

February 22, 2017

Memo to: Town of Newburgh Zoning Board of Appeals
From: James L. Beretta, property owner, 1100 River Rd, Newburgh
Subject: Additional public comment, Use&Area Variances, Troon Properties

After reviewing documents submitted by Cuddy & Feder on behalf of Troon Properties, in addition to my February 13, 2017 comments, I offer the following comment for the public hearing that is being continued to the February 23, 2017 ZBA Meeting:

What the applicant has provided as a viewshed analysis is woefully inadequate. They have not provided, from key observation points, a visual simulation of what the project site will look like upon completion, with trees removed. Without such visual simulation, it is impossible to accurately determine the project's visual impact on the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "James L. Beretta".

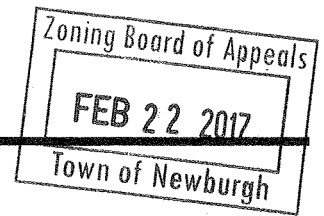
James L. Beretta

29 Colburn Drive

Poughkeepsie NY 12603

Betty Gennarelli

ZBA Secretary



From: Jim Beretta [REDACTED]
Sent: Wednesday, February 22, 2017 1:49 PM
To: zoningboard@townofnewburgh.org
Subject: Public Comment, from Jim Beretta, Troon Properties - Solar Farm
Attachments: Public Comment_J. Beretta_Troon Solar Farm_02-22-17.pdf

Betty, hello. Please find attached additional comments from me for the Troon Properties project for the Feb 23, 2017 ZBA meeting.

Since the Cuddy & Feder documents were not posted until yesterday, Tuesday Feb 21, I was not able to review them prior. Since I will not be able to get to Town Hall and it's too late for postal mail, I ask that my comments attached be accepted for tomorrow night's meeting.

Thank you,

Jim Beretta