



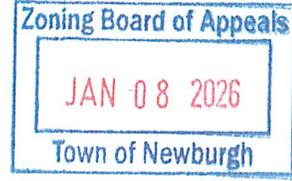
TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza

Newburgh, NY 12550



OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 01/06/2026

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) SURJEET S. BASSI PRESENTLY

RESIDING AT NUMBER 1309 DdSerritown Rd, MIDDLETOWN N.Y. 10940

TELEPHONE NUMBER 845-649-0238

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

41-2-17 (TAX MAP DESIGNATION)

150 N. Plank Rd (STREET ADDRESS)

B (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-G-1 185-14-G-1-b 185-14-J-5-A

185-14-J-5-f

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:
11/17/2025

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD. SEE ACCOMPANYING NOTICE DATED:

4. DESCRIPTION OF VARIANCE SOUGHT: New graphics on
Existing sign

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

Conditions are mostly Pre-existing and non conforming
The character of the neighborhood will be unaffected

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

Existing conditions are consistent with the
character of the neighborhood.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

Conditions are pre existing

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

Conditions are pre existing and non conforming

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

Conditions are pre existing and non conforming
and present at time of the new tenant.

7. ADDITIONAL REASONS (IF PERTINENT)

Sujat Sef Banti
PETITIONER(S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF January 2025

Carole Maynard
NOTARY PUBLIC

JANE E. MANGONET
Notary Public, State of New York
Qualified in Orange County
Exp. No. 01MA0007405
My Commission Expires Aug. 01, 2026

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
CASH FOR CANS NORTH PLANK NEWBURGH IAIC.			
Name of Action or Project: <u>REPLACE THE EXISTING SIGN</u>			
Project Location (describe, and attach a location map): <u>158 NORTH PLANK RD, NEWBURGH N.Y. 12550</u>			
Brief Description of Proposed Action: <u>CHANGE OF SIGN GRAPHICS</u> <u>EXISTING SIGN</u>			
Name of Applicant or Sponsor: <u>SURGET S. BASSI</u>		Telephone: <u>545-649-0238</u>	E-Mail: <u>BASSI@XEROX.COM</u>
Address: <u>1309 DOLSON TOWN RD</u>			
City/PO: <u>MIDDLETOWN</u>		State: <u>N.Y.</u>	Zip Code: <u>10940</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ <u>0</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>SURDEET S. BASSI</u>	Date: <u>01/06/26</u>	
Signature: <u>Surdeet S. Bassi</u>		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

To
Whom May I Concern
Town of Newburgh

I give permission to cash for cars North Plank Newburgh
to change the sign on existing sign pole on my
property located at.

158 North PLANK ROAD
NEWBURGH N.Y. 12550

Thanking You

Dated
12/10/25


SAMMY KIM
NPR NY LLC

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Cindy Lee Post
Cindy Lee Post

Emilio D Gironda, Jr
Emilio D Gironda, Jr

STATE OF NEW YORK
COUNTY OF Orange ss.:

On the 22 day of April, 2022, before me, the undersigned, personally appeared Cindy Lee Gironda personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Tracy McNamara
Notary Public

TRACY MCNAMARA
Notary Public, State of New York
Qualified in Orange County
No. 01MC6226192
Commission Expires Aug. 02, 2022

STATE OF MARYLAND
COUNTY OF Baltimore (or City of Baltimore), to wit:

I hereby certify, that on this 15th day of April, in the year 2022, before the subscriber, a Notary Public of the State of Maryland, in and for Baltimore (here insert name of the county or City of Baltimore, as the case may be, for which notary is appointed), personally appeared Emilio D Gironda Jr (name of person(s) who make acknowledgment) and acknowledged the foregoing Deed to be his/her/their act.

Dolores Clark
Notary Public

Section: 41 Block: 2 Lots: 17 & 16

DOLOROSA CLARK
Notary Public - State of Maryland
Baltimore County
My Commission Expires Mar 23, 2026

Record and Return to:

Law Offices of Jeremy D. Sung, P.C.
38-12 150th Street
Flushing, NY 11354



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2025-50

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/17/2025

Application No. 25-1241

To: Cash for Cans North Plank Newburgh
158 North Plank Rd
Newburgh, NY 12550

SBL: 41-2-17
ADDRESS: 158 N Plank Rd

ZONE: B

PLEASE TAKE NOTICE that your application dated 11/03/2025 for permit to Alter an existing non-conforming free standing sign. on the premises located at 158 N Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code

185-14-G-1: The lawful use of a sign or signs existing at the time of adoption of this chapter may be continued, even though the sign does not conform to the regulations and limitations of this section, until one or more of the following occurs:

185-14-G-1-b: The structure, size, location, lettering, color scheme or accessories of any or all signs on the property for which approval and/or permits have not been granted are altered, modified, changed, reconstructed or moved.

1) 185-14-J-5-a: No freestanding sign shall be located less than 15 feet from any front or side property line, or a distance equal to the height of said sign, whichever is greater

2) 185-14-J-5-f: All freestanding signs must be protected from vehicular damage by a poured-in-place concrete curb or planter.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH SIGNAGE ZONING CHART

NAME: Cash for cans

OWNER: NPR NY LLC

ADDRESS: 158 North Plank Rd

APPLICANT: Cash for cans

S.B.L.: 41-2-17

DATE: 11-17-2025

APPLICATION # 25-1241

DISCRPTION	SIZE	CODE SECTION	REQUESTED	MINIMUM	VARIANCE	%
Non-conforming		185-14-G-1				
Front setback		185-14-J-5-a	5'	17'-6"	12.5'	71.40%
Concrete curb / Planter		185-14-J-5-f	None			

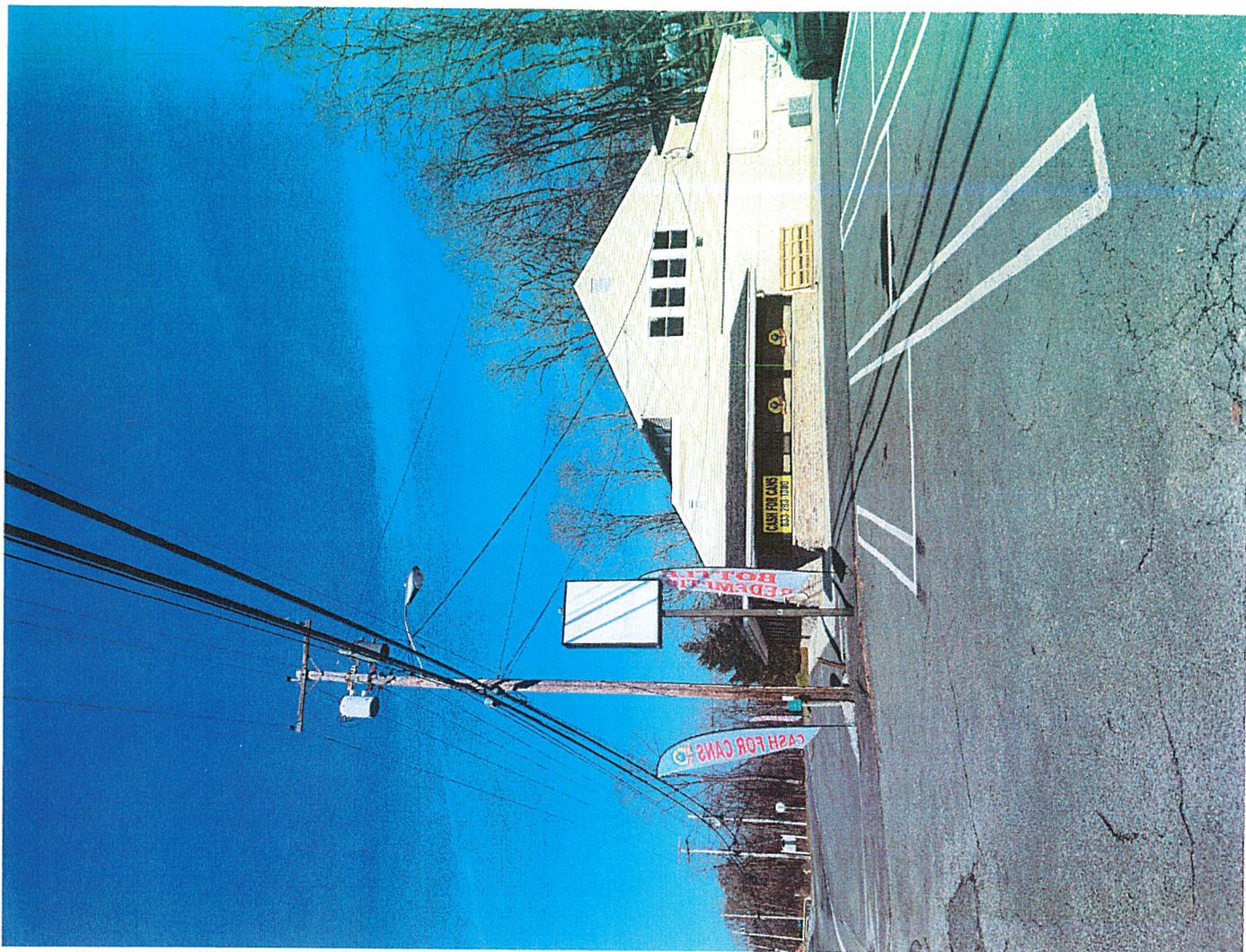
COMMENTS:

The free standing is existing non-conforming

REVIEWED BY: JOSEPH MATTINA

269A 2025-50

Mail body:



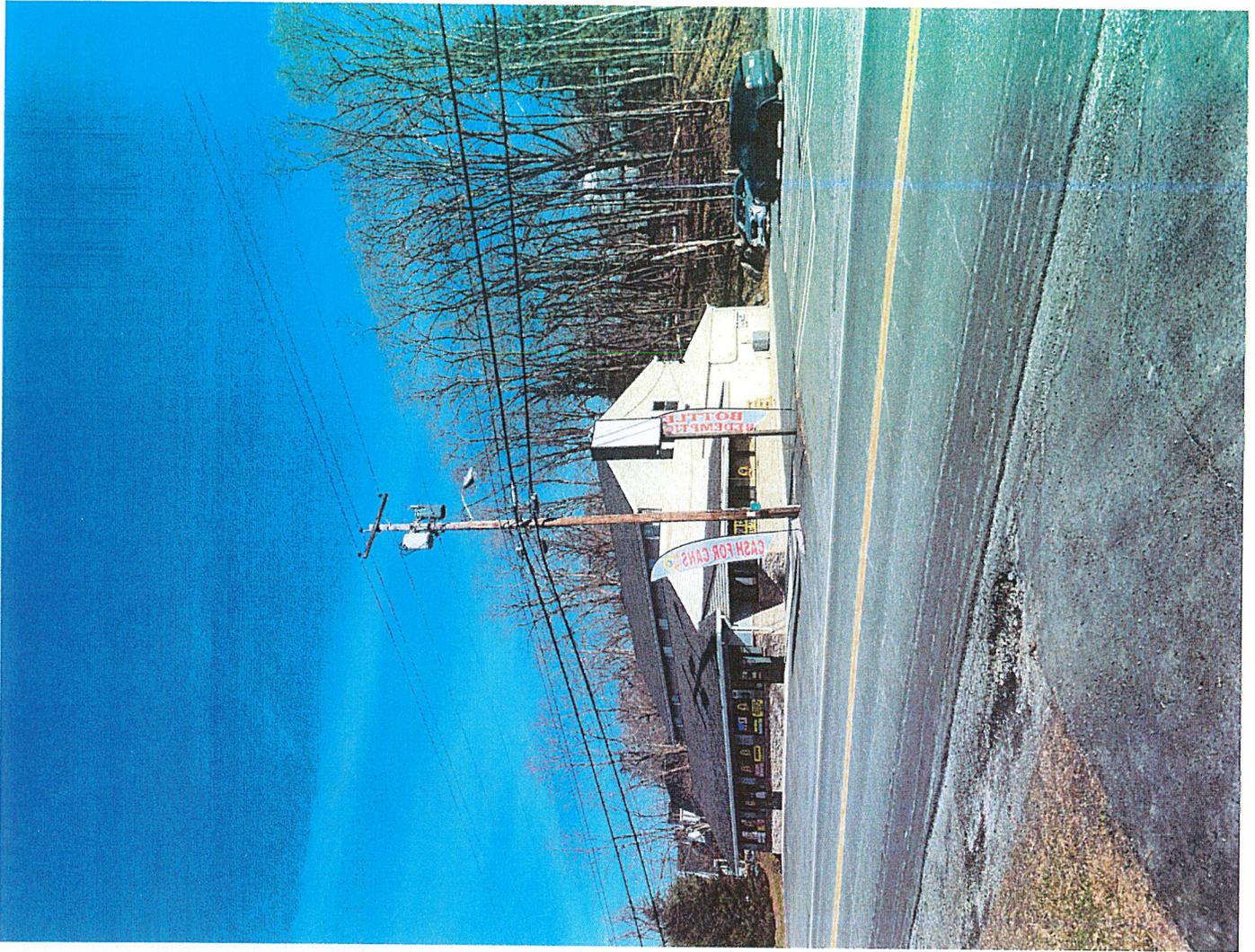
[Yahoo Mail: Search, Organize, Conquer](#)

Mail body:



[Yahoo Mail: Search, Organize, Conquer](#)

Mail body:



[Yahoo Mail: Search, Organize, Conquer](#)

45"

CASH FOR CANS

GET FULL 5¢

We Accept NY

PLASTIC BOTTLES

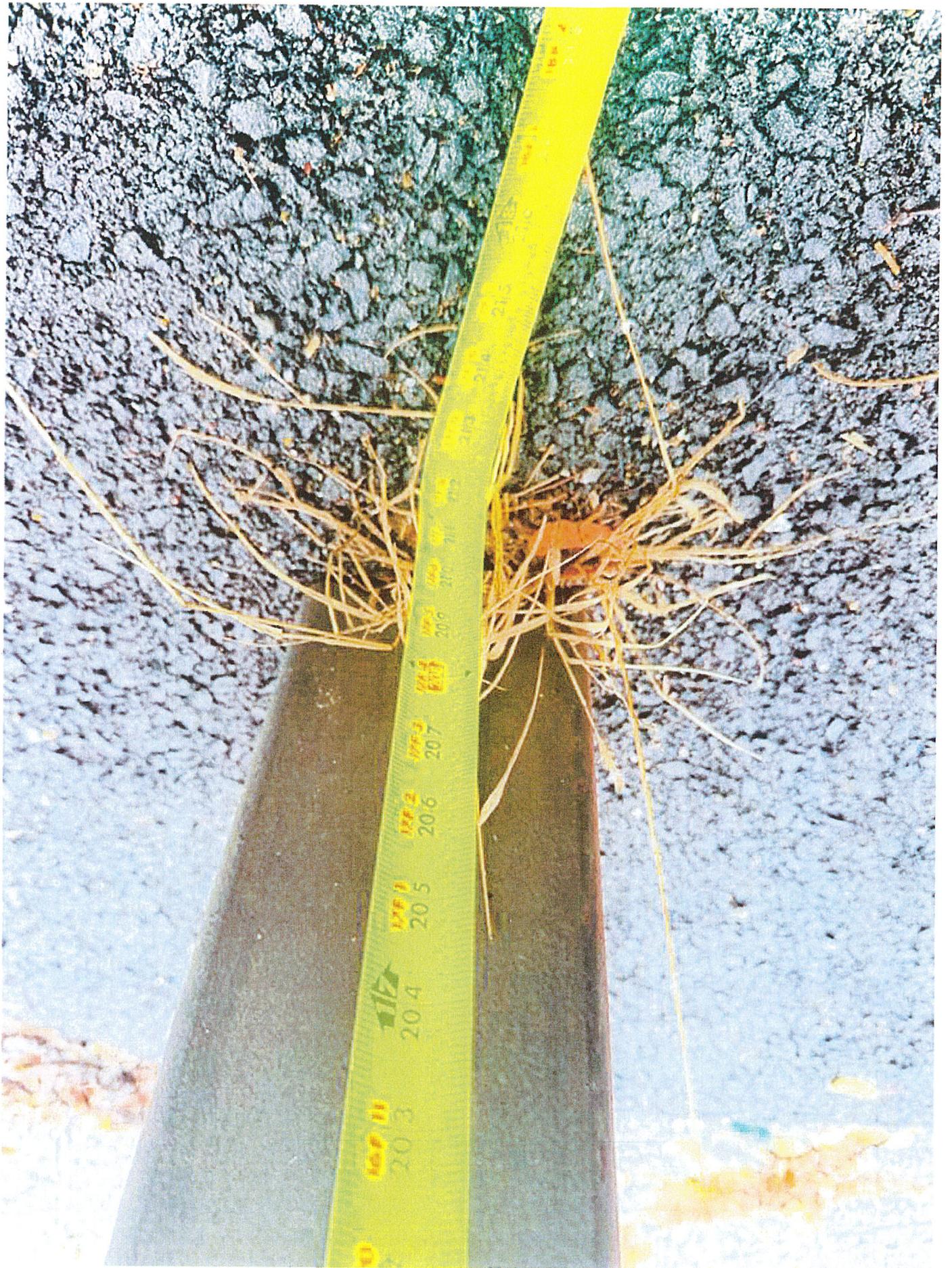
GLASS BOTTLES

AND CANS

70"







AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY

STATE OF NEW YORK: COUNTY OF ORANGE:

I SURJEET S. BASSI, being duly sworn, depose and say that I did on or before
February 11, 2026, post and will thereafter maintain at

158 N Plank Rd 41-2-17 B Zone in the Town of Newburgh, New York, at or near the front

property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to
the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The
Notice must then be removed and property disposed of within ten (10) days of the close of the Public
Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for
additional time.

Surjeet Singh Bassi

Sworn to before me this 9

day of January, 2026.

Aimee Maysonet

AIMEE MAYSONET
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01MA6337405
My Commission Expires Aug. 30, 2023



