



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	Auto PARK Realty LLC
Project Name:	Hudson Valley Chrysler Dodge Jeep Ram
Location of Project Site:	200 Auto PARK PLACE

Tax Map #:	97-2-11.2
Tax Map #:	
Tax Map #:	
Local File No.:	2538-15
Size of Parcel*:	8.4 acres

*If more than one parcel, please include sum of all parcels.

Reason for County Review: ON NYS Route 17K

Current Zoning District (include any overlays): I.B

Type of Review:

- Comprehensive Plan Update/Adoption
- Zoning Amendment
 - Zoning District Change from _____ to _____
 - Ordinance Modification (cite section): _____
- Local Law
- Site Plan
 - Sq. feet proposed (non-residential only): _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Subdivision
 - Number of lots proposed: _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Special Use Permit
- Lot Line Change
- Variance
 - AREA USE (circle one) MAXIMUM Allowed Amount of Signage
- Other

Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

Signature of local official

2/29/16

Date

Chairperson
Zoning Board of Appeals

Title

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

[Empty box for applicant address]

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



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: 2/16/16

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

I (WE) Auto Park Realty LLC PRESENTLY

RESIDING AT NUMBER 400 Auto Park Place

TELEPHONE NUMBER 845-229-4157

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:

97-2-11.2 (TAX MAP DESIGNATION)

200 Auto Park Place (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).

185-14-B-1-C



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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: 12-10-15
- 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: Additional 101.5 sq ft of
Signage, or 41.17%

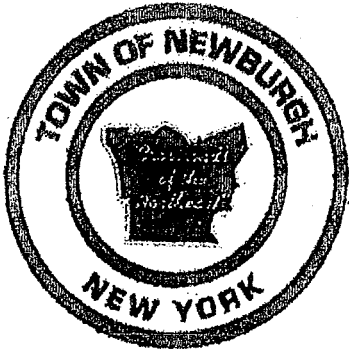
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:

Parcel is located in Business District, signs are of quality workmanship and will only enhance the building with clean, professional dealership identification

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:

Due to the amount of makes of vehicles that Chrysler offers, additional signage is needed for the public

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

Request is not substantial considering the size of the lot and sales/service the business offers

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

Additional signage is consistent with other businesses in the area. Will have no adverse impact whatsoever

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

Town code has put a limit on sq. ft. of signage without considering necessary identification for the public at such a large business



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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):

Pat Bow - Saxton Spri

PETITIONER (S) SIGNATURE (Proxied Rep)

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13th DAY OF January 2016

Stacey J. Richards

NOTARY PUBLIC
STACEY J. RICHARDS
Notary Public, State of New York
Qualified in Rensselaer County
Reg. No. 01R14917973
Commission Expires Jan. 19, 2018

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)

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			
Saxton Sign Corp.			
Name of Action or Project: Hudson Valley CTD - 200 Auto Park Place			
Project Location (describe, and attach a location map): 200 Auto Park Place			
Brief Description of Proposed Action: Install 321 # of signage			
Name of Applicant or Sponsor: Saxton Sign Corp.		Telephone: 518-732-7704	
		E-Mail: stacey@saxtonsign.com	
Address: 1320 Route 9			
City/PO: Castleton		State: NY	Zip Code: 12033
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"/>
			YES <input 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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		N/A _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 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?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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)? If Yes, explain purpose and size: _____ _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Stacy Richards</u> Signature: <u>Stacy Richards</u>	Date: <u>1/12/16</u>	

Agency Use Only [if applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

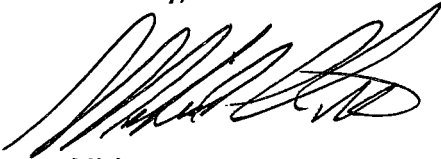
Signature of Preparer (if different from Responsible Officer)

Auto Park Realty LLC
400 Auto Park Place
Newburgh, NY 12550
845-229-4157

January 26, 2016

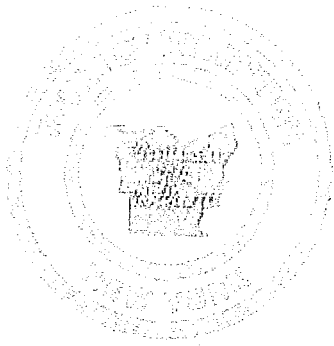
This letter is to state that Michael P. Ostrow is the authorized managing member of Auto Park Realty LLC, 400 Auto Park Place, Newburgh, NY 12550.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael P. Ostrow', written in a cursive style.

Michael P. Ostrow

Managing Member



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

Michael P. Ostrow _____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 150 Morton Road, Rhinebeck, NY 12572

IN THE COUNTY OF Dutchess AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF Auto Park Realty LLC

400 Auto Park Place, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Saxton Sign Corp.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

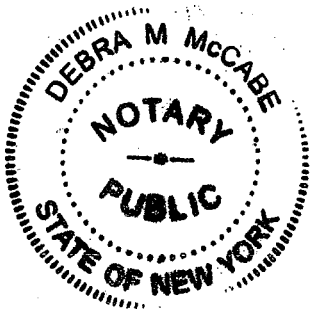
DATED: 1/26/16

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26th DAY OF January 2016

NOTARY PUBLIC



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

Michael P. Ostrow, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 150 Morton Road, Rhinebeck, NY 12572

IN THE COUNTY OF Dutchess AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF Auto Park Realty LLC
400 Auto Park Place, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Hud.Vly.Chrysler Dodge Jeep Ram
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

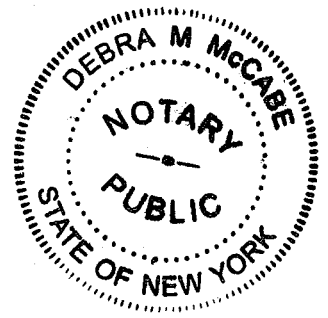
DATED: 1/26/16

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26th DAY OF January 2016


NOTARY PUBLIC



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: 13982 / 1939
INSTRUMENT #: 20150077778
Receipt#: 2050736
Clerk: MP
Rec Date: 12/14/2015 07:00:00 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 7
Rec'd Frm: ATLANTIC TITLE & SETTLEMENT

Party1: BIRKS REALTY INC
Party2: AUTO PARK REALTY LLC
Town: NEWBURGH (TN)
97-2-11.200

Recording:
Recording Fee 55.00
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: 330.00
Transfer Tax
Transfer Tax - State 10320.00
Sub Total: 10320.00

Total: 10650.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 3432
Commercial Transfer Tax
Consideration: 2580000.00
Transfer Tax - State 10320.00
Total: 10320.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

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 12/14/15 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 FEB 19, 2016

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

JOSEPH S ABOYOUN, ESQ
ABOYOUN & HELLER, LLC
77 BLOOMFIELD AVE, RTE 46 WEST
PINE BROOK, N.J 07058

Bargain & sale deed, with covenant against grantor's acts -Ind. or Corp.

THIS INDENTURE, made the ^{2ND} day of ^{October} ~~September~~, two thousand fifteen

BETWEEN

Birks Realty, Inc, a New York corporation with offices at 2 Park Place, Unit A3A, Newburgh, New York 12550

party of the first part, and

Auto Park Realty, LLC, a New York limited liability company with offices at 400 Auto Park Place, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and 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,

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 further bounded and described as per attached Exhibit A:

BEING a portion of the same premises conveyed by deed made by George F. Schaefer to the party of the first part dated April 1, 1966 and recorded April 1, 1966 in Liber 1740 Cp 398 in the Orange County Clerk's Office.

SUBJECT TO covenants, restrictions and easements of record.

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

p/o
97-2-11.2

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.

This conveyance has been made with the unanimous consent in writing, of all the stockholders of the party of the first part.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BIRKS REALTY, INC.

By: 
John F. Birkenstock, President

STATE OF NEW YORK:

§

COUNTY OF ORANGE:

On the 10th day of September 2015, before me, the undersigned, a notary public in and for said state, personally appeared John F. Birkenstock 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 he 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 instrument.


Notary Public

GLH/bpc/435013
65898

GLEN L. HELLER
Notary Public, State of New York
No. 02HE4859682
Qualified in Orange County
Commission Expires April 21, 2018

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Birks Realty, Inc.

to

Auto Park Realty, LLC

PORTION OF
SECTION 97.2
BLOCK 2
LOT 11.2
COUNTY OF ORANGE
TOWN OF NEWBURGH

RETURN BY MAIL TO:
Joseph S. Aboyoun, Esq.
Aboyoun & Heller, LLC
77 Bloomfield Avenue, Route 46 West
Pine Brook, NJ 07058

ADA

A. DIACHISHIN AND ASSOCIATES, P.C.

Consulting Engineers and Land Surveyors

115 Yankee Folly Road New Paltz, N.Y. 12561

(845) 419-2305 ph.

(845) 419-2306 fax

e-mail: adapc@bestweb.net

September 8, 2015

Deed Description

Lot 6

as shown on a map entitled

Subdivision of Lands of Birks Realty, Inc & Webb Properties, Inc.

filed in the Orange County Clerk's Office on August 14, 2015 as map number 186-15

and is more particularly described as follows:

ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING, AND being in the Town of Newburgh, Orange County, New York State, and is more particularly described as follows:

Beginning at a point in the approximate center of a private road known as Auto Park Place having a right of way width of 50', said point being on the southerly bounds of Route 17K (S.H. #113), said point also being the northeasterly corner of Lot 7 as shown on a map entitled Subdivision of Lands of Birks Realty, Inc & Webb Properties, Inc. filed in the Orange County Clerk's Office on August 14, 2015 as map number 186-15;

THENCE along the southerly bounds of Route 17K to following three (3) courses and distances:

1. S 88°-00'-31" E 25.00' to a point at the easterly right of way line for Auto Park Place (50' wide right of way total width);
2. S 88°-00'-31" E 94.17' to a point;
3. S 87°-39'-01" E 171.77' to a point;

THENCE S 12°-40'-59" W 171.96' along the westerly bounds of lands n/f Time Plaza, LLC, Liber 5832, Page 44 to a point;

THENCE S 87°-39'-01" E 75.00' along the southerly bounds of lands n/f Time Plaza, LLC, Liber 5832, Page 44 to a point;

THENCE S 12°-40'-59" W 193.55' along the westerly bounds of lands n/f Time Plaza, LLC, Liber 5832, Page 44, and the westerly bounds of lands n/f U.S. Bank National Assoc., Liber 13623, Page 335 to a point;

THENCE S 87°-39'-01" E 96.64' along the southerly bounds of lands n/f U.S. Bank National Assoc., Liber 13623, Page 335 to a point in the approximate center of Leary Lane (30' wide);

THENCE S 03°-40'-27" E 113.83' generally along the center of Leary Lane, and along the westerly bounds of lands n/f Boyle, Boyle, & Depuy, LLC, Liber 11872, Page 1678 to a point in the approximate center of the paved extension of Leary Lane (50' wide);

THENCE S 03°-40'-27" E 99.50' generally along the center of Leary Lane, and along the westerly bounds of lands n/f Cesar Cortes, Liber 4667, Page 61, and Liber 4208, page 184 to a point in the approximate center of the paved extension of Leary Lane (50' wide);

THENCE S 11°-41'-33" W 20.70' generally along the center of Leary Lane, and along the westerly bounds of lands n/f Cesar Cortes, Liber 4667, Page 61, and Liber 4208, page 184 to a point in the approximate center of the paved extension of Leary Lane (50' wide);

THENCE N 83°-29'-18" W 287.62' along a northerly bound of Lot 5 as shown on the above referenced subdivision map, and generally along a chain link fence for a portion of the way to a point;

THENCE N 01°-14'-06" E 177.01' along an easterly bound of Lot 5, and generally to the east of a chain link fence to a point;

THENCE N 85°-20'-05" W 145.55' along a northerly bound of Lot 5 to a point;

THENCE N 65°-52'-59" W 70.96' along a northerly bound of Lot 5 to a point in the approximate center of Auto Park Place, and the center of its 50' wide right of way.

THENCE along the approximate center of Auto Park Place, and the center of its 50' wide right of way, and along the easterly bounds of Lots 3 and 7 the following three (3) courses and distance and two (2) curves:

1. N 24°-08'-34" E 126.84' to a point of curvature;
2. Along a curve to the left having a radius of 300.00', 70.35' along the arc to a point of tangency;
3. N 10°-42'-23" E 102.89' to a point of curvature;
4. Along a curve to the left having a radius of 495.00', 67.90' along the arc to a point of tangency;
5. N 02°-50'-57" E 6.38' to the point and place of beginning.

CONTAINING 4.262 ACRES as surveyed May, 2015 by A. Diachishin & Associates, P.C.

SUBJECT to the rights of others for ingress, egress, and regress to the 50' wide right of way for Auto Park Place.

SUBJECT to others having rights to construct, and maintain existing underground and/or overhead utilities in the 50' wide right of way for Auto Park Place. Specifically, but not limited to: Water, Sewer, Gas, Electrical, Telecommunications, Drainage Appurtenances, etc.

Together with rights to utilize the 50' wide right of way for Auto Park Place for ingress, egress, and regress, and for construction and maintenance of underground and/or overhead utilities.

TOGETHER with a right of way over Lot 5 for vehicular and pedestrian access to lot 6, and is more particularly described as follows:

Beginning at a point in the approximate center of a private road known as Auto Park Place, said point being the southwesterly corner of Lot 6, and the most northerly corner of Lot 5 as shown on a map entitled "Subdivision Plat of Lands of Birks Realty, Inc. & Webb Properties, Inc."

THENCE along the division line between Lots 5 and 6 the following three (3) courses and distances:-

1. S 65°-52'-59" E 70.96' to a point;
2. S 85°-20'-05" E 145.55' to a point near a gate post in a chain link fence;
3. S 01°-14'-06" W 31.69' to a point near a gate post in the chain link fence;

THENCE through Lot 5 the following three (3) courses and distances:-

1. N 89°-22'-27" W 190.33' generally along the northerly side of a curbed island for a portion of the way to a point near the southerly curbed (curb cut) entrance to Lot 5;
2. N 67°-28'-09" W 21.01' along the southerly curbed entrance to Lot 5 to a point;
3. N 65°-51'-26" W 25.00' crossing Auto Park Place to a point in the approximate center of Auto Park Place;

THENCE N 24°-08'-34" E 57.16' along the approximate center of Auto Park Place, and the center of its 50' wide right of way to the point and place of beginning.

TOGETHER with an agreement to use an existing Chain Link Fence on Lot 5 near Lot 6.

Beginning at a point being the most northeasterly corner of Lot 5 on the division line with Lot 6 as shown on a map entitled "Subdivision Plat of Lands of Birks Realty, Inc. & Webb Properties, Inc.", said point being near a gate post in a chain link fence;

THENCE S 01°-14'-06" W 177.01' along the division line between Lots 5 and 6 to a point at the southwest corner of Lot 6;

THENCE through Lot 5 the following two (2) courses and distances:-

1. N 69°-43'-23" W 5.84' to a point at a chain link fence corner;
2. N 03°-02'-31" E 175.19' generally along the line of the chain link fence to the point of beginning.

SUBJECT to any existing easements of record.



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2538-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/10/2015

Application No. 15-1015.

**To: 200 Auto Park Realty
200 Auto Park Place
Newburgh, NY 12550**

Auto Park Realty LLC

**SBL: 97-2-11.2
ADDRESS: 200 Auto Park Place**

ZONE: IB

PLEASE TAKE NOTICE that your application dated 11/20/2015 for permit to install new exterior signage on the premises located at 200 Auto Park Place is returned herewith and disapproved on the following grounds:

**Town of Newburgh Municipal Code Section:
185-14-B-1-c Total signage shall not exceed 1/2 the street frontage.**


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

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

NAME: 200 AUTO PARK REALTY

ADDRESS: 200 AUTO PARK PL. NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: SIGNAGE

2538-15

SBL: 97-2-11.2 ZONE: IB

TOWN WATER: YES / NO TOWN SEWER: YES / NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
ALLOWABLE SIGNAGE	246.5 SF		321 SF	101.5 SF	41.17%
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: NEW SIGNAGE FOR HUDSON VALLEY CHRYSLER

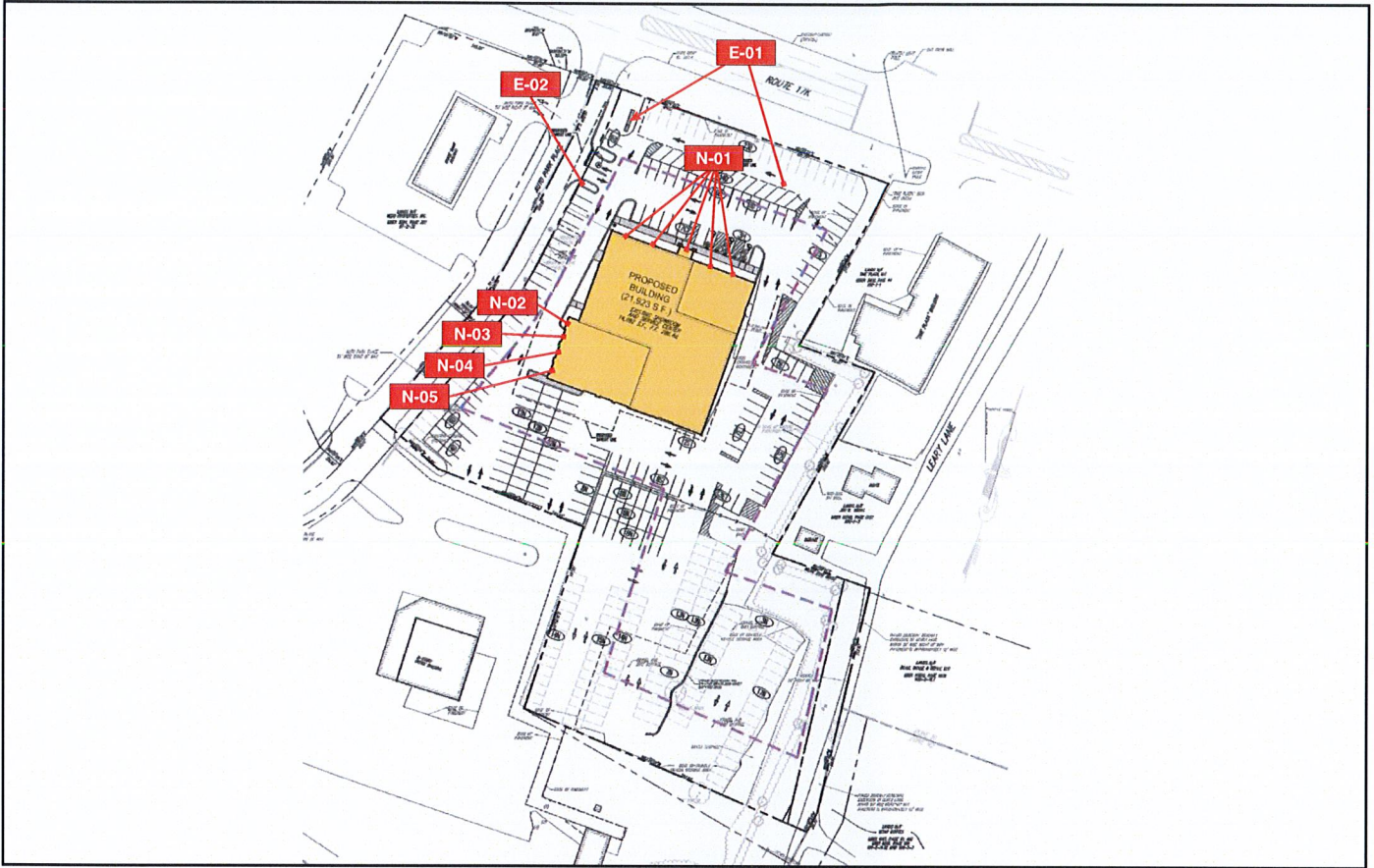
VARIANCE(S) REQUIRED:

- 1 185-14-B-1-c Total signage shall not exceed 1/2 the total of street frontage.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 10-Dec-15



INVENTORY / SITE PLAN



INVENTORY

RECOMMENDATION

Sign	Existing Type	Action	Sign Type	Description
E-01	9 Series 10' x 15' Brand Sign at 35' OAH	RL	Pylon	9 Series 10' x 15' Brand Sign at 35' OAH
E-02	Custom 20" x 36" Non-Illuminated Directional	RR	Directional	D-4 Flag Directional at 3'-0" OAH
N-01	No Existing Sign	New	Wall Sign	9 Series Chrysler, Dodge, Jeep, Ram Badges, 18" DNL
N-02	No Existing Sign	New	Wall Sign	35" Mopar Square Panel
N-03	No Existing Sign	New	Wall Sign	28" Express Lane Panel
N-04	No Existing Sign	New	Wall Sign	28" Service Panel
N-05	No Existing Sign	New	Wall Sign	28" Service Panel

RO - Remove Only	LS - Leave Sign	RL - Relocate	RR - Remove/Replace	RTF - Retro-fit	RF - Reface
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DODGE

Jeep

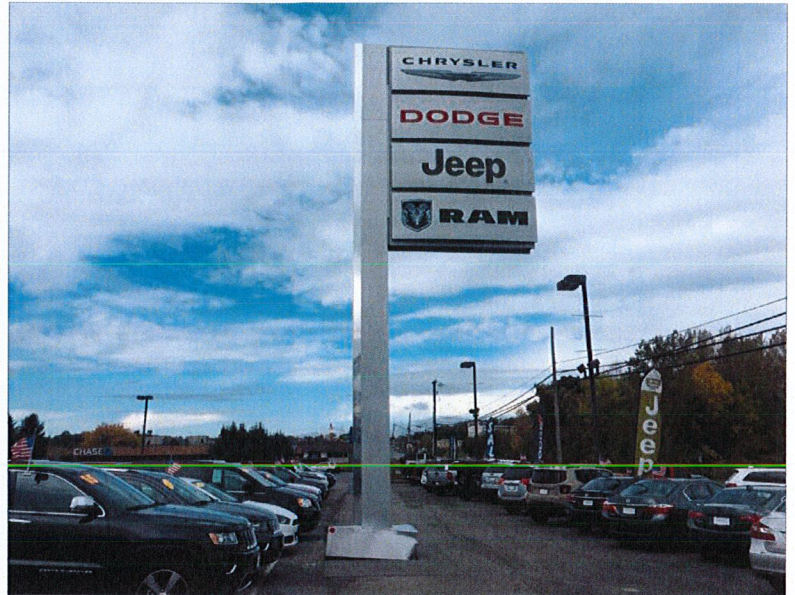


RECOMMENDATION DETAIL

E-01

INVENTORY

Sign Text / Description		
9 Series 10' x 15' Brand Sign at 35' OAH		
Height	Width	Depth
15'-1 1/2"	10'-5 13/16"	N/A
Letter Height	Height Off Ground	
N/A	35'	
Face Material	Sign Material	
N/A	Aluminum	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
Yes	Internal	
Double Face	Mount	
Yes	Single Pole	



Inventory Comments
 Photo represents existing site conditions.
 Damaged base cover to be replaced when sign is relocated.

RECOMMENDATION

Recommended Action
Remove - Relocate
Recommended Sign
9 Series 10' x 15' Brand Sign at 35' OAH
Wall Repair Action
N/A



Recommendation Comments
 Dealer to ensure existing electrical for ground sign meets current NEC standards and provides a 20-amp dedicated circuit. Principle will relocate existing pylon from current location on lot, replace damaged base cover, and make final electrical connection.



DODGE

Jeep



RECOMMENDATION DETAIL

E-02

INVENTORY

Sign Text / Description		
Custom 20" x 36" Non-Illuminated Directional		
Height	Width	Depth
20"	36"	N/A
Letter Height	Height Off Ground	
N/A	52"	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
No	N/A	
Double Face	Mount	
Yes	Double Pole	



Inventory Comments
Photo represents existing site conditions.

RECOMMENDATION

Recommended Action
Remove - Replace
Recommended Sign
D-4 Flag Directional at 3'-0" OAH
Wall Repair Action
N/A



Recommendation Comments
Dealer to remove existing directional. Principle will replace existing directional with a Flag Directional sign.



DODGE

Jeep



RAM

RECOMMENDATION DETAIL

N-01

INVENTORY

Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
9 Series Chrysler Badge 9 Series Dodge Badge 9 Series Jeep Badge 9 Series Ram Badge 18" Dealer Name Letters
Wall Repair Action
N/A



Recommendation Comments
 Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install new Dealer Name Letters, Chrysler, Dodge, Jeep, and Ram Badges, and make final electrical connection.



DODGE

Jeep



RECOMMENDATION DETAIL

N-02

INVENTORY

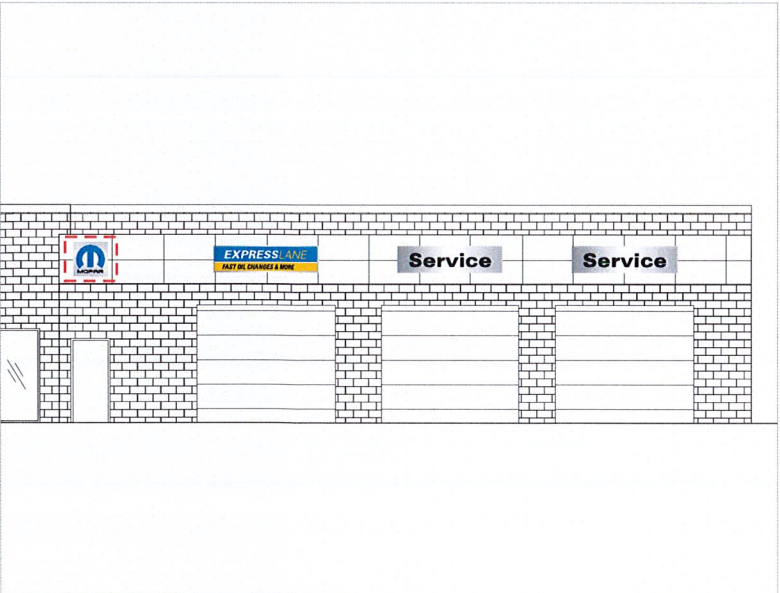
Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
35" Square Mopar Panel
Wall Repair Action
N/A



Recommendation Comments

Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install a new Square Mopar Panel and make final electrical connection.



DODGE

Jeep



RAM

RECOMMENDATION DETAIL

N-03

INVENTORY

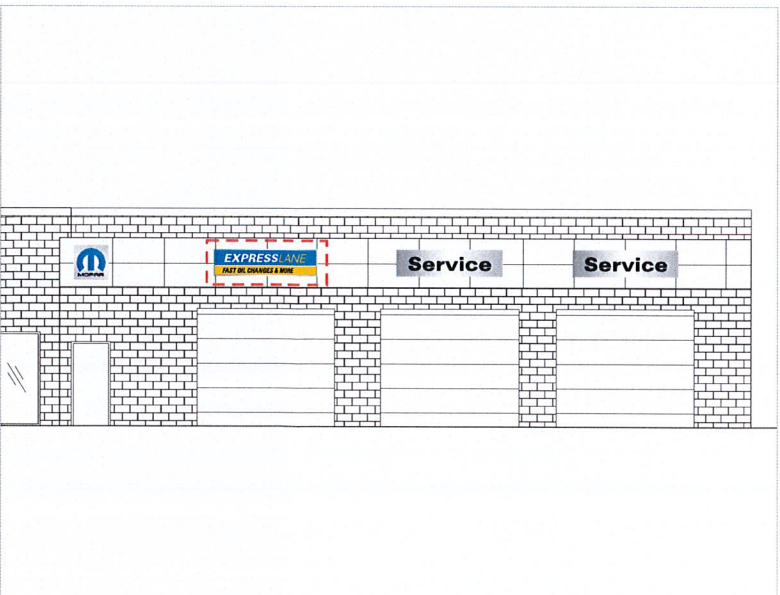
Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
28" Express Lane Panel
Wall Repair Action
N/A



Recommendation Comments

Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install a new Express Lane Panel and make final electrical connection.



DODGE

Jeep



RECOMMENDATION DETAIL

N-04

INVENTORY

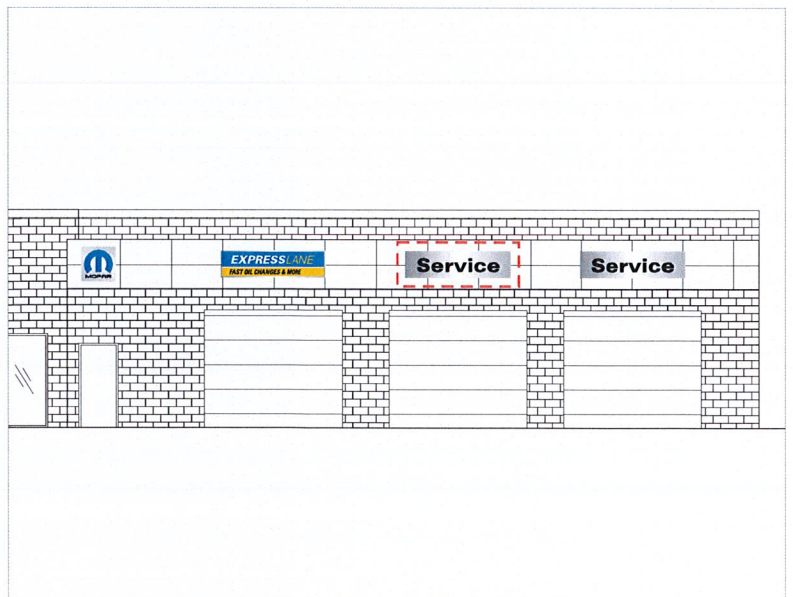
Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
28" Service Panel
Wall Repair Action
N/A



Recommendation Comments

Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install a new Service Panel and make final electrical connection.



DODGE

Jeep



RECOMMENDATION DETAIL

N-05

INVENTORY

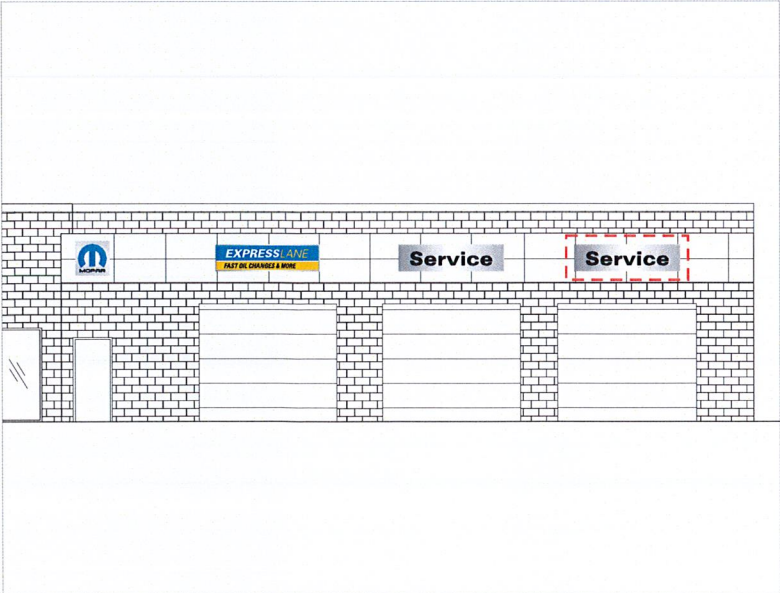
Sign Text / Description		
No Existing Sign		
Height	Width	Depth
N/A	N/A	N/A
Letter Height	Height Off Ground	
N/A	N/A	
Face Material	Sign Material	
N/A	N/A	
Visible Opening	Retainer Size	
N/A	N/A	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
N/A	N/A	
Double Face	Mount	
N/A	N/A	



Inventory Comments
N/A

RECOMMENDATION

Recommended Action
New Sign
Recommended Sign
28" Service Panel
Wall Repair Action
N/A



Recommendation Comments

Dealer to provide a minimum 3/4" plywood backing behind signs and primary electrical at point of installation. Dealer to provide a minimum 2'x2' access panel at each sign location. Principle will install a new Service Panel and make final electrical connection.

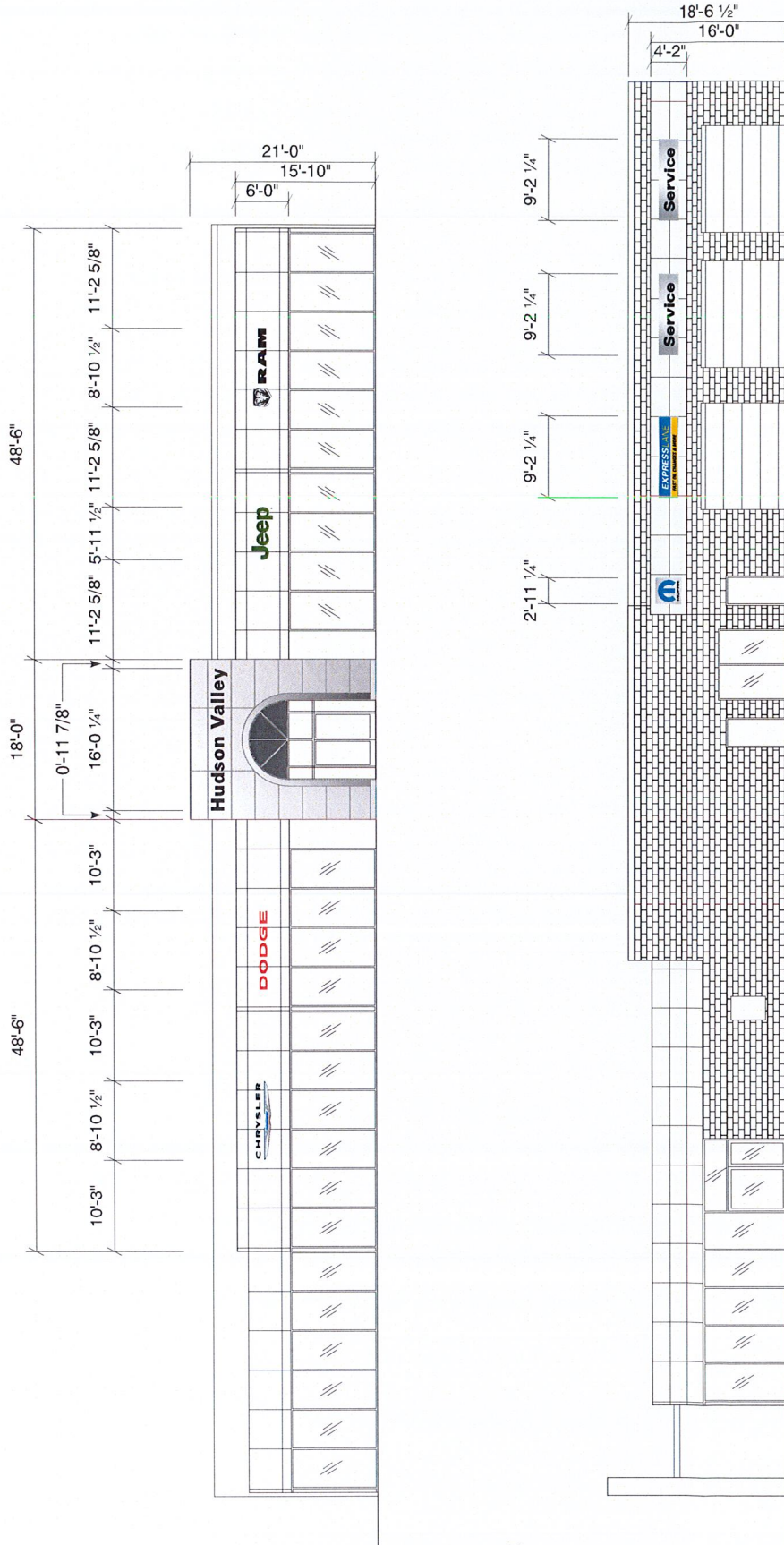


DODGE

Jeep



ELEVATIONS



Wall signs to be centered and equally spaced in available area.
 Mopar sign to be centered above entry door.
 Express Lane Panel to be centered above left garage bay.
 One Service Panel to be centered above middle garage bay.
 One Service Panel to be centered above right garage bay.
 Available wall area must be verified in field prior to installation.



DODGE

Jeep



SIGN DETAIL

**9 SERIES 10' x 15'
BRAND SIGN at 35' OAH
(EXISTING)**

Square Footage

- 158.58 ft²

Manufacturing Details

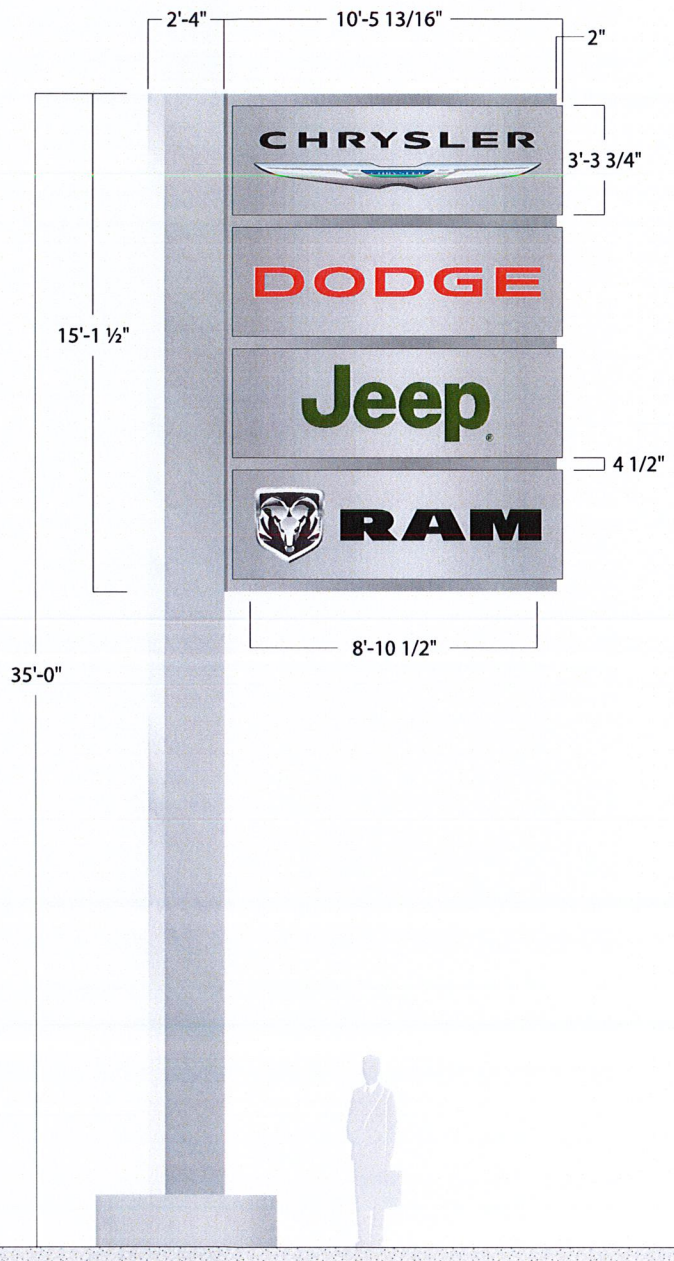
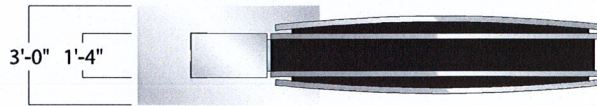
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(12) F120 / T12 / Coolwhite / High Output Lamps
- (3) Transco Ballast TRA-14-1040EP at 2.6 amps each
- LED external halo illumination
(248) Agilight White Tuffrayz
- (3) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 9.69 amps at 120 V
(1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Badge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver





DODGE

Jeep



SIGN DETAIL

**9 SERIES CHRYSLER
WALL BADGE**



9 SERIES CHRYSLER BADGE

Square Footage

- 7.03 ft²



Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- Formed .118 White Mustang w/ 1st surface digital print

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (1) VLP100-120 LED Driver - 0.5 Amps

Colors

- Black  Process Black
- Blue  PMS 287
- Silver

9 SERIES CHRYSLER LETTERS

Square Footage

- 4.34 ft²

Manufacturing Details

- 3" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

- Black  Process Black



DODGE

Jeep



SIGN DETAIL

9 SERIES DODGE WALL BADGE



9 SERIES DODGE

Square Footage

- 8.23 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter
- LED internal illumination, Ventex VenBrite VL-W100
- (1) VLP100-120 LED Driver -0.50 Amps

Colors

- Red  PMS 485
- White
- Silver



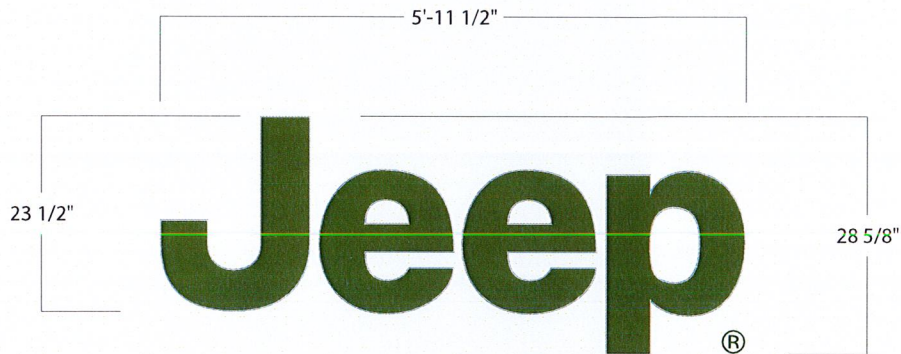
DODGE

Jeep



SIGN DETAIL

**9 SERIES JEEP
WALL BADGE**



9 SERIES JEEP


Square Footage

- 14.21 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter
- LED internal illumination, Ventex VenBrite VL-W100
- (1) VLP100-120 LED Driver –0.50 Amps

Colors

- Green  PMS 371
- White
- Silver



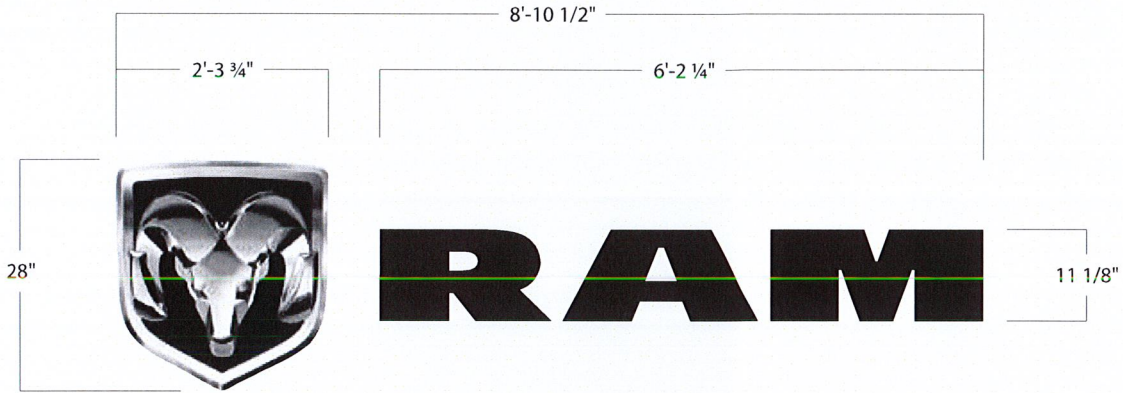
DODGE

Jeep



SIGN DETAIL

**9 SERIES RAM
WALL BADGE**



9 SERIES RAM BADGE

Square Footage

- 5.4 ft²

Manufacturing Details

- 5" deep aluminum cabinets, black returns
- Formed prismatic acrylic face w/ 1st surface mirror finish & 2nd surface vinyl details

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (1) VLP100-120 LED Driver-0.50 Amps

Colors

Black  Process Black

9 SERIES RAM LETTERS

Square Footage

- 5.74 ft²

Manufacturing Details

- 5" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

Black  Process Black



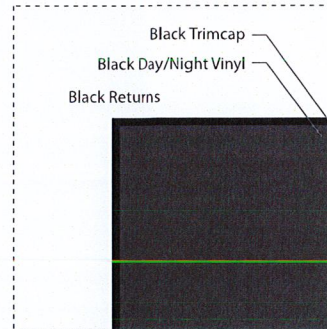
DODGE

Jeep



SIGN DETAIL

**18" DEALER NAME
LETTERS**



18" **Hudson Valley** 16'-0 1/4"

18" LETTERSET

Square Footage

- 30.4 ft²

Usage

- Chrysler and Jeep Only Dealerships
- Any combination of Chrysler, Dodge, Jeep and Ram

Description

- **Construction:** Channel Letters w/ Plex. Face
- **Color:** Black 
- **Black Returns**

Electrical

- LED Illumination



DODGE

Jeep



SIGN DETAIL

35" MOPAR SQUARE

Square Footage

- 8.63 ft²



Manufacturing Details

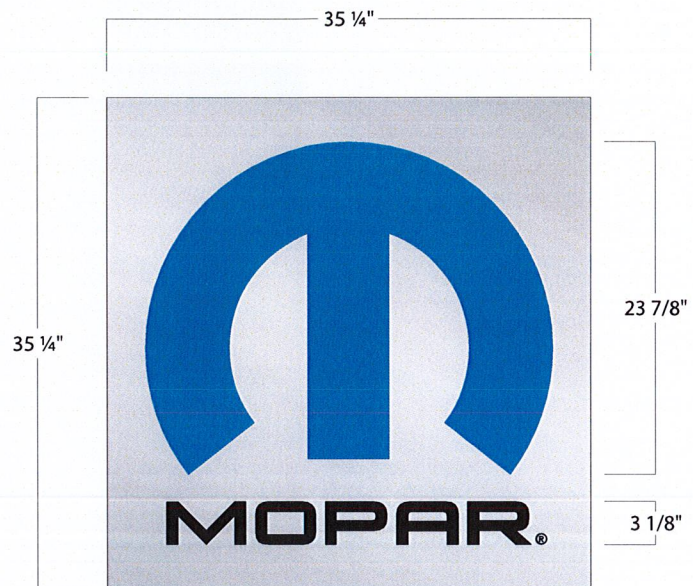
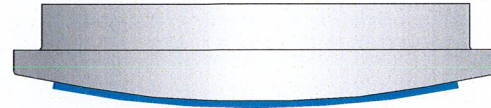
- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination
(3) F30 / T8 / Daylight / Lamps
- (1) Lighting component EESB-424-13L
Electronic Ballast

Colors

- Black  Process Black
- Blue  PMS 287
- White
- Silver





DODGE

Jeep



SIGN DETAIL

28" EXPRESS LANE PANEL WALL MOUNTED

Square Footage

- 21.0 ft²




Manufacturing Details

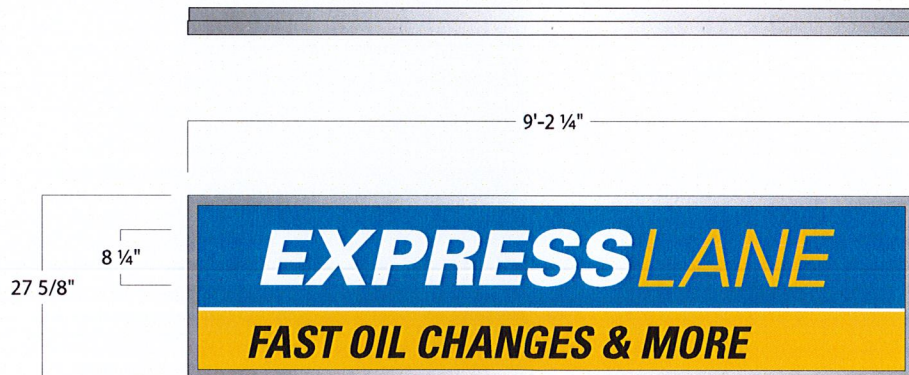
- Painted aluminum sign cabinet
- Acrylic sign face w/ 1st surface applied vinyl decoration. Letters are day/night on an opaque background.

Electrical Requirements

- Fluorescent internal illumination
(12) T8 / Daylight / Fluorescent Lamps
- (1) Fullham workhorse electronic ballast

Colors

- Black  Process Black
- Blue  PMS 287
- Yellow  PMS 123
- White
- Silver





DODGE

Jeep



SIGN DETAIL

28" SERVICE PANEL WALL MOUNTED

Square Footage

- 21.0 ft²

Manufacturing Details

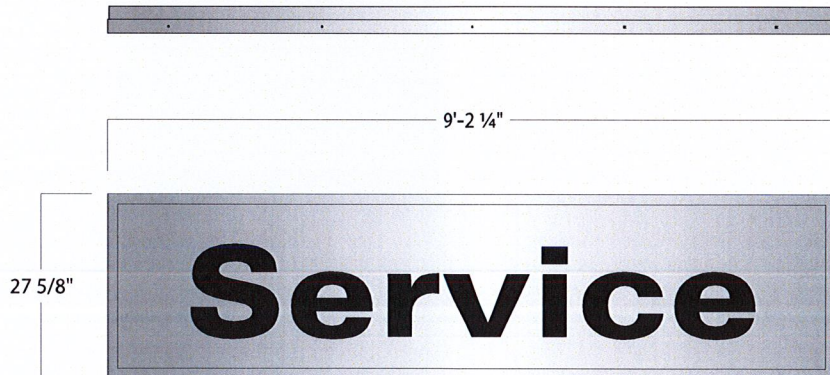
- Painted aluminum sign cabinet
- Acrylic sign face w/ 1st surface applied vinyl decoration. Letters are day/night on an opaque background.

Electrical Requirements

- Fluorescent internal illumination (12) T8 / Daylight / Lamps
- (1) Fullham workhorse electronic ballast

Colors

- Black  Process Black
- Silver





DODGE

Jeep



SIGN DETAIL

D-4 DIRECTIONAL FLAG MOUNT

Square Footage

■ 3.75 ft²

Manufacturing Details

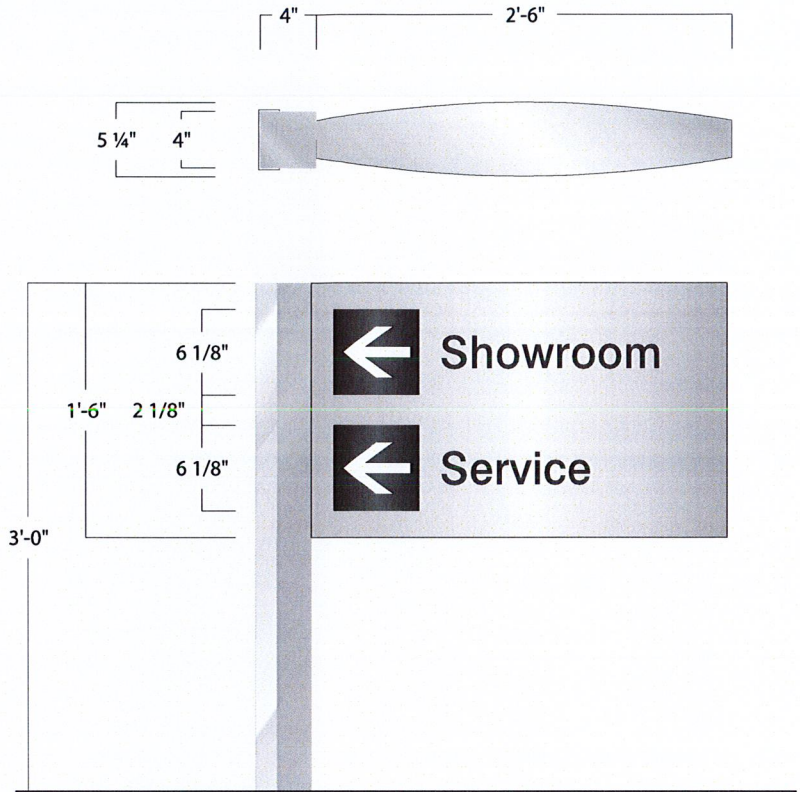
- Painted aluminum sign exterior construction
- ACM side tube with mirror finish.
- 3M Black reflective vinyl copy.
- Mirror finish to be oriented towards dealership.

Electrical Requirements

Non-illuminated

Colors

- Black Process Black
- White
- Silver



Side A



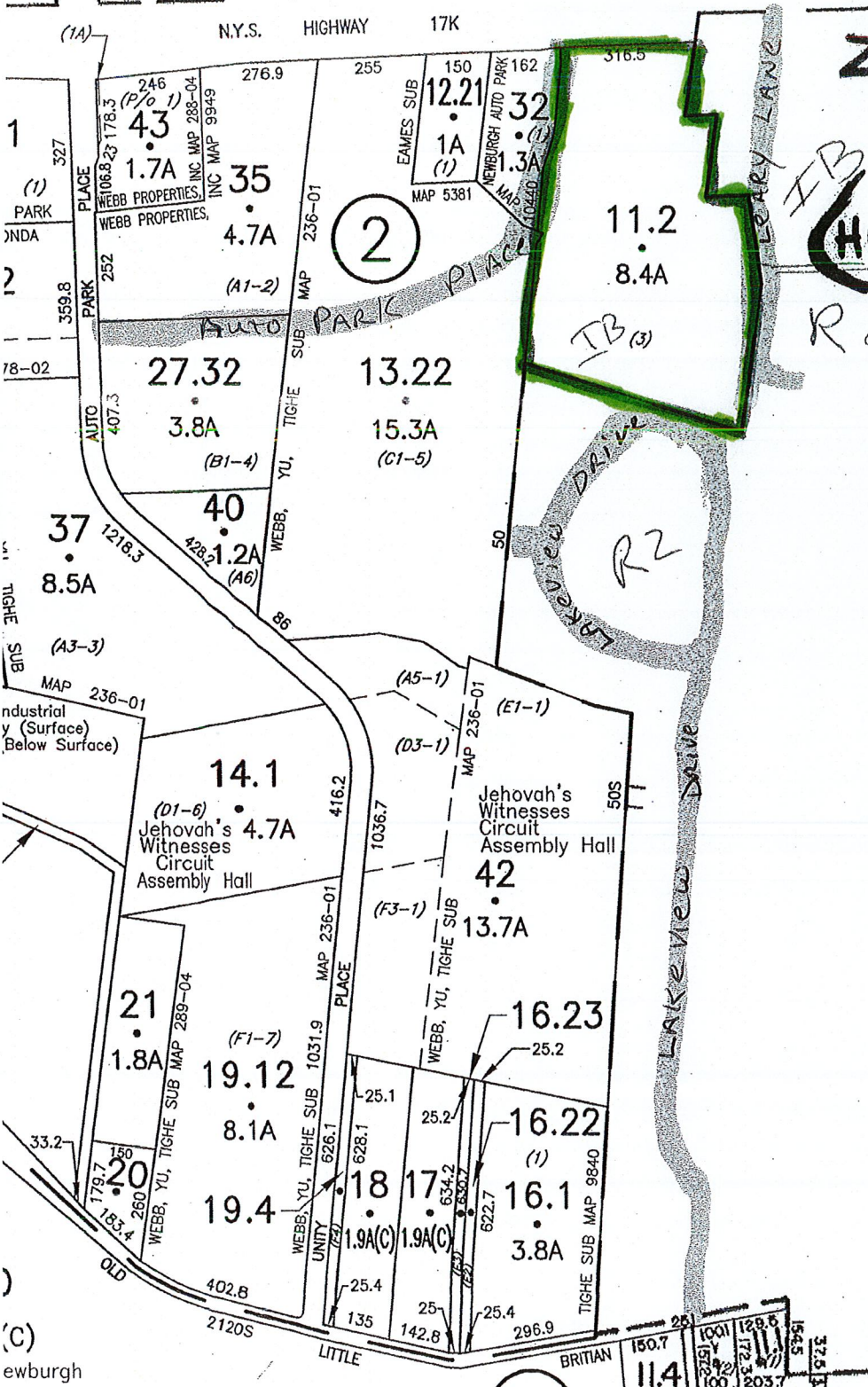
Side B

DISTRICT 4 1.1A-10.1
232S 100S 93.5 348.5 244.8 171.1

AutoPark Realty LLC.

200 AutoPark Pl
97-2-11.2

Hudson Valley Chrysler
Dodge Jeep Ram
R2 SECTION 100 (A)



SECTION 101 (B)

OLD LITTLE BRITAIN ROAD

Newburgh
Congregation o
Jehovah Witne

Newburgh

AutoPARK Realty LLC

Section
- 100 -

(A)



97-2-112

SECTION 97
AutoPARK
Realty
HVCrysler

(2)

LAKEVIEW DRIVE

LAKEVIEW

ESTATES

MAP 2040

MAP 2040

MAP 2040

MAP 2040

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MAP 2040

SECTION 101

SECTION 101

600'

281.5

Auto Park Realty LLC

(B)

Section - 101 -



SECTION 97