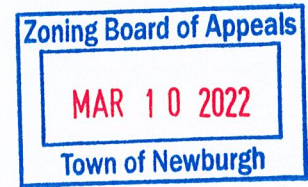




PLANNING CONSULTANTS, INC.

February 9, 2022



Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Height Variance Application**

Chairman Scalzo:

As requested by the Zoning Board of appeals at the February 24, 2022 ZBA hearing, enclosed please find nine (9) Full Size copies of the following:

1. Topographical Survey of the subject parcel prior to the proposed Improvements, stamped and sealed
2. Topographical Survey with spot elevations illustrating the spot elevations for the existing site and spot elevations for the top of walls, stamped and sealed.
3. Topographical Survey illustrating the current topography, stamped and sealed.
4. Architects plan and elevations illustrating the proposed improvements and building height calculations.

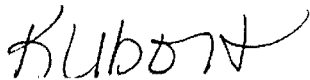
In addition, although previously provided to the ZBA at the February hearing, I have enclosed copies of letters of support for the Height Variance which were received from property owners and neighbors surrounding the subject property. I have attached a map showing the location each of the neighbor's property relative to 13 Anchor Drive for your reference.

KARC

PLANNING CONSULTANTS, INC.

Kindly advise if you require anything further for your review and ask that we be place on your March 2022 Agenda for the continued review of the Height Variance Application.

Sincerely,



---

Kelly Libolt

Anchorage Holdings LLC  
PO Box 2758  
Newburgh, New York 12550

February 21, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

Chairman Scalzo and Members of the ZBA:

On behalf of Anchorage Holdings LLC, the owner of the vacant parcels addressed as **Lot #1, #12 & #20 Anchor Drive, Newburgh NY** (See attached map), I am writing in support of Nicolas DiBrizzi's Area Variance Application before your Board for the property referenced above.

Anchorage Holding's Lot #12 is an immediate neighbor of Mr. DiBrizzi, being directly across from his driveway access, and having direct views of Mr. DiBrizzi's property, and the area of the proposed construction of a non-conforming pool and patio, which is the subject of the Application before your Board.

Mr. DiBrizzi maintains his property in pristine fashion and his family continually makes a positive contribution to the neighborhood and local community.

I am unable to attend the ZBA public hearing this Thursday, February 24<sup>th</sup> at 7:00 pm, and therefore request you include this supportive correspondence in the record file.

Sincerely,



Paul Hoffner, Member

February 13, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

Chairman Scalzo and Members of the ZBA:

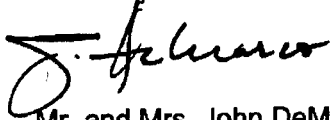
We are the owner's of the parcel addressed as **Lot 17 Anchor Drive, Newburgh NY** (See attached map). We are aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

We are close neighbors of Mr. DiBrizzi located just one lot away to his north. We have been observing the construction project underway and are very much impressed with and in favor of these improvements. It is pretty rare that someone would make this level of investment in their property which, in our opinion, serves to elevate the value of all the homes in the neighborhood.

The DiBrizzi's have always meticulously maintained their property and we are anxious to be their newest neighbors as we pursue the build of our own home on Lot 17. We are asking that you approve their plans for the development of a pool and associated patio. We feel that the project will be a wonderful contribution to our community.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely



Mr. and Mrs. John DeMarco

Lot 17 Anchor Dr. Newburgh, NY

February 13, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

Chairman Scalzo and Members of the ZBA:

I am the owner of the parcel addressed as **Lot 3 Mariners Court, Newburgh NY** (See attached map). I am aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

Please be advised that we are supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has maintained his property and is a positive addition to our neighborhood. We take no exception to his plans for the development of a pool and associated patio.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely,



Mr. Ben Papaleo

Lot 3 Mariners Court, Newburgh NY]

February 13, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

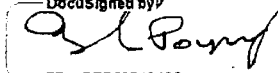
Chairman Scalzo and Members of the ZBA:

We are the owner's of the parcel addressed as **Lot 11 Anchor Drive, Newburgh NY** (See attached map). We are aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

We are the immediate neighbors of Mr. DiBrizzi as we are directly across from his driveway access and therefore, have direct views of Mr. DiBrizzi's property and the area of the proposed construction which is the subject of the Application before your Board.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has maintained his property and has been a wonderful addition to our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio. We feel that the project will not have a negative impact to our neighborhood but rather will be a wonderful contribution to our community.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely  
  
FB11DFD69B10496

Mr. and Mrs. Anthony Porgiglia

Lot 11 Anchor Drive, Newburgh NY]

February 13, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

Chairman Scalzo and Members of the ZBA:

We are the owner's of the parcel addressed as **Lot 2 Mariners Court, Newburgh NY** (See attached map). We are aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

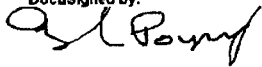
We are the immediate neighbors of Mr. DiBrizzi as we are directly across from his driveway access and therefore, have direct views of Mr. DiBrizzi's property and the area of the proposed construction which is the subject of the Application before your Board.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has maintained his property and has been a wonderful addition to our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio. We feel that the project will not have a negative impact to our neighborhood but rather will be a wonderful contribution to our community.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely

DocuSigned by:



FB11DFD69B10496

Mr. and Mrs. Anthony Porpiglia

Lot 2 Mariners Court, Newburgh NY]

February 15, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive**  
**Tax ID #121-1-15**  
**Area Variance Application**

Chairman Scalzo and Members of the ZBA:

I am the owner of the parcel addressed as **Lot 5 Mariners Court, Newburgh NY** (See attached map). I am aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

I am an immediate neighbor of Mr. DiBrizzi and given the location of my residence, have direct views of Mr. DiBrizzi's property and the area of the proposed construction which is the subject of the Application before your Board.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has maintained his property and has been a wonderful addition to our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely



Dr. Riaz Chaudhry  
Dr. *mana* Riaz Chaudhry  
Lot 5 Mariners Court, Newburgh NY]



February 15, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

**RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application**

Chairman Scalzo and Members of the ZBA:

I am the owner of the parcel addressed as **Lot 12 Anchor Drive, Newburgh NY** (See attached map). I am aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

I am an immediate neighbor of Mr. DiBrizzi and given the location of my residence, have direct views of Mr. DiBrizzi's property and the area of the proposed construction which is the subject of the Application before your Board.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has maintained his property and has been a wonderful addition to our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely

A handwritten signature in black ink, appearing to read 'Riaz Chaudhry', with a long horizontal flourish extending to the right.

Dr. Riaz Chaudhry

Lot 12 Anchor Drive, Newburgh NY]

February 16, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

RE: 13 Anchor Drive  
Tax ID #121-1-15  
Area Variance Application

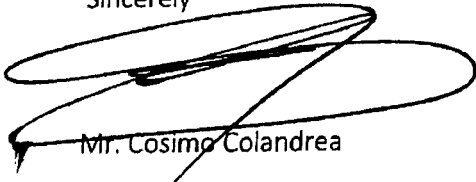
Chairman Scalzo and Members of the ZBA:

I am the owner of the parcel addressed as **Lot 9 Anchor Drive, Newburgh NY** (See attached map). I am aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has always ensured that his property is maintained and he and his family are the type of neighbors that we all desire to have in our community. We have no concerns with his proposed plans and believe that the project will fit perfectly in our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio.

We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely

A handwritten signature in black ink, appearing to read "Mr. Cosimo Colandrea". The signature is stylized with several loops and a long horizontal stroke.

Lot 9 Anchor Drive, Newburgh NY]

February 16, 2022

Darrin J. Scalzo, Chairman  
Town of Newburgh Zoning Board of Appeals  
Old Town Hall  
308 Gardnertown Rd.  
Newburgh, NY 12550

RE: **13 Anchor Drive**  
**Tax ID #121-1-15**  
**Area Variance Application**

Chairman Scalzo and Members of the ZBA:

I am the owner of the parcel addressed as **Lot 8 Anchor Drive, Newburgh NY** (See attached map). I am aware of the Area Variance Application before your Board for the property referenced above and owned by Nicolas DiBrizzi.

Please be advised that we are very supportive of Mr. DiBrizzi's application. Mr. DiBrizzi has always ensured that his property is maintained and he and his family are the type of neighbors that we all desire to have in our community. We have no concerns with his proposed plans and believe that the project will fit perfectly in our neighborhood. We are asking that you approve his plans for the development of a pool and associated patio.

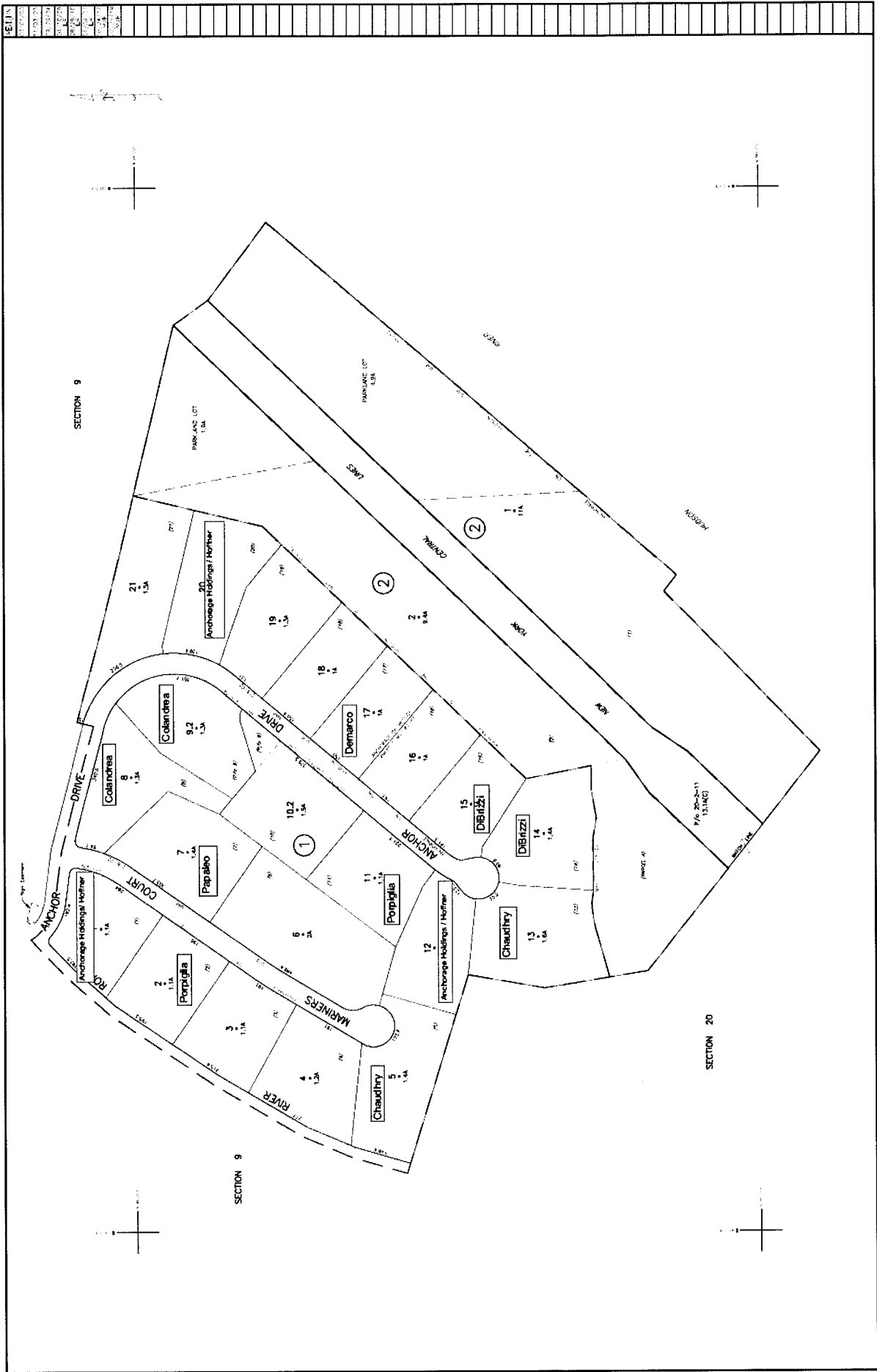
We are unable to attend the ZBA public hearing and therefore request that you include this supportive correspondence in the record file.

Sincerely

A handwritten signature in black ink, appearing to read 'Mr. Cosimo Colandrea', written over a large, loopy scribble.

Mr. Cosimo Colandrea

Lot 8 Anchor Drive, Newburgh NY]



SECTION	DATE	DESCRIPTION

SECTION 9

SECTION 20

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	ANCHORAGE HOLDINGS / HORNER
(Symbol)	COLANDREA
(Symbol)	PAPPALBO
(Symbol)	POPIGLIA
(Symbol)	CHAUDHRY
(Symbol)	ANCHORAGE HOLDINGS / HORNER
(Symbol)	DEMARCO
(Symbol)	DI BIZZI

TOWN OF NEWBURGH

Scale 1" = 100'

Section No. 121

ORANGE COUNTY—NEW YORK

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Prepared by:  
Orange County Engineering  
Phone 845.393.2400 Fax 845.393.2409

ADJUDICATING ENGINEER

1344820