

CODE COMPLIANCE
DEPARTMENT

NOV 20 2023

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Valley View Drive

Newburgh, N.Y. 12550-8913

13 November 2023

Dear Town of Newburgh Zoning Board,

I understand that a petition for a variance to build at 115 Valley View Drive, Newburgh (15-2-7) has been presented to the Zoning Board. The petitioner did not sign the variance.

The board needs to consider several facts that follow.

1- Valley View Drive is a small dead end street that is currently too narrow (per the town) to line appropriately so that vehicles stay on correct side of street and in fact during winter months, town snowplows actually plow a long section of ditch between 103 & 108 so that there is adequate room for two vehicles to use the road simultaneously. Additional traffic, especially from a larger than allowed premises which would imply more people/vehicles would add to an already dangerous situation.

2- The deed for 115 Valley View (15-2-7) has "...covenants and restrictions affecting said parcel, which are to run with the land forever and shall be binding upon the parties and all persons claiming under them,

1) No building shall be erected upon the said premises within forty feet of the street line, nor within eight feet of adjoining property lines. Plans for a proposed house shall be submitted to the sellers herein for approval."

These restrictions would have to be met. The seller (Edith V. Lytle) is now deceased and I was her power of attorney and not only have I not seen any plans for approval but Edith clearly stated to numerous people including owner of 116 Valley View Drive, Newburgh that she wanted the lot to remain wooded as is.

3- Per the deed for 113 Valley View Drive, Newburgh, 115 provides a legal right-of-way for ingress and egress to Valley View Drive. Deed states: "...an 18 foot wide right -of - way for ingress and egress to Valley View Drive, running from Valley View Drive South 62 degrees 48 minutes East along the northerly line of property conveyed to Frederick W. Rudolph and wife, now owned by Carol Donovan and Thomas Donovan, for 200 feet,". 115 Valley View Drive, Newburgh is the lot previously owned by Donovan's.

4- 115 Valley View Drive, Newburgh is not currently staked out and therefore, the location of any structure would be in question and all the above criteria would have to be adjusted for.

5- Any building/structure on 115 Valley View Dr., would have to include appropriate room and ability to include well and septic that would not impact those properties next to and downhill from that lot.

6- I, Donna Lytle Palumbo, am the current sole owner of 109 Valley View Drive (15-2-6), 111 Valley View Dr. (15-2-8), and additional lot without street number (15-2-10.1) that border lot 115 Valley View Dr., Newburgh (15-2-7). Also as deemed in Edith V. Lytle's Last Will & Testament (not probated yet), will be co-owner with my daughter, Annachristina A. Palumbo of 113 Valley View Dr., Newburgh.

As a property owner directly affected by any structure being built on that lot, I wholeheartedly am against any change in 115 Valley View Drive, Newburgh especially against any variances approved at this time.

Sincerely,



Donna Lytle Palumbo