

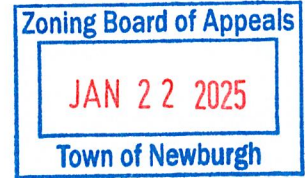


# TOWN OF NEWBURGH

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: 1/15/25

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

I (WE) Joe's Kwik Marts LLC PRESENTLY

RESIDING AT NUMBER 045 Hamilton St., Suite 400, Allentown PA 18101

TELEPHONE NUMBER 610-625-8012

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

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

### 1. LOCATION OF THE PROPERTY:

95-1-38.2 (TAX MAP DESIGNATION)

1215 Route 300 (STREET ADDRESS)

1B (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-G-1-(a) Nonconforming Signs  
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.

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:

X 12.2.24

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: Sign height and  
set back from property line

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:

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

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 location and size of sign have been unchanged for numerous years to our knowledge.

- 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:

Moving and rebuilding the sign is cost prohibitive.

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

Requesting only 7.4 feet of variance.

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

Same as (a) above.

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

same as (a) above.

7. ADDITIONAL REASONS (IF PERTINENT):

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

JOE'S KWIK MARTS LLC

*Charles M. Nifong Jr.*

PETITIONER (S) SIGNATURE

Charles M. Nifong Jr., CEO

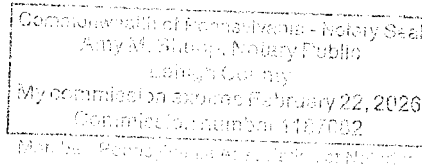
Pennsylvania

Lehigh

STATE OF ~~NEW YORK~~: COUNTY OF ~~ORANGE~~.

SWORN TO THIS 15 DAY OF January 20 25

*Amy M. Shupp*  
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)



TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

Charles M. Nifong Jr., DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 645 Hamilton St, Suite 400, Allentown PA 18101  
IN THE COUNTY OF Lehigh AND STATE OF Pennsylvania  
AND THAT HE/SHE IS THE OWNER IN FEE OF Joe's Kwik Marts LLC  
1215 Route 300, Newburgh

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Joe's Kwik Marts LLC  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 1/15/25

Joe's Kwik Marts LLC  
Charles M. Nifong Jr.  
OWNER'S SIGNATURE  
Charles M. Nifong Jr. CEO

WITNESS' SIGNATURE

Pennsylvania Lehigh  
STATE OF ~~NEW YORK~~: COUNTY OF ~~ORANGE~~:

SWORN TO THIS 15 DAY OF January 2025

Commission of Notary Public - Notary Seal  
Amy M. Shupp, Notary Public  
Lehigh County  
My commission expires February 22, 2026  
Serial Number: 1187032  
Notary Public, Pennsylvania & a Notary of Notaries

Amy M. Shupp  
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.

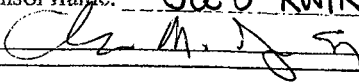
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">Area Variance</p>			
Project Location (describe, and attach a location map): <p style="font-size: 1.2em;">existing sign is 15 ft from property line</p>			
Brief Description of Proposed Action: <p style="font-size: 1.2em; text-align: center;">Area Variance for sign</p>			
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">Joe's Kwik Marts LLC</p>		Telephone: 610-625-8012	
Address: <p style="font-size: 1.2em;">645 Hamilton St., Suite 400</p>		E-Mail: ashupp@caplp.com	
City/PO: <p style="font-size: 1.2em;">Allentown</p>		State: PA	Zip Code: 18101
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input 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? +/- 2.383 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>IB</u> <input type="checkbox"/> Parkland			



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)?	NO	YES
If Yes, explain purpose and size: _____ _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

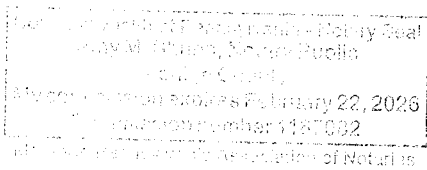
Applicant/sponsor name: Joe's Kwik Marts LLC Date: 1/21/25  
 Signature: 



State of Pennsylvania  
County of Lehigh

On this 21st day of January, 2025, I certify that the preceding or attached document, is a true, exact, complete, and unaltered copy made by me of the Special Warranty Deed, presented to me by the document's custodian, Orange County Clerk's Office, and that, to the best of my knowledge, the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are available from an official source other than a notary.

Amy M. Shupp  
Notary





ORANGE COUNTY – STATE OF NEW YORK  
 ANN G. RABBITT, COUNTY CLERK  
 255 MAIN STREET  
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 15023 / 923  
 INSTRUMENT #: 20210052497

Receipt#: 2926814  
 Clerk: PM  
 Rec Date: 08/04/2021 08:49:12 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: Sutton Land Title Agency

Party1: SPEEDWAY LLC  
 Party2: JOES KWIK MARTS LLC  
 Town: NEWBURGH (TN)  
 95-1-38.2

Recording:  
 Recording Fee 50.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 All others - State 241.00  
 RP5217 - County 9.00

Sub Total: 325.00

Transfer Tax  
 Transfer Tax - State 15480.00

Sub Total: 15480.00

Total: 15805.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 136  
 Commercial Transfer Tax  
 Consideration: 3870000.00

Transfer Tax - State 15480.00

Total: 15480.00

Payment Type: Check \_\_\_  
 Cash \_\_\_  
 Charge \_\_\_  
 No Fee \_\_\_

Comment: \_\_\_\_\_

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

PREPARED BY:

Brooks Marro, Esq.  
Seyfarth Shaw LLP  
1075 Peachtree Street, NE  
Suite 2500  
Atlanta, GA 30309

WHEN RECORDED, MAIL

TO:

Sutton Land of Texas, LLC  
2121 Sage Road, Ste. 270  
Houston, TX 77056  
Attn: Jackie Furash

**SPECIAL WARRANTY DEED**

STATE OF NEW YORK

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ORANGE

§

SPEEDWAY LLC, a Delaware limited liability company (successor-by-merger to Hess Retail Stores LLC, a Delaware limited liability company) ("**Grantor**"), having an address of 500 Speedway Drive, Enon, Ohio 45323, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto JOE'S KWIK MARTS LLC, a Delaware limited liability company ("**Grantee**"), having an address of 645 W. Hamilton St., Suite 400, Allentown, PA 18101 all of Grantor's undivided interest in the tract(s) or parcel(s) of land described in Exhibit A attached hereto, together with all buildings and improvements located thereon, and all of Grantor's rights, titles, and interests, if any, appurtenant thereto, including, without limitation, Grantor's interest, if any, in any and all easements, rights of ingress and egress, tenements, adjacent streets, roads, alleys, rights of way and any adjacent strips and gores (such land, improvements and interests are hereinafter collectively referred to as the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER

DEFEND all and singular the title to the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof or interest therein by, through, or under Grantor but not otherwise, subject to all matters of record in the real property records of the county in which the Property is located and further subject to all matters that a current, accurate ALTA/NSPS survey of the Property would show, in each case, to the extent, and only to the extent, such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same).

Future ad valorem tax bills should be directed to, and Grantee's mailing address is:

Joe's Kwik Marts LLC  
P.O. Box 385  
Allentown, PA 18105

This Special Warranty Deed is executed on the date set forth in the acknowledgment below, but is made effective as of this 20th day of July, 2021 (the "***Effective Date***").



EXECUTED to be effective as of the Effective Date.

SPEEDWAY LLC, a Delaware limited liability  
company

By: 

Name: Aaron Strahota

Title: Authorized Signatory

*[Acknowledgement Follows on Next Page]*

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT  
(Outside of New York State)

State, District of Columbia, Territory, Possession, or Foreign Country

STATE OF OHIO, COUNTY OF CLARK )

ss.:

On the 28 day of JUNE in the year 2021 before me, the undersigned, personally appeared Aaron Strahota, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity (ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the Edon, OH. (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Teri E Smith

Teri E. Smith

Typed or Printed Name

(Signature and office of individual  
taking acknowledgment.)

My commission expires: Feb. 10, 2025



**TERI E SMITH**  
Notary Public - State of Ohio  
Commission Expires Feb 10, 2025

**EXHIBIT A**

**Description of the Property**

ALL that tract or parcel of land, situate in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a 5/8 inch rebar on the westerly highway boundary of Union Avenue (Route 300) at its intersection with the southwesterly street boundary of Orr Avenue;

THENCE from said point of beginning, along said westerly highway boundary of Union Avenue (Route 300) the following two (2) courses and distances:

1) South 03 degrees 09 minutes 12 seconds west, a distance of 48.11 feet to a set 1/2 inch rebar with Hulbert Cap;

2) South 16 degrees 35 minutes 07 seconds west, a distance of 161.09 feet to a 5/8 inch rebar (bent) at its intersection with the division line between the property owned by BTM Capital Corporation on the north and the property now or formerly owned by TLC Central, LLC on the south;

THENCE along the last mentioned division line, the following two (2) courses and distances:

1) North 75 degrees 08 minutes 47 seconds west, a distance of 193.40 feet to a 5/8 inch rebar;

2) North 58 degrees 41 minutes 37 seconds west, a distance of 104.72 feet to a 5/8 inch rebar with cap at its intersection with the division line between the property owned by BTM Capital Corporation on the east and the property now or formerly owned by the Four B's, a New Jersey limited partnership on the west;

THENCE North 14 degrees 19 minutes 52 seconds east, along the last mentioned division line, a distance of 436.02 feet to a 5/8 inch rebar (bent) on said street boundary of Orr Avenue;

THENCE along the last mentioned street boundary, the following two (2) courses and distances:

1) South 34 degrees 04 minutes 42 seconds east, a distance of 134.33 feet to a 5/8 inch rebar

2) South 33 degrees 41 minutes 28 seconds east, a distance of 255.70 feet to the point of BEGINNING.

Tax Map #: 95-1-38.2



# 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

# 2024-68-(a)

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/02/2024

Application No. 24-1317

To: Joe's Kwik Marts LLC  
645 West Hamilton Street  
Allentown, PA 18101

SBL: 95-1-38.2  
ADDRESS: 1215 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 11/22/2024 for permit to change the panels on a free standing non-conforming sign. (Wash and roll) on the premises located at 1215 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-14-G-1-(a): Nonconforming signs.

(1) 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:

(a) The structure, size, location or accessories of any or all signs previously granted approval and permits 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.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

**OWNER INFORMATION**      ***BUILT WITH OUT A PERMIT***      **YES / NO**

**NAME:** \_\_\_\_\_ Joe's Kwik Marts \_\_\_\_\_      **Application #**      24-1317

**ADDRESS:** \_\_\_\_\_ 1215 Rt 300 Newburgh NY 12550 \_\_\_\_\_

**PROJECT INFORMATION:**      **AREA VARIANCE**      USE VARIANCE

**TYPE OF STRUCTURE:** \_\_\_\_\_ **sign** \_\_\_\_\_

**SBL:** 95-1-38.2      **ZONE:** IB      **ZBA Application #** \_\_\_\_\_

**TOWN WATER:**    YES / NO      **TOWN SEWER:**    YES / NO      N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SETBACK	22.4'	15'		7.4'	33.00%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 \_\_\_\_\_ YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY \_\_\_\_\_ YES / NO  
 CORNER LOT - 185-17-A \_\_\_\_\_ YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 \_\_\_\_\_ YES / NO  
 FRONT YARD - 185-15-A \_\_\_\_\_ YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES \_\_\_\_\_ YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1 \_\_\_\_\_ YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 \_\_\_\_\_ YES / NO

**NOTES:** 
**sign is at 15' from the property line, sign height is 22'-4".**

**REVIEWED BY:** \_\_\_\_\_ Joseph Mattina \_\_\_\_\_      **DATE:** \_\_\_\_\_ 2-Dec-24 \_\_\_\_\_



# 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

2024-69 (b)

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 12/02/2024**

**Application No. 24-1316**

**To: Joe's Kwik Marts LLC**  
**645 West Hamilton Street**  
**Allentown, PA 18101**

**SBL: 95-1-38.2**  
**ADDRESS: 1215 Route 300**

**ZONE: IB**

PLEASE TAKE NOTICE that your application dated 11/22/2024 for permit to reface an existing non-conforming free-standing sign from Speedway to Exxon. on the premises located at 1215 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-14-G-1-(a): Nonconforming signs.

(1) 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:

(a) The structure, size, location or accessories of any or all signs previously granted approval and permits 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.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



























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

STATE OF PENNSYLVANIA: COUNTY OF LEHIGH:

I Charles M. Nifong Jr., being duly sworn, depose and say that we did on or before

February 13, 2025, post and will thereafter maintain at

1215 Route 300 95-1-38.2 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.

Joe's Kwik Marts LLC



Charles M. Nifong Jr. CEO

Sworn to before me this 27

day of January, 2025.

Amy M. Shupp

