

Ruby Neuwirth
106 Forest Road
Wallkill, NY 12589

Town of Newburgh Zoning Board
21 HNewburgh, NY 12550

September 1, 2022

Dear ZBA Members;

Thank you for the notice of hearing, I wish to make a comment on the submitted application for interpretation on 2102 Partners LLC with Black Rock Excavating. My last correspondence to you was the last time this applicant came before your ZBA. I am still opposed to granting any further expanded use variance or any interpretation that further allows the expansion beyond what was originally allowed in 1982. This new business is attempting to circumvent the process of getting a use variance for this clear change of use. This new business is not Tank Lining. I am confident that you will see that this should be a request for a use variance due to the fact that it is clearly not the same use as WCC Tank.

Sincerely,



Ruby Neuwirth



Keath Huppke



21 Forest Rd Apt 2
Wallkill, NY 12589

August 30, 2022

Dear Town of Newburgh ZBA,

I am writing to offer my opposition to this interpretation before you regarding Black Rock Excavating. I live directly next to this business at 21 Forest Rd. I was reading the submissions online and it stated that this business will be servicing their equipment and performing maintenance to their trucks on this site. The current use variance for WCC Tank does not allow any work to be completed on premises. Just parking of vehicles and a meeting place for the employees. This information clearly shows that they are not the same business and they do not even do tank lining. Frequently in the summer with the windows open I get a smell of diesel from trucks idling and the sound of back up beepers constantly and equipment running around the property. I am literally about 75 feet from the parking lot of this business. This is not something that is fair to our residential neighborhood. I moved here in 2015 and have seen a dramatic change to this business and it has grown. I want my comments noted for the record. I sincerely hope the Zoning Boards review this third time reaches the same conclusion. Even allowing this new business to come in with conditions is not acceptable because conditions are never enforced especially years later as a business grows and expands. Please think about if your home was next to this business and you had to endure this daily. This is not the place for any such business period.

Sincerely,



William L Pellino
114 Foxwood Dr S
Newburgh, NY 12550

Town of Newburgh Zoning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

August 31, 2022

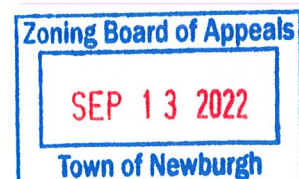
Dear Honorable Zoning Members;

I recently became aware that an applicant that I had written about previously has come before the Zoning Board of Appeals this month. I wish to write to you again to express my continued opposition to 2102 Partners LLC and WCC Tank Technology looking for an interpretation to allow Black Rock Excavating as similar business to tank lining. I am going to sum up things very simply. They are not the same period. A decision to consider them the same would set a dangerous precedent in our zoning code that could cause tremendous damage to the code. Please protect the integrity and character of the neighborhood and relief to the code is not warranted.

Sincerely,



William L Pellino



Marsha Tenny

2122 Route 300

Wallkill, NY 12589

September 12, 2022

Town of Newburgh ZBA

21 Hudson Valley Professional Plaza

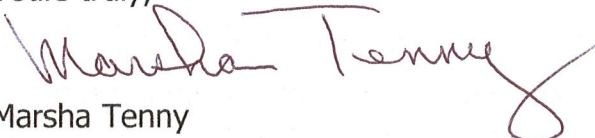
Newburgh, NY 12550

Dear Members:

This letter is regarding a notice I received about a hearing that took place on 2102 Partners LLC at 2102 Route 300; Wallkill, NY 12589. I was at the last meeting, and I am not a public speaker but I wanted the Zoning Board to know I was there and oppose the granting of the interpretation that would favor the applicant and further erode the rural character that exists in our neighborhood.

In reviewing the submittals of Blackrock Excavating they indicate that they will be conducting work on the equipment at that location. Is the Zoning Board aware that the original USE VARIANCE for WCC Tank does not permit any work on the premise? It seems that applicant is being honest that they intend to do work on the property, this is one reason this interpretation should be denied. Ultimately the entire use is being changed and a new Use Variance is required. One Zoning Member indicated that this would be a great opportunity to clean up the property. I would disagree. The ZBA should rule on the law and not create precedence that ultimately would negatively impact the community. In 1982 the Zoning Board granted the Use Variance for WCC Tank without much forethought and as a result they created this nightmare. I implore this ZBA to please listen to the neighbors that have had to deal with unkept promises and continued violations of our zoning rules. Please do not allow this to be perpetuated under another unrelated business as this clearly has been and continues to be a self-created hardship.

Yours truly,


Marsha Tenny

