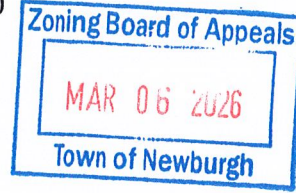




TOWN OF NEWBURGH

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: 02/24/2026

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

I (WE) Jeff Stewart PRESENTLY

RESIDING AT NUMBER Southpaw, 245 Amity Rd. Woodbridge, CT 06525

TELEPHONE NUMBER 214-725-8381

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

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

1. LOCATION OF THE PROPERTY:

Block 3, Lot 20, 5A Map 0660 (TAX MAP DESIGNATION)

1404 Union Ave (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

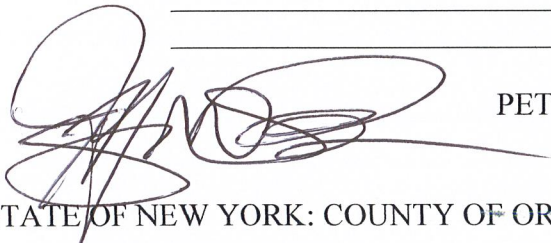
185-7-f

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:
THE SURROUNDING NEIGHBORHOOD IS ALONG A HIGHWAY FILLED WITH SHOPPING CENTERS. THERE IS A RESIDENTIAL AREA WELL BLOCKED FROM VIEW DUE TO A LANDSCAPE BUFFER ZONE. NEIGHBORING FAST FOOD RESTAURANTS HAVE LED MENU BOARDS. (MCDONALDS & TACO BELL)

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:
THE NEW MENU BOARD WILL BE TURNED TOWARDS THE PARKING LOT. THE TECHNOLOGY IN THE SPEAKERS WILL ADJUST TO THE AMBIENT NOISE, SO LESS SOUND. THE PYLON SIGN IS EXISTING AND WE ARE JUST CHANGING THE FACE OF THE EXISTING SIGN THAS IS ALLOCATED TO THE DUNKIN'

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
LED MENU BOARDS HAVE BEEN WELL RECEIVED BY THE PUBLIC, ARE EASIER TO READ, RESULTING IN FASTER SERVICE.

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6 DAY OF March 2026





 NOTARY PUBLIC

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)

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

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Orancoma LLC, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 805 Third Ave, 10th Floor, NY, NY
IN THE COUNTY OF New York AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

Newburg Commons Retail Center
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED _____
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/5/2026 [Signature] manager

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6th DAY OF April 20 26

[Signature]
NOTARY PUBLIC

RAYMOND GERARD KESSLER
Notary Public, State of New York
No. 01KE6227147
Qualified in Dutchess County
My Commission Expires August 23, 2022 26

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			
Name of Action or Project: Dunkin' Menuboard Replacement			
Project Location (describe, and attach a location map): Block 3, Lot 20, 5A, Map 0660 1404 Union Ave, Newburgh, NY 12550			
Brief Description of Proposed Action: Replace existing static menu board with new LED Menuboard			
Name of Applicant or Sponsor: Jeff Stewart, Southpaw		Telephone: 214-725-8381	
		E-Mail: jstewart@southpaw.co	
Address: 245 Amity Rd Suite 200			
City/PO: Woodbridge		State: CT	Zip Code: 06525
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Department, Newburgh, NY			NO <input type="checkbox"/>
			YES <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, are adjoining or 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: Use of LED lights vs. florescent _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
 THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

Newburgh Axian, LLC
 TO
Orancon, LLC

SECTION 66 BLOCK 3 LOT 20

RECORD AND RETURN TO:
(Name and Address)

Thomas Kelly
468 North Main St.
Brewster, NY 10509

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- | | |
|---|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5200 WALLKILL (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | |
| <input type="checkbox"/> 4089 MONROE (TN) | |
| <input type="checkbox"/> 4001 MONROE (VLG) | |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | |

CITIES

- 0900 MIDDLETOWN
 1100 NEWBURGH
 1300 PORT JERVIS
 9999 HOLD

NO. PAGES 6 CROSS REF _____
 CERT. COPY _____ AFFT. _____

PAYMENT TYPE: CHECK
 CASH _____
 CHARGE _____
 NO FEE _____

CONSIDERATION \$ 4,247,734.38
 TAX EXEMPT _____

MORTGAGE AMT \$ _____
 DATE _____

MORTGAGE TYPE:

- (A) COMMERCIAL
 (B) 1 OR 2 FAMILY
 (C) UNDER \$10,000.
 (E) EXEMPT
 (F) 3 TO 6 UNITS
 (I) NAT.PERSON/CR.UNION
 (J) NAT.PER-CR.UN/ OR 2
 (K) CONDO

Donna L. Benson
 DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: New York Title

LIBER 5237 PAGE 47

LIBER 5237 PAGE 47

ORANGE COUNTY CLERKS OFFICE 6386 MRL
 RECORDED/FILED 02/04/2000 10:41:09 AM

FEES 53.00 EDUCATION FUND 5.00
 SERIAL NUMBER: 006132
 DEED CNTL NO. 51662 RE TAX 16992.00

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 24th day of January, ~~nineteen-hundred-and~~ two thousand ~~BETWEEN~~ NEWBURGH-AXINN LLC, having an office at 131 Jericho Turnpike Jericho, New York 11753

Section: 66
Block: 3
Lot: 20

party of the first part, and
ORANCOM, LLC, having an office at 369 Lexington Avenue, New York
New York 10017

party of the second part,
WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim 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 Town of Newburgh, County of Orange and State of New York, being bounded and described as set forth in Schedule A annexed hereto and made a part hereof

This conveyance is made subject to the mortgage described in Schedule B annexed hereto and made a part hereof.

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, in compliance with Section 13 of the Lien Law, hereby 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.

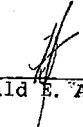
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

NEWBURGH-AXINN, LLC

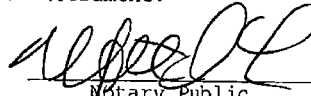
RECORD AT THE REQUEST OF:
New York Title Research Corp.
15 Fisher Lane
White Plains, NY 10603
(914) 682-9018
Title No.: *NY 14348*

By: 
Donald B. Axinn, Member

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss. MELVILLE
COUNTY OF SUFFOLK)

On the 24th day of January, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald E. Aron personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

MATTHEW C. LAMSTEIN
Notary Public, State of New York
No. 02LA5046989
Qualified in New York County
Commission Expires July 24, 2001

**New York Title
Research Corporation**

Title No: NYT4348

Amended Schedule A Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being designated as Lot No. 2 on a map entitled "Lot Line Change & Subdivision Map lands of Donald E. Axinn Co. & DiDonna, DiDonna and Associates Ltd.", dated March 17, 1993, last revised February 8, 1994 and filed in the Orange County Clerk's Office April 29, 1994 as Map No. 65-94, being more particularly bounded and described as follows:

BEGINNING at a railroad spike in the easterly line of the existing N.Y.S. Route 300, a.k.a Union Avenue, said point being South 12 degrees 16 minutes 40 seconds East 25.24 feet from an iron pin at the point where the common division line between the lands now or formerly of Donald E. Axinn Co. and lands now or formerly of Middletown Enterprises intersects the aforementioned easterly line of N.Y.S. Route 300, said point also being on the division line between Lot No. 1 of the above mentioned filed map, lands now or formerly of Donald E. Axinn Co., on the north and Lot No. 2 herein described on the south;

THENCE along the last mentioned division line the following three (3) courses:

- 1) North 85 degrees 36 minutes 00 seconds East 227.92 feet;
- 2) South 70 degrees 56 minutes 17 seconds East 62.35 feet; and
- 3) South 81 degrees 14 minutes 00 seconds East 503.88 feet to a point on the division line between Lot No. 1 of the above filed map, lands now or formerly of Donald E. Axinn Co., on the east and Lot No. 2 herein described on the west;

THENCE along the last mentioned division line, South 13 degrees 03 minutes 39 seconds West 262.08 feet to a point on the division line between lands now or formerly of Sherwood on the south, west and south and Lot No. 2 herein described on the north, east and north;

THENCE along the last mentioned division line the following four (4) courses:

- 1) South 86 degrees 07 minutes 41 seconds West 200.00 feet;
- 2) North 04 degrees 29 minutes 14 seconds West 50.00 feet;
- 3) South 86 degrees 20 minutes 12 seconds West 204.71 feet; and
- 4) South 85 degrees 11 minutes 35 seconds West 255.48 feet to a point in the aforementioned easterly line of N.Y.S. Route 300;

THENCE along the easterly line of N.Y.S. Route 300 the following three (3) courses:

- 1) North 10 degrees 39 minutes 09 seconds West 50.69 feet;
- 2) North 10 degrees 16 minutes 41 seconds West 235.01 feet; and
- 3) North 12 degrees 16 minutes 40 seconds West 53.28 feet to the point and place of BEGINNING.

**New York Title
Research Corporation**

Title No: NYT4348

MORTGAGES

MORTGAGE "A"

Mortgagor: DONALD E. AXINN
Mortgagee: NORTH FORK BANK
Amount: \$625,000.00
Dated: 2/9/94
Recorded: 2/23/94
Liber/Reel: 5022
Page: 185

Tax Paid:

ASSIGNMENT:
ASSIGNOR: NORTH FORK BANK
ASSIGNEE: CHEMICAL BANK
DATED: 9/7/95
RECORDED: 10/3/95
LIBER/REEL: 5531
PAGE: 81

MORTGAGE "B"

Mortgagor: DONALD E. AXINN
Mortgagee: NORTH FORK BANK
Amount: \$1,875,000.00
Dated: 2/9/94
Recorded: 2/23/94
Liber/Reel: 5022
Page: 220

Tax Paid:

ASSIGNMENT:
ASSIGNOR: NORTH FORK BANK
ASSIGNEE: CHEMICAL BANK
DATED: 9/7/95
RECORDED: 10/3/95
LIBER/REEL: 5531
PAGE: 86

**New York Title
Research Corporation**

MORTGAGE "C"

Mortgagor: NEWBURGH-AXINN LLC.

Mortgagee: CHEMICAL BANK
Amount: \$2,407,369.48
Dated: 9/25/95
Recorded: 10/3/95
Liber/Reel: 5531
Page: 91

Tax Paid:

CONSOLIDATION AGREEMENT
PARTIES: NEWBURGH-AXINN LLC. to CHEMICAL BANK
DATED: 9/25/95
RECORDED: 10/3/95
LIBER: 4282
PAGE: 1

This agreement consolidates mortgages in Liber 5022 page 185; Liber 5022 page 220 and Liber 5531 page 91 to form a single lien of \$3,100,000.00.

ASSIGNMENT:
ASSIGNOR: CHEMICAL BANK
ASSIGNEE: LaSALLE NATIONAL BANK, as Trustee
DATED: 7/12/96
RECORDED: 1/8/99
LIBER/REEL: 6992
PAGE: 19

This title report does not show all the terms and provisions of the mortgage(s) set forth herein. Interested parties should contact in the holder(s) thereof to ascertain the terms, covenants and conditions contained therein, and to determine if there are any unrecorded amendments or modifications thereto.



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

2024-04 (b)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/03/2026

Application No. 25-1307

To: Permit Flow Inc
2261 Market Street, Suite 10301
San Francisco, CA 94114

SBL: 66-3-20
ADDRESS: 1406 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 11/17/2025 for permit to alterations to an existing non-conforming free-standing sign on the premises located at 1406 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-14-G-(1)-(b): 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:
 - 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.
- 2) 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. (25' Required / existing 6.33')


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



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

2024-04 (a)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/03/2026

Application No. 25-1308

To: Orancom LLC
805 Third Ave, 10th Floor
New York, NY 10022

SBL: 66-3-20
ADDRESS: 1406 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 11/17/2025 for permit to install a drive-thru canopy and digital menu board on the premises located at 1406 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-7-F: Unspecified uses. Any use not specifically permitted shall be deemed to be prohibited. He code does not address canopy and digital menu boards.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Jeffrey M. Stewart, being duly sworn, depose and say that I did on or before
March 12, 2026, post and will thereafter maintain at

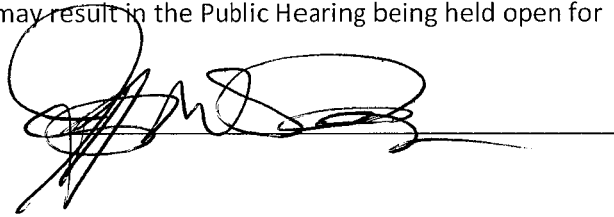
1406 Route 300 66-3-20 IB Zone in the Town of Newburgh, New York, at or near the front
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

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 9th

day of March, 2026.

Moriah Keir



MORIAH KEIR
Notary Public, State of New York
No. 01KE6393779
Qualified in Ulster County
Commission Expires June 24, 2027



