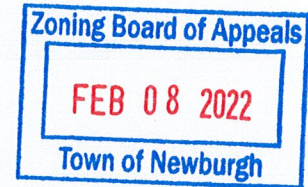




# TOWN OF NEWBURGH

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



OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: 2/6/23

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

I (WE) Letter Perfect Graphics PRESENTLY  
RESIDING AT NUMBER 617-4 N Bicycle Path JIS NY  
TELEPHONE NUMBER 631-928-8349

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

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

### 1. LOCATION OF THE PROPERTY:

76-9-3 (TAX MAP DESIGNATION)  
611 Gidney Ave (STREET ADDRESS)  
R-3/0 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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:

\_\_\_\_\_

- 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:

size / height / setback

\_\_\_\_\_

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:

sign is there existing now  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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:

existed syn 25 yrs

- 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:

only 1 syn Allowed

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

syn face proposed same as exist syn

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

has been the exist for 25 yrs

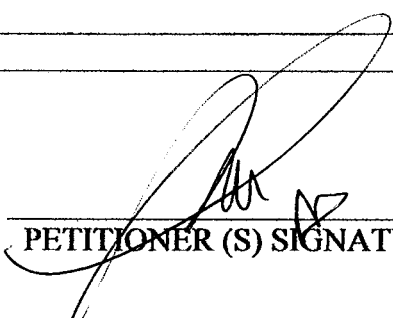
- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

zoning laws changed over the years



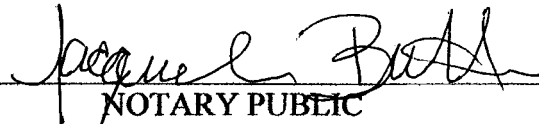
7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF February 2023

  
\_\_\_\_\_  
NOTARY PUBLIC

JACQUELYN BUTLER  
NOTARY PUBLIC, State of New York  
No. 01BU6404084  
Qualified in Suffolk County  
My Commission Expires Feb. 10, 2024

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)



TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

MUKESH PATEL, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 12, SHIVANATH DR. NEWBURGH, NY-12550  
IN THE COUNTY OF ORANGE AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 611 GIDNEY AVE  
NEWBURGH, NY-12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 2/3/23 [Signature] OWNER'S SIGNATURE

[Signature]  
WITNESS' SIGNATURE

TARYN FARRINGTON  
NOTARY PUBLIC STATE OF NEW YORK  
DUTCHESS  
LIC. #01FA6084049  
COMM. EXP. December 2, 20 26

STATE OF NEW YORK: COUNTY OF ORANGE:  
SWORN TO THIS 3 DAY OF February 20 23

[Signature]  
NOTARY PUBLIC



# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Syn Ventrax</i>			
Project Location (describe, and attach a location map): <i>611 Gidney Ave</i>			
Brief Description of Proposed Action:  <i>Replace existing syn tank with new syn</i>			
Name of Applicant or Sponsor: <i>Letter Perfect Graphics</i>		Telephone: <i>631 928 8349</i>	
Address: <i>617-4 N Bicycle Rtn</i>		E-Mail: <i>tom@letterperfectgraphics.com</i>	
City/PO: <i>Port Jervis Sta</i>		State: <i>NY</i>	Zip Code: <i>11776</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	



<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>THOMAS J NAG</u></p>		<p>Date: <u>2/8/23</u></p>
<p>Signature: _____</p>		

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)

## SCHEDULE A

### PARCEL 1

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point in the center of Gidney Avenue at the most easterly corner of lands which were conveyed by Andrew Grimm and Margaret S. Grimm to James Emerson by deed dated June 28, 1951, and recorded in the Orange County Clerk's Office June 29, 1951, in Liber 1200 of Deeds at page 157 and runs thence along the southeasterly line of said lands South 54 degrees 46' west for 175.37 feet to the most southerly corner of said lands; thence parallel with the center of Gidney Avenue South 38 degrees 59' East for 160 feet; thence parallel with the first described line north 54 degrees 46' East for 175.37 feet to the center of Gidney Avenue; thence along the center of Gidney Avenue North 38 degrees 59' West for 160 feet to the place of beginning.

### PARCEL 2

ALL that lot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point in the center of Gidney Avenue which is distant 160 feet measured along the center of Gidney Avenue on a course of South 38 degrees 59' East from the most easterly corner of lands which were conveyed by Andrew Grimm and Margaret S. Grimm to James Emerson by deed dated June 28, 1951 and recorded in Orange County Clerk's Office, June 29, 1951, in Liber 1200 of Deeds at page 157 and runs thence parallel with the southeasterly line of said lands South 54 degrees 46' West for 175.37 feet; thence South 38 Degrees 59' East for 89.90 feet, thence North 55 degrees 01' East for 133.14 feet to the center of Gidney Avenue; thence along the center of Gidney Avenue North 11 degrees 02' West for 89.94 feet; thence still along the center of Gidney Avenue North 38 degrees 59 minutes West to the place of beginning.

SAID premises being the same as those transferred to the Grantors by deed dated July 1, 1998 and recorded by the Orange County Clerk's Office on July 2, 1998 Liber 4819 Page 66.



*Handwritten signature*  
THIS INDENTURE, made the 13 day of ~~May~~ *August* two thousand and one  
BETWEEN Mukesh R. Patel and Umangi M. Patel, husband and wife,  
both residing at 12 Shipwatch Drive, Newburgh, NY 12550

party of the first part, and

The Umangi M. Patel Irrevocable Trust, c/o Patel,  
12 Shipwatch Drive, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERETO

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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.

IN PRESENCE OF:

*Handwritten signature*

*Handwritten signature*  
MUKESH R. PATEL

*Handwritten signature*  
UMANGI M. PATEL



## 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

*# 35291-23*

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 02/01/2023**

**Application No. 23-0031**

**To: Umangi Patel, IRT**  
**12 Shipwatch Drive**  
**Newburgh, NY 12550**

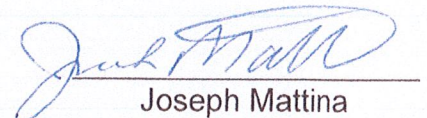
**SBL: 76-9-3**  
**ADDRESS: 611 Gidney Ave.**

**ZONE: R3 / O**

PLEASE TAKE NOTICE that your application dated 01/11/2023 for permit to install a free standing non-illuminated sign on the premises located at 611 Gidney Ave. is returned herewith and disapproved on the following grounds:

Town of Newburgh municipal code:

- 1) 185-14-L-a: Maximum allowed is 4 square feet
- 2) 185-14-L-b: Maximum allowed height is 6'
- 3) 185-14-J-5-a: Must setback 15' from the front property line.

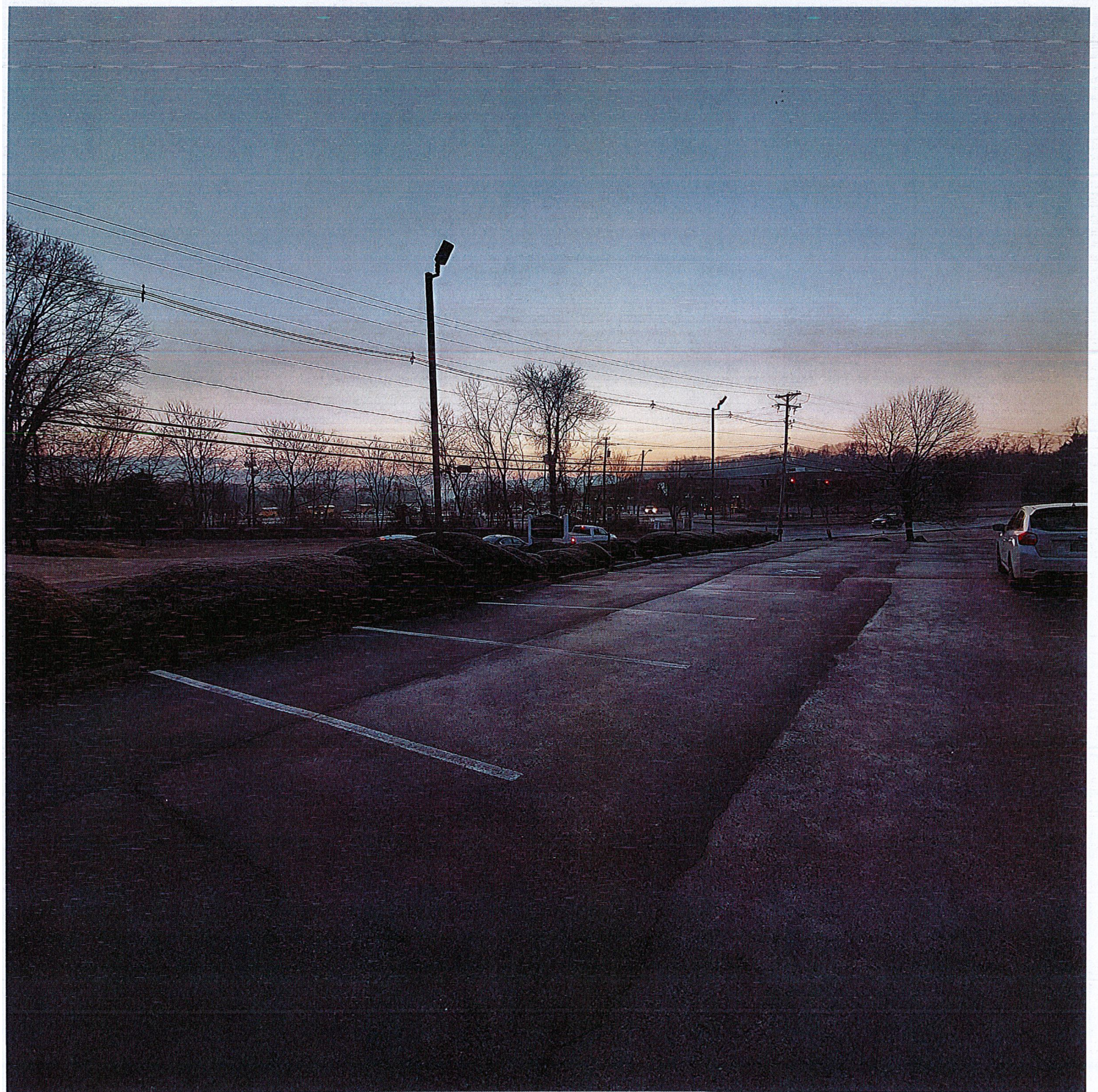
  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

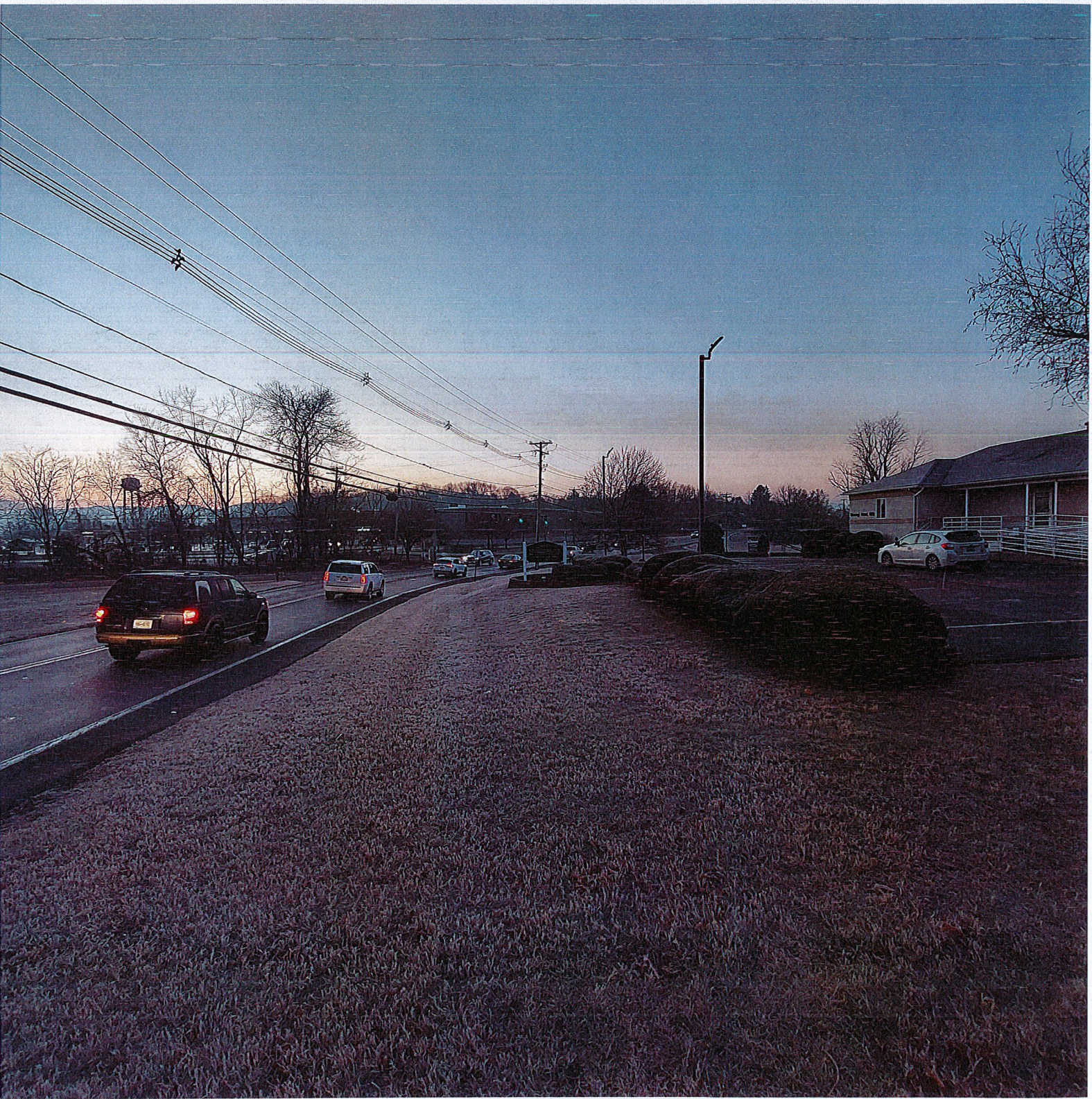


DATE: 1-Feb-23













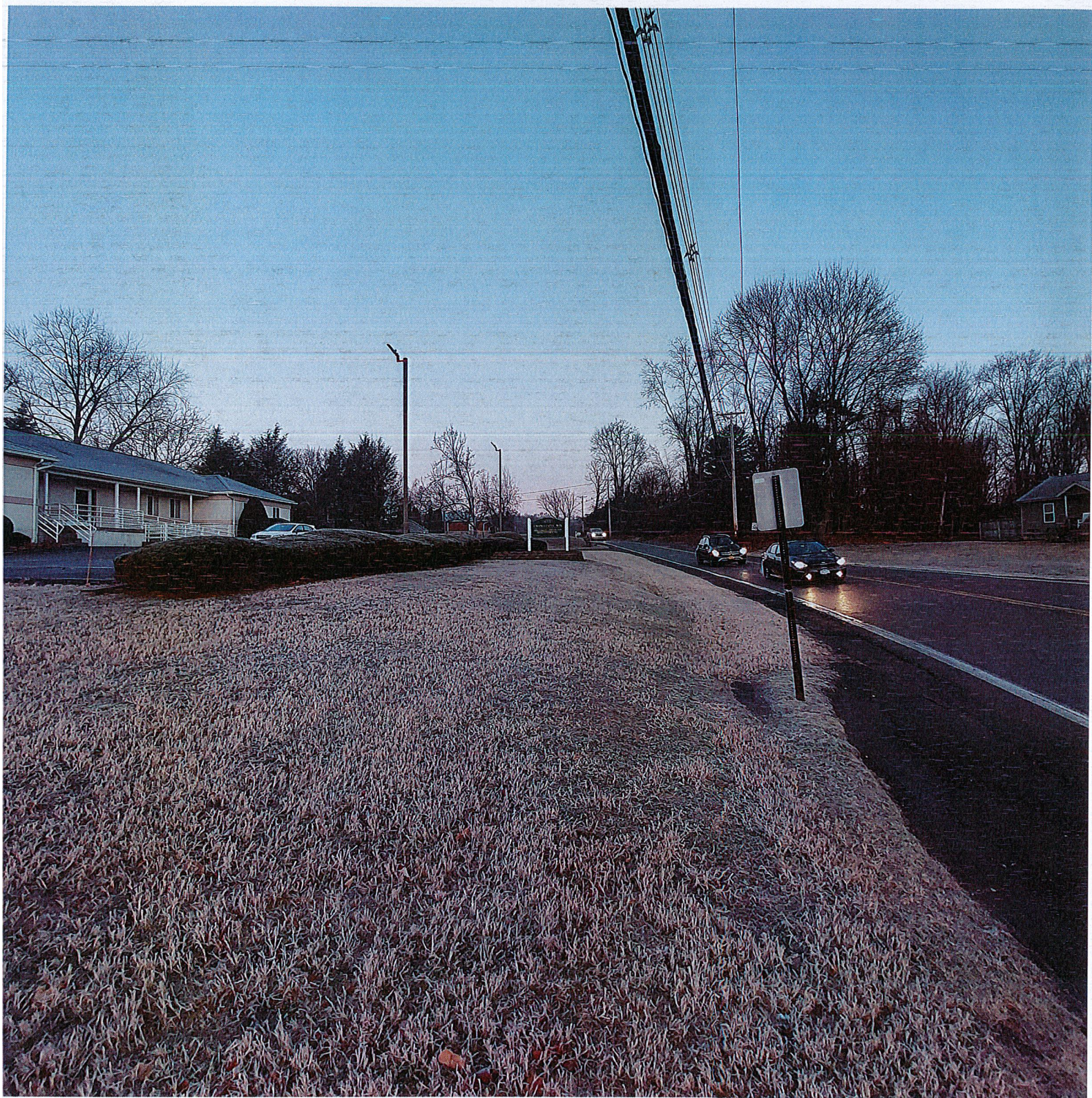








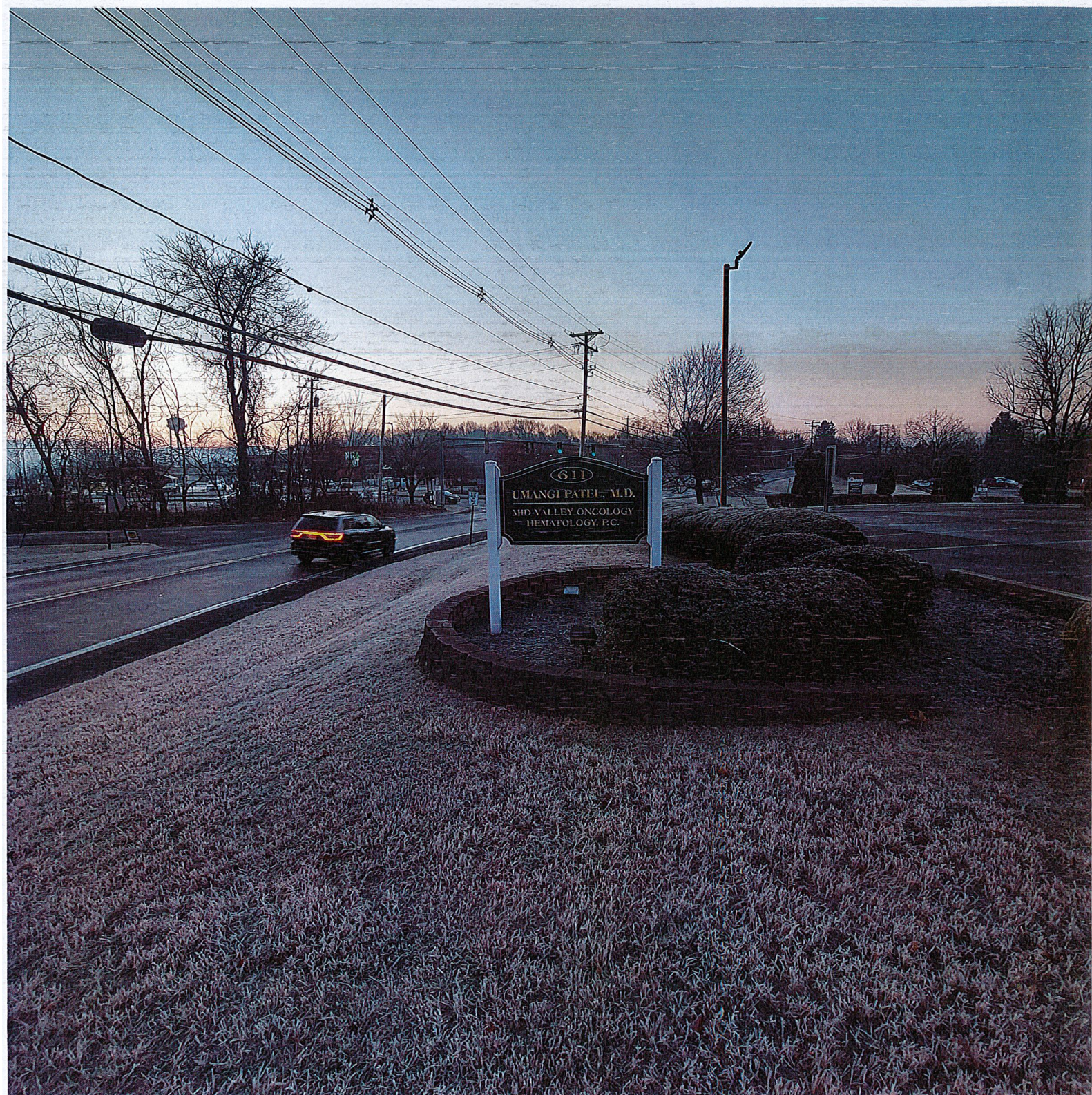














**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Thomas Nayo, being duly sworn, depose and say that I did on or before

February 9, 2023, post and will thereafter maintain at

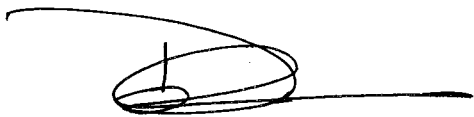
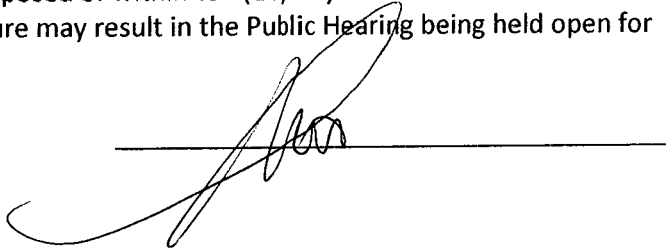
611 Gidney Ave 76-9-3 R3/O Zone in the Town of Newburgh, New York, at or near the front

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.

Sworn to before me this 8<sup>th</sup>

day of FEBRUARY, 2023.



**DHAEGGY M CASTILLO**  
**NOTARY PUBLIC**  
DHAEGGY M CASTILLO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6383422  
Qualified in Dutchess County  
My Commission Expires 11/13/2026









611

UMANGI PATEL, M.D.  
MID-VALLEY ONCOLOGY  
HEMATOLOGY, P.C.





**TOWN OF NEWBURGH**

*County of Dutchess*  
**ZONING BOARD OF APPEALS**  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD  
TELEPHONE 845-566-4961  
FAX LINE 845-566-7002

**NOTICE OF HEARING**

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 140-55A (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 21st day of February, 2023 at 7:00 P.M. in the Town Hall, 1496 Route 308, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Unusual Permit for various variances of maximum allowed square footage, maximum allowed height and the setback from the property line to install a free-standing non-illuminated sign.  
PREMISES LOCATED AT 611 Gilmore Ave. 7A-5-1 R10 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 20th day of February, 2023.

FILE  
(INITIALS)



20: Scale

611 Gidney

EXIST. CONC. BLOCK  
RETAINING WALL TO  
REMAIN

76-9-3

LAWN

The diagram is a hand-drawn site plan on a grid background. It shows a driveway layout with a dashed line indicating a proposed or existing path. A retaining wall is shown as a solid line, with a note indicating it is an existing concrete block wall to remain. A lawn area is labeled. The plan is oriented with North at the top. A scale of 20 is indicated. The address 611 Gidney is written vertically. A lot number 76-9-3 is written vertically. A north arrow is present in the upper right corner.

