

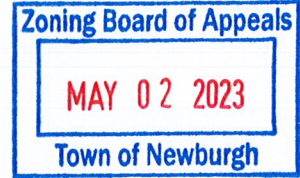


# TOWN OF NEWBURGH

*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: 4-3-23

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

I (WE) CRAIG TESLER / PREMIER SIGN SYSTEMS PRESENTLY  
RESIDING AT NUMBER 10 EXCEL DRIVE, ROCHESTER, NY 14621  
TELEPHONE NUMBER 585-235-0390

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:

79-3-20 (TAX MAP DESIGNATION)

5075 ROUTE 9W (STREET ADDRESS)

R1/O (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: REFACE EXISTING

SIGNAGE WITH UPDATED CORPORATE LOGO TYPE LETTERING

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 SITE USE IS NOT CHANGING FROM  
A BANK

- 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:

CORPORATE LOGO TYPE LETTERING IS  
CHANGING ONLY

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

THE ONLY CHANGE IS LOGO TYPE LETTERING

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

THE SITE USE IS NOT CHANGING  
FROM A BANK

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

CORPORATE LOGO TYPE LETTERING IS  
CHANGING ONLY

7. ADDITIONAL REASONS (IF PERTINENT):

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 3 DAY OF APRIL 2023

BRANDON BARNHART  
NOTARY PUBLIC STATE OF NEW YORK  
MONROE COUNTY  
LIC. #01BA6417728  
COMM. EXP. 05/24/2025

  
\_\_\_\_\_  
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*

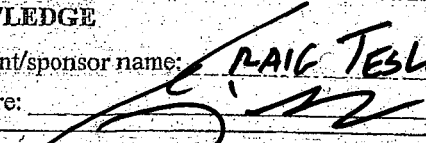
Instructions for Completing

**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>			
<b>PREMIER SIGN SYSTEMS</b>			
Name of Action or Project: <b>M + T BANK</b>			
Project Location (describe, and attach a location map): <b>5075 ROUTE 9W</b>			
Brief Description of Proposed Action: <b>REFACE EXISTING EXTENSION SIGN WITH UPDATED CORPORATE LOGO TYPE LETTERING.</b>			
Name of Applicant or Sponsor: <b>CRAIG TESLER - PREMIER SIGN SYSTEMS</b>		Telephone: <b>585-235-0390</b>	
		E-Mail: <b>CRAIG@PREMIERSIGNSYSTEMS.COM</b>	
Address: <b>10 EXCEL DRIVE</b>			
City/PO: <b>ROCHESTER</b>		State: <b>NY</b>	Zip Code: <b>14621</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 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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.64</u>	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 checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			



<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<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?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>					
<p>Applicant/sponsor name: <u>RAIC TESLER / PREMIER SIGN SYSTEMS</u> Date: <u>4-3-23</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?	<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)

**TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS**

PROXY

Manufactures & Tranders Trust Corporation (M&T Bank) DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 345 Main Street, Buffalo, New York 14203

IN THE COUNTY OF Erie AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_

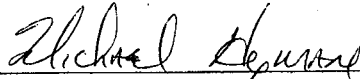
M&T Bank 5075 Route 9W, Newburgh, New York

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Premier Sign Co.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 03/31/2023



(Michael Hyman, Senior Vice President)

OWNER'S SIGNATURE

  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF Monroe ~~ORANGE~~:

SWORN TO THIS 1<sup>st</sup> DAY OF April 20 23

RYAN C JOHNSON  
NOTARY PUBLIC STATE OF NEW YORK  
WAYNE  
LIC. #01JO6375789  
COMM. EXP. 05/29/2026

  
NOTARY PUBLIC





## 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

# 3025-23

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/23/2023

Application No. 22-1214

To: First National Bank Highland  
One M & T Plz  
Buffalo, NY 14203

SBL: 79-3-20  
ADDRESS: 5075 Route 9W

ZONE: R1 / O

PLEASE TAKE NOTICE that your application dated 11/01/2022 for permit to replace all the existing signage on the premises located at 5075 Route 9W is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Codes:

Bulk table schedule 6: O Zone

1) 185-14-G-1-a: Nonconforming signs.

(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:

(a) The structure, size, location or accessories of any or all signs previously granted approval and permits are altered, modified, changed, reconstructed or moved.

2) 185-14-L-1:

(1) On a lot containing an approved home occupation or professional office, ONE NON-ILLUMINATED attached wall, suspended OR freestanding sign may be placed on the premises subject to the following conditions:

(a) Such sign shall not exceed four square feet in total area.

(b) If freestanding, such sign shall not exceed six feet in height.

3) 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.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

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

**NAME:** FIRST NATIONAL BANK HIGHLAND      Application # 22-1214

**ADDRESS:** ONE M & T PLAZA BUFFALO NY 14203

**PROJECT INFORMATION:**      AREA VARIANCE      USE VARIANCE

**TYPE OF STRUCTURE:** M & T BANK @ 5075 RT. 9W NEWBURGH NY 12550

**SBL:** 79-3-20      **ZONE:** O      **ZBA Application #** 3028-23

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
TOTAL SIGNAGE	1.00		4.00	3.00	300.00%
NON-ILLUMINATED				4.00	
SQUARE FEET	4.00		230 sf	226.8 sf	5670.00%
HEIGHT	6'		20'	14'	233.33%
SETBACK	15'		6'	9'	60.00%
SETBACK	15'		6'	9'	60.00%

THERE ARE MANY PROPOSED SITE SIGNS NOT SHOWN ABOVE.  
DIRECTIONAL / INFORMATIONAL / ATM / ETC

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:**      **THIS PARCEL MAY HAVE 1 FOUR SQUARE FOOT NON-ILLUMINATED SIGN ONLY.**

**REVIEWED BY:** Joseph Mattina

**DATE:** 23-Jan-23





# This Indenture,

R-371-26

Made the <sup>16<sup>th</sup></sup> day of September, nineteen hundred and sixty-four

Between WILLIAM F. MARTIN, JR., residing on Winding Lane, (no number), Town of Newburgh, Orange County, New York, and EDWARD J. MARTIN, residing at Odell Circle (no number), Town of Newburgh, Orange County, New York

parties of the first part, and

THE FIRST NATIONAL BANK OF HIGHLAND a banking corporation organized under an act of Congress of the United States known as "The National Banking Act", having its principal place of business at 71 Vineyard Avenue in the Hamlet of Highland town of Lloyd county of Ulster, State of New York.

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 considerations paid by the party of the second part, do es hereby grant and release unto the party of the second part, successors and assigns forever,

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

BEGINNING at a point in the southerly line of Chestnut Lane, said point being the northeast corner of the 1 acre lot previously conveyed by Powelton Farms to Ogden as recorded in Liber 1290 page 297 of Orange County Deed Records; thence along the southerly line of Chestnut Lane as it winds and turns and as marked by a stonewall to a point located North 84° 33' 30" East 192.41' from the point of beginning, said second point being the northwest corner of the parcel conveyed to Alfano; thence along the westerly line of the two parcels conveyed to Alfano South 32° 55' West 165.0 to a point; thence along the southerly line of the second or 50' wide parcel conveyed to Alfano South 57° 05' East 200.0' to a point in the westerly line of Route 9W; thence along the westerly line of Route 9W South 32° 55' West 244.08' to a point in the northerly line of lands of Seaman; thence along a portion of the northerly line of lands of Seaman North 71° 05' West 156.88' to a pipe; said pipe marking the south-east corner of lot 5, Block "E" as shown on map of subdivision of Powelton Farms; thence along the easterly line of said Lot 5, Block "E" as shown on the map of the subdivision North 3° 27' 50" West 146.66' to a point, said point being the southeast corner of the 1 acre lot of Ogden; thence along the easterly line of the Ogden lot North 4° 52' East 237.43' to the point of beginning.

THE ABOVE DESCRIBED PARCEL is subject to the following covenants which are made covenants running with the land except insofar as the same have been released or modified by those certain instruments to be recorded simultaneously herewith in the Orange County Clerk's Office by the owners of the neighboring properties and purchasers of lands from Powelton Farms Corporation.

1. That the premises hereby conveyed shall never be used for business or manufacturing purposes, except for office of doctor or dentist.

2. That the premises will not be used for the manufacture or sale of spirituous liquors or intoxicating beverages.

3. That only one dwelling house and the usual or necessary outbuildings thereto shall be erected upon the premises hereby conveyed.

4. That no structure shall be erected nearer than twenty-five feet from the line or side of any street.

5. That no trailer or temporary living structure shall ever be placed, located, erected or occupies on said premises.

6. That no building shall within ten years from July 31, 1958 be erected upon the premises hereby conveyed until the plans and specifications therefor shall have been submitted to the Powelton Farms Corporation and approved by it in writing.

SUBJECT to grants of record to public utilities, if any.

SUBJECT to zoning and building ordinances.

SUBJECT to a drainage easement 10 foot in width running in a generally west to east direction along the southerly 10 feet of the above described parcel.

EXCEPTING, HOWEVER, from the above described premises that portion thereof as was heretofore conveyed by William F. Martin Jr. and Edward J. Martin to the Town of Newburgh as the same is more particularly bounded and described as follows:

BEGINNING at a stake in the southerly line of Chestnut Lane, said stake being the northwesterly corner of the lot, now or formerly of Alfano and runs thence from the point of beginning South  $84^{\circ} 33' 30''$  West 192.41 feet across lands of Martin to a stake in the southerly line of Chestnut Lane, said stake being the northeasterly corner, now or formerly, of Ogden, thence North  $62^{\circ} 00'$  East 82.0 feet along the south side of Chestnut Lane to a point, thence further along the south side of the Lane in a northeasterly direction on a curve to the right having a radius of 98.9 feet a distance of 130.0 feet to the point and place of beginning.

Together with the appurtenances, and all the estate and interests of the parties of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And said parties of the first part covenant as follows:

First. That said parties of the first part are seized of the said premises in fee simple and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances; except as hereinabove set forth.

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said parties of the first part will forever warrant the title to said premises.

Sixth. The grantor, in compliance with Section 13 of the Lien Law, covenant as follows: That he 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 that he 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.

In Witness Whereof, the parties of the first part have hereunto set hand and seal the day and year first above written.

In the Presence of:

*[Handwritten signature]*

*William F. Martin, Jr.*  
William F. Martin, Jr.  
*Edward J. Martin*  
Edward J. Martin

State of New York,  
County of *Orange* ss.:

On the *16<sup>th</sup>* day of September, nineteen hundred and sixty-four before me personally came William F. Martin, Jr. and Edward J. Martin, to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

*[Handwritten signature]*  
Notary Public

JULIUS L. HOYT  
NOTARY PUBLIC IN THE STATE OF NEW YORK  
RESIDENT IN AND FOR ORANGE COUNTY  
BY COMMISSION EXPIRES MARCH 30, 1924



M&T Bank

Newburgh  
CC# 422  
5075 Rte 9W  
Newburgh, NY 12550









CODE ALLOWANCE

Property ID: 422 Pre-Permit Sign Info Completion Date: 3/1/2022

Site Name: M & T Bank

Address: 5075 Route 9W

City, ST Zip: Newburgh, NY 12550

Zoning & Permit

1. Zoning/Class: R-1 Residential

2. Overlay/MSFP?  Professional Office Overlay

3. Contact & Title: Gerald Camfield, Code Compliance Supervisor

4. Phone Number: (845) 564-7801 Ext.253 Email: None given

5. Address: 21 Hudson Valley Professional Plaza, Newburgh, NY 12550

6. Jurisdiction: Newburgh, NY

7. Permit Fees: Based on construction value-final determination made by Town. Expires: 1 year

8. Time Frame: Up to 4 weeks based on need for Review. Wall Signs? Yes

9. Permit to Replace Sign Box? Yes Freest Signs? Yes

10. Permit to Relocate Sign? Yes Directionals? Exempt - submit for approval.

11. Engineer Seals required? Required for freestanding signs which exceed 14' in height.

12. Other Restrictions? Separate sign permit application required for each sign.

Wall Signs

1. Square Footage: \_\_\_\_\_

A. Formula: All signage must be approved by Planning Board. On a lot containing an approved home occupation or professional office, one nonilluminated, attached wall, suspended or freestanding sign may be placed on the premises. Such sign shall not exceed 4 sf in total area. Due to overlay - will need approval - submit plans for approval.

B. Max Sq. Feet: Apply Formula

C. Max Per Face: Apply Formula

D. Calc. Method: Use smallest geometrical shape

E. Allowable square footage per building face / elevation: \_\_\_\_\_

Primary: Apply Formula

Secondary: Apply Formula

Side: Apply Formula

Rear: Not allowed on rear of a building.

F. Allowances transferable? No

2. # allowed: Not stipulated - cannot exceed allowed sf.

3. Max Letter Ht: Not stipulated - submit plans for approval.

4. Min. Clearances from Grade: 8.5' if over private sidewalk, walkways or other spaces accessible to pedestrians.

5. Max Height above grade: Not to exceed roofline or over top of wall attached to.

6. Max Projection from Bldg Face: Shall be flush and flat - submit plans for approval.

7. Illumination: Attached wall signs shall only be directly illuminated - submit plans for approval.

Freestanding Signs

1. Square Footage: \_\_\_\_\_

4 sf maximum. One nonilluminated, attached wall, suspended or freestanding sign may be placed on the premises. Submit all plans for approval.

A. Formula: Apply Formula

B. Max Sq. Feet: \_\_\_\_\_

C. Max Per Face: Only one side of double-faced sign is counted.

D. Overall Height: 6'

E. Min. Clearance: If over vehicle area clearances, shall be at least 14' above grade.

2. # allowed: 1

3. Shared Pylon? No

4. Min. distance betw. signs: Not stipulated - submit plans for approval.

5. Substacks: \_\_\_\_\_

A. Front: No less than 15' from any front or side property line or distance equal to height of sign, whichever is greater.

B. Side: No less than 15' from any front or side property line or distance equal to height of sign, whichever is greater.

6. Line of Sight Clearance: See note 2 below.

7. Wind Load: Should withstand winds of 100 miles per hour.

8. Illumination: Direct and indirect - submit plans for approval.

9. Architectural requirements for the design of the base?: Not stipulated - submit plans for approval.

Directionals

1. Allowable Area: 4 sf maximum

2. # Allowed: Not stipulated - submit for approval.

3. Maximum Height: 6' above ground

4. Logo/Copy allowed? Not stipulated - submit for approval.

Note: Illumination will require a permit.

Temporary Signs

1. "Coming Soon" banner allowed? Yes

2. Permit Required? Yes

3. Allowable time-frame for banner: 30 days / 2 times a year. Verify with town before proceeding.

4. Restrictions: No single sign shall exceed 32 square feet in total area.

5. Freestanding Temporary Signs allowed? Yes

6. Permit Required? Yes

7. Allowable time-frame for freestanding: 30 days / 2 times a year. Verify with town before proceeding.

8. Restrictions: No single sign shall exceed 32 square feet in total area. Maximum 10' in height.

Variance Info

1. Meeting Date: 4th Thursday of month

2. App. Deadline: Submit documents with application

3. Processing Time: Up to 30 days

4. Docs. Required: # Subs: 11

5. Filing Fee: Fees start at \$500

Other: Zoning Board of Appeals

Building Elevations

Owner Auth Ltr: \_\_\_\_\_

Property ID#: \_\_\_\_\_

Date	04/13/2022	Revision MFC	R1 - 06/04/22	Lv	RS - 02/02/00	XX
Designer			R2 - 06/04/24	MT	R7 - 02/02/00	XX
					R8 - 02/02/00	XX
					R9 - 02/02/00	XX
					R10 - 02/02/00	XX
					R11 - 02/02/00	XX



**EXISTING**



**E1**

D/F ILLUM PYLON  
92 SQ. FT

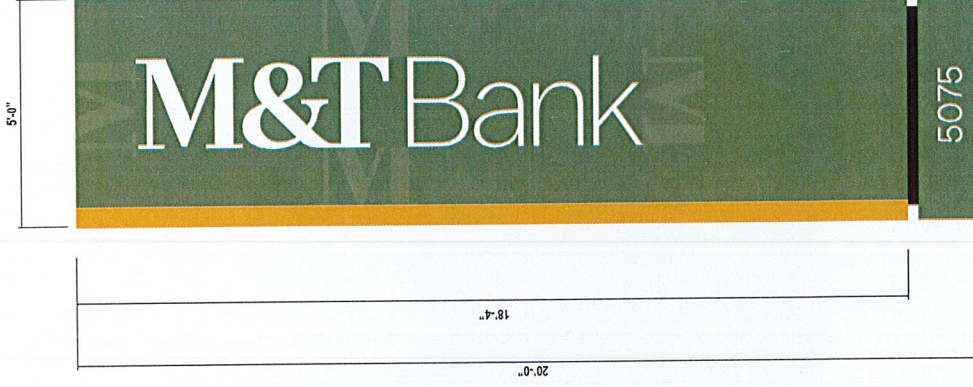
**SURVEY NOTES:**

CABINET OD = 18'-4 1/8" H x 5'-0 3/8" W  
CABINET DEPTH = 1'-5 3/8"  
OVERALL HEIGHT = 29'-7"

**RECOMMENDATION**



3M #7725-10 WHITE  
FONT TO BE BALTO BOOK



**R1** REPLACEMENT FACE / LED RETROFIT / REFURB

SCALE: 3/4" = 1'-0"

92 SQ. FT

REPLACE MATERIAL WITH FIRST SURFACE  
APPLY VEG GRAPHICS  
CABINET / RETAILERS / CLADDING TO BE REPAINTED  
TO MATCH SW 5029 148510 GREEN

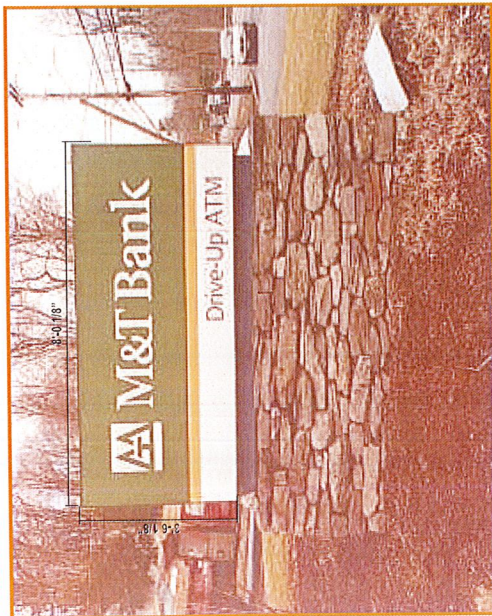
Date	Revised	By	Description
04/13/2022			

Revision	By	Description
R1		

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EXISTING



RECOMMENDATION

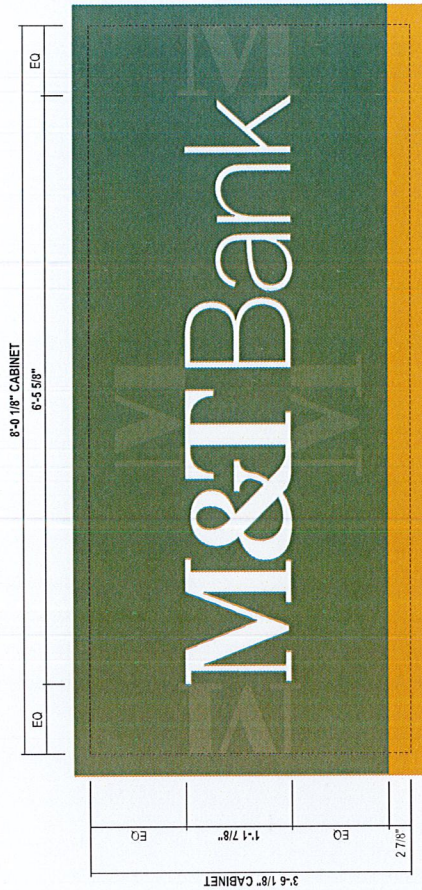


E2

DIF ILLUM MONUMENT  
28 SQ. FT

SURVEY NOTES:

CABINET OD = 3'-6 1/8" H x 8'-0 1/8" W  
CABINET DEPTH = 1'-5 3/8"  
FACE MATERIAL = COOLEY FABRIC



R2

REPLACEMENT FACE / LED RETROFIT / REFURB

28 SQ. FT

SCALE: 3/4" = 1'-0"

FLEX FACE MATERIAL WITH FIRST SURFACE  
APPLIED VINYL GRAPHICS.  
CABINET / RETAINERS / CLADDING TO BE REPAINTED  
TO MATCH SW 5029 148510 GREEN

- 3M #3630-76 HOLLY GREEN
- 3M #3630-125 GOLDEN YELLOW
- 3M #7725-10 WHITE
- 3M #3635-208 BLOCKOUT
- SW 5029 148510 GREEN

Date  
04/13/2022  
Designer  
LV

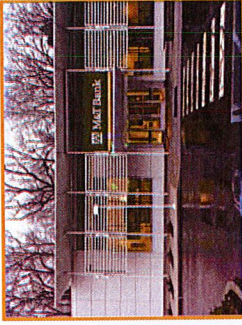
REVISION INFO

R1 - 06/04/22	LV	Revised R10 & R11 description
R2 - 06/01/24	MT	
R3 - 02/02/00	XX	
R4 - 02/02/00	XX	
R5 - 02/02/00	XX	

R6 - 02/02/00	XX
R7 - 02/02/00	XX
R8 - 02/02/00	XX
R9 - 02/02/00	XX
R10 - 02/02/00	XX



**EXISTING**



**E3**

**ILLUM SIF WALL CABINET**  
68.5 SQ. FT

**SURVEY NOTES:**

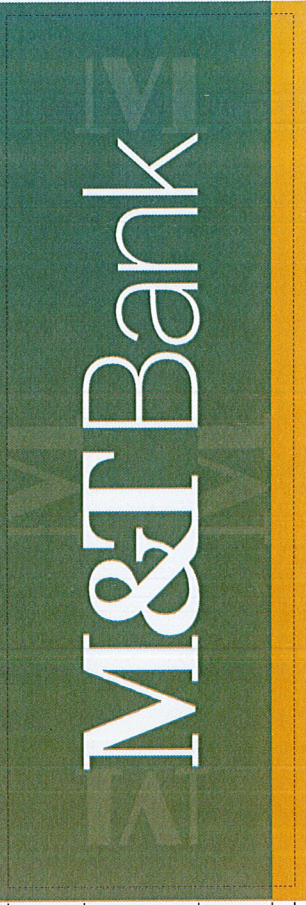
CABINET OD = 4'-9 1/8" H x 14'-4 5/8" W  
CABINET DEPTH = 8 1/2"  
FACE MATERIAL = COOLEY FABRIC

14'-4 5/8" CABINET

10'-6"

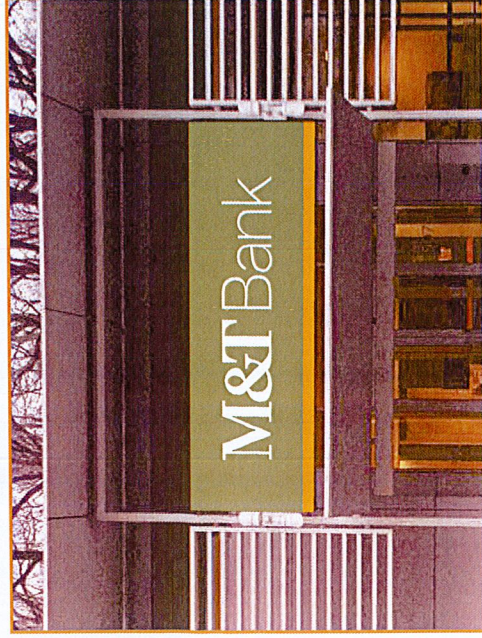
EO

EO



4'-9 1/8" CABINET  
1'-10 1/2"  
EO  
4'-9 1/8"

**RECOMMENDATION**



**R3** REPLACEMENT FACE / LED RETROFIT / REFURB

SCALE: 1/2" = 1'-0"

68.5 SQ. FT

- 3M #5630-76 HOLLY GREEN
- 3M #5630-125 GOLDEN YELLOW
- 3M #7725-10 WHITE
- 3M #5635-20B BLOCKOUT
- SW 5029 148510 GREEN

FLEX FACE MATERIAL WITH FIRST SURFACE  
APPLIED VINYL GRAPHICS.  
CABINET / RETAINERS / CLADDING TO BE REPAINTED  
TO MATCH SW 5029 148510 GREEN

Date: **04/13/2022**  
Designer: **LY**

Revisions:  
R1 - 06/04/22 LY  
R2 - 08/04/24 MT  
R3 - 02/02/00 XX  
R4 - 02/02/00 XX  
R5 - 02/02/00 XX

R6 - 02/02/00 XX  
R7 - 02/02/00 XX  
R8 - 02/02/00 XX  
R9 - 02/02/00 XX  
R10 - 02/02/00 XX

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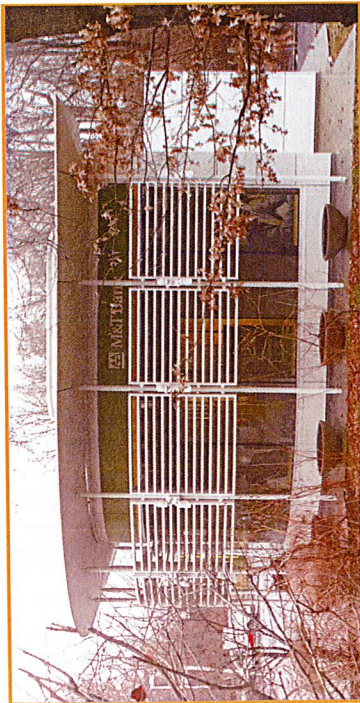
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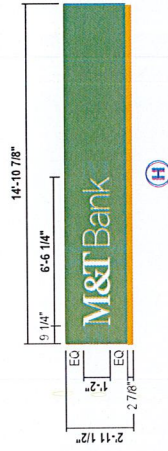
EXISTING



E4

S/F NON ILLUM PANELS

RECOMMENDATION



R4

NEW S/F NON ILLUM PANEL

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

1/8" THICK ALUM PANELS WITH FIRST SURFACE APPLIED VINYL GRAPHICS.

- 3M #3630-76 HOLLY GREEN
- 3M #3630-125 GOLDEN YELLOW
- 3M #7725-10 WHITE

Date	04/13/2022	LV
Designer	MT	
Checker	MT	
Reviewer	MT	
Approver	MT	
Project	366699 E10 & R11 observation	

REVISION	NO	DATE	BY	DESCRIPTION
01	02/02/22	LV		
02	02/02/22	LV		
03	02/02/22	LV		
04	02/02/22	LV		
05	02/02/22	LV		

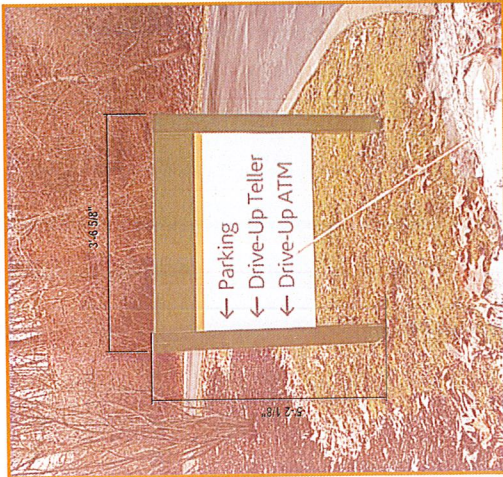
06	02/02/22	LV		
07	02/02/22	LV		
08	02/02/22	LV		
09	02/02/22	LV		
10	02/02/22	LV		



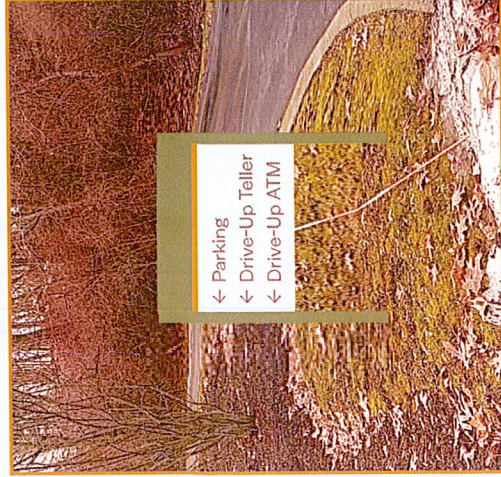




EXISTING



RECOMMENDATION



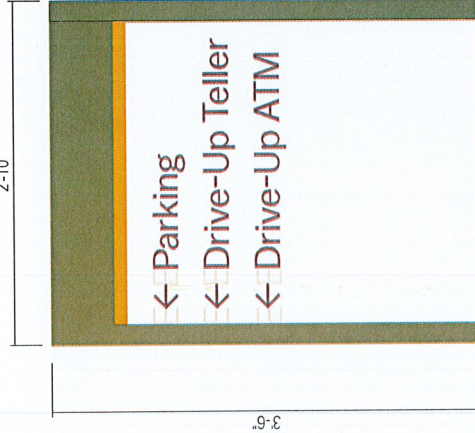
E9

NON ILLUM DIF DIRECTIONAL

SURVEY NOTES:

OA DIMENSIONS = 5'-2 1/8\"/>

2'-10"



SIDE A

D3-NON ILLUM D/F DIRECTIONAL

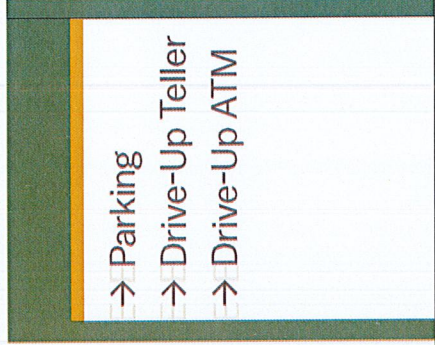
5.2 SQ. FT

SCALE: 1" = 1'-0"

R9

- 3M #6630-125 GOLDEN YELLOW
- 3M #7725-10 WHITE
- 3M #5635-208 BLOCKOUT
- 3M 7725-41 DARK GRAY

SIDE B



SPECIFICATIONS

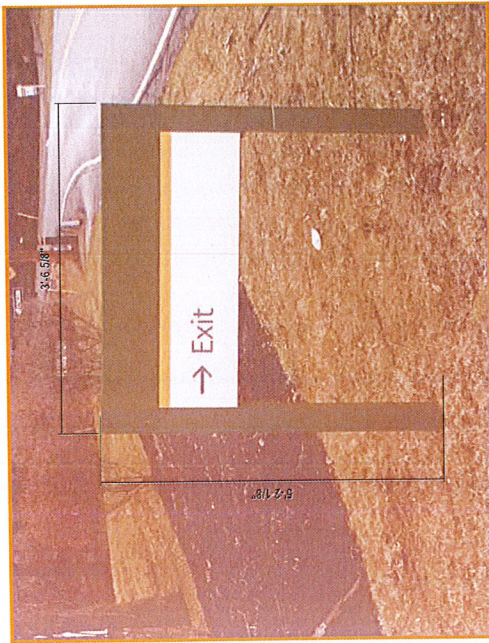
- POST, REVEAL AND CABINET PAINTED TO MATCH M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- FACE PANELS PAINTED MATTHEWS BRIGHT WHITE, SATIN FINISH AND M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- ENERGY BAND T BE 30 3630-125 GOLDEN YELLOW
- INFORMATIONAL COPY TO BE 3M 7725-41 DARK GRAY, FONT TO BE BALTO BOOK

Date	Revision	Description
04/13/2022	R1	06/04/22 LV A1161101
	R2	06/04/24 WT Reissue R10 & R11 description
	R3	06/06/24 WT
	R4	06/06/24 WT
	R5	07/03/23 XX

Date	Revision	Description
	R6	06/06/24 XX
	R7	06/06/24 XX
	R8	06/06/24 XX
	R9	07/06/24 XX
	R10	09/06/24 XX



EXISTING



**E10**  
NON ILLUM DIF DIRECTIONAL

**SURVEY NOTES:**

OA DIMENSIONS = 5'-2.186\"/>



**R10** DI- NON ILLUM D/F DIRECTIONAL

SCALE: 1" = 1'-0"

- MATTHEWS MP68243 SATIN FINISH
- 3M #3830-125 GOLDEN YELLOW
- 3M #7725-10 WHITE
- 3M #6635-20B BLOCKOUT
- 3M 7725-41 DARK GRAY

**SPECIFICATIONS**

- POST, REVEAL AND CABINET PAINTED TO MATCH M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- FACE PANELS PAINTED MATTHEWS BRIGHT WHITE SATIN FINISH AND M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- ENERGY BAND T BE 30 3630-125 GOLDEN YELLOW
- INFORMATIONAL COPY TO BE 3M 7725-41 DARK GRAY, FONT TO BE BALTO BOOK

31 SQ. FT

REVISION INFO		A File Loc:	
R1 - 06/04/22	LV	R:\Projects\422 - Saugerties\422 - Saugerties	
R2 - 06/04/22	XT	R:\Projects\422 - Saugerties\422 - Saugerties	
R3 - 06/04/22	XX	R:\Projects\422 - Saugerties\422 - Saugerties	
R4 - 06/04/22	XX	R:\Projects\422 - Saugerties\422 - Saugerties	
R5 - 06/04/22	XX	R:\Projects\422 - Saugerties\422 - Saugerties	

R6 - 06/04/22	XX
R7 - 06/04/22	XX
R8 - 06/04/22	XX
R9 - 06/04/22	XX
R10 - 06/04/22	XX

Date: 04/13/2022  
Designer: LV



EXISTING



RECOMMENDATION

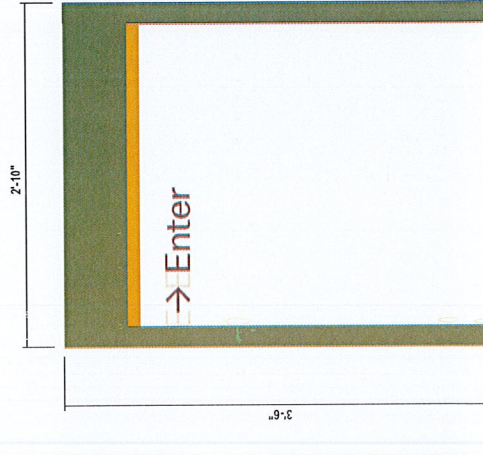


**E11**

NON ILLUM D/F DIRECTIONAL

**SURVEY NOTES:**

OA DIMENSIONS = 5'-2 1/8" H x 3'-6 5/8" W  
MOUNTING = DIRECT BURIAL



SIDE A

**R11** D1-NON ILLUM D/F DIRECTIONAL

SCALE: 1" = 1'-0"

- MATTHEWS MP68243 SATIN FINISH
- 3M #9630-125 GOLDEN YELLOW
- 3M #7725-10 WHITE
- 3M #6635-20B BLOCKOUT
- 3M 7725-41 DARK GRAY

SIDE B

3.1 SQ. FT

**SPECIFICATIONS**

- POST, REVEAL AND CABINET PAINTED TO MATCH M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- FACE PANELS PAINTED MATTHEWS BRIGHT WHITE, SATIN FINISH AND M&T GREEN (PMS 341), MATTHEWS MP68243 SATIN FINISH
- ENERGY BAND T BE 30 3630-125 GOLDEN YELLOW
- INFORMATIONAL COPY TO BE 3M 7725-41 DARK GRAY, FONT TO BE BALTO BOOK

DATE	BY	APP'D	DESCRIPTION
01-08/04/22	LY	AKH/EL	LOC 1
02-08/04/24	MT		REVISIONS
03-03/03/00	XX		
04-03/03/00	XX		
05-03/03/00	XX		

R6 - 03/03/00	XX
R7 - 03/03/00	XX
R8 - 03/03/00	XX
R9 - 03/03/00	XX
R10 - 03/03/00	XX

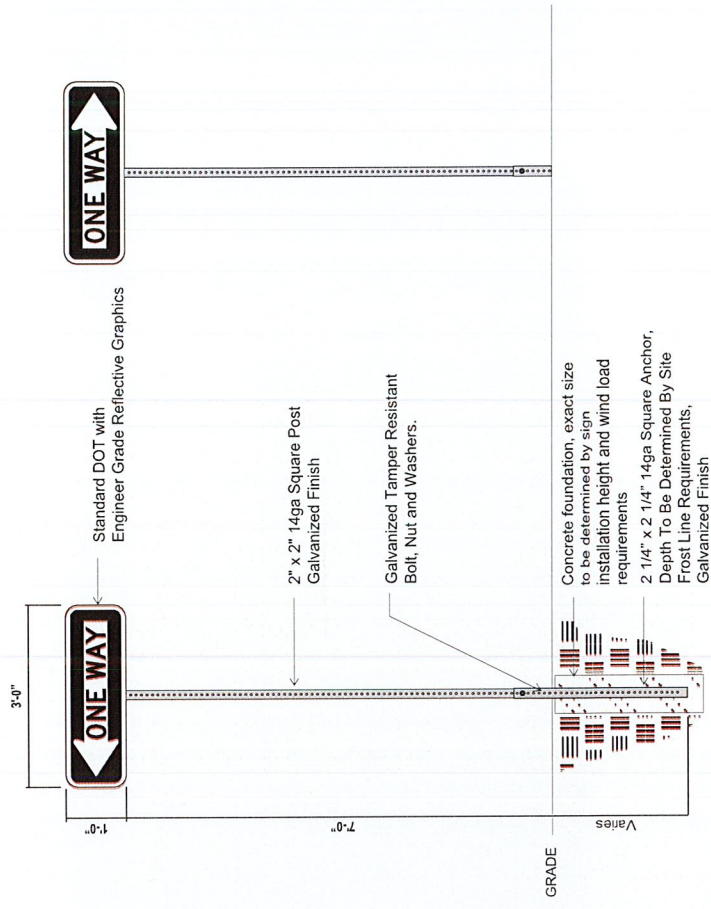



EXISTING



**E12**  
REGULATORY - ONE WAY

RECOMMENDATION



**R12**  
DOT - ONE WAY - (QTY 2)  
SCALE: 1/2" = 1'-0"

Date	04/13/2022	By	Release R12 & R11 description
Designer		LT	
Lv		XX	
		XX	
		XX	
		XX	
		XX	



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, CRAIG TESLER, being duly sworn, depose and say that I did on or before

May 11th, 2023, post and will thereafter maintain at

5075 Route 9W 79-3-20 R1/O Zone in the Town of Newburgh, New York, at or near the front

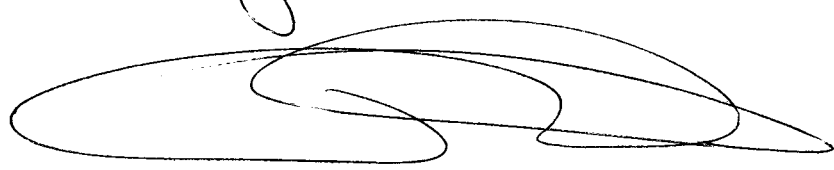
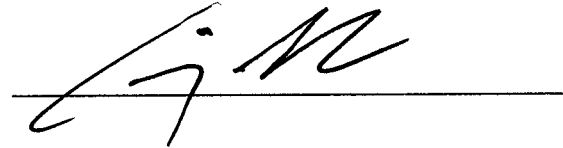
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which

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 11<sup>th</sup>

day of May, 2023.



ADAM H PITCHER  
NOTARY PUBLIC STATE OF NEW YORK  
DUTCHESS COUNTY  
LIC. #01PI6318649  
COMM. EXP. FEB. 28, 2027

















NOTICE OF PUBLIC HEARING  
The Board of Planning and Zoning Commission will hold a public hearing on the proposed rezoning of the property located at [Address] from [Current Zoning] to [Proposed Zoning]. The hearing will be held on [Date] at [Time] in the [Location]. Any person interested in the proposed rezoning may appear at the hearing and be heard. A copy of the proposed rezoning application is available for review at the [Location].