

February 25, 2025

Dear members of the Zoning Board of Appeals,

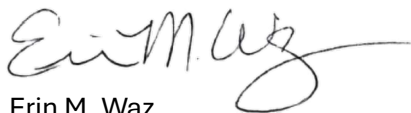
My name is Erin Waz. I own and reside at 105 Firemens Lane Extension with my husband, Mike Cunningham. I am writing to express my objection to the requested variance which supports a proposed subdivision of property located at 272 Frozen Ridge Road, 6-1-86.2, AR Zone in the Town of Newburgh.

The site plan submitted to the Zoning Board of Appeals fails to identify right-of-way access on Firemens Lane Extension, which would be required for ingress and egress as well as for running utilities. On the related Subdivision Application submitted to the Planning Board which received initial review on February 6, 2025, item number 20 for "*Right-of-way width and Rights of Access and Utility Placement*" appears to be incorrectly marked as "N/A". However, the site plan for the subdivision and minutes from the Planning Board meeting reflect that there is intended access from Firemens Lane Extension for two (2) of the proposed lots - proposed lot #3 is depicted with access from Firemens Lane Extension while proposed lot #4 is depicted as having access from both Frozen Ridge Road and Firemens Lane Extension.

Firemens Lane Extension is a private road, the acreage of which is part of my lot, with right-of-way access granted to only the two existing properties located at 109 and 115 Firemens Lane Extension as denoted on map #8770 on file with the Orange County Clerk's Office (attached). There is no existing right-of-way access on the west side of Firemens Lane Extension to the Geraci property which fronts 272 Frozen Ridge Road.

I am requesting that approvals of the variance and all items related to the proposed subdivision be tabled until the application is appropriately revised, and the right-of-way issue addressed.

Thank you,

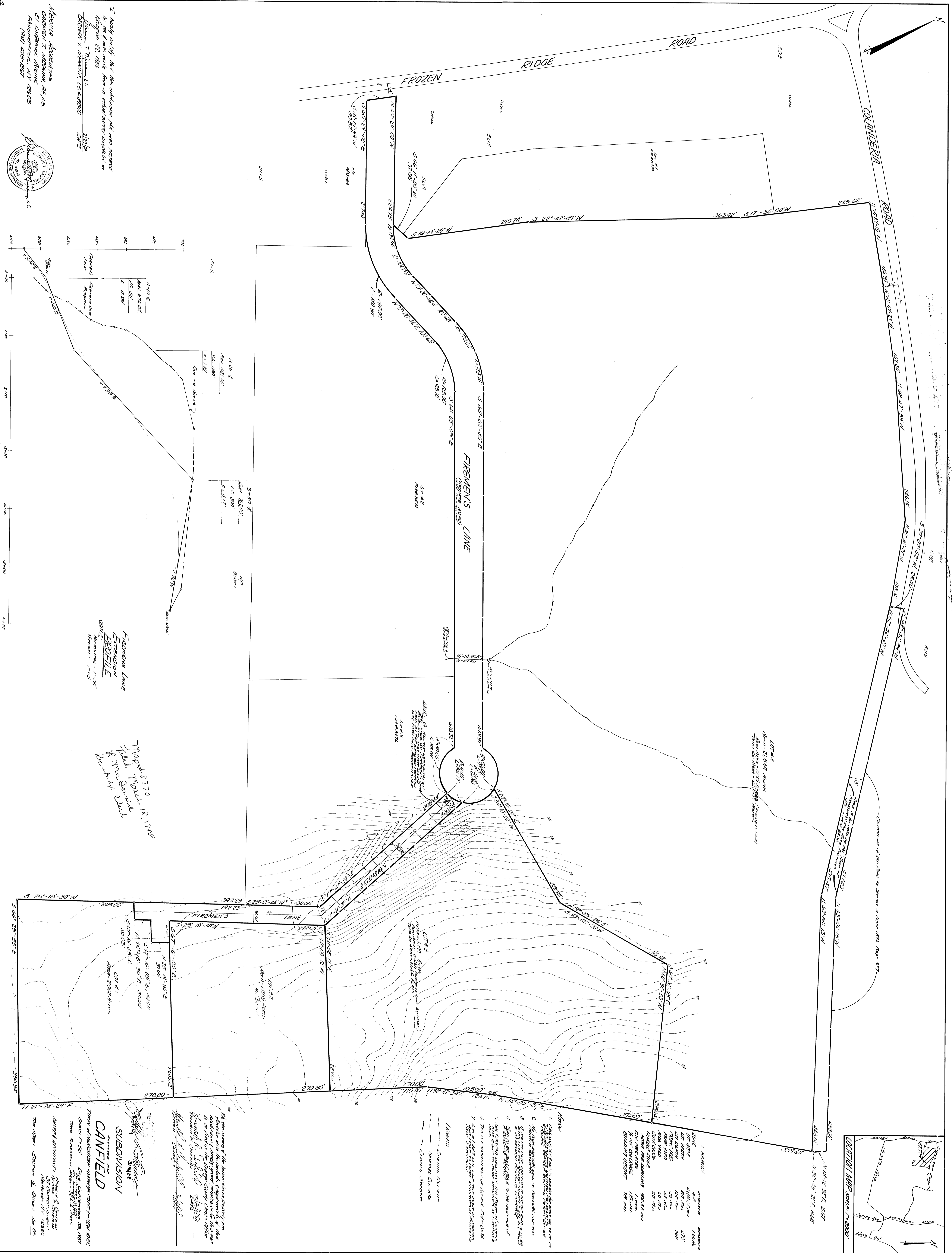
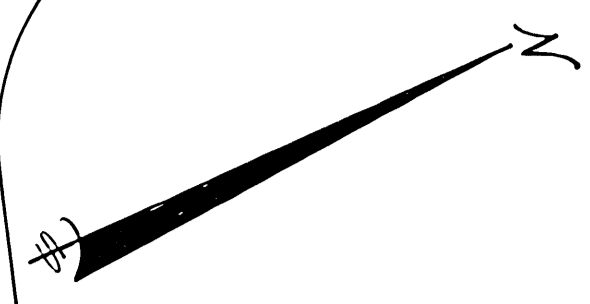
A handwritten signature in black ink, appearing to read "Erin M. Waz", with a long, sweeping underline.

Erin M. Waz

105 Firemens Lane Extension

Newburgh, NY 12550

570-238-7070

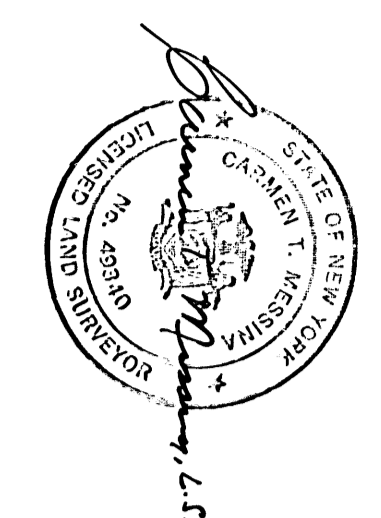


I hereby certify that this subdivision map was prepared by me or under my direct supervision and completed on August 22, 1988.

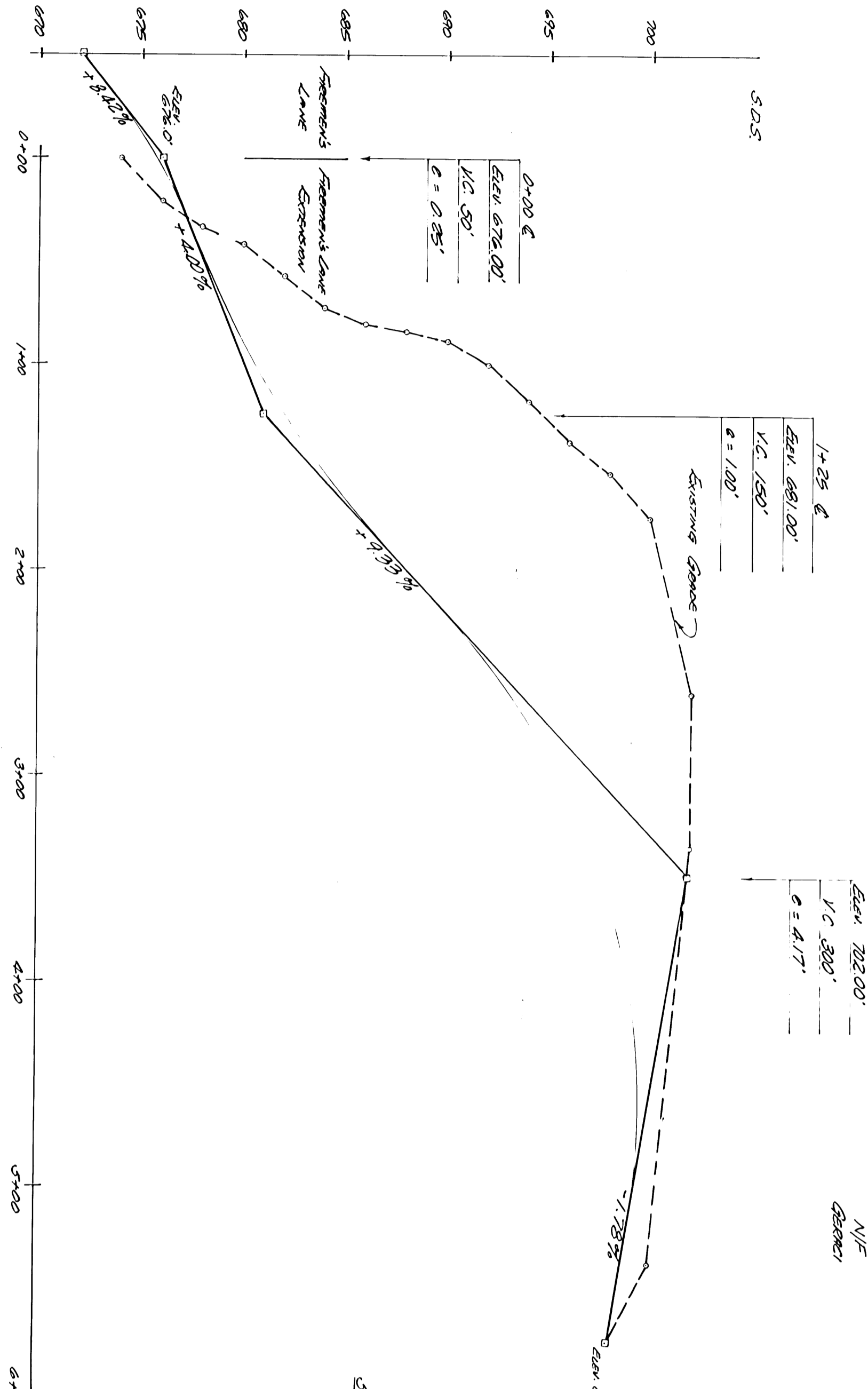
Division 771, Section 11

CHANDLER T. MESSINA, C.S. #29200

DATE: 8/22/88



Messina Associates
 37 Charles Avenue
 Newburgh, NY 12550
 Phone: (518) 538-1881



Firemen's Lane
 Extension
 Profile
 Stationing: 0+00 to 5+00
 Grades: 1.5% & 4.17%

Map # 8770
 181,198 sq ft
 Full Parcel
 for Parcel
 Doc # 114

1. The owner of the above shown property, in accordance with the provisions of this subdivision law, hereby certifies that this map is a true and correct copy of the original map as shown to the County Clerk's Office.

Chandler T. Messina, C.S. #29200

Subdivision
 CANFIELD
 SUBDIVISION

TOWN OF HENDERSON-ORANGE COUNTY, NEW YORK
 Scale: 1" = 50'

DATE: 8/22/88

NOTES:

1. The owner of the above shown property, in accordance with the provisions of this subdivision law, hereby certifies that this map is a true and correct copy of the original map as shown to the County Clerk's Office.
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LEGEND:

- Existing Curbs
- Existing Driveways
- Existing Structures

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