "expansion by creep" in the future. It seems to me that what is being attempted is the

circumventing of another USE VARIANCE by bringing in a second business and trying to claim that they are one in the same. I think most people can see what is happening here, it is clear cut. The ones who have suffered are those immediately nearby this business as the damage has already been done. This new business has clearly thumbed its nose at our zoning and should have obtained the necessary approvals before they decided to relocate and operate at this location. It is incumbent on the ZBA to send a clear message that this type of bait and switch will not be accepted by the residents of this Town and that a business must follow the rules as set forth in the Town of Newburgh. This decision will have an impact on our entire Town of Newburgh because it has the potential to set a precedent for other businesses that have a similar situation. I ask the ZBA to pay particular attention to the pictures dated May 3, 2009 and April 16, 2016. This clearly shows the dramatic clearing and filling of a significant part of the property along with a plethora of equipment and additional vehicles in that time span. The decision to me is very clear, this is a new business and unrelated to the Tank Lining Business granted a USE VARIANCE in 1982. They are **not** one in the same.

Sincerely,

A handwritten signature in cursive script, appearing to read "William L. Pellino".

William L Pellino

2102 Route 300, Aerial History
SBL: 3-1-21.31



April 16, 2016



May 3, 2009