

**CITY OF NEWBURGH**  
**ZONING BOARD OF APPEALS**  
**123 Grand Street, Newburgh, N.Y. 12550**

**Joanne Lugo, Chairperson**  
**J.K. Gentile, Secretary**  
**Phone: (845) 569-7383**

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, AUGUST 26, 2025**  
**7:00 P.M.**

**NEW BUSINESS**

**APPEAL NO. 2025-30**

**Applicant:** Franco Fidanza  
**Owner:** Broadway Newburgh Properties LLC  
**Location:** 660 Broadway  
668 Broadway  
674-684 Broadway  
68 Wisner Avenue  
68 Wisner Avenue Rear

Requesting a **USE Variance** to construct Mixed-use with Residential (*Apartment House; Retail; Professional Office; Restaurant, fast-food*) in the Commercial District.

**APPROVAL OF MINUTES**