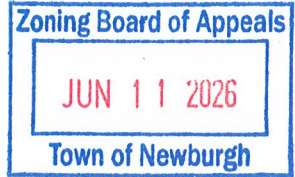




TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550



APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: MAY 25, 2026

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

I (WE) SEGUNDO DAVID LEMA PRESENTLYRESIDING AT NUMBER 531 WAHINGTON AVENUE, NEWBURGH, NEW YORK 12550TELEPHONE NUMBER 845-248-5000

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

- A USE VARIANCE
 X AN AREA VARIANCE
 INTERPRETATION OF THE ORDINANCE
 SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

(S/B/L: 60-3-17.2) (TAX MAP DESIGNATION)171 SOUTH PLANK ROAD (STREET ADDRESS)IB (ZONING DISTRICT)

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NUMBER; DO NOT QUOTE THE LAW).

BULK TABLE SCHEDULE 3



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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: MAY 2026

4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCES FOR YARD SETBACKS

TO CONSTRUCT AN ENCLOSED TWO (2) SPACE PARKING GARAGE ON THE REAR OF THE EXISTING STRUCTURE AND A ROOF OVERHANG ADJACENT THE BUILDING. THESE WILL REQUIRE ADDITIONAL SIDE AND REAR YARD AREA VARIANCES THEN WHAT WAS RECENTLY APPROVED.

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:



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL

308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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:

THE SUBJECT SITE IS CURRENTLY DEVELOPED WITH AN EXISTING BUILDING IN THE IB COMMERCIAL ZONING DISTRICT. THE EXISTING BUILDING IS USED AS A SINGLE FAMILY RESIDENCE. THE VARIANCE WILL HELP THE PROPERTY BE DEVELOPED FOR COMMERCIAL OFFICE SPACE FOR A COMMERCIAL AND HOME IMPROVEMENT CONTRACTOR.

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:

ANY CONSTRUCTION ON THE SUBJECT PARCEL WILL REQUIRE AREA VARIANCES DUE TO THE REQUIRED SETBACKS AND GEOMETRY OF THE PARCEL.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE CONSTRUCTION WILL BE ENTIRELY ON THE SUBJECT PARCEL AND WILL NOT IMPACT ADJACENT PROPERTIES. IT WILL ALSO NOT CHANGE TOTAL IMPERVIOUS AREAS ON THE SUBJECT PARCEL.

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 BUILDING AND PARKING LOT ARE EXISTING AND THE PROPOSED ADDITION WILL BE CONSTRUCTED ON LAND WHICH IS CURRENTLY COVERED BY AN IMPERVIOUS PARKING LOT, AND THEREFORE THE APPLICATION WILL NOT CREATE ANY ADDITIONAL IMPERVIOUS AREAS AND/OR STORM WATER RUNOFF.

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

THE DIMENSIONS OF THE EXISTING LOT WERE PREVIOUSLY CREATED AND THE EXISTING STRUCTURE ON THE PROPERTY WILL REQUIRE AREA VARIANCES, REGARDLESS IF ADDITION IS CONSTRUCTED OR NOT.



TOWN OF NEWBURGH

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ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF June 20 26

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 10 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

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

PROXY

SEGUNDA DAVID LEMA _____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 531 WASHINGTON AVENUE, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED JONATHAN CELLA, P.E.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6-2-26

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF June 2026

NOTARY PUBLIC

INES VERONICA LEMA
Notary Public - State of New York
No. 01LE0015793
Qualified in Orange County
My Commission Expires November 07, 2027

Short Environmental Assessment Form

Part 1 - Project Information

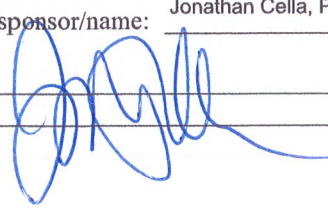
Instructions for Completing

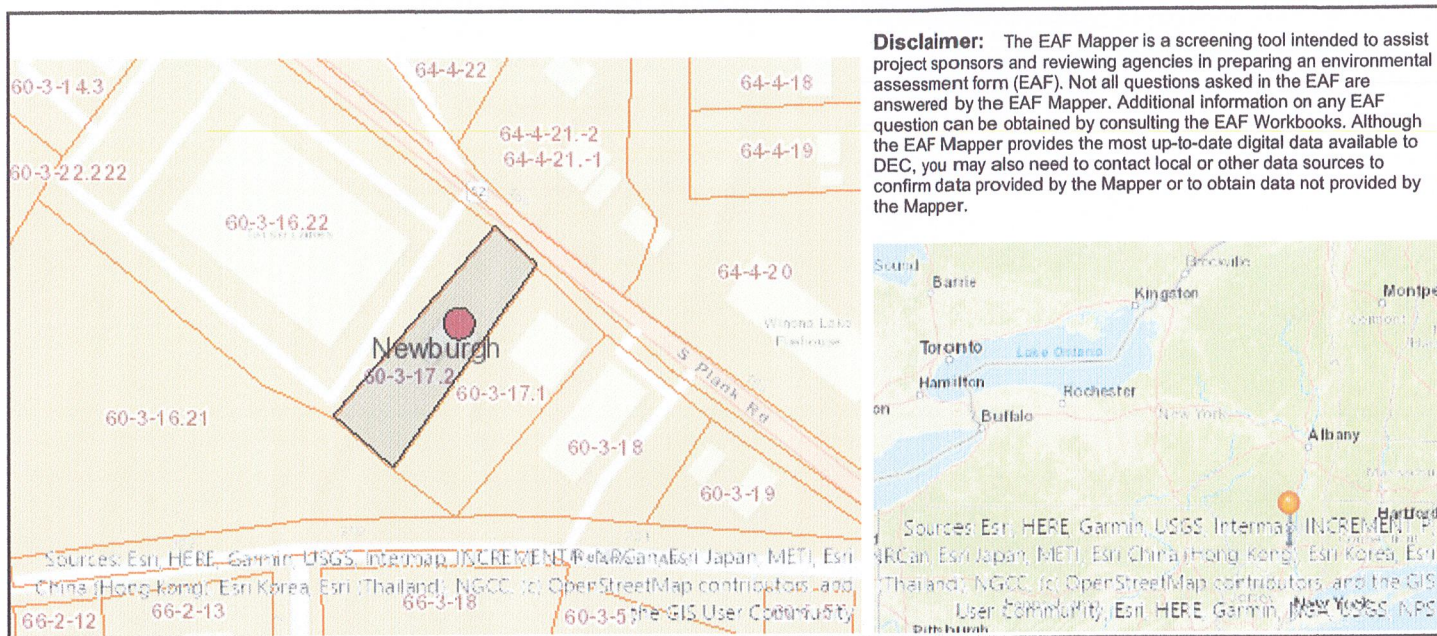
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
XTERIOR PRO			
Name of Action or Project: Commercial Site Plan For XTERIOR PRO			
Project Location (describe, and attach a location map): 171 S PLANK ROAD (S/B/L: 60-3-17.2)			
Brief Description of Proposed Action: The project is to construct a small addition to the existing building and convert the building into a commercial showroom/office for Xterior Pro construction company. The proposal includes conversion of an existing building and construction of a small addition on this building. Other aspects of the project include striping the parking lot to delineate parking spaces, cleaning the site, and construction of a H/C ramp and front porch. A previous submission to the ZBA was approved and this application is only for a garage addition and roof on the rear (south) and left (east) side of the existing structure which will require additional area variances.			
Name of Applicant or Sponsor: Segundo David Lema		Telephone: 845 549 2426 E-Mail: davidlema094@gmail.com	
Address: 171 S PLANK ROAD			
City/PO: NEWBURGH		State: NY	Zip Code: 12550
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: zoning, planning, building, County Planning?		☐	☒
3. a. Total acreage of the site of the proposed action?		0.389 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?		0.389 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
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 ☐	
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 ☐ ☐ ☐	
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: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
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 ☐ ☐	
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 ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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? Indiana Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Jonathan Cella, P.E. Date: 05/26/2016 Signature:  Title: PROFESSIONAL ENGINEER		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Section 60 Block 3 Lot 17.2

BETWEEN Krylan, LLC a limited liability company formed under the laws of the State of New York with a mailing address of 44 Plattekill Road, Marlboro, NY 12542
party of the first part,

and Segundo David Lema, residing at 531 Washington Avenue, 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,

SEE ATTACHED SCHEDULE A

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.

Krylan, LLC
by

IN PRESENCE OF:

Kristopher Noto,
member

STATE OF NEW YORK)

Orange ss:
COUNTY OF ULSTER)

On the 16th day of December, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared, **Kristopher Noto** 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 she 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

SCHEDULE A

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 shown and designated as Lot No. 2 on a certain map entitled "Subdivision Plan Lands of Charles L. Buckle" which map was filed on November 27, 1996 in the Orange County Clerk's Office as Filed Map No. 257-96.

BEING the same premises as conveyed by Deed from Kristopher Noto, dated January 8, 2019, recorded February 21, 2019 in the Orange County Clerk's Office in Liber 14528 Page 1520

Glen L. Heller[◊]
Marianna R. Kennedy
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{◊◊}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield
Michael A. D'Angelo^{◊◊}
James C. Lindeman

Jennifer L. Schneider
Managing Attorney

[◊] LL.M. in Taxation
^{◊◊} Member NY & NJ Bar

James R. Loeb^{*}
Richard J. Drake^{**}
Gary J. Gogerty^{*}
Stephen J. Gaba^{*}

^{*} Retired
^{**} Retired 2015; d. 2025

April 15, 2026

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Xterior Pro, LLC / Planning Board Project No. 26-O8

Dear Chairman Scalzo and Board Members:

At the Planning Board's April 2, 2026 meeting, the Planning Board resolved to refer this matter to the Zoning Board of Appeals for the following variances. The project is located at 171 South Plank Road, and is identified on the tax map as Section 60, Block 3, Lot 17.2, and located in the IB zone. The applicant seeks approval to use the property as a contractor's office.

The property previously received variances from the Zoning Board, but due to changes that are now proposed, additional variances are required due to the addition of a 972 square foot attached garage and proposed roof extension to the rear of the existing building. The cargo container has been rotated, which differs from what was previously reviewed by the ZBA. The additional variances are as follows:

- One Side Yard - Required 30', proposed 3.8'
- Combined Side Yard - Required 80', dimension needed
- Side Yard - Required 20', proposed 2'

Additional variances may be required once the applicant confirms lot coverage and signage details.

Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

Town of Newburgh Planning Board Board
Mark C. Taylor, Esq., Attorney for the Town
Patrick J. Hines, Planning Board Consulting Engineer



PICTURE # 1
PROPERTY FRONTAGE ALONG
SOUTH PLANK ROAD



PICTURE # 2
FRONTAGE ALONG
SOUTH PLANK ROAD

AREA VARIANCES
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE:
05/26/2026

WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancell@hotm@il.com

SHEET NO.:
1 OF 4



PICTURE # 3
EAST SIDE ELEVATION
FROM TARSIO'S



PICTURE # 4
WEST SIDE
FROM DRIVEWAY EASEMENT

AREA VARIANCES
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589

DATE:
05/26/2026

(845) 741-0363
jonathancell@hotmai.com

SHEET NO.:
2 OF 4



PICTURE # 5
EAST ELEVATION/RIGHT SIDE
FROM TARSIO'S



PICTURE # 6
DEVELOPED WEST SIDE
FROM DRIVEWAY EASEMENT

AREA VARIANCES
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD
WALLKILL, NEW YORK 12589

DATE:
05/26/2026

(845) 741-0363
jonathancell@hotm@il.com

SHEET NO.:
3 OF 4



PICTURE # 7
WEST ELEVATION/LEFT SIDE
FROM DRIVEWAY EASEMENT



PICTURE # 8
DEVELOPED EAST SIDE
FROM TARSIO'S

AREA VARIANCES
XTERIOR PRO, L.L.C.
171 SOUTH PLANK ROAD (S/B/L: 60-3-17.2)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.

51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:
05/26/2026

(845) 741-0363
jonathancella@hotmail.com

SHEET NO.:
4 OF 4

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

STATE OF NEW YORK: COUNTY OF ORANGE:

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

171 S Plank Rd 60-3-17.2 1B Zone in the Town of Newburgh, New York, at or near the front

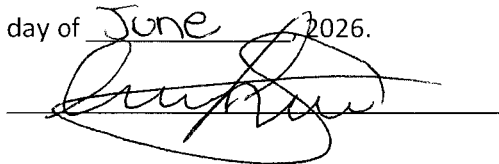
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

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 18th

day of June, 2026.



INES VERONICA LEMA Notary Public - State of New York No. 01LE0015793 Qualified in Orange County My Commission Expires November 07, 2027
--

TOWN OF NEWBURGH PLANNING BOARD

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

Re: Xterior Pro, LLC (2026-08) The project proposes a change of use to an existing structure. The proposed structure will be utilized as a contractor's office. An addition of 455 square feet is proposed creating a 2,347 square foot structure. A small car port is proposed to the rear of the structure. The existing building is served by municipal water and sewer. Project has received Zoning Board of Appeals approvals and may require additional ZBA approvals. The project is located on a 0.39-acre parcel of property in the IB Zoning District. Project is known on Towns Tax Maps as Section 60, Block 3, Lot 17.2. The property address is 171 South Plank Road.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Town of Newburgh Planning Board for an approval of the project. A copy of the application and plans are on file in the office of the Building Department located at 21 Hudson Valley Professional Plaza, Newburgh, N.Y. 12550.

The Town of Newburgh will consider this action in the near future. As part of the Planning Board's review, a Public Hearing for the project may be held. If you receive this notice by mail, then you shall also receive a notice of the Planning Board's Public Hearing if one is scheduled.

A Notice of any Hearing will also be published in the Town's official newspaper prior to such hearing. All meetings of the Planning Board are open to the public. A schedule of the Planning Board meetings as well as information pertaining to all applications is available at the Town Building Department and online at the Town of Newburgh's Website, www.townofnewburghny.org, and at the Building Department 21 Hudson Valley Professional Plaza, Newburgh, NY 12550.

Dated: 8 April 2026

JOHN P. EWASUTYN, CHAIRMAN

TOWN OF NEWBURGH PLANNING BOARD



TOWN OF NEWBURGH

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

OFFICE OF ZONING BOARD OF APPEALS
GIVENA SCALZO, CHAIRMAN
CHAIRMAN FOR ZONING, NEW YORK
TELEPHONE: 845-564-4961
FAX LINE: 845-564-7881

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, 1476 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Segundo Land Leasing Planning Board to re-zonate for use a variance of one side yard, combined side yard and a second side yard for a proposed 122' x 100' x 100' building and out extension on an existing building. This application is being received by the Board on this January 2026 meeting.

PREMISES LOCATED IN: 1215 Flank Rd., 60-2-17.2, IB 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 23rd day of July, 2026.

2026

(Chairman)

ROOFING

SIDING