



# TOWN OF NEWBURGH

Crossroads 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

## APPLICATION

DATED: 3.21.2024

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

I (WE) MARSHALL ROSENBLUM PRESENTLY  
RESIDING AT NUMBER 412 BALSAM DR., NEW WINDSOR, NY 12553  
TELEPHONE NUMBER 845-542-7818

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:

80-5-19 (TAX MAP DESIGNATION)  
8 HORTA PLANK RD (STREET ADDRESS)  
B (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 (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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 E (10) ROOF SLATS

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:  
\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: USE VARIANCE

FOR REERTOP SIGN

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:

COMMERCIAL BUSINESS AREA.

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

CHARLEMAGNE LOCATED BETWEEN BURGER KING & ALEXIS DIERZ

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

RECENT 'DISPENSARY' APPROVAL & THIS APPLICATION IS FOR CORPORATE STANDARD 'DISPENSARY' LOGO SIGN

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:

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- 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:

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

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

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

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7. ADDITIONAL REASONS (IF PERTINENT):

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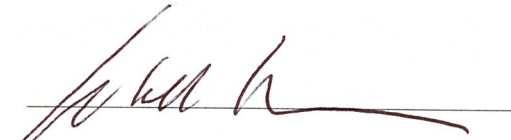
TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

MAGDALINI ZACHARIA, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 140 PUTT LANE, KINGSTON, NY 12401  
IN THE COUNTY OF ULSTER AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
8 NORTH PLANK RD., NEWBURGH, NY  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED MARSHALL ROSE/BLAN  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: March 21, 2024 Magdalini Zacharia

OWNER'S SIGNATURE

  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21<sup>ST</sup> DAY OF March 2024

YAMILETH ARENAS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AR6313690  
Qualified in Orange County  
My Commission Expires 10/27/26

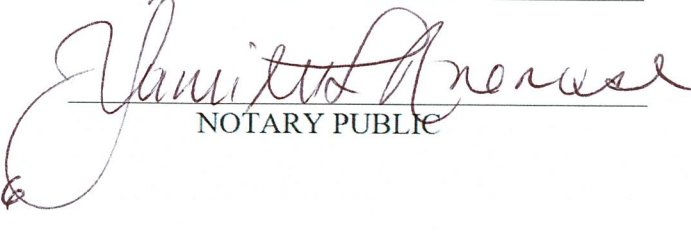
  
NOTARY PUBLIC

  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21 DAY OF March 2024

YAMILETH ARENAS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AR6313690  
Qualified in Orange County  
My Commission Expires 10/27/26

  
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)

# Short Environmental Assessment Form

## Part 1 - Project Information

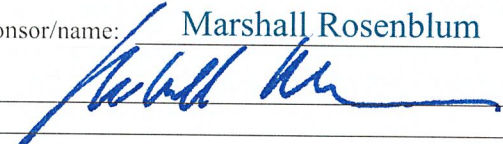
### Instructions for Completing

**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: <b>Curaleaf rooftop sign</b>			
Project Location (describe, and attach a location map): <b>8 North Plank Road, Newburgh, NY 12550 80-5-19</b>			
Brief Description of Proposed Action:  <b>Illuminated rooftop sign placement at former location (using existing support frame)</b>			
Name of Applicant or Sponsor: <b>Marshall Rosenblum, Architect</b>		Telephone: <b>845-542-7818</b>	
		E-Mail: <b>mrbx0525@aol.com</b>	
Address: <b>412 Balsam Drive</b>			
City/PO: <b>New Windsor</b>		State: <b>NY</b>	Zip Code: <b>12553</b>
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:			NO <input 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? _____ 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, are adjoining or 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?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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
	<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? 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
_____ <b>former gas station; prior soils remediation</b> _____	<input type="checkbox"/>	<input checked="" 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>Marshall Rosenblum</u> Date: <u>3/22/2024</u>		
Signature: <u></u> Title: <u>Architect</u>		





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: 14793 / 1155  
 INSTRUMENT #: 20200044682

Receipt#: 2805065  
 Clerk: KOD  
 Rec Date: 08/27/2020 09:35:11 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: JOHN J GRECO

Party1: STERGIOS CORP  
 Party2: ZACHARIA MAGDALINI  
 Town: NEWBURGH (TN)  
 80-5-19

Recording:

Recording Fee	40.00
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: 315.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 315.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 720  
 Commercial Transfer Tax  
 Consideration: 10.00

Total: 0.00

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

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

STATE OF NEW YORK, COUNTY OF ORANGE ss:  
 I, Kelly A. Eskew, 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 8/27/2020 and the same is a correct  
 transcript thereof in witness whereof, I have hereunto set my  
 hand and affixed my official seal 03/21/2024.

*Kelly A. Eskew*  
 County Clerk & Clerk of the Supreme County Courts  
 Orange County

*Ann G. Rabbitt*  
 Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

JOHN J GRECO, ESQ  
 GOVERNOR CLINTON BUILDING  
 1 ALBANY AVE  
 KINGSTON, NY 12401

# THIS INDENTURE

*Made this* 6th day of *August, Two Thousand and Twenty;*

*Between* STERGIOS CORPORATION, with offices located at 140 Putt Lane, Kingston, New York, *party of the first part,*

and MAGDALINI ZACHARIA, residing at 140 Putt Lane, Kingston, New York, New York, *party of the second part,*

Witnesseth, that the party of the first part, in consideration of ----- ONE D O L L A R ----- (\$1.00), 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 TRACT OR PARCEL OF LAND, situate in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point set in the southwesterly corner of premises now or formerly of Manischalchi et al by deed recorded in the Orange County Clerk's Office in book 1916 of deeds at page 891 and the southeasterly corner of said premises; thence north 85 degrees 01 minutes 10 seconds west, a distance of 173.69 feet to a point; thence north 67 degrees 35 minutes 10 seconds west, a distance of 27.00 feet to a point; thence north 58 degrees 40 minutes 40 seconds east, a distance of 31.97 feet to a point; thence north 04 degrees 58 minutes 50 seconds east, a distance of 90.16 feet to a point; thence north 85 degrees 13 minutes 50 seconds east, a distance of 123.08 feet to a point; thence south 15 degrees 48 minutes 10 second east, a distance of 147.61 feet to the point or place of beginning.

BEING the same premises as conveyed by Drake Petroleum Company, Inc., to Stergios Corporation, by deed dated May 20, 2008, and thereafter recorded in the Orange County Clerk's Office on May 23, 2008, in liber 12672 of deeds at page 394.

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 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 transaction has been made in the ordinary course of business of the grantor corporation, has been approved by unanimous consent of the shareholders of the grantor corporation and does not constitute all or substantially all of the assets of the grantor corporation.

**In Witness Whereof**, the party of the first part has duly executed this deed the day and year first above written.

In the Presence Of:

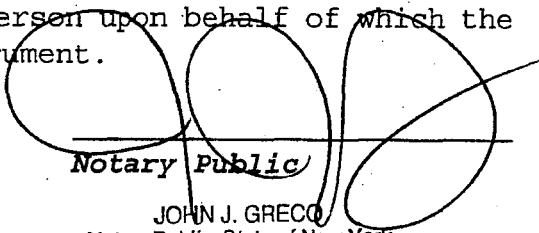
STERGIOS CORPORATION

By: \_\_\_\_\_

*Yiannakis Zacharia*  
Yiannakis Zacharia

STATE OF NEW YORK )  
: SS.:  
COUNTY OF ULSTER )

On this 6th day of August, **Two Thousand Twenty**, before me, the undersigned, a Notary Public in and for said State, personally appeared YIANNAKIS ZACHARIA, personally known 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 signatures on the instrument, the individuals or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

JOHN J. GRECO  
Notary Public, State of New York  
Qualified in Ulster County  
Reg. #4805637  
Commission Expires August 31, 2022

SECTION 80  
BLOCK 5  
LOT 19  
COUNTY OR TOWN OF NEWBURGH

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**Record and Return to:**

**JOHN J. GRECO, ESQ.**  
**Governor Clinton Building**  
**1 Albany Avenue**  
**Kingston, New York 12401**

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# 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

7024-17

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/26/2024

Application No. 23-1445

To: Magdalini Zacharia  
140 Putt Lane  
Kingston, NY 12401

SBL: 80-5-19  
ADDRESS: 8 N Plank Rd

ZONE: B

PLEASE TAKE NOTICE that your application dated 12/11/2023 for permit to install a 4' x 12' roof mounted sign on the premises located at 8 N Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-14-E-10: Prohibited signs. The following signs are prohibited. Roof signs.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



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

STATE OF NEW YORK: COUNTY OF ORANGE:

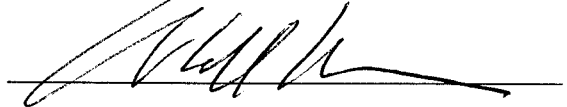
I MARSHALL ROSENBLUM, being duly sworn, depose and say that I did on or before

April 11, 2024, post and will thereafter maintain at

8 N Plank Rd 80-5-19 B Zone in the Town of Newburgh, New York, at or near the front

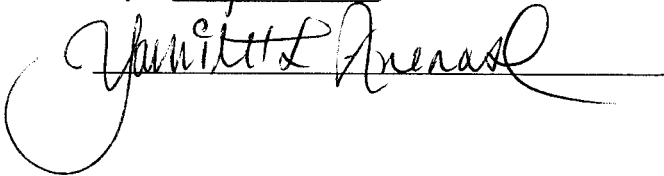
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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.



Sworn to before me this 3

day of April, 2024.



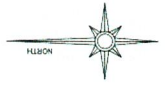
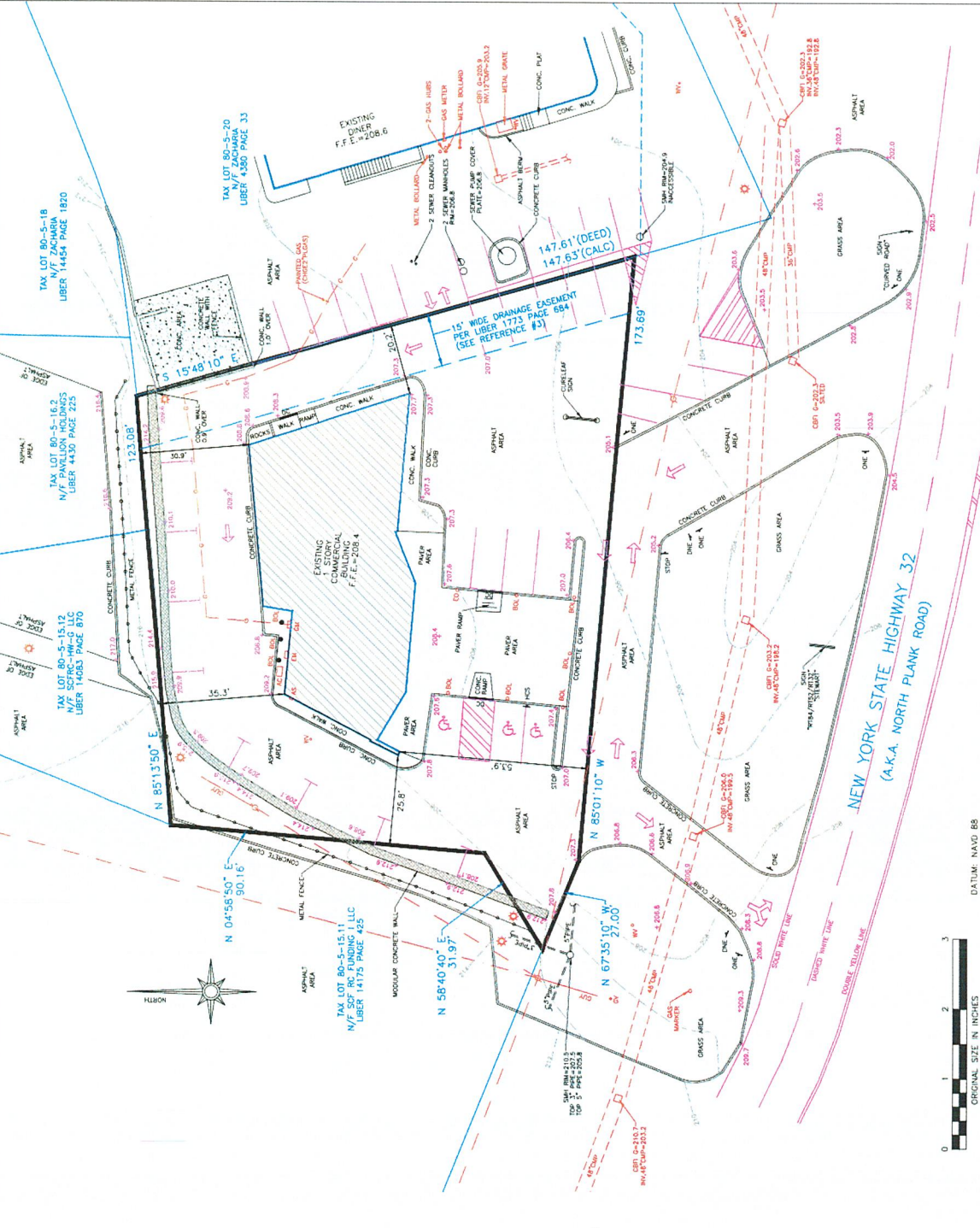
YAMILETH ARENAS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AR6313690  
Qualified in Orange County  
My Commission Expires 10/27/2026





**REFERENCES:**

1. TOWN OF NEWBURGH TAX MAP SECTION 80.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE:  
 L14793 P.1155  
 L14083 P.870  
 L4430 P.225  
 L4396 P.220  
 L4360 P.33  
 L2642 P.95  
 L1773 P.684
3. MAP ENTITLED "MAP OF PROPERTY - TEXACO, INC."  
 PREPARED BY RAMONDI ASSOCIATES, P.C., DATED 3/28/73



DATUM: NAVD 83

**LEGEND**

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING GAS VALVE
- DENOTES EXISTING LIGHT BOLLARD
- DENOTES EXISTING SPOT GRADE
- DENOTES EXISTING CONTOUR LINE
- DENOTES EXISTING PAINTED ARROW
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GAS METER
- DENOTES EXISTING AIR CONDITIONER
- DENOTES EXISTING PAINTED GAS LINE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING ELECTRICAL OUTLET
- DENOTES EXISTING AUTO SPRINKLER
- DENOTES EXISTING ONE WAY SIGN
- DENOTES EXISTING DO NOT ENTER SIGN
- DENOTES EXISTING STOP SIGN
- DENOTES EXISTING HANDICAP PARKING SIGN



I HEREBY CERTIFY THAT:  
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN  
 ACCURATELY IN THE GROUND ARE SHOWN.  
 ALL EASEMENTS, RIGHTS-OF-WAY, EGRESS, SURVEYED AND OTHER IMPROVEMENTS ARE SHOWN  
 ALL OBSERVABLE ABOVE GROUND EVIDENCE OF INTERESTS, SURVEYED AND OTHER IMPROVEMENTS ARE SHOWN.  
 UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED SURVEYOR'S SEAL OR THE SEAL OF THE STATE OF NEW YORK IS A  
 VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
 THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT  
 OF FACTS AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE SURVEYOR'S SEAL IS A  
 EVIDENCE AND DOCUMENTARY EVIDENCE OF KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD  
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
 PLAN PREPARED PURSUANT TO SECTION 7208(b) OF THE NEW YORK STATE EDUCATION LAW.  
 SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE REPORT.

Darleen J. Stridiron  
 DARLEEN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR  
 NEW YORK STATE LICENSE NO. 050487

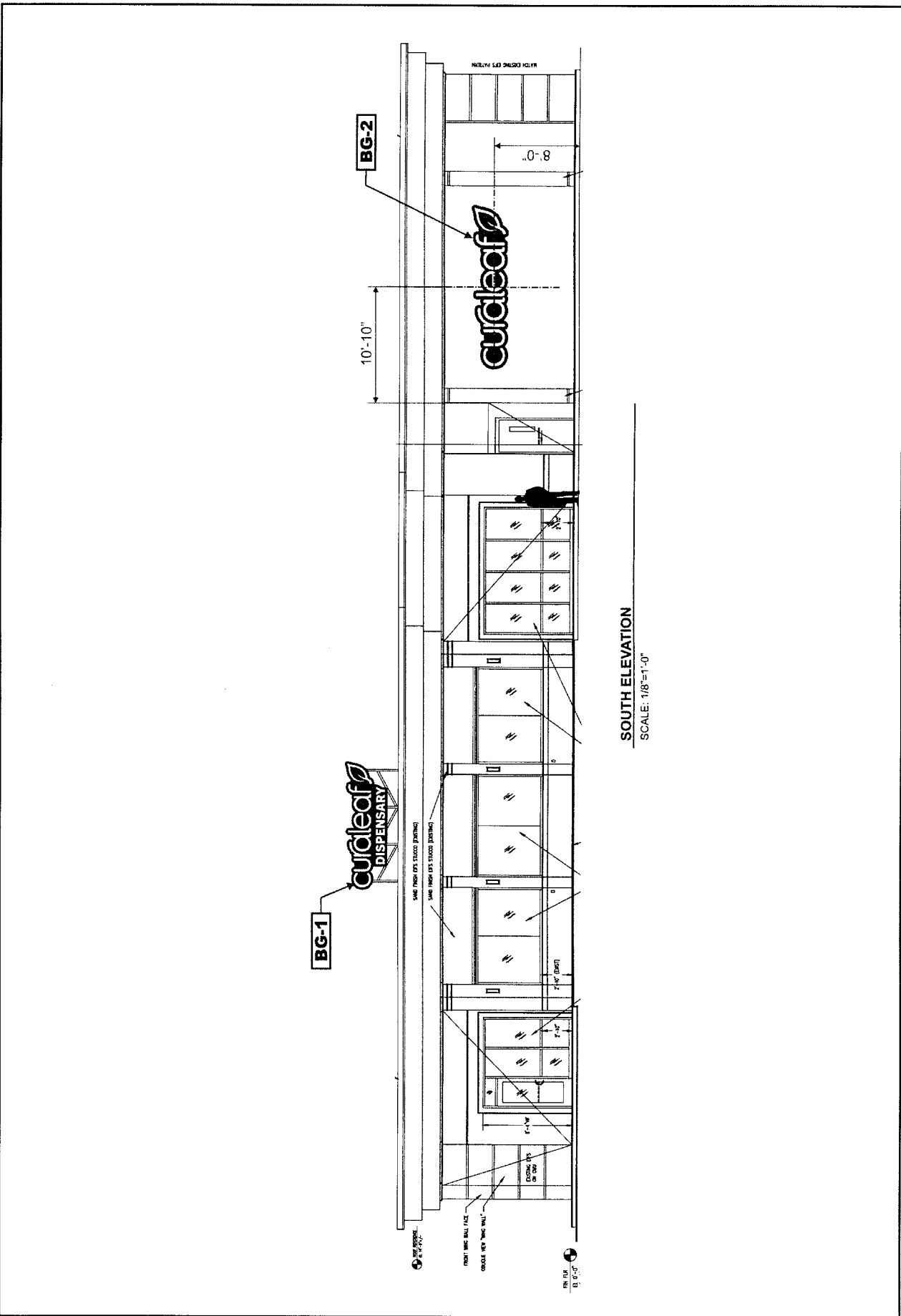
**HERITAGE LAND SURVEYING, P.C.**  
 155 PRESSLER ROAD, WALKILL, NEW YORK 12589  
 TEL (845)244-2310 e-mail: heritagelandsurveying@gmail.com

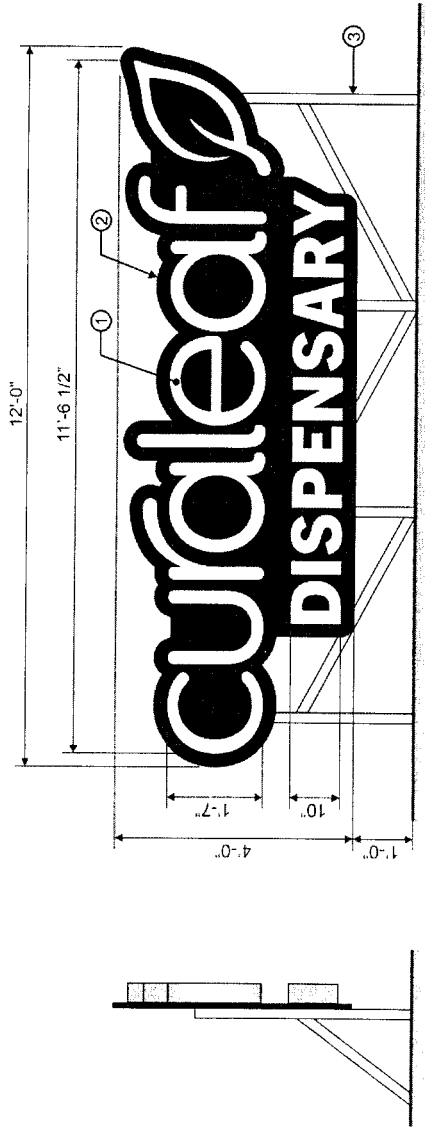
**AS-BUILT SURVEY**

**8 NORTH PLANK ROAD  
 LOCATED AT  
 TAX LOT 80-5-19  
 TOWN OF NEWBURGH  
 COUNTY OF ORANGE, NEW YORK**

Map Order: 2021-CURE  
 Drawing No.: ASBUILT  
 Date: 2/3/24  
 Scale: 1" = 20'

SHEET 1





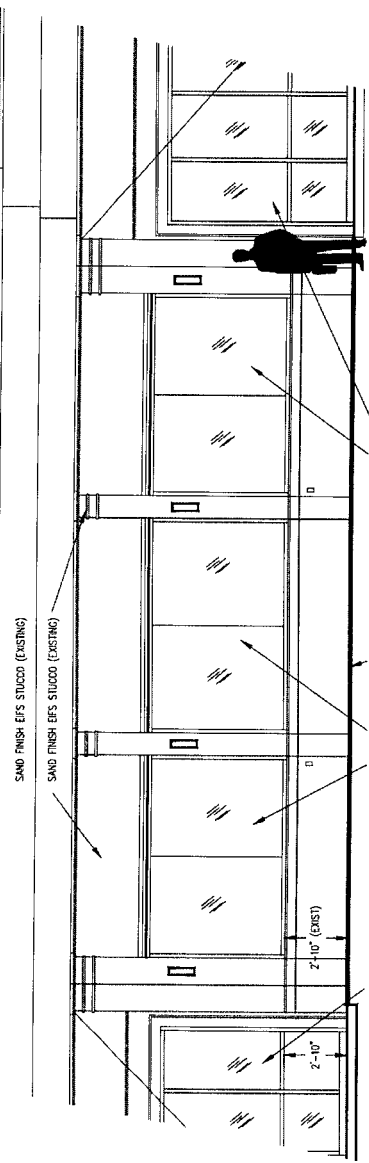
**NOTES**

- ① ILLUMINATED CHANNEL LETTERS. WHITE ACRYLIC FACES W/ WHITE TRIM CAP AND WHITE RETURNS. WHITE LED INTERNAL ILLUMINATION.
- ② NON-ILLUMINATED BACKER PAINTED DK. GREEN.
- ③ EXISTING SUPPORT STRUCTURE, RE-USE IF POSSIBLE.

FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

PANTONE 7477C

**BG-1** NEW ROOFTOP SIGN  
SCALE: 1/2"=1'-0"  
QTY: ONE (1) REQUIRED



PARTIAL SOUTH ELEVATION  
SCALE: 3/16"=1'-0"