

# 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: \_\_\_\_\_

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

I (WE) Glen Sheeley PRESENTLY  
RESIDING AT NUMBER 1020 Dolsontown Road, Middletown, NY 10940  
TELEPHONE NUMBER (845) 597-0379

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

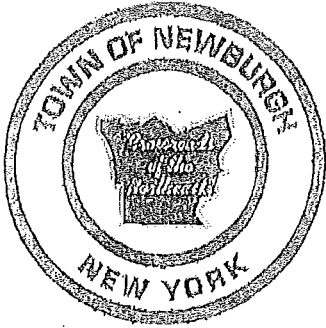
- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

95-1-14.1 (TAX MAP DESIGNATION)  
1295 Route 300 (STREET ADDRESS)  
IB - Interchange Business (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185: Zoning  
Attachment #13: Zone IB - Table of Use and Bulk Requirements



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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: March 25, 2021

4. DESCRIPTION OF VARIANCE SOUGHT: Lot area = 27,173 s.f., where 40,000 s.f. is required. Both Side Yards = 65 feet, where 80 feet is required. Rear Yard = 10 feet, where 60 feet is required.

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:

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

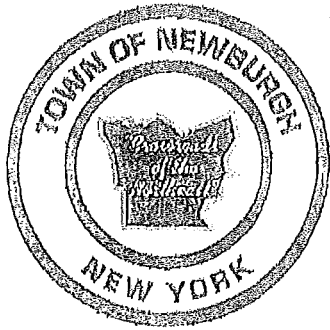
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- 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:

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



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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 surrounding area is zoned IB, Interchange Business District, and the properties adjoining the project parcel consist of commercial uses.

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:

It is essential to the business to have free vacuum spaces for customers paying for the car wash. By placing the building in the rear of the site, which allows for adequate queuing for the car wash, the vacuum spaces can be allocated towards the front of the site which allows the business to function similarly to their other sites in the area.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

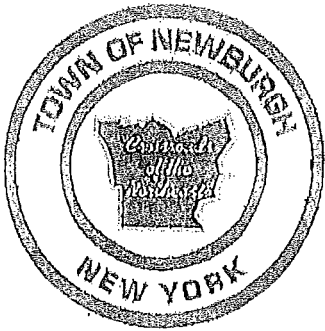
The requested area variances are not substantial because the building setback line does not enable practical area for the business and ancillary facilities. Additionally, the variances requested would not result in a significant impact and result in an out of character appearance in this area of the Town.

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 proposed project is located in the IB, Interchange Business District, and the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because the project fits in with the surrounding character of the neighborhood.

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

The hardship has not been self created because the existing building on the property currently does not meet zoning setback requirements.



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OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

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

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

STATE OF NEW YORK: COUNTY OF ORANGE:

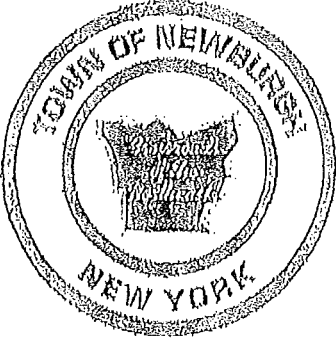
SWORN TO THIS 8<sup>th</sup> DAY OF APRIL 2021

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

THERESA PANICO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA6028266  
Qualified in Orange County  
My Commission Expires 06-31-2022

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)



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NEWBURGH, NEW YORK 12550

## PROXY

Daniel Zimmerman, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 1295 Route 300, Newburgh

IN THE COUNTY OF Orange AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 1295 Route 300

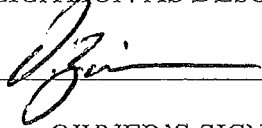
Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

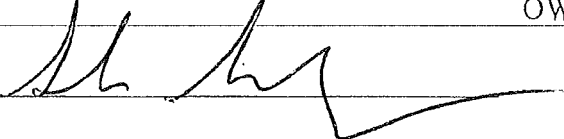
TION AND THAT HE/SHE HAS AUTHORIZED Glen Sheeley

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4-8-21

  
\_\_\_\_\_

OWNER'S SIGNATURE

  
\_\_\_\_\_

WITNESS' SIGNATURE

STATE OF NEW YORK; COUNTY OF ORANGE:

SWORN TO THIS 8<sup>th</sup> DAY OF APRIL 2021

THERESA PANICO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01PA5028266  
Qualified in Orange County  
My Commission Expires 05-31-2021

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

## *Short Environmental Assessment Form*

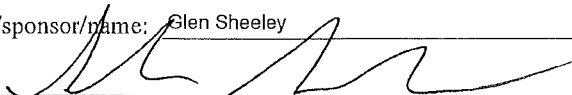
### *Part 1 - Project Information*

**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: ADS Properties, LLC - Carwash			
Project Location (describe, and attach a location map): 1295 Route 300, Newburgh, New York			
Brief Description of Proposed Action: Project will consist of an automated carwash, vacuum spaces and ancillary facilities. The proposed facility is to be served by central water and sewer.			
Name of Applicant or Sponsor: ADS Properties		Telephone: (845) 597-0379	
		E-Mail: sheeleywash@hotmail.com	
Address: 1020 Dolsontown Road			
City/PO: Middletown		State: NY	Zip Code: 10940
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: Town of Newburgh ZBA - Area Variances			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.62+/- acres	
b. Total acreage to be physically disturbed?		0.62+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.62+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

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 checked="" 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? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will be directed to proposed stormwater facilities		
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
Stormwater Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Glen Sheeley</u> Date: <u>April 8, 2021</u>		
Signature: <u></u> Title: <u>Applicant</u>		

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

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

SHELLMARK, LLC  
  
TO  
  
ZIMPLEX, INC.

SECTION 95 BLOCK 1 LOT 14.1

RECORD AND RETURN TO:  
(name and address)

BRANDON OZMAN, ESQ.  
130 Main Street  
Walden, New York 12586



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

OR 2552

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) \_\_\_\_\_ 4289 MONTGOMERY (TN)
  - 2001 WASHINGTONVILLE (VLG) \_\_\_\_\_ 4201 MAYBROOK (VLG)
  - 2289 CHESTER (TN) \_\_\_\_\_ 4203 MONTGOMERY (VLG)
  - 2201 CHESTER (VLG) \_\_\_\_\_ 4205 WALDEN (VLG)
  - 2489 CORNWALL (TN) \_\_\_\_\_ 4489 MOUNT HOPE (TN)
  - 2401 CORNWALL (VLG) \_\_\_\_\_ 4401 OTISVILLE (VLG)
  - 2600 CRAWFORD (TN) \_\_\_\_\_  4600 NEWBURGH (TN)
  - 2800 DEERPARK (TN) \_\_\_\_\_ 4800 NEW WINDSOR (TN)
  - 3089 GOSHEN (TN) \_\_\_\_\_ 5089 TUXEDO (TN)
  - 3001 GOSHEN (VLG) \_\_\_\_\_ 5001 TUXEDO PARK (VLG)
  - 3003 FLORIDA (VLG) \_\_\_\_\_ 5200 WALLKILL (TN)
  - 3005 CHESTER (VLG) \_\_\_\_\_ 5489 WARWICK (TN)
  - 3200 GREENVILLE (TN) \_\_\_\_\_ 5401 FLORIDA (VLG)
  - 3489 HAMPTONBURGH (TN) \_\_\_\_\_ 5403 GREENWOOD LAKE (VLG)
  - 3401 MAYBROOK (VLG) \_\_\_\_\_ 5405 WARWICK (VLG)
  - 3689 HIGHLANDS (TN) \_\_\_\_\_ 5600 WAWAYANDA (TN)
  - 3601 HIGHLAND FALLS (VLG) \_\_\_\_\_ 5889 WOODBURY (TN)
  - 3889 MINISINK (TN) \_\_\_\_\_ 5801 HARRIMAN (VLG)
  - 3801 UNIONVILLE (VLG)
  - 4089 MONROE (TN)
  - 4001 MONROE (VLG)
  - 4003 HARRIMAN (VLG)
  - 4005 KIRYAS JOEL (VLG)
- CITIES
- 0900 MIDDLETOWN
  - 1100 NEWBURGH
  - 1300 PORT JERVIS
  - 9999 HOLD

NO PAGES 4 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable CONSIDERATION \$ 75000.00  
TAX EXEMPT \_\_\_\_\_

Taxable MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

- MORTGAGE TAX TYPE:
- \_\_\_ (A) COMMERCIAL/FULL 1%
  - \_\_\_ (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/1 OR 2
  - \_\_\_ (K) CONDO

*Donna L. Benson*  
DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM: gt

RECORDED/FILED  
07/25/2007/ 11:52:37  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY  
FILE # 20070082428  
DEED C / BK 12493 PG 0316  
RECORDING FEES 207.00  
TTX# 010437 T TAX 3,000.00  
Receipt#766551 pete

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE  
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
ON 7/25/07 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Ann G. Rabbitt*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY 919118





**Schedule A Description**

Title Number JT-OR2552

Page 1

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, described as :

BEGINNING at a point on the northwesterly side of Union Avenue, as widened, is intersected by the southwesterly side of land conveyed to Hedwig Cortes as recorded in Liber 709 page 73 of the Orange County Deed Records;

running thence along the northwesterly side of Union Avenue as widened, South 16° 43' 38" West 175.00 feet to a point;

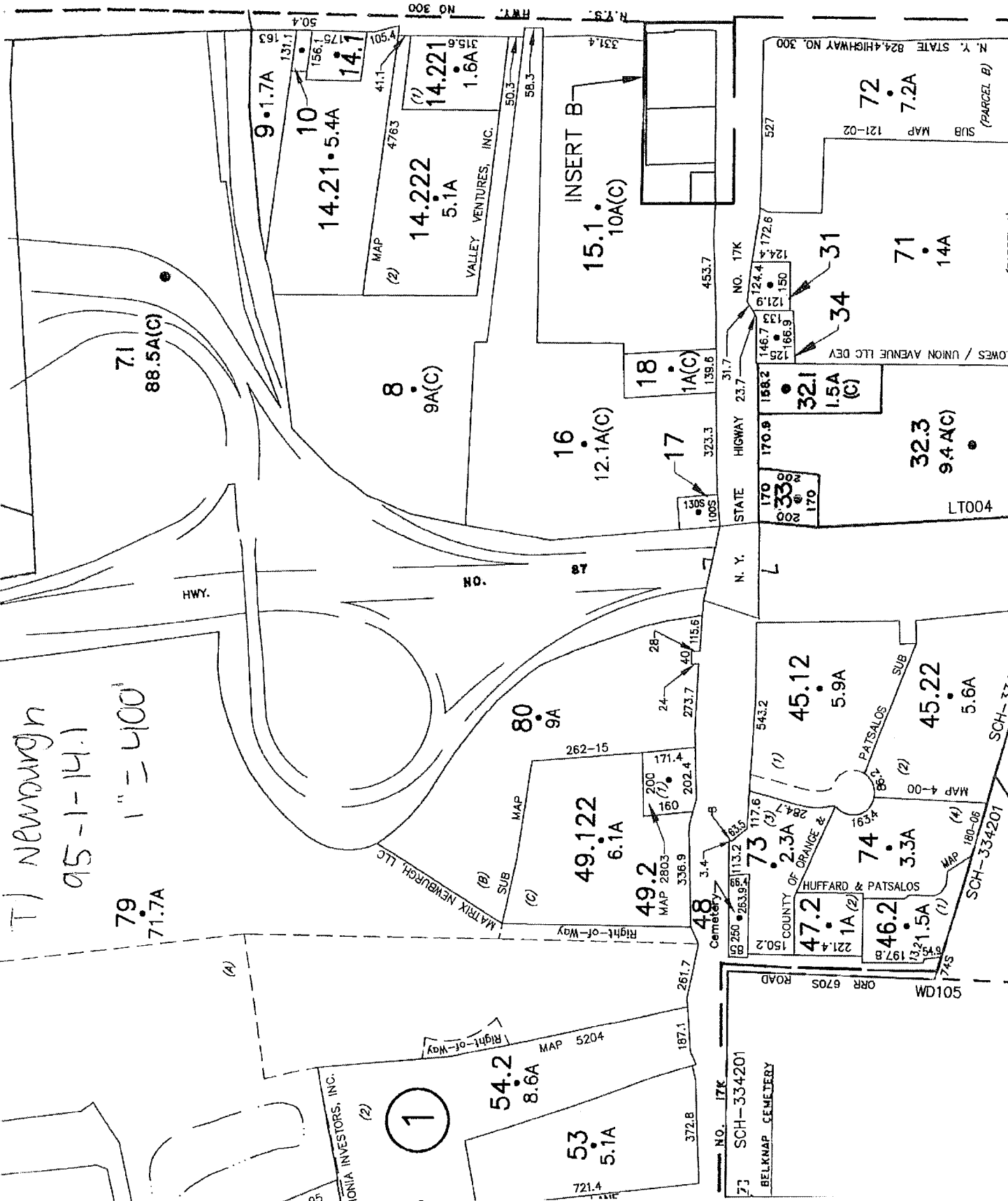
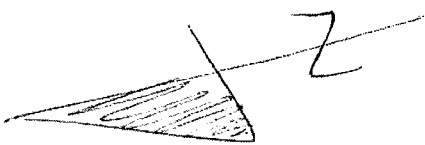
running thence North 67° 16' 42" West 156.13 feet to a point;

running thence North 16° 43' 38" East 175.00 feet to a point;

running thence southerly and partly along land now or formerly of Cortes South 67° 16' 42" East 156.13 feet to the northwesterly side of Union Avenue as widened, at the point or place of beginning.

**J.T. Abstract Inc. Co.**  
717 Broadway  
Newburgh, New York 12550  
845-562-8855 fax 845-562-1160

SE



T) NEWBURGH  
 95-1-14.1  
 1" = 400'

1

3

NEW YORK - Bargain and Sale W/Covenants

No. 0012-3497  
Page Two of Three

UNDER AND SUBJECT TO the restriction, running with the land, that said premises shall not be used for or in connection with the operation of a gasoline service station or filling station or for the advertising or sale of gasoline, motor fuel, petroleum products or for the retail sale of products normally associated with the operation of a convenience-type food store for a period of forty (40) years from the date of this Deed of Conveyance.

This conveyance is made in the normal course of business of the Grantor herein, and does not constitute the sale of all or substantially all of the assets of the Corporation.

TOGETHER with all right, title and interest, if any, of the Grantor 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 Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

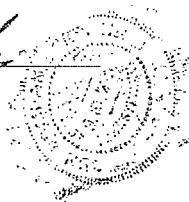
AND the Grantor covenants that the Grantor has not done or suffered anything whereby the premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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.

IN WITNESS WHEREOF, SUN COMPANY, INC. (R&M), has set its hand and seal this 16<sup>th</sup> day of November 1992.

SUN COMPANY, INC. (R&M)

BY: Daniel I. Hughes  
Daniel I. Hughes  
Director, Real Estate  
& Special Projects



ATTEST:

Charles G. Schanz  
Charles G. Schanz  
Assistant Secretary

RM-B&S 370 2  
November 20, 1992

LIBER 3731 PAGE 216

James R. Loeb  
Richard J. Drake, *retired*  
Glen L. Heller\*  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglielle, Jr.  
Nicholas A. Pascale

Alana R. Bartley  
Aaron C. Fitch  
Judith A. Waye  
Michael Martens

Jennifer L. Schneider  
Managing Attorney

\*L.L.M. in Taxation

September 27, 2021

BY EMAIL ONLY

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

Re: ADS Properties LLC / 1295 Route 300 Car Wash;  
Planning Board Project No. 21-04

Dear Chairman Scalzo and Board Members:

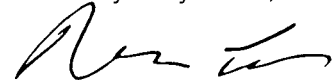
At the Planning Board's September 16, 2021 meeting, the Planning Board resolved to re-refer this application to the Zoning Board of Appeals.

In particular, the applicant is now advancing a plan before the Planning Board that differs from the plan reviewed by the Zoning Board of Appeals. Although the amount of the variances have not increased, the layout of the site has been altered. Since the Zoning Board of Appeals' decision was based on and references a particular plan, and now that the applicant has altered that plan, the Planning Board was compelled to re-refer this matter to the Zoning Board of Appeals for its consideration as to whether the variances granted for the prior plan continue to be valid now that the proposed plan has changed.

As before, the Planning Board has not declared its intent to serve as lead agency so that the Zoning Board of Appeals may consider and process this application without the need to wait for the Planning Board to conclude its SEQRA review.

Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA  
Town of Newburgh Planning Board  
Patrick J. Hines, Planning Board Consulting Engineer











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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Nicholas Rytka, being duly sworn, depose and say that I did on or before

October 14, 2021, post and will thereafter maintain at

1295 Route 300 95-1-14.1 IB Zone in the Town of Newburgh, New York, at or near the front

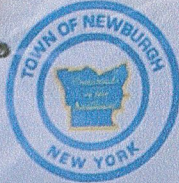
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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.

Meresa J. J. J.

Sworn to before me this 14

day of October, 2021.



## TOWN OF NEWBURGH

*Coastside 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

### NOTICE OF HEARING

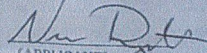
NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 28th day of October, 2021 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 ADS Properties LLC (Planning Board Rereferral) for an altered plan to the previously submitted application for the site.

PREMISES LOCATED at 1295 Route 300 95-1-14.1 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 14th day of October, 2021.

  
(APPLICANT)

\*Any members of the public that plan on attending the meeting are required to wear a mask.

