

TOWN OF NEWBURGH

Crossroads of the Northeast

2955-21 (A)¹

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

APPLICATION

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

DATED: 9/27/2021

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

I (WE) Pilot Travel Centers LLC PRESENTLY

RESIDING AT NUMBER 5508 Lonas Drive, Knoxville, TN 37909

TELEPHONE NUMBER 865-719-9181

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:

89-1-38.22 (TAX MAP DESIGNATION)

239 Route 17K (STREET ADDRESS)

Zone: 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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-G-1 ; 185-14-J-5-a

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: 9/14/2021
- 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: Approval for an existing mid-rise sign located inside of minimum setback requirement

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 mid-rise sign is existing and is in an area where similar signs are present.

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:

Existing sign is set back approximately 60' from roadway. DOT aquisition between the travel center and roadway has led to a variance being required for the sign.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The mid-rise sign exceeds the setback from the roadway.

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

Similar signs are present already. No enviromental impact.

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

Signs met code requirements prior to code revision. DOT aquisition area is outside of Pilot's control.

7. ADDITIONAL REASONS (IF PERTINENT):

John B. ... Pilot TRAVEL CENTERS
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 14th DAY OF October 20 21



Heather L. Martin
NOTARY PUBLIC

My Commission Expires June 1, 2025

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)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

_____, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT _____
IN THE COUNTY OF _____ AND STATE OF _____
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED _____
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

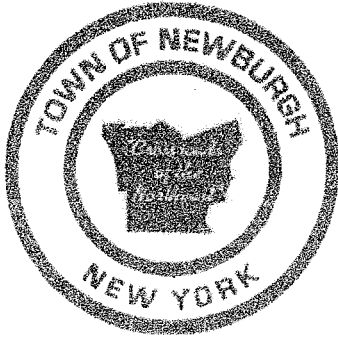
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC



TOWN OF NEWBURGH

Crossroads of the Northeast

2955-21(15)¹

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

APPLICATION

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

DATED: 9/27/2021

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

I (WE) Pilot Travel Centers LLC PRESENTLY

RESIDING AT NUMBER 5508 Lonas Drive, Knoxville, TN 37909

TELEPHONE NUMBER 865-719-9181

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1. LOCATION OF THE PROPERTY:

89-1-38.22 (TAX MAP DESIGNATION)

239 Route 17K (STREET ADDRESS)

Zone: 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-M-1-A-2 ; 185-7-F ; 185-14-D-k

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: 9/14/2021
- 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: Increased wall signage per

application. Replace menu board. Increased directional height and directional square footage.

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:

- 1. Wall signage is similar to a mural and appropriate for street front.
- 2. Menu board is existing and typical for drive thru. 3. Canopy is existing and typical.
- 4 & 5. Directional sign height and sf is existing and is in place for safety on site

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:

- 1. Proposed signage is similar to existing. Multiple tenants are inside building.
- 2 & 3. Menu board and canopy lettering are typical for use and area.
- 4 & 5. Larger signs allow for trucks to see the directional signs easier, which increases safety of the site.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

- 1. Building is aesthetically appealing with proposed signage.
- 2 & 3. Use is standard for Newburgh
- 4 & 5. Directionals are located deep inside the site and have limited visibility outside of the site.

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

- No Environmental impact. 1. Signs are on building.
- 2 & 3. Menu board is required for drive thru. Canopy will be existing and lettering is typ.
- 4 & 5. Directionals increase safety for both trucks and cars.

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

- 1. Signs were compliant in previous code.
- 2 & 3. Signs are existing and present during previous code.
- 4 & 5. Truck concentration is not present at majority of other sites.

7. ADDITIONAL REASONS (IF PERTINENT):

John Brown - Pilot Travel Centers
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF October 20 21

Heather L. Martin
NOTARY PUBLIC



My Commission Expires June 1, 2025

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)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

_____, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT _____
IN THE COUNTY OF _____ AND STATE OF _____
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED _____
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

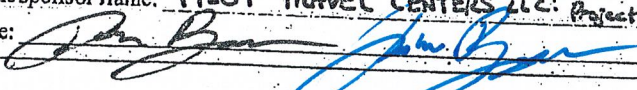
Instructions for Completing

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 394 Newburgh, NY Pilot Travel Center			
Project Location (describe, and attach a location map): 239 Route 17K			
Brief Description of Proposed Action: Proposal is to accept variance application for existing signs.			
Name of Applicant or Sponsor: Pilot Travel Centers LLC- Jack Rymer		Telephone: 865-719-9181	
Address: 5508 Lonas Drive		E-Mail: jack.rymer@pilottravelcenters.com	
City/PO: Knoxville		State: TN	Zip Code: 37909
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? _____ 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?	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NA</u>	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: <u>NA</u>	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/> Urban <input checked="" 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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>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: _____</p>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>PILOT TRAVEL CENTERS LLC</u> <u>JOHN RYMER</u> Project Manager Date: <u>9/30/2021</u></p>		
<p>Signature: </p>		

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

DAY REALTY CORP.
TO
PILOT TRAVEL CENTERS LLC

SECTION 89 BLOCK 1 LOT 38.22

RECORD AND RETURN TO:
(name and address)

MCCABE & MACK LP
P.O. BOX 509
POUGHKEEPSIE, NY 12602
ATTN: T. MAURER 2775-1771



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED [C] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG)
2289 CHESTER (TN) 4203 MONTGOMERY (VLG)
2201 CHESTER (VLG) 4205 WALDEN (VLG)
2489 CORNWALL (TN) 4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG) 4401 OTISVILLE (VLG)
2600 CRAWFORD (TN) 4600 NEWBURGH (TN)
2800 DEERPARK (TN) 4800 NEW WINDSOR (TN)
3089 GOSHEN (TN) 5089 TUXEDO (TN)
3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG) 5200 WALKKILL (TN)
3005 CHESTER (VLG) 5489 WARWICK (TN)
3200 GREENVILLE (TN) 5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG) 5405 WARWICK (VLG)
3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN)
3889 MINISINK (TN) 5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG) 0900 MIDDLETOWN
4003 HARRIMAN (VLG) 1100 NEWBURGH
4005 KIRYAS JOEL (VLG) 1300 PORT JERVIS
9999 HOLD

NO PAGES 6 CROSS REF. 3
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK X
CASH
CHARGE
NO FEE

Taxable CONSIDERATION \$ 4,250,000
TAX EXEMPT
Taxable MORTGAGE AMT. \$

- MORTGAGE TAX TYPE:
(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Chicago Title

RECORDED/FILED
10/04/2012/ 12:01:46
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120093306
DEED C / BK 13422PG 1095
RECORDING FEES 326.50
ETX# 001240 T TAX 17,000.00
Receipt#1510208 mrl

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 October 4, 2012
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
October 6, 2012

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY



Sec 89 (2)
Blk 1
lot 38.2v
Newburgh

Bargain & Sale with Covenant Against Grantor

THIS INDENTURE

MADE ^{as of} the 20~~th~~ day of September, Two Thousand Twelve between DAY REALTY CORP., a New York corporation having an address of 570 Grand Avenue, Newburgh, New York 12550, party of the first part, and PILOT TRAVEL CENTERS LLC, a Delaware limited liability company having an address of 5508 Lonas Drive, Knoxville, Tennessee 37909, 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, its heirs, successors and assigns forever,

The Premises described in Schedule A annexed hereto and made a part hereof,

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 the said Premises,

TOGETHER with and subject to the benefits and burdens of record.

SUBJECT TO any state of facts an accurate survey and personal inspection of the Premises may reveal.

TO HAVE AND TO HOLD the Premises herein granted unto the party of the second part, its successors and assigns forever.

AND the said party of the first part covenants that it has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as set forth herein.

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 improvements and will apply same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

THIS CONVEYANCE IS SUBJECT TO the following three (3) mortgages, which the party of the second part hereby assumes and agrees to pay and to perform in accordance with the terms and conditions thereof, as part of the consideration for this conveyance, and further, the party of the second part executes and acknowledges this instrument to signify its such assumption and agreement:

Mortgage in the principal amount of One Million and 00/100 Dollars (\$1,000,000.00) made by DAY REALTY CORP., as mortgagor, and M&T REAL ESTATE TRUST, as mortgagee, which mortgage is dated the 6th day of January 2004, and was recorded in the Office of the Orange County Clerk on February 10, 2004, in Liber 11381 at page 519. There is now due and owing on said mortgage the principal sum of Eight Hundred Thirty Seven Thousand Two Hundred Fifty One Dollars and 93/100 (\$837,251.93), plus interest thereon from September 10, 2012 at the rate of 6.770% per annum;

Initials: JHS Pty 1st Part

Initials: DC Pty 2nd Part

Mortgage in the principal amount of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) made by DAY REALTY CORP., as mortgagor, and MANUFACTURERS AND TRADERS TRUST COMPANY, as mortgagee, which mortgage is dated the 2nd day of March 2007, and was recorded in the Office of the Orange County Clerk on March 21, 2007, in Liber 12393 at page 333. There is now due and owing on said mortgage the principal sum of Four Hundred Nineteen Thousand One Hundred Eighty Six Dollars and 89/100 (\$419,186.89), plus interest thereon from September 10, 2012 at the rate of 7.040% per annum; and

Mortgage in the principal amount of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00) made by DAY REALTY CORP., as mortgagor, and MANUFACTURERS AND TRADERS TRUST COMPANY, as mortgagee, which mortgage is dated the 23rd day of March 2009, and was recorded in the Office of the Orange County Clerk on March 25, 2009, in Liber 12798 at page 1740. There is now due and owing on said mortgage the principal sum of Five Hundred Sixty Seven Thousand Six Hundred Twenty Dollars and 36/100 (\$567,620.36), plus interest thereon from September 1, 2012 at the rate of 5.820% per annum.

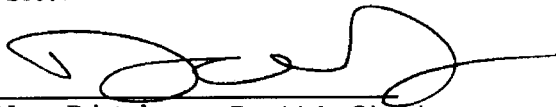
THIS CONVEYANCE has been duly authorized by the sole shareholder of the party of the first part, and no other or further consent or approval is required.

IN WITNESS WHEREOF, the parties of the first and second parts have hereunto set their hands and seals as of the day and year first above written.

DAY REALTY CORP.
Party of the First Part

PILOT TRAVEL CENTERS LLC
Party of the Second Part

By: 
J. Benton Steffy, III, President

By: 
Name Printed: David A. Clothier
Title: Authorized Representative

[Corporate Seal]



ACKNOWLEDGEMENTS

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS:

On the 21st day of September in the year 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared J. BENTON STEFFY, III, 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.

[Handwritten Signature]

Notary Public
My Commission Expires on: _____

GEORGE F. STRADAR, JR.
Notary Public, State of New York
No. 02ST9212125
Qualified in Orange County
Commission Expires April 30, 20 14

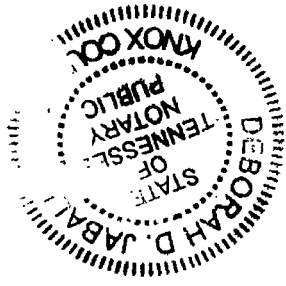
STATE OF TENNESSEE)
COUNTY OF KNOX)

SS:

On the 20th day of September in the year 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared David A. Clothier, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Handwritten Signature]

Notary Public
My Commission Expires on: My commission expires Sept. 1, 2013



Initials: JBS Pty 1st Part

Initials: De Pty 2nd Part

SCHEDULE A
To Deed Day Realty Corp. to Pilot Travel Centers LLC

All that certain lot, piece or parcel of land, together with the buildings and improvements thereon, situate in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning at a concrete monument found at the intersection of the westerly line of New York State Route 17K and the northerly line of the westbound entrance ramp of Interstate Route 84; thence from said point of beginning and along the northerly line of Interstate Route 84 following along a chain link fence on the following two courses and distances: South 39°-00'-07" West 672.74' to a concrete monument found; thence South 52°-26'-50" West 743.87' to a concrete monument found in a stone wall on the easterly line of Skyers Lane (private road); thence along the easterly line of said road and following for the most part along a stone wall on the following five courses and distances: North 16°-34'-00" East 315.43' to an "X" cut on a rock; thence North 15°-43'-00" East 437.97' to an iron rod set; thence North 16°-49'-00" East 418.39' to an iron rod set; thence North 16°-24'-30" East 104.53' to an "X" cut on a rock; thence North 22°-11'-36" East 82.64' to an iron rod set on the southerly line of lands N/F of J. D. Blake Company (T.M. #89-1-33); thence along the southerly line of said lands, South 54°-23'-30" East 45.23' to an iron rod set; thence along the easterly line of said lands, North 35°-36'-30" East 155.32' to a concrete monument on the westerly line of New York State Route 17K; thence along the westerly line of New York State Route 17K on the remaining three courses and distances: South 52°-04'-13" East 492.40' to an iron rod found; thence South 48°-44'-02" East 87.28' to an iron rod found; thence South 32°-42'-01" East 76.93' to the point or place of beginning.

Containing 13.545± acres, more or less.

The aforesaid Premises also are described as follows:

PARCEL I

ALL that tract or parcel of land situated in the Town of NEWBURGH, County of ORANGE, and State of NEW YORK, bounded and described as follows:

BEGINNING at a point, said point being a stone monument marking the intersection of the southerly line of N.Y.S.

ROUTE 17-K, with the westerly line of lands of the PEOPLE OF THE STATE OF NEW YORK,
INTERSTATE ROUTE 84;

thence running along lands now of the PEOPLE OF THE STATE OF NEW YORK,
INTERSTATE ROUTE 84,

South 39° 00' 07" West 672.74 feet to a monument; and South 52° 26' 50" West 743.87 feet to a monument;

thence running along a private lane known as SKYERS LANE, and along a stone wall,

North 16° 34' 00" East 315.43 feet; North 15° 43' 00" East 437.97 feet; and North 16° 49' 00"

East 418.40 feet to a point;

thence along lands now or formerly LEROY (Liber 2023 cp-630), South 73° 35' 30" East 200.00 feet to a point;

thence along lands now or formerly LEROY (Liber 2023 cp-630) and along lands now or

formerly BREWSTER (Liber 755 cp-272),

North 16° 24' 30" East 120.00 feet; and North 54° 23' 30" West 157.73 feet to a point;

4

Initials: JLS Pty 1st Part

Initials: PC Pty 2nd Part

thence along lands now or formerly LEROY (Liber 1067 cp-83),
North 35° 36' 30" East 155.31 feet to a point;
thence along the southerly line of N.Y.S. ROUTE 17-K,
South 52° 04' 13" East 492.40 feet;
South 48° 44' 02" East 87.28 feet; and
South 32° 42' 01" East 76.93 feet to the point or place of BEGINNING

PARCEL II

ALL that tract or parcel of land, situated in the Town of NEWBURGH, County of ORANGE, and state of NEW YORK, bounded and described as follows:

BEGINNING at a point on the Easterly line of a private lane known as SKYERS LANE, said point being, South 19° 45' 30" West 194.90 feet from the intersection of the easterly line of a private lane known as SKYERS LANE with the southerly line of N.Y.S. ROUTE 17-K;

thence running along lands now or formerly of LEROY (Liber 1067 cp-83) and lands now or formerly BANKS South 54° 23' 30" East 202.96 feet; and South 16° 24' 30" West 70.00 feet to a point; thence along lands now or formerly LEROY (Liber 2023 cp-630), North 73° 35' 30" West 200.00 feet to a point; thence along the easterly line of a private lane known as SKYERS LANE, North 16° 24' 30" East 54.53 feet; and North 22° 11' 30" East 82.63 feet to the point or place of BEGINNING.

PARCEL III

ALL that tract or parcel of land situated in the Town of NEWBURGH, County of ORANGE, and State of NEW YORK, bounded and described as follows:

BEGINNING at a point on the easterly line of a private lane known as SKYERS LANE, said point being,

South 19° 45' 30" West 194.90 feet;
South 22° 11' 30" West 82.63 feet; and
South 16° 24' 30" West 54.53 feet from the intersection of the easterly line of SKYERS LANE, with the southerly line of N.Y.S. ROUTE 17-K;

thence along lands now or formerly DAY REALTY CORP., the following:

South 73° 35' 30" East 200.00 feet;
South 16° 24' 30" West 50.00 feet; and
North 73° 35' 30" West 200.00 feet to a point on the easterly line of SKYERS LANE;
thence along the easterly line of SKYERS LANE,
North 16° 24' 30" East 50.00 feet to the point or place of BEGINNING.

35.009/GFSds/091712/S:\Clients\Day Realty\35.009\Deed Day to Pilot 091712.doc

Initials: JKS Pty 1st Part

Initials: De Pty 2nd Part



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

2955-21 A.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/14/2021

Application No. 21-0990

To: Pilot Travel Centers LLC
P.O. Box 54470
Lexington, KY 40555

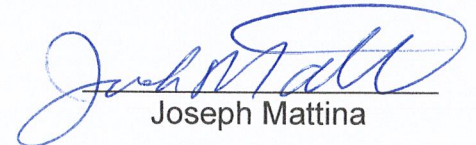
SBL: 89-1-38.22
ADDRESS: 239 Route 17K

ZONE: B

PLEASE TAKE NOTICE that your application dated 09/01/2021 for permit to keep a pylon sign that was built without permits or approvals on the premises located at 239 Route 17K is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-14-G-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:
 - (b) The structure, size, location, lettering, color scheme or accessories of any or all signs on the property for which approval and/or permits have not been granted 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. (Sign height 29.16' setback 7.62')


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Pilot Travel Centers **Application #** 21-0990

ADDRESS: 5508 Lonas Dr. Knoxville Tn. 37909

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: Pilot @ 239 Rt. 17K Newburgh NY 12550

SBL: _____ **ZONE:** _____ **ZBA Application #** 2955-21(A)

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SETBACK	29.16'	7.62'		21.54'	73.80%
DIRECTIONAL SIGN HGT					
DIRECTIONAL SIGN SF					
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:

REVIEWED BY: Joseph Mattina

DATE: 9/14/21



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

2955-21 (B)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/14/2021

Application No. 21-0654

To: Pilot Travel Centers LLC
P.O. Box 54470
Lexington, KY 40555

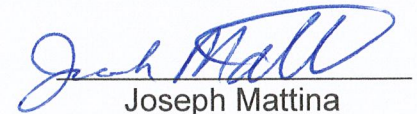
SBL: 89-1-38.22
ADDRESS: 239 Route 17K

ZONE:

PLEASE TAKE NOTICE that your application dated 06/16/2021 for permit to add extra building wall signage, new menu board, fuel island canopy lettering, 4 directional signs on the premises located at 239 Route 17K is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Wall signage: 185-14-M-1-A-2: If there is a freestanding sign on the site, then 3/4 square foot of sign area per linear foot of building wall that fronts on a street is allowed.
- 2) Menu board: 185-7-F: Unspecified uses. Any use not specifically permitted shall be deemed to be prohibited.
- 3) Fuel island canopy lettering: 185-7-F: Unspecified uses. Any use not specifically permitted shall be deemed to be prohibited.
- 4) Directional signs: 185-14-D-k: On-premises directional signs shall not exceed four square feet per face.
- 5) Directional signs: 185-14-D-k: On-premises directional signs shall not exceed six feet above the ground.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Pilot Travel Centers **Application #** 21-0654

ADDRESS: 5508 Lonas Dr. Knoxville Tn. 37909

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: Pilot @ 239 Rt. 17K Newburgh NY 12550

SBL: _____ **ZONE:** _____ **ZBA Application #** 2955-21 (B)

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
WALL SIGNAGE	90 SF		357.67 SF	267.67 SF	297.40%
DIRECTIONAL SIGN HGT	4'		6'	2'	50%
DIRECTIONAL SIGN SF	4 SF		16 SF	12 SF	300.00%
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:

REVIEWED BY: Joseph Mattina

DATE: 9/14/20

Mid-Rise Sign



Mid-Rise Sign



Mid-Rise Sign



Wall Signs



Wall Signs



Wall Signs



Menu Board



Canopy Lettering



Directionals



Directionals

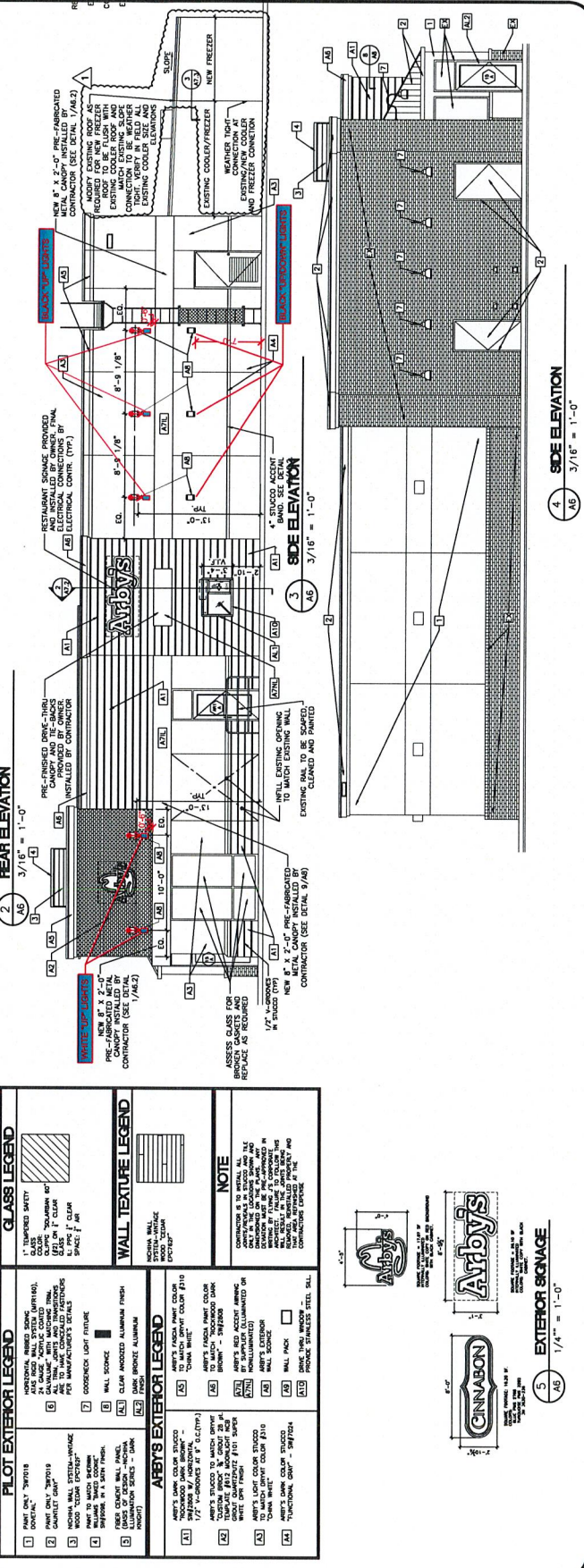
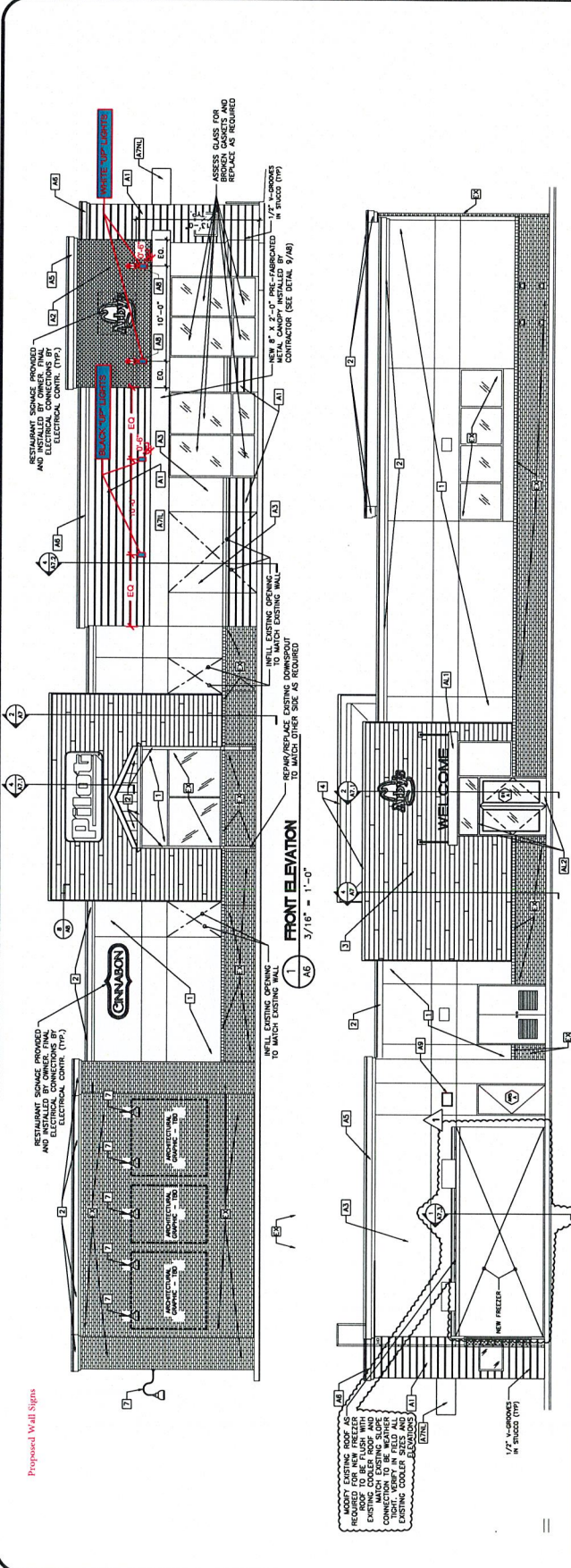




EXTERIOR ELEVATIONS
 RENOVATIONS
 PILOT TRAVEL CENTER
 239 ROUTE 17K
 NEWBURGH, NEW YORK 12550

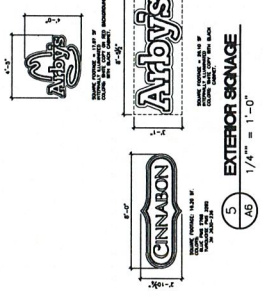
DATE: 02/05/21	DRAWN BY: PJM	PROJECT: 2942129
DATE: 02/21/21	REVISION DESCRIPTION:	
NO.	APPROVAL #	
BY		

SHEET
A6



Proposed Wall Signs

PILOT EXTERIOR LEGEND		CLASS LEGEND	
1	PAINT ONLY "BRISTLE"	1	TEMPERED SAFETY GLASS
2	PAINT ONLY "SMOOTH GRANITE"	2	CLEAR "TODAMAN 80"
3	WOOD WALL STEEL-VENTRISE	3	CLEAR "TODAMAN 80"
4	PAINT TO MATCH SKINNE	4	1/4" PINE FLOOR
5	PAINT TO MATCH SKINNE	5	1/4" PINE FLOOR
6	PAINT TO MATCH SKINNE	6	1/4" PINE FLOOR
7	PAINT TO MATCH SKINNE	7	1/4" PINE FLOOR
8	PAINT TO MATCH SKINNE	8	1/4" PINE FLOOR
9	PAINT TO MATCH SKINNE	9	1/4" PINE FLOOR
10	PAINT TO MATCH SKINNE	10	1/4" PINE FLOOR
11	PAINT TO MATCH SKINNE	11	1/4" PINE FLOOR
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97	PAINT TO MATCH SKINNE	97	1/4" PINE FLOOR
98	PAINT TO MATCH SKINNE	98	1/4" PINE FLOOR
99	PAINT TO MATCH SKINNE	99	1/4" PINE FLOOR
100	PAINT TO MATCH SKINNE	100	1/4" PINE FLOOR



4 SIDE ELEVATION
 3/16" = 1'-0"

5 EXTERIOR SIGNAGE
 1/4" = 1'-0"

Front View 1



Legend

- ? ?Arby's
- ? ?CAT Scale
- ? ?Pilot Travel Center
- 394 Newburgh, NY
- Arby's
- Pilot Travel Center



Front View 2

Legend

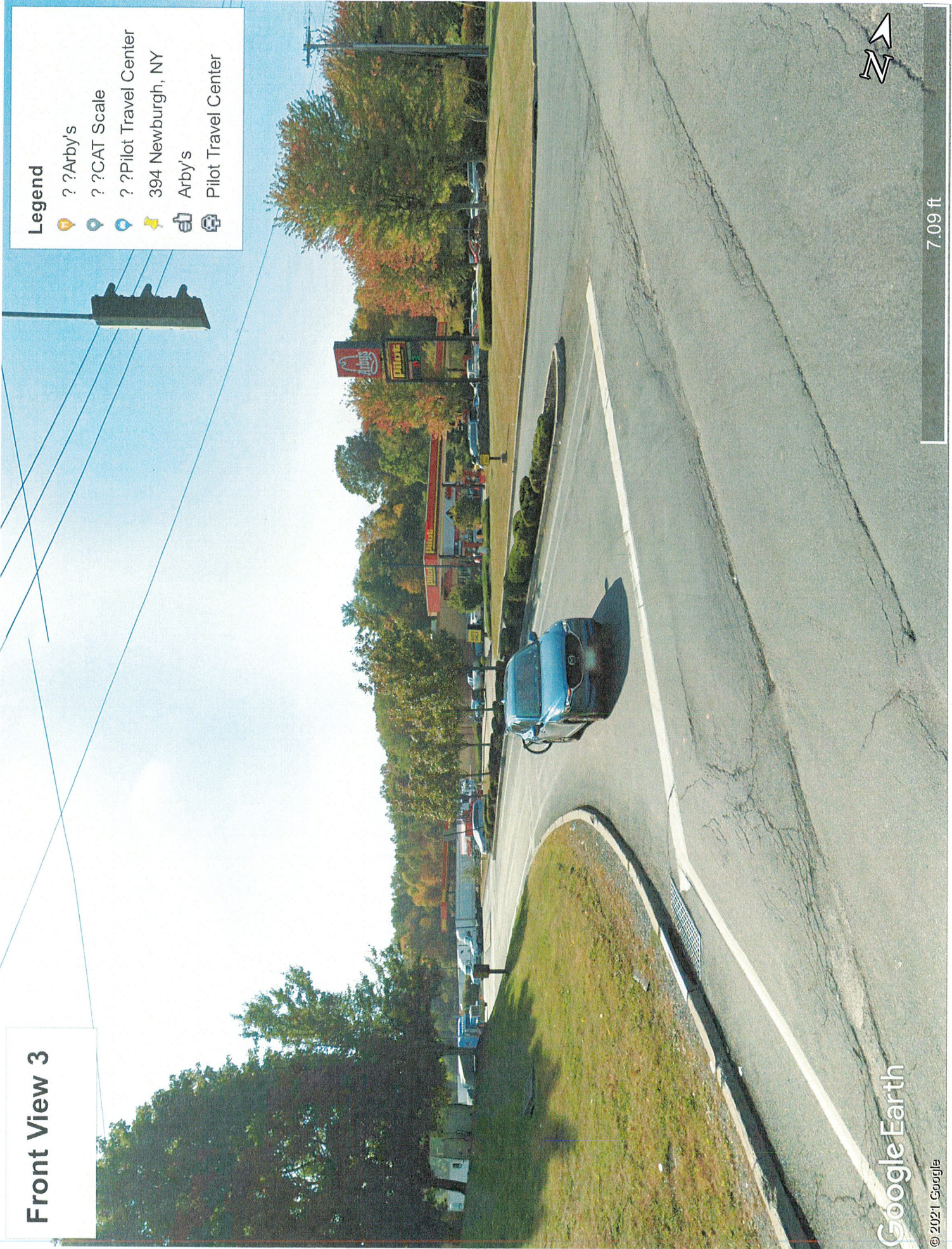
- ? ? Arby's
- ? ? CAT Scale
- ? ? Pilot Travel Center
- 394 Newburgh, NY
- Arby's
- Pilot Travel Center



Front View 3

Legend

- ? ? Arby's
- ? ? CAT Scale
- ? ? Pilot Travel Center
- 394 Newburgh, NY
- Arby's
- Pilot Travel Center

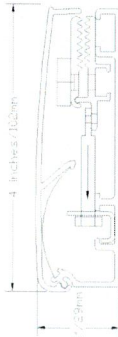


7.09 ft

SIGN TYPE I QUANTITY: 1

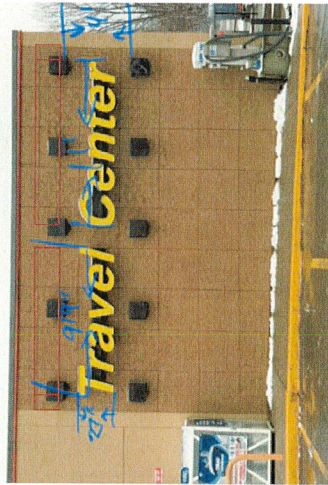
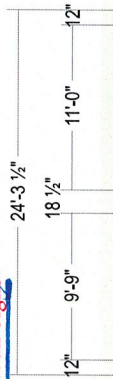
SCOPE OF WORK

- REMOVE EXISTING "TRAVEL CENTER" SIGN AND "BOX" LIGHT FIXTURES. PROPERLY TERMINATE ELECTRICAL AND INSTALL WEATHERPROOF COVER AT EXISTING JUNCTION BOXES. WHERE EXPOSED, PAINT TO MATCH FIELD OF WALL.
- INSTALL NEW GOOSENECK LIGHT FIXTURES IN PLACE OF "BOX" LIGHT TOP ROW - SUPPLY FROM H-JC
- INSTALL NEW SNAPFRAMES BELOW GOOSENECK LIGHTS - SIZED AND SPACED ACCORDING TO THE ATTACHED MODEL CONDITIONS - IF ODD CONDITION IS ENCOUNTERED, CLIENT TO PROVIDE GUIDANCE - SUPPLY FROM DFAB
- PAINT TOUCH-UP TO MATCH EXISTING - ALTERNATE: IF BUILDING IS TO BE PAINTED, THE ATTACHED COLOR SCHEMES ARE TO BE USED. ALSO HAVE WILLIAMS, FJ AND SPEEDWAY SCHEMES AVAILABLE.



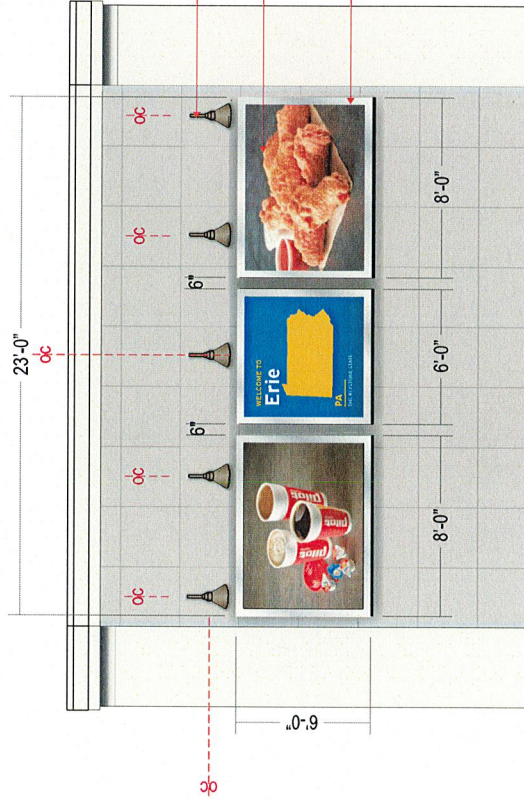
Banner stretching frame dims

Similar Location for Example of Wall Signs



EXISTING CONDITIONS - (FRONT ENTRANCE)

ELEVATION SCALE: 1/8" = 1'-0"



ELEVATION

UPDATED CONDITIONS

SCALE: 3/16" = 1'-0"

TEXAS REPUBLIC SIGNS

2211 PRAIRIE RD DUBLIN TX 77055
832-737-4415
TEXASREPUBLICSIGNS.COM

Customer:
PILOT # 311

Address:
8035 PERRY HIGHWAY
ERIE, PA 16509

City of Jurisdiction:
ERIE

Designer:
JORGE

Date Created:
04.08.20

W.O. #:

File Path:
P:\2021 JOBS\P\PILOT # 311 - Erie,
PA\PRELIM\ARTWORK

REVISIONS

Rev 1: 03-31-21, Added engineering drawing to STA & STB.

Rev 2: 04-02-21, Added STL file, panel removal & ST.M, Welcome Drivers sign.

Rev 3:

Rev 4:

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Jack Rymer, being duly sworn, depose and say that I did on or before
November 9, 2021, post and will thereafter maintain at

239 Route 17k 89-1-38.22 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.

Holly Z. Earley

Sworn to before me this 25th
day of October, 2021.





OFFICE OF THE ATTORNEY GENERAL
STATE OF OHIO
[Illegible text follows, including a signature and date]

DESCRIPTIONS AS THEY APPEAR IN THE TITLE REPORT

Parcel I

ALL that tract or parcel of land situated in the Town of NEWBURGH, County of ORANGE, and State of NEW YORK, bounded and described as follows:

BEGINNING at a Point, said point being a stone monument marking the intersection of the southerly line of N.Y.S. ROUTE 17-K, with the westerly line of lands of the PEOPLE OF THE STATE OF NEW YORK, INTERSTATE ROUTE 84;

thence running along lands now of the PEOPLE OF THE STATE OF NEW YORK, INTERSTATE ROUTE 84,

South 39° 00' 07" West 672.74 feet to a monument; and

South 52° 26' 50" West 743.87 feet to a monument;

thence running along a private lane known as SKYERS LANE, and along a stone wall,

North 16° 34' 00" East 315.43 feet;

North 15° 43' 00" East 437.97 feet; and

North 16° 49' 00" East 418.40 feet to a point;

thence along lands now or formerly LEROY (Liber 2023 cp-630),

South 73° 35' 30" East 200.00 feet to a point;

thence along lands now or formerly LEROY (Liber 2023 cp-630) and along lands now or formerly BREWSTER (Liber 755 cp-272),

North 16° 24' 30" East 120.00 feet; and

North 54° 23' 30" West 157.73 feet to a point;

thence along lands now or formerly LEROY (Liber 1067 cp-83),

North 35° 36' 30" East 155.31 feet to a point;

thence along the southerly line of N.Y.S. ROUTE 17-K,

South 52° 04' 13" East 492.40 feet;

South 48° 44' 02" East 87.28 feet; and

South 32° 42' 01" East 76.93 feet to the point or place of BEGINNING.

PARCEL II

ALL that tract or parcel of land, situated in the Town of NEWBURGH, County of ORANGE, and State of NEW YORK, bounded and described as follows:

BEGINNING at a point on the Easterly line of a private lane known as SKYERS LANE, said point being,

South 19° 45' 30" West 194.90 feet from the intersection of the easterly line of a private lane known as SKYERS LANE with the southerly line of N.Y.S. ROUTE 17-K;

thence running along lands now or formerly of LEROY (Liber 1067 cp-83) and lands now or formerly BANKS,

South 54° 23' 30" East 202.96 feet; and

South 16° 24' 30" West 70.00 feet to a point;

thence along lands now or formerly LEROY (Liber 2023 cp-630),

North 73° 35' 30" West 200.00 feet to a point;

thence along the easterly line of a private lane known as SKYERS LANE,

North 16° 24' 30" East 54.53 feet; and

North 22° 11' 30" East 82.63 feet to the point or place of BEGINNING.

PARCEL III

ALL that tract or parcel of land situated in the Town of NEWBURGH, County of ORANGE, and State of NEW YORK, bounded and described as follows:

BEGINNING at a point on the easterly line of a private lane known as SKYERS LANE, said point being,

South 19° 45' 30" West 194.90 feet;

South 22° 11' 30" West 82.63 feet; and

South 16° 24' 30" West 54.53 feet from the intersection of the easterly line of SKYERS LANE, with the southerly line of N.Y.S. ROUTE 17-K;

thence along lands now or formerly DAY REALTY CORP., the following:

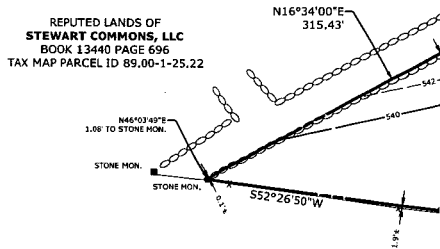
South 73° 35' 30" East 200.00 feet;

South 16° 24' 30" West 50.00 feet; and

North 73° 35' 30" West 200.00 feet to a point on the easterly line of SKYERS LANE;

thence along the easterly line of SKYERS LANE,

North 16° 24' 30" East 50.00 feet to the point or place of BEGINNING.



TO:

Pilot Travel Centers, LLC
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 5 of Table A thereof. The Fieldwork Was Completed on May 16, 2021.

Signed: Jonathan J. Verderber P.L.S. No. 50912

6/23/2021

Date