



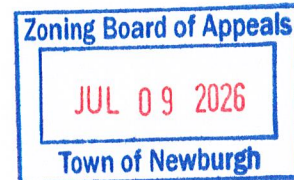
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July 9, 2026

VIA HAND DELIVERY

Chairman Scalzo
and Members of the Zoning Board of Appeals
Town of Newburgh
21 Hudson Valley Professional Plaza
Newburgh, New York 12550



Re: Supplemental Submission & Adjournment Request
Request for Zoning Determination/Interpretation, and,
In the Alternative, Applications for Area Variances or a Use Variance
Applicants: Nick DiLemme, Jennifer McHugh DiLemme, & Di Lemme & Sons, Inc.
Premises: 2201 State Route 300, Town of Newburgh, New York
Tax ID: 3-1-91.2

Dear Chairman Scalzo and the Members of the Zoning Board of Appeals,

On behalf of Nick DiLemme and Jennifer McHugh DiLemme, and Di Lemme & Sons, Inc. (the "Company," and collectively, the "Applicants"), we respectfully submit this letter and the referenced enclosures in furtherance of their Request for a Zoning Determination/ Interpretation, and, in the alternative, Applications for Area Variances or a Use Variance (collectively the "Applications"). Pursuant to the discussion of the Applications at the Public Hearing at this Board's meeting on June 25, 2026, the Applicants retained Barak Miles, PLS, Miles Land Surveying, to perform a survey of the above-referenced premises (the "Premises") and create a Site Plan of existing and proposed conditions, including the Company's existing and proposed use of the Premises, as well as the Applicants' proposed mitigation measures (e.g., screening, conditions of approval restricting the Company's use of the Premises, etc.) (the "Site Plan").

The field work for the new Site Plan is scheduled for Friday, July 10th, and it is anticipated that the draft Site Plan itself will be finalized in the next two (2) to three (3) weeks due in part to the Site Plan consultant's existing work demands. Accordingly, the Applicants respectfully request that the Public Hearing be adjourned from the Board's July 23rd meeting Agenda to the Board's next available meeting Agenda for continued review and discussion of the Applications and Site Plan. In the interim, the Applicants will coordinate with the Attorney to the Zoning Board of Appeals ("ZBA") to review this draft Site Plan once it is available. If the Board sees fit, the Applicants can still attend the additional Public Hearing scheduled for July 23, 2026, and will be prepared to discuss the following details in greater detail while the Site Plan is being developed.



July 9, 2026

Page 2

I. The 1980 Code Expressly Permitted Home Occupations, Garage & Outdoor Commercial Vehicle Storage & Farm Equipment as ‘A La Carte’ Accessory Uses.

If applied as written, it is respectfully submitted that the Company’s use of the Basement Office for a Home Occupation, the Garaged and Outdoor Storage of Commercial Vehicles and Farm Equipment, and limited outdoor storage of materials on the Premises were lawful Accessory Uses under Local Law No. 4-1974, as amended and effective through December 15, 1990 (hereinafter the “1980 Code”).¹ As was discussed with the Board at the Public Hearing on the Applications, and at this Board’s continued Public Hearing on June 23, 2026, the Code Compliance Supervisor’s Determination Letter treated the nonconforming issue too broadly, reaching a conclusion that the Company’s overall existing business operations on the Premises were not a Permitted Use in the AR District in the 1980s and, that all together, the Company’s business operations did not constitute a Home Occupation – which is an expressly permitted Accessory Use under the 1980 Code.

The correct analysis requires looking at each aspect of the Company’s factual historical use of the Premises and seeing whether the facts fall within the AR District’s Accessory Uses under the 1980 Code. It is respectfully submitted that most of these facts clearly fall within the 1980 Code’s Accessory Uses and their parameters – such as the Company’s use of the Basement Office for a Home Occupation – while other aspects are permitted on account of ambiguities in or the silence of the 1980 Code on specific uses/operations, such as the outdoor storage of Farm Equipment and materials.

For the latter, we remind this Board that it is reviewing the Applicants’ appeal in its *de novo* role, meaning the Board has discretion to reach the practical conclusion that these uses were lawfully established in the 1980s, continued over time, and therefore entitled to the nonconforming use protections of Section 185-19 of the Code of the Town of Newburgh (the “Current Code”). Additionally, as our State Court of Appeals has made clear, “[s]ince zoning regulations are in derogation of the common law, they must be strictly construed against the municipality which has enacted and seeks to enforce them. Any ambiguity in the language used in such regulations must be resolved in favor of the property owner.” *Allen v. Adami*, 39 N.Y.2d 275, 277 (1976).

This principle is dispositive for the Applicants’ appeal from the Code Inspectors’ overly broad Determination. Thus, where, like the 1980 Code, the zoning regulations and/or schedule of uses do not expressly contain limitations or requirements (i.e., commercial vehicle parking must be in connection with a Home Occupation),² it is improper for a ZBA to interpret the regulations to have such limitations or requirements. *Id.* at 278 (“since this ordinance does not clearly provide that adjacent substandard parcels must continue to be separately owned to qualify for the exception, we hold that the petitioners were entitled to the special exception”); *Holland v. Leonard*, 504 N.Y.S.2d 792, 793 (3d Dep’t 1986) (“Contrary to the Town’s argument, the

¹ See **Exhibit A** – Excerpts of 1980 Code.

² *Id.*



July 9, 2026

Page 3

ordinance does not contain an owner-use requirement, and we decline the invitation to enlarge by judicial fiat the words and plain meaning of the ordinance”).

Indeed, the 1980 Code explicitly defines “Accessory” to “mean a term applied to a use and/or structure clearly incidental or subordinate to the principal or permitted use on the same lot.” Accordingly, it would be arbitrary and capricious to interpret the plain meaning of this definition to have additional limitations or restrictions that do not exist.

We also reiterate that, “even assuming that a Certificate of Occupancy was in fact required, ‘[a] use which is otherwise lawfully maintained may be continued as a nonconforming use although the user failed to procure or renew a license, certificate, or other permit required by law * * * The failure to obtain a license does not render the use unlawful in the sense intended by zoning ordinances which preserve existing lawful uses’” *Kennedy v. Zoning Bd. of Appeals of Town of N. Salem*, 613 N.Y.S.2d 264, 265 (1994) (internal citations omitted). As such, the Company was not obligated to obtain a Certificate of Occupancy for its use of the Basement Office for a Home Occupation, the Garaged Storage of Company vehicles in the Workshop, or the Outdoor Storage of a Commercial Vehicle, Farm Equipment, or materials.

A. The Company Utilized the Basement Office as a Home Occupation:

The Applicants respectfully incorporates the facts and arguments from its prior submissions, including the Affidavit of Nick DiLemme dated June 11, 2026 (the “Affidavit”),³ concerning the Company’s historical use of the Basement Office. Those materials establish that the Basement Office was used in a manner consistent with a Home Occupation and the Company’s use of the same should therefore be recognized as a lawful nonconforming use under the applicable Code framework.

B. Three Commercial Vehicles may be Parked in the Three Garage Bays on Premises:

The 1980 Code expressly permitted, as an Accessory Use, the “[o]ff-street parking [of] commercial vehicles operated by the occupants of the permitted residence when such vehicles are housed in a garage or carport.”⁴ It also expressly permitted “private garage[s] or carport[s] for not more than four [4] vehicles.”⁵ On that basis, the parking of three (3) commercial pickup trucks in the residence’s garage (one (1) bay) and Workshop (two (2) bays) was permissible under the 1980 Code and may continue as a legally nonconforming Accessory Use.

Critically, this garaged parking is not dependent on, or incidental to, the presence of a Home Occupation in a principal residence. Reading the Code otherwise would produce unreasonable results, such as prohibiting a plumber from parking a work truck in his garage merely because another household member maintained an unrelated home office for their professional use (e.g., Accountant and their home office).

³ Refer to Exhibit A of the Applicants’ submission to the Board dated June 11, 2026.

⁴ See **Exhibit A**.

⁵ *Id.*



July 9, 2026

Page 4

Finally, the provision contains no additional restriction barring non-resident employees from using commercial vehicles stored in garages on the Premises. At most, the phrase “operated by the occupants” creates an ambiguity, and under controlling law that ambiguity must be construed in favor of the Applicants.

C. One (1) Commercial Vehicle May be Stored Outdoors:

The 1980 Code separately permitted “[o]ff-street parking, not under cover, for not more than [one] 1 commercial vehicle not over 25 feet in length.” Unlike the garaged-vehicle provision, this section contains no restriction on who may operate the vehicle. Accordingly, the 1980 Code permitted the parking/storing one (1) of commercial vehicle not over 25 feet in length on AR-zoned properties and, if lawfully established, such parking/storage may continue under the non-conforming protections of the Current Code.

D. One (1) Telehandler & One (1) Trailer May be Stored on the Premises:

As established in the Affidavit, the Company owned and stored a 1986 Ford Model 1910 Tractor with backhoe and front loader on the Premises during the late 1980s. And, as Nick DiLemme is prepared to testify to, the Company also owned and stored a 1987 dual-axle flatbed trailer on the Premises during the late 1980s for purposes of transporting the Ford tractor and other equipment, and materials. Both pieces of Farm Equipment have been replaced in kind by a telehandler and newer dual-axle flatbed trailer. The 1980 Code expressly permitted the storage of farm equipment on AR-zoned properties so long as the equipment was not located in the Premises’ required front yard.

Consequently, this Board can find that the 1980 Code permitted the storage of Farm Equipment on AR-zoned properties and that this Accessory Use may be continued as a legally nonconforming Accessory Use under the Current Code. Such a determination is consistent with State appellate case law recognizing equipment and vehicle storage as part of established accessory activities. *Hoad v. Zoning Bd. of Appeals of Town of Clinton*, 815 N.Y.S.2d 603, 604 (2d Dep’t 2006) (holding that “[t]he Zoning Board reasonably concluded that the [respondents] storage of equipment and vehicles ... in their barn and related activities constituted ‘contractor’s storage.’”).

E. The Existing Outdoor Storage May Continue Because the 1980 Code Did Not Prohibit or Restrict Such Storage in Residential Districts:

Section 30.52G of the 1980 Code only addressed “Outdoor storage in *non-residential districts*”⁶ – it did not impose a comparable restriction on outdoor storage in residential districts, such as the AR. The 1980 Code’s silence as to outdoor storage in residential districts creates, at minimum, is an ambiguity that must be resolved in favor of the Applicants. Moreover, the outdoor storage of lumber and/or firewood (and other materials) is customary and incidental to single-family

⁶ See Exhibit A.



July 9, 2026

Page 5

residential properties and should therefore be treated as a permitted accessory use under the 1980 Code.

II. The Requested Area Variances Are the Proper and Appropriate Relief.

Area variances are the correct form of relief because the Applicants' requested relief concerns dimensional or physical limitations associated with uses otherwise permitted under the Current Code. As the Court of Appeals has explained, an "area" variance does not authorize a prohibited use; a "use" variance does. *Consolidated Edison Co. of NY, Inc. v. Hoffman*, 43 N.Y.2d 598, 606-07 (1978) ("An 'area' variance is one which does not involve a use which is prohibited by the zoning ordinance, while a 'use' variance is one which permits the use of land which is proscribed."). The New York State Court of Appeals has also decided this issue with respect to area variances of off-street parking requirements:

[o]ff-street parking requirements, while differing depending on use, regulate how the property's area may be developed, akin to minimum lot size or set-back restrictions. Accordingly, area variance rules apply to requests to relax off-street parking requirements so long as the underlying use is permitted in the zoning district

Colin Realty Co., LLC v. Town of N. Hempstead, 24 N.Y.S.2d 559, 568 (2014).

The Applicants' request relief also does not violate the Current Code's prohibition on expanding nonconforming uses in Subsection 185-19A(1). The relief is sought in connection with uses *permitted* under the Current Code and involves permissible increases in volume or intensity, rather than a prohibited expansion or change in the nature of the use. This is well-established under New York law recognizing that:

a mere increase in the volume or intensity of the use is not necessarily an extension or enlargement of such use. ... In order to effectuate an impermissible extension or enlargement, there must be a change in volume or intensity *which results in a variation or alteration of the specific type of use.*

(emphasis added). *Inc. Village Of Laurel Hollow v. Owen*, 669 N.Y.S.2d 222, 223 (2d Dep't 1998) (holding that an increase in the number of horses on the subject property was not an impermissible expansion of a nonconforming commercial horse farm); *Nemeth v. K-Tooling*, 955 N.Y.S.2d 419, 423 (3d Dep't 2012); "plaintiffs did not prove that defendants violated the zoning law when they continued the manufacturing operations in the same character as the business had been operated as a nonconforming use, but enhanced the volume by purchasing more modern and automated machinery and increasing their product output, number of employees, hours of operation and gross income.").⁷

⁷ Citing *People v. Perkins*, 282 N.Y. 329, 330 (1940) ("The business which the defendant conducted and which has been found violative of the ordinance is the same business in character as that conducted by the defendant before the ordinance was adopted. To be sure the business has increased in volume. ... He has made use of the space on the lot on which his house is built. In essence, the business is the same. We find no evidence in the record to justify the finding that the defendant was doing more than continuing the



July 9, 2026
Page6

Accordingly, the Applicants formally amend their pending application for Area Variances to request the following relief from the Current Code:

- i. Area Variance relief to permit three (3) nonresident employees to utilize the Basement Office on the Premises at any time, whereas Section 185-48.6C of the Current Code limits the number of nonresident employees on the Premises at any time to one (1) such employee;
- ii. Area Variance relief to permit the unenclosed/outdoor storage of four (4) commercial vehicles of not more than 16,500 lbs. on the Premises, whereas Section 185-13E(2) of the Current Code limits the number of such commercial vehicles to one (1); and
- iii. Area Variance relief to permit the unenclosed/outdoor storage of five (5) utility trailers, whereas Section 185-13E(4) limits the number of such utility trailers to one (1).

CONCLUSION AND MATERIALS ENCLOSED:

Adjourning the Public Hearing would permit the Board to assess the requested Site Plan and the continued permitted use of the Premises, in a reduced capacity, along with the Applicants' proposed mitigation measures. As the Board correctly noted at the June 25, 2026 public hearing, existing work demands in the summer months for the Site Plan consultant is driving this adjournment.

For the reasons set forth above, the Applicants respectfully request that the Board determine that the Company's use of the Basement Office, together with garaged storage of three (3) commercial vehicles, outdoor storage of one (1) commercial vehicle 25' or less in length, one (1) telehandler, one (1) trailer, and one (1) outdoor materials storage rack constitute legally nonconforming uses entitled to the protections of Section 185-19 of the current Town Code. The Applicants also seek Area Variances for the Requested Relief to permit: (i) three (3) non-resident employees to utilize the Basement Office; (ii) the unenclosed/outdoor storage of four (4) commercial vehicles; and (iii) the unenclosed/outdoor storage of five (5) utility trailers. In the alternative, the Applicants respectfully request a use variance to permit the continued use of the Premises and its improvements in a reduced capacity.

In support of the Applicants' submission, please find enclosed copies of the following documents:

Exhibit A: Excerpts of the Local Law No. 4-1974 of the Town of Newburgh, as amended and effective through December 15, 1990 (i.e., the 1980 Code);

permitted non-conforming use.")); *Matter of Tartan Oil Corp. v. Board of Zoning Appeals of Town of Brookhaven*, 623 N.Y.S.2d 902, 904 (2d Dep't 1995) (holding that, while a gas station's replacement of four (4) old fuel pumps with eight (8) modern pumps "will increase [the volume of service], 'merely increasing the volume of business does not amount to an expansion of a nonconforming use.'").



July 9, 2026
Page 7

Exhibit B: Letter in Support and Recommending Approval of the Applications from Jaimie DeGraw-Lyons and Kyle Lyons, owners and residents of 430 Strawridge Road, Wallkill, New York 12589; and

Exhibit C: Map of Neighbors Recommending Approval of, No Objections to, and Those Opposed to the Applications, dated April 8, 2026, revised July 9, 2026.

In consideration of the foregoing, the Applicants respectfully request that the Public Hearing be adjourned from the Board's July 23rd meeting Agenda to the Board's next available meeting Agenda for continued review and Public Hearing. In the meantime, should Town Staff or the Board have any questions or comments with regard to the Applications, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "T. Palmer", with a long, sweeping horizontal line extending to the right.

Taylor M. Palmer

Enclosures

cc: David Donovan, Esq., Attorney to the Zoning Board of Appeals
Gerald Canfield, Code Compliance Supervisor, Town Code Compliance Dept.
Michael Matsler, Esq., Rider, Weiner & Frankel, P.C.
Daniel Conant, Esq., Cuddy & Feder LLP

ARTICLE IV

DISTRICT REGULATIONS

§ 30.41 District regulations schedule

The following schedule entitled "Schedule of District Regulations" sets forth the permitted accessory uses; permitted principal uses; permitted uses subject to site plan review by the Planning Board; minimum lot sizes including lot area, lot width, lot depth, front yard, rear yard, side yards; minimum livable floor area per dwelling; maximum dwelling units per acre; maximum percentage of lot coverage and maximum building heights.

DIST. ACCESSORY USES

AR	1. Same as the R-2 District. 2. Barns, silos, produce storage structures and packing warehouses. 3. Seasonal roadside stands for sale of agricultural products grown principally on the premises, such stand shall not exceed 1 story in height nor 300 sq. ft. in floor area; and be located at least 15 ft. from any street line, and a suitable off-street parking area is provided. 4. Outdoor storage of farm equipment, provided it is not located in a required front yard.
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R-2	1. Same as items 1 through 7 above. 2. Off-street parking for commercial vehicles operated by the occupants of the permitted residence when such vehicles are housed in a garage or carport. 3. Off-street parking, not under cover, for not more than 1 commercial vehicle not over 25 feet in length.
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DIST. ACCESSORY USES

R-1	1. Home occupations 2. Private garage or carport for not more than four vehicles.
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ARTICLE II

DEFINITIONS

§ 30.21 Definitions

1. "Accessory" shall mean a term applied to a use and/or structure clearly incidental or subordinate to the principal building or permitted use on the same lot.

16. "Garage, private" shall mean an enclosed space for the storage of one (1) or more motor vehicles.

19. "Home occupation" shall mean any gainful occupation or profession customarily conducted within a dwelling by the residents thereof, clearly secondary to the use of the dwelling for living purposes, and which does not change the character of the structure as a residence. Said activity shall not have more than one (1) non-resident employee working on the premises at any one time and shall not occupy more than one half (1/2) of the ground floor area of the dwelling or its equivalent elsewhere in the dwelling if so used. Permissible home occupations include, but are not limited to, the following: art studio; dressmaking; offices for a clergyman, lawyer, physician, dentist, architect, engineer, real estate agent or accountant; teaching with musical, dancing and other instruction limited to one (1) pupil at a time. However, home occupations shall not be construed to include uses such as the following: clinic or hospital, barber shop or beauty parlor, restaurant, animal hospital or commercial animal breeding.

ARTICLE V

SUPPLEMENTARY REGULATIONS

§ 30.51 Regulations applicable to all districts

C. Off-street parking and loading facilities.

1. Permitted accessory parking.

- a. There is no limitation on the number of agricultural vehicles permitted accessory to farm use.
- b. The storage of a camping trailer or not more than one (1) boat is permitted, provided that such trailer or boat is not stored between the street line and the front yard set back line.

3. Required off-street parking spaces:

USE	OFF-STREET PARKING SPACES
Dwellings in a one or two family building	Two per dwelling unit
Home occupations, excepting doctors and dentists	Two per first 150 sq. ft. of such use, plus one for each additional 150 sq. ft. or fraction thereof.

§ 30.52 Regulations applicable to specific uses

G. Outdoor storage in non-residential districts.

Unless otherwise provided in this Chapter, accessory outdoor storage of motor vehicles, trailers, machinery equipment or other materials or products is prohibited, except in accordance with the following:

1. The area devoted to the storage of such materials or products shall be located on the same lot as the use to which it is accessory.
2. No such materials or products shall be stored within the front yard and not closer than ten (10) feet to any side or rear lot line or fifty (50) feet from a side or rear lot line adjacent to a residence district or lot in residential use; and such buffer strips shall be appropriately landscaped.
3. No storage area shall occupy more than thirty percent (30%) of the required side or rear yard.

July 5, 2026

To Whom It May Concern:

My name is Kyle Lyons, and I reside with my wife, Jaimie DeGraw-Lyons, at 430 Strawridge Road, on the corner of Grandview Terrace in Wallkill, New York. We purchased our home in July 2025.

Before purchasing our home, we visited the property on multiple days of the week and at different times of the day, including mornings, afternoons, and evenings. We wanted to evaluate the surrounding area, including traffic patterns, neighborhood noise levels, and activity along Route 300, which runs behind the properties across the street. After spending considerable time observing the area, we had no concerns regarding traffic or excessive noise and felt confident moving forward with the purchase.

I work in the construction industry and am exposed to loud noise throughout the day. When I come home, I value the peace and quiet of our neighborhood. My wife works remotely in a corporate position several days a week and spends much of her workday participating in meetings and training sessions from her home office. She frequently works with the windows open or sits outside while working and has never experienced noise that interferes with her meetings or daily responsibilities.

When we purchased our home, we were aware that DiLemme & Sons operated a business within approximately 200 to 300 feet of our property. Throughout the time we have lived here, we have not experienced any loud, excessive, or disruptive noise coming from the fenced area where their vehicles are stored or from their operations. In our experience, the garbage trucks that pass through the neighborhood around 3:30 a.m. and the snowplows during the winter create significantly more noise than any activity associated with DiLemme & Sons.

Additionally, the normal sounds of neighborhood life—including children playing basketball or football, neighbors hosting gatherings, and landscaping companies operating commercial mowers, leaf blowers, and

other equipment—produce far more noticeable noise than a truck backing into the yard or a forklift operating within the DiLemme garage area.

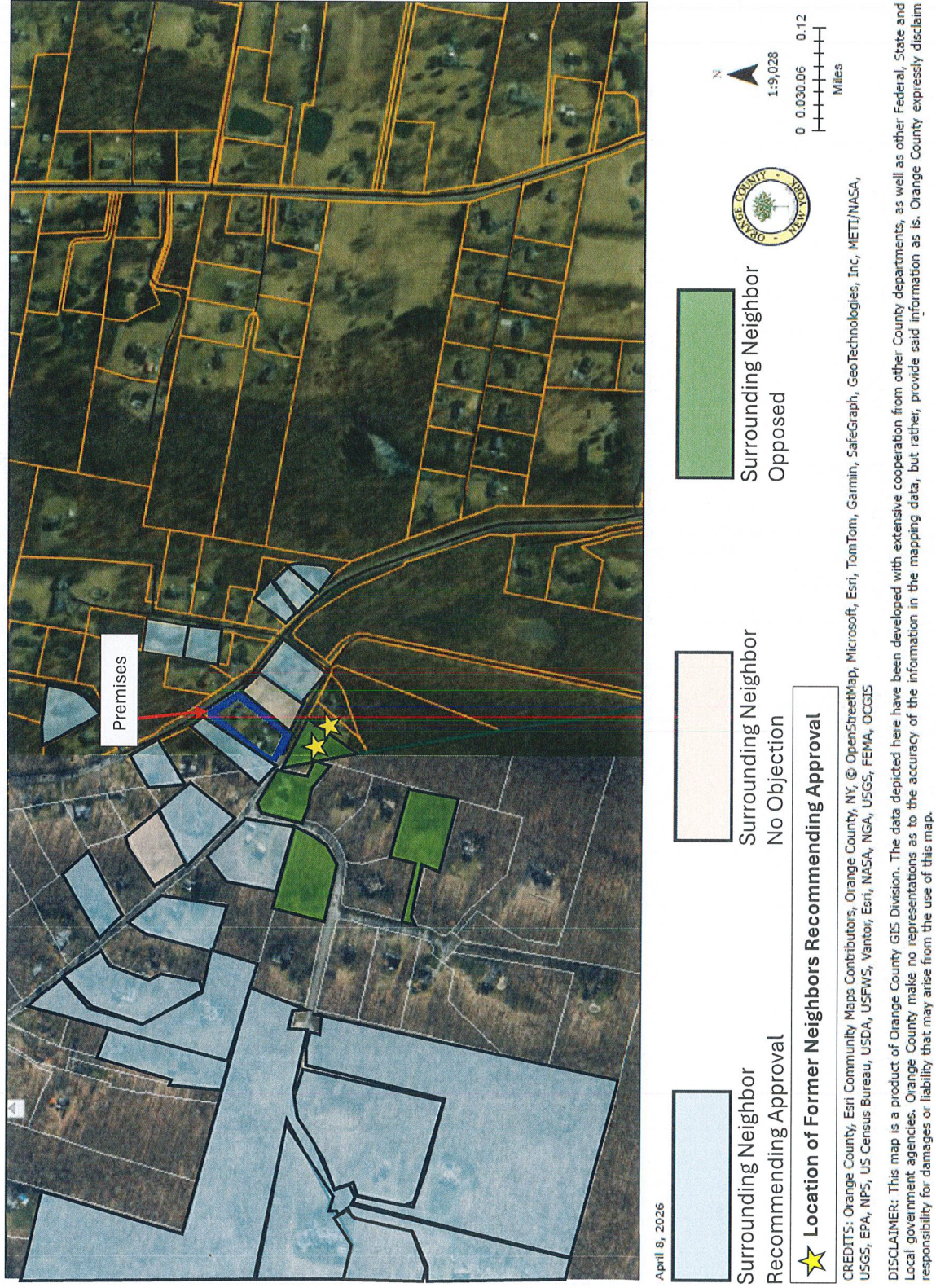
We have come to know Mr. DiLemme and his family and have found them to be respectful, hardworking, and considerate members of the community. His reputation speaks for itself and is always willing to help others. In our experience, he is accommodating and makes every reasonable effort to address concerns and be a good neighbor.

Based on our personal experience living directly nearby, we have not found the operations of DiLemme & Sons to be disruptive or negatively impact our quality of life. We are happy to support them and appreciate having them as neighbors.

Sincerely,

Kyle Lyons and Jaimie Degraw-Lyons

Exhibit C: Map of Neighbors Recommending Approval, Having No Objections, and Those Opposed to the Applications



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Nick DiLemme, being duly sworn, depose and say that I did on or before
July 9, 2026, post and will thereafter maintain at

2201 Route 300 3-1-91.2 AR 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.

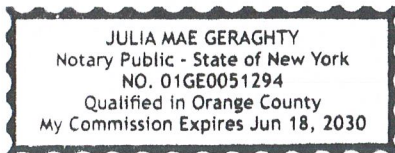
The applicant shall maintain and update notice(s) (with amended information if there is any change to
the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The
Notice must then be removed and property disposed of within ten (10) days of the close of the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

Nick DiLemme

Sworn to before me this 7th

day of July, 2026.

Julia Mae Geraghty





TOWN OF NEWBURGH

County of the Northeast
ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

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

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 23rd day of July, 2026 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

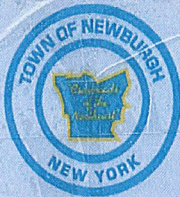
APPLICATION of Nick DiLemmo, Jennifer DiLemmo and DiLemmo and Sons, Inc. to the Zoning Board of Appeals, (1) appealing from a determination of the Code Compliance Supervisor and seeking a determination from the board that DiLemmo and Sons, Inc.'s use of certain existing improvements at the project location may be continued as a legal non-conforming use, and (2) for area variances from Sections 185-13E and 185-48.6G of the Town Code to permit DiLemmo and Sons, Inc.'s use of said improvements; and, in the alternative (3) for a use variance to permit DiLemmo and Sons, Inc.'s commercial use of certain existing improvements at the project location.

PREMISES LOCATED at 2201 Route 300 3-1-91.2 AR Zone in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 9th day of July, 2026.

Nick DiLemmo
(APPLICANT)



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

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

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FAX LINE 845-564-7802

NOTICE OF HEARING

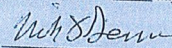
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TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 9th day of July, 2026,


(APPLICANT)