



PLANNING BOARD
P.O. Box 519
Newport, New York 13416

April 30, 2025

RE: MAY 2025 PLANNING BOARD Report

Dear Town Board:

Please see April Minutes for details – Subdivision Training

May Planning Board Meeting Date Change to 5/22/25 and will be for Public Hearings:

- 1.) Morrison – Key Hole Lot 366 Graves Road
- 2.) Pickerd – Key Hole Lot 343 Newport Gray Road
- 3.) DiFilippo – Large Home Based Business – 472 Summit Road

Please Note that Mr. DiFilippo was given a building permit in August of 2024 and was not informed at that time he would need a Special Use Permit. Mr. DiFilippo was also not advised that the side yard setback is 100 feet for home based business buildings. Therefore, Mr. DiFilippo is seeking a Special Use Permit and an Area Variance of 40 feet from 100 to 60 feet.

Respectfully submitted,

Colleen Maxwell
Planning Board Chairperson
Town of Newport, NY