

From: Michael Schreiber
Sent: Wednesday, December 16, 2020 12:43 PM
To: zoningboard@townofnewburgh.org
Cc: arschreiber1@gmail.com
Subject: 28 Rockwood Drive - Special Permit Application Comment

Dear Board Members,

I am writing in response to the open 10-day comment period prior to the December 22, 2020 Zoning Board Meeting for the application for special use permit for the residence at 28 Rockwood Drive. I reside and own my home on 14 Red Oak Terrace, right up the street in the same community. I am as well, one of the signers of the petition against this permit, and have the following comments about the application.

Although many comments, many emotionally, have been made about the business and their industry. It is my feeling that this question of industry related to the sale of fire arms and the safety of it should not be what is being questioned in the zoning board. Mr. Rivera, through his service to our county, state, and community while on the border patrol, and time served as an NYPD officer, as well as his training and expertise, should alleviate any concerns about safety resulting from his business transactions. If anything we as a society need more men like Mr. Rivera, to battle the stigma related to fire arms and their improper use and to provide more education regarding it.

The reason for me personally being against the application, is related to not his firearm business, but just a business operating out of a residential home. I understand that this would be one single business, with all intent and purposes would not have heavy traffic or a real physical imprint on the community, but it opens the gate for future businesses to do that same. Which would cause a physical impact on the community and safety of children who do play on the streets.

If this one business is given this special permit, what would be stopping multiple residents from doing the same. I understand that those residences to do that, would have to get permits too. But if Mr. Rivera is awarded a permit, then why should the next lawful business not be allowed one. In order to be equitable we would have to allow all residents the right to do so. In our community, we have many professional who could open up a small business office for our services, exactly like Mr. Rivera, me included as a CPA. The total potential aggregate of business activity in a residential zone is why I am against the special permit.

I feel that the only reason this permit would and should be passed, creating an inequitable scenario, giving a single resident a right that no other have in that community, would be if it was for the good and benefit for the community as a whole. But on review of the minutes from the open zoom call, this is not that case. Per Mr. Rivera, the training and education classes would happen off site at a local range. The residential premise in question, would only be used for the sale and transfer of firearms, so the only benefit resulting from this permit is solely to Mr. Rivera and not to the community as a whole.

Do to all of the reasons above, I am against the application for this residence, but do hope that Mr. Rivera operates his business and educational class but in a more suitable location.

Thank you for your time and consideration.

Sincerely,

Michael Schreiber, CPA, MBA
Chief Financial Officer
Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601
845.454.5176 (p) ext. 402
845.485.1641 (f)
Conference call: 1-800-569-2474
Code:350688
www.hudsonriverhousing.org

**Hudson River
Housing, Inc.**

Housing with compassion...Development with vision.

From:
Sent: Monday, December 21, 2020 2:55 PM
To: zoningboard@townofnewburgh.org
Subject: Fwd:

-----Original Message-----

From:
To:
Sent: Mon, Dec 21, 2020 2:55 pm

To: The Town of Newburgh Zoning Board
Re: Special Permit Application for Gun Sales at 28 Rockwood Drive
From Ron Gamma - 42 Year Rockwood Resident

Hello,

Tuesday Dec. 22, 2020 is a very important date for the residents of Rockwood Hills. This week I became aware of the recently posted documents (DOCS) for that meeting.

Considering the magnitude of this meeting, I took the time to review the DOCS.

Collectively there is a lot of information to be considered....certainly enough to confuse.

So if I may, I would like to briefly summarize the posted information. I do understand that this letter is late and can't be added to the Meetings DOCS...but my hope is that it will be viewed by all members of the Zoning Board prior to their final decision.

Letters:

Total Letters to the ZB in OPPOSITION to the Permit Application: approx. 30
Total Letters to the ZB in SUPPORT of the Permit Application: 3

Note:

All letters in Opposition are from Residents of Rockwood Hills and Vermont Road (On The Mailing List)
The three letters in Support are Not From Rockwood Hills or from the Mailing List.

Petition:

Total Signatures in OPPOSITION to the Permit Application:
86

Total Signatures in SUPPORT of the Permit Application: 25

Note:

All Signatures in Opposition are from Residents of
Rockwood Hills and Vermont Road (On The Mailing List)
All Signatures in Support are Not From Rockwood Hills or
from the Mailing List.

Petition Homes:

Total Homes in OPPOSITION to the Permit Application: 60
Total Homes in SUPPORT of the Permit Application: 14

Note:

All homes in Opposition are from Residents of Rockwood
Hills and Vermont Road (On The Mailing List)
All Homes in Support are Not From Rockwood Hills or from
the Mailing List.

Density:

The map of Rockwood Hills shows a small footprint. As
such, the Density of the Rockwood Hills sub-division and
adjacent streets is among the HIGHEST in the Town of
Newburgh.

Thank You,