



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: 8/28/23

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

I (WE) SUNOCO PRESENTLY

RESIDING AT NUMBER 1900 DALROCK ROAD ROWLETT TX 75088

TELEPHONE NUMBER 469 298 1594

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:

77-1-2 (TAX MAP DESIGNATION)

69 NORTH PLANK ROAD (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-G & 185-14-O

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:
8/15/23

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: AREA VARIANCE FOR SIGNAGE

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 UPDATED SIGNAGE WILL NOT HAVE AN UNDESIRABLE CHANGE ON THE CHARACTER OF THE NEIGHBORHOOD. THE NEW SIGNAGE WILL MAKE A POSITIVE CHANGE BY IMPROVING THE APPEARANCE OF THE PROPERTY. THERE WILL BE NO DETRIMENT TO THE WELFARE OF THE COMMUNITY OR NEIGHBORHOOD.

- 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:

RELIEF VIA VARIANCE FOR UPDATED SIGNAGE IS REQUIRED BY LOCAL ORDINANCES.

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

THE REQUESTED RELIEF IS NOT SUBSTANTIAL. THE NEW SIGN PROPOSAL IS LESS IN QUANTITY AND SQUARE FOOTAGE THAN WHAT IS CURRENTLY EXISTING; AND THE DESIGN IS ATTRACTIVE AND SUBDUED IN COLOR AND PATTERN.

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

THERE WILL BE NO ADVERSE EFFECT ON PHYSICAL OR ENVIRONMENTAL CONDITIONS. NEW SIGNAGE WILL NOT CREATE ANY ENERGY OR SUBSTANCE POLLUTION OF ANY KIND.

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

THE DIFFICULTY IS NOT SELF-CREATED; IT IS A RESULT OF CODE RESTRICTIONS ON AN EXISTING LOCATION.

7. ADDITIONAL REASONS (IF PERTINENT):

Megan Mander

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 20 23

M.F. Dittbrenner

NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Chester

Commonwealth of Pennsylvania - Notary Seal
Mary F. Dittbrenner, Notary Public
Chester County
My commission expires August 11, 2024
Commission number 1179517
Member, Pennsylvania Association of Notaries

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: SUNOCO SIGNAGE UPDATE AND REFRESH			
Project Location (describe, and attach a location map): 69 NORTH PLANK ROAD			
Brief Description of Proposed Action: REPLACEMENT FACES IN EXISTING FREESTANDING MAIN IDENTIFICATION SIGN NEW SIGNAGE AND FASCIA ON EXISTING FUEL CANOPIES REIMAGE EXISTING FUEL PUMPS AND UNDER CANOPIES NEW WALL SIGNS AND BUILDING BAND ON EXISTING STORE			
Name of Applicant or Sponsor: KAREN GREENLEE		Telephone: 610 518 5881 x106 E-Mail: KGREENLEE@PROSIGN.NET	
Address: 251 BOOT ROAD			
City/PO: DOWNINGTOWN		State: PA	Zip Code: 19335
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: TOWN OF NEWBURGH SIGN PERMIT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		135 x 164 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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: _____ _____	<input type="checkbox"/>	<input 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: _____ ACTION WILL NOT AFFECT THE WATER SUPPLY (SIGNS ONLY) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ ACTION WILL NOT AFFECT THE WATER SUPPLY (SIGNS ONLY) _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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 type="checkbox"/>	<input checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

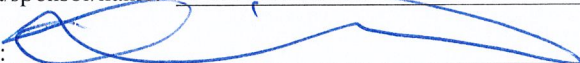
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: KAREN GREENLEE Date: 8/28/23

Signature:  Title: PERMIT EXPEDITER

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Megan Mayhew, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 26 Branch Ave, Berwyn, PA 19312
IN THE COUNTY OF Chester AND STATE OF Pennsylvania
AND THAT HE/SHE IS THE OWNER IN FEE OF 69 North Plank Rd

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

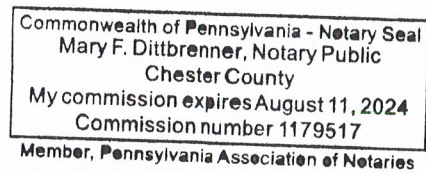
DATED: 9/11/23 Megan Mayhew
OWNER'S SIGNATURE

Jessica Davis
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 20 23

Mary F. Dittbrenner
NOTARY PUBLIC





0363 0282

ORANGE COUNTY - STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
265 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 13884 / 234
INSTRUMENT #: 20150026857

Receipt#: 1928056
Clerk: MG
Rec Date: 04/24/2015 11:58:58 AM
Doc Grp: D
Descrip: DEED C
Num Pgs: 6
Rec'd Frm: FIRST AMERICAN TITLE INS CO

Party1: ATLANTIC REFINING & MARKETING CORP
Party2: SUNOCO LLC
Town: NEWBURGH (TN)

Recording:
Recording Fee 50.00
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: 325.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 325.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 6010
Commercial Transfer Tax
Consideration: 0.00

Total: 0.00

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

Comment: _____

Handwritten signature of Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

SUNOCO LLC
10 INDUSTRIAL HIGHWAY BLDG G
LESTER, PA 19029

716517

BARGAIN AND SALE DEED

THIS INDENTURE, made as of June 1, 2014

BETWEEN

ATLANTIC REFINING AND MARKETING CORP., a Delaware corporation, whose address is 1735 Market Street, Suite LL, Philadelphia, PA 19103,

party of the first part, and

SUNOCO, LLC, a Delaware limited liability company, whose address is 1735 Market Street, Suite LL, Philadelphia, PA 19103,

party of the second part,

WITNESSETH, the party of the first part, in consideration of Ten and no/100 Dollars (\$10.00), lawful money of the United States, paid by the party of the second part, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, 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,

Sec 77 Blk 1 Lot 2

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York located in Section 77, Block 1 and Lot 2, being commonly known as 69 N Plank Road and being more particularly bounded and described in Exhibit A annexed (collectively, the "premises"),

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,

SUBJECT TO all easements and encumbrances of record.

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, 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.

BEING and intended to be the same premises conveyed to the party of the first part by deed from Atlantic Richfield Company, dated September 6, 1985.

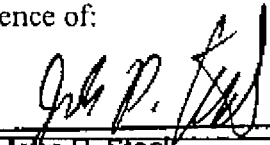
The conveyance made herein does not constitute a disposition of all or substantially all the assets of the party of the first part and is made in the ordinary course of business of the party of the first part.

Signatures. The Grantor signs this Deed on June 7, 2014, to be effective as of June 1, 2014. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.


{Signatures appear on the following page}

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

In presence of:



Name: John P. Steel
Title: Manager Strategic Portfolio Administration & Divestment

ATLANTIC REFINING AND MARKETING CORP.


By: _____
Name: Anthony M. Williams
Title: Manager Real Estate

STATE OF PENNSYLVANIA, COUNTY OF DELAWARE, ss.:

On the 7 day of November in the year 2014 before me, the undersigned, personally appeared Anthony M. Williams, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

My commission expires:

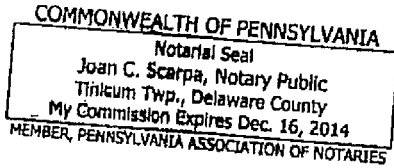


EXHIBIT A

DESCRIPTION OF PREMISES

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, and State of New York described as follows:

BEGINNING at a railroad spike set in the intersection of the center line of Gidney Avenue with the Westarly line of New York State Route 300 (known as North Plank Road); extending thence (1) along the center line of Gidney Avenue South 35 degrees 21 minutes West 132.40 feet to an iron spike; thence (2) along the Westarly line of the herein described land North 17 degrees 09 minutes West 37.0 feet to an iron rod; thence (3) continuing along said Westarly line North 17 degrees 09 minutes West 256.91 feet to a point; thence (4) along lands now or formerly of Ernest Frost, et ux, North 71 degrees 45 minutes 05 seconds East 185.64 feet to a 2 inch pipe set at an angle point in the aforesaid Westarly line of New York State Route 300; thence (5) along said line of New York State Route 300 South 06 degrees 57 minutes West 197.10 feet to the place of **BEGINNING**.

Land Services USA, Inc.

Accommodation Recording

File No. PAAC644-3037

THIS DOCUMENT NOT INSURED

BARGAIN AND SALE DEED

From

ATLANTIC REFINING AND MARKETING CORP., as grantor

To

SUNOCO, LLC, as grantee

Location of Property:

Town: Newburgh
County: Orange
State: New York
Section: 77
Block: 1
Lot: 2

RETURN BY MAIL TO:

Sunoco, LLC
10 Industrial Highway, Bldg. G
Lester, PA 19029
Attention: Toni Ng

TOWN OF NEWBURGH

Crossroads of the Northeast

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

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

August 17, 2023

PermEx
116 Ellis Rd
Havertown, PA 19083

Re: 69 N Plank Rd, 300 Route 32, 5004 Route 9W, Newburgh
77-1-2, 17-1-65.1, 84-2-2 B Zone

To whom it may concern:

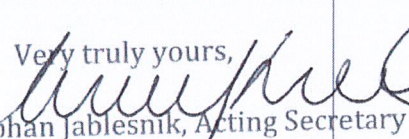
Enclosed please find Notice of Disapproval of Building Permit Application together with Application and Instructions for the Zoning Board of Appeals.

To change all signage on your properties in the Town of Newburgh you must obtain a variance from the Zoning Board of Appeals.

The next scheduled available meeting of the Zoning Board of Appeals is Thursday September 28, 2023. If this Agenda is full, the next meeting will be Thursday October 26, 2023. If you plan on applying to the Zoning Board of Appeals for variances, the application and all materials requested must be submitted to this office no later than 13 business days prior to the hearing date. Also, all mailings must be completed at least 10 business days prior to that date. Please refer to the enclosed Meeting Dates and Deadlines sheet.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,


Siobhan Jablesnik, Acting Secretary
Zoning Board of Appeals

/BG

Encl. NYS GML Section 239 requires the Zoning Board of Appeals 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.



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

3065-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/15/2023

Application No. 23-0866

To: PermEx
116 Ellis Rd.
Havertown, PA 19083

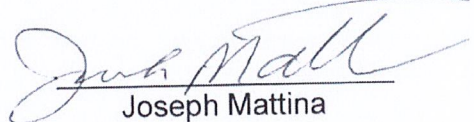
SBL: 77-1-2
ADDRESS: 69 N Plank Rd.

ZONE: B

PLEASE TAKE NOTICE that your application dated 07/25/2023 for permit to Change the signage on the canopy, free standing sign and service island pumps on the premises located at 69 N Plank Rd. 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:
 - (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-O: does not address canopy signage
- 3) 185-14-O-3-c: Service island identification signs. Service island identification signs indicating the price of gasoline, other relevant information or directions to persons using the facility, but containing no advertising material.
- 4) 185-14-O-3-b-1: One freestanding sign may be placed on the premises subject to the following:
The maximum sign area shall be 75 square feet.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



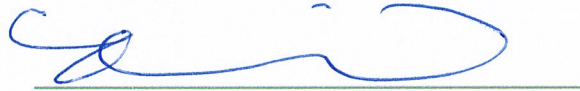


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I KAREN GRONLIE, being duly sworn, depose and say that I did on or before
October 12, 2023, post and will thereafter maintain at
69 N Plank Rd 77-1-2 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 26th
day of September, 2023.



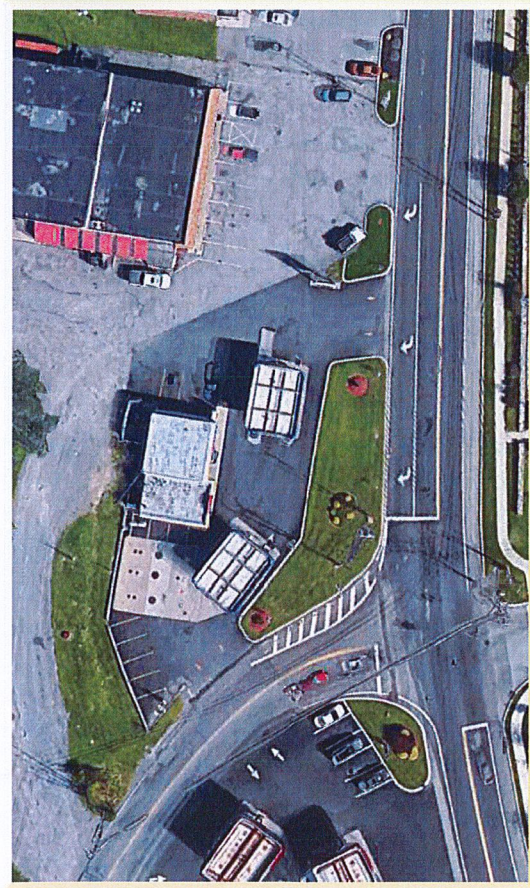
Commonwealth of Pennsylvania - Notary Seal
Mary F. Dittbrenner, Notary Public
Chester County
My commission expires August 11, 2024
Commission number 1179517
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania
County of Chester



SUNOCO
69 N Plank Road
Newburgh, NY 12550

BL# 8000648401



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

Revisions:
 Rev. 0 - Original Drawing
 02/20/2023

Address: **69 N Plank Road**
Newburgh, NY 12550
 Customer: PRO SIGNS
 Drawn by: EG

Job Number: **SUN-29394-SR**
 Date: 02/20/2023
 Customer Approval: _____

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.
 ←----- Please Initial here



Existing MID



Square Footage Totals:
Existing: TBV
Proposed: TBD

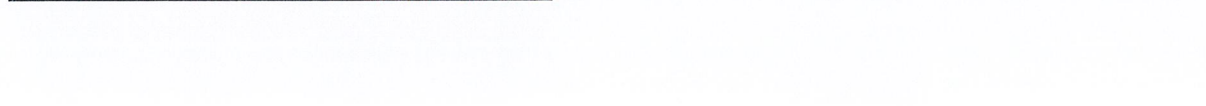
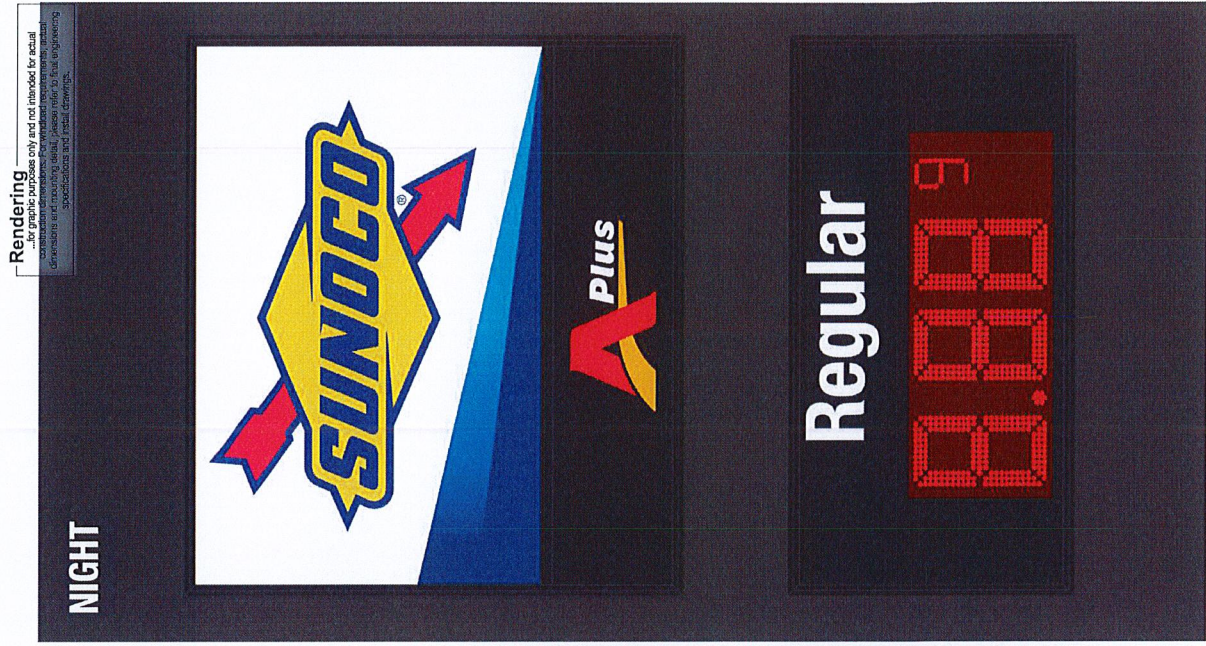
Revisions:
Rev. 0 - Original Drawing
02/20/2023

Address: 69 N Plank Road
Newburgh, NY 12550
Customer: PRO SIGNS
Drawn by: EG

Job Number: SUN-29394-SR
Date: 02/20/2023
Customer Approval: _____

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.
←----- Please initial here





Rendering ...for graphic purposes only and not intended for actual construction dimensions and mounting detail. Please refer to engineering specifications and final drawings.

NIGHT

DAY

98"

88"

97.375"

51"

24" digits

NOTE: Final dimensions to be determined by Final Engineering

Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and final drawings. © 2023 Everbrite, LLC, all rights reserved. This document is confidential and proprietary to Everbrite, LLC. Any disclosure to a third party is expressly prohibited.

Customer: SUNOCO
 Project No: 485170-1 AB
 Date: 05/09/23
 Location & Site No: 69 N Plank Rd, Newburgh, NY 12550

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

Description: Centennial Image — Sunoco w/ UT / Aplus & 1P24R

Scale: 3/8" = 1'

Drawn By: T. Heesen

Revised: 05/12/23

Revised:

CUSTOMER SIGNATURE _____ DATE _____
 LANDLORD SIGNATURE _____ DATE _____

Ultra Image Gas Canopy #1
Dimensional - Illuminated Fascia

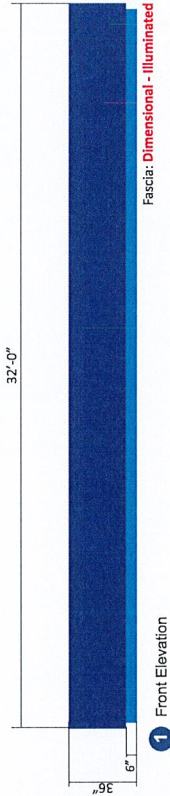
32'-0" x 27'-0" x 36"
Qty: 2 Canopy Columns

Scope of Work:
 Remove existing fascia and dispose.
 Install square corner kits provided by Fed Heath.
 Install 36" pre-imaged Sunoco Blue/Lt Blue fascia panels.
 Fascia to be DIMENSIONAL-ILLUMINATED on front/left/right.
 Fascia to be FLAT NON-ILLUMINATED on rear elevation.
 Install Qty: 1 Sunoco Wordmark Cloud Sign on right elevation

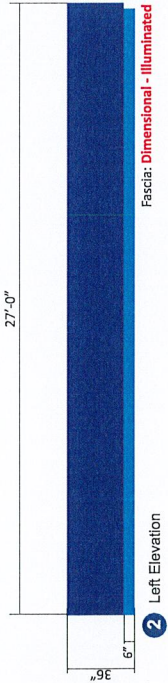
Existing Gas Canopy



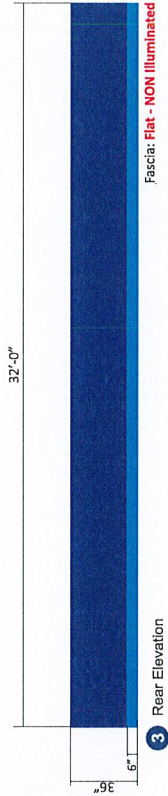
1 Front Elevation



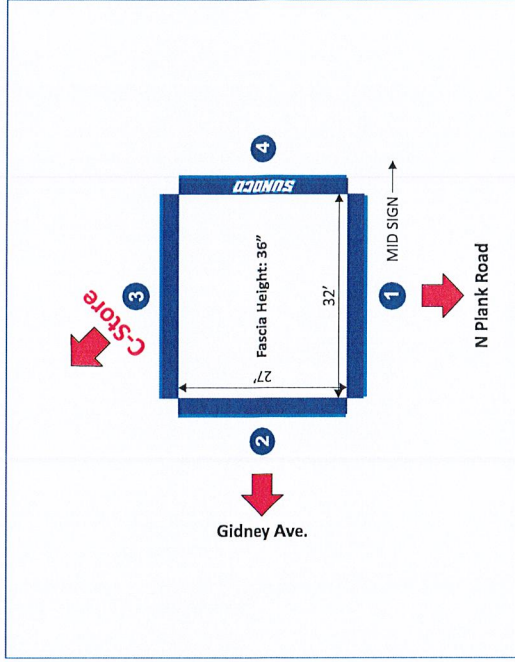
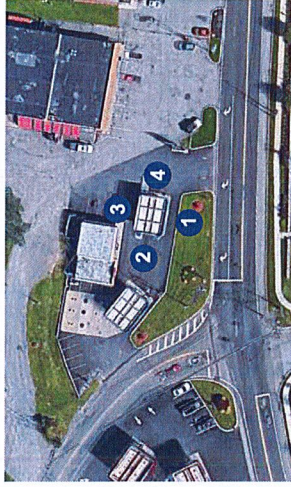
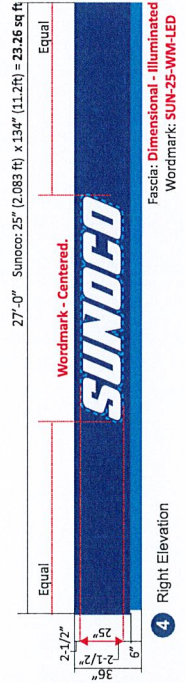
2 Left Elevation



3 Rear Elevation



4 Right Elevation



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

Revisions:

Rev. 0 - Original Drawing	02/20/2023
Rev. 1 - Moved wordmark to right elevation. Removed diamond/arrow.	05/24/2023

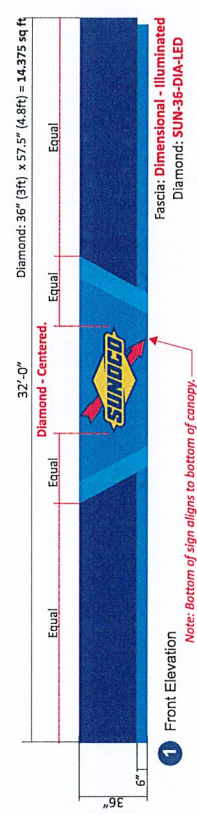
Address: **69 N Plank Road
 Newburgh, NY 12550**
 Customer: PRO SIGNS
 Drawn by: EG

Job Number: **SUN-29394-SR**
 Date: 02/20/2023
 Customer Approval: _____
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 ←----- Please initial here

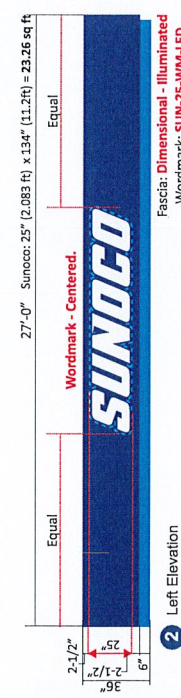
Ultra Image Gas Canopy #2

32'-0" x 27'-0" x 36"
Qty: 2 Canopy Columns

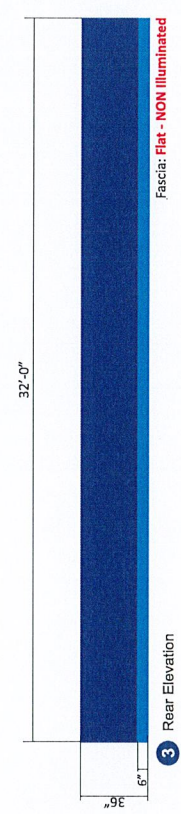
Dimensional - Illuminated Fascia



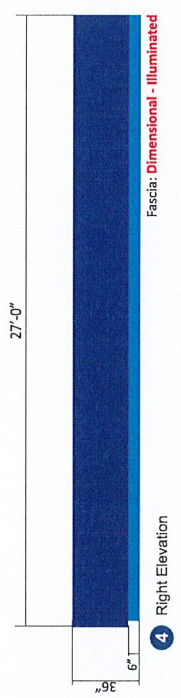
1 Front Elevation



2 Left Elevation

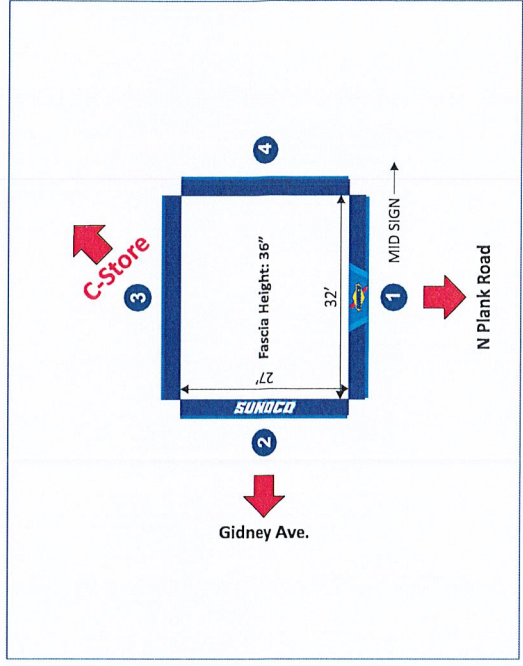
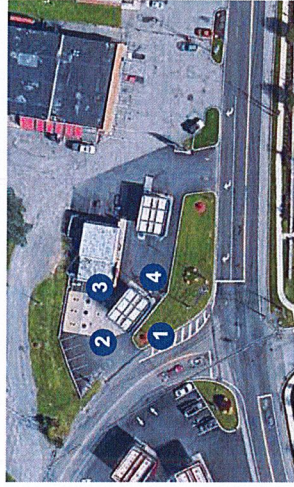


3 Rear Elevation



4 Right Elevation

Scope of Work:
 Remove existing fascia and dispose.
 Install square corner kits provided by Fed Heath.
 Install 36" pre-imaged sunoco Blue/Lt Blue fascia panels.
 Fascia to be DIMENSIONAL-ILLUMINATED on front/left/right.
 Fascia to be FLAT NON-ILLUMINATED on rear elevation.
 Install Qty: 1 Sunoco Wordmark Cloud Sign on left elevation
 Install Qty: 1 Sunoco Diamond on front elevation.



Revisions:

Rev. 0 - Original Drawing 02/20/2023

Rev. 1 - Added wordmark on left & diamond on front. 05/24/2023

Job Number: SUN-29394-SR

Date: 02/20/2023

Customer Approval: _____

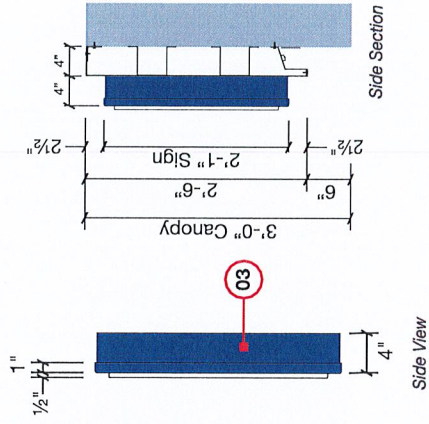
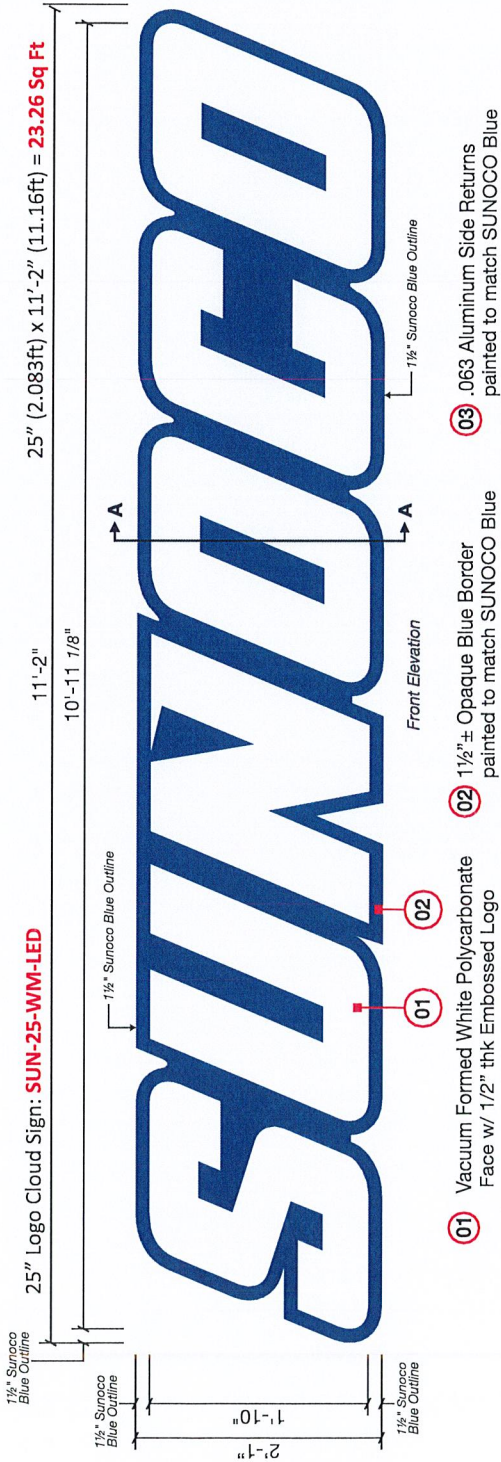
69 N Plank Road
Newburgh, NY 12550

Customer: PRO SIGNS
 Drawn by: EG

IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

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Revisions:

Rev. 0 - Original Drawing 02/20/2023

Rev. 1 - Removed arrow. 05/24/2023

Address: **69 N Plank Road**
Newburgh, NY 12550

Customer: PRO SIGNS

Drawn by: EG

Job Number: **SUN-29394-SR**

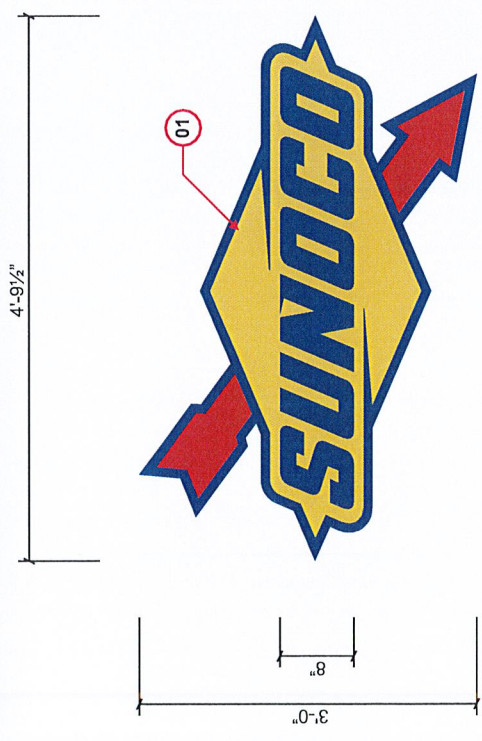
Date: 02/20/2023

Customer Approval: _____

IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

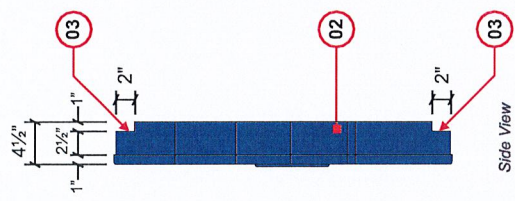
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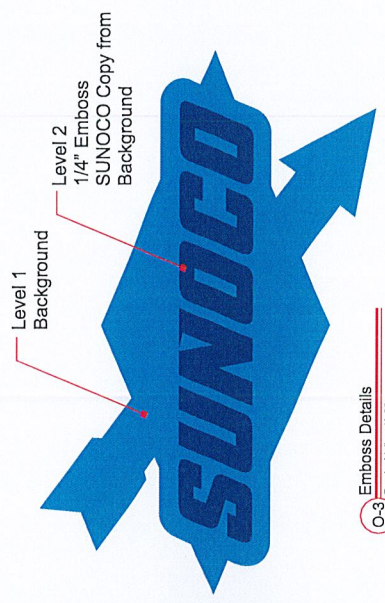
Front View

O-1 Canopy Diamond Sign
Scale | 1" = 1'-0"

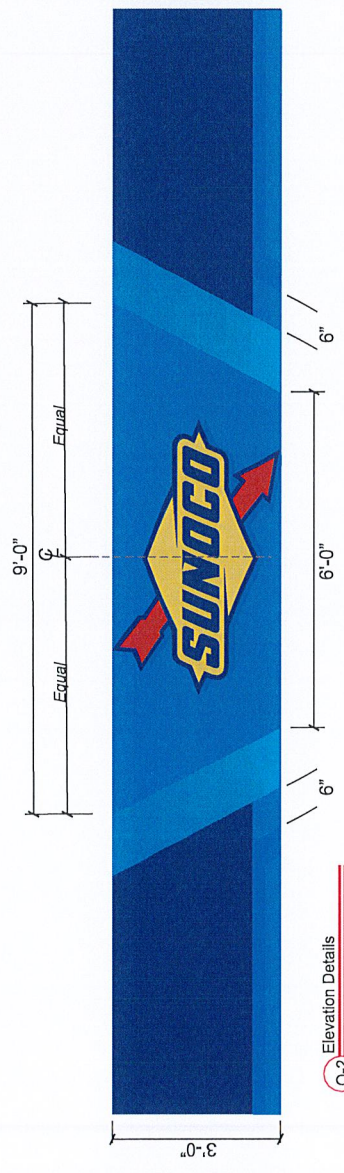


Side View

- 01 - Vacuum Formed Polycarbonate Face w/ 1/4" thk Embossed Logo (See Emboss Detail Below)
- 02 - Vacuum Formed Polycarbonate Opaque Backer w/ clear "window" around rear perimeter for Halo Lighting.
- 03 - Clear Halo Window around Rear Perimeter of sign



O-3 Emboss Details
Scale | 1" = 1'-0"



O-2 Elevation Details
Scale | 1/2" = 1'-0"

 <p>IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS</p>	<p>Revisions:</p> <p>Rev. 0 - Original Drawing 02/20/2023</p>	<p>Address: 69 N Plank Road Newburgh, NY 12550</p> <p>Customer: PRO SIGNS</p> <p>Drawn by: EG</p>	<p>Job Number: SUN-29394-SR</p> <p>Date: 02/20/2023</p> <p>Customer Approval: _____</p>	<p>This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.</p> <p>←----- Please Initial here</p>
	<p>Customer Approval: _____</p>			<p>_____</p>

SUNOCO Canopy Deck & Lighting

Scope of Work:
New decking to be installed on both canopies.

Per Sunoco specifications, all gas canopy decks should be White; diesel canopy decking should be painted Black. Canopy decks should be clean and free of peeling paint. Canopy decks that are not clean should be power washed. Canopy decks should be freshly re-painted if the underside was previously painted.

All canopy lights should be fully functional with clean lenses. Damaged or missing lenses should be replaced. If site does not currently have LED decking lights they must be updated to LED.

Existing Gas Canopy Decking & Lighting

Gas Canopy #1

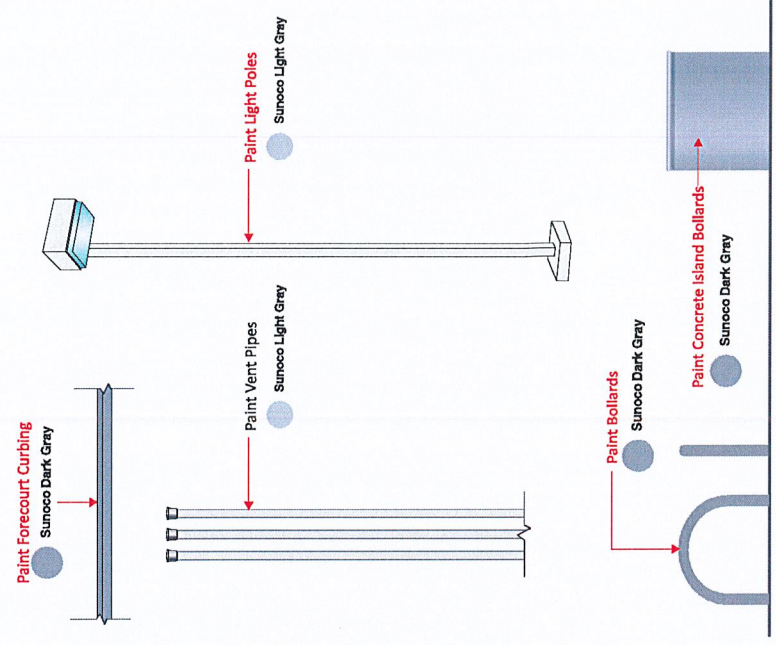


Gas Canopy #2




SUNOCO Forecourt Imaging

Forecourt Scope of Work:
Vent Pipes to be painted Sunoco Light Gray
Forecourt Bollards to be painted Sunoco Dark Gray
Light poles to be painted Sunoco Light Gray
Painted curbing to be re-painted Sunoco Dark Gray

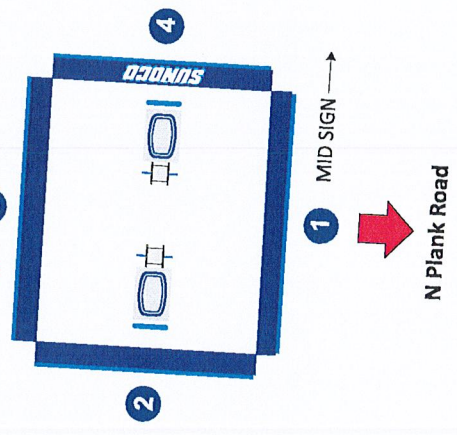
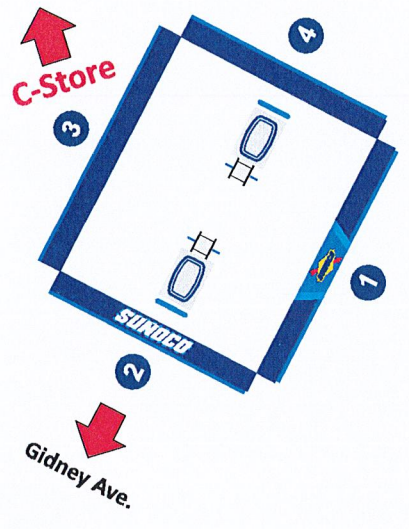
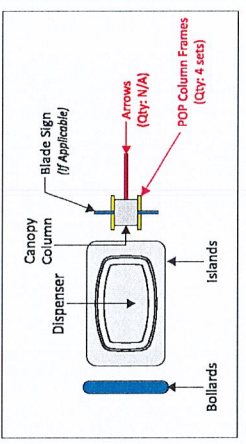


Note: If bollards are stainless steel they are to remain unpainted

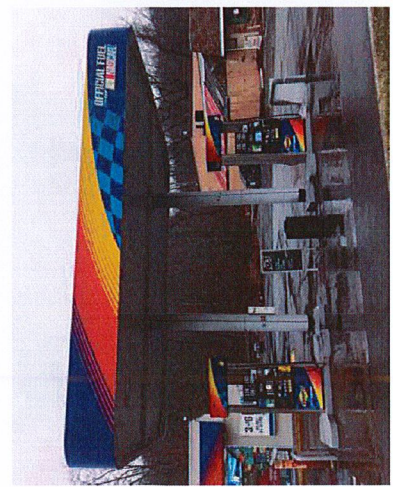
 <p>IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS</p>	<p>Revisions: Rev. 0 - Original Drawing</p> <p>02/20/2023</p>	<p>Address: 69 N Plank Road Newburgh, NY 12550</p> <p>Customer: PRO SIGNS</p> <p>Drawn by: EG</p>	<p>Job Number: SUN-29394-SR</p> <p>Date: 02/20/2023</p> <p>Customer Approval: _____</p>	<p>This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.</p> <p>←----- Please initial here</p>
	<p>Note: If bollards are stainless steel they are to remain unpainted</p>			



SITE KEY



Existing Under Gas Canopy #1:



Existing Under Gas Canopy #2:



Revisions:

Rev. 0 - Original Drawing

02/20/2023

Address: 69 N Plank Road
Newburgh, NY 12550

Customer: PRO SIGNS

Drawn by: EG

Job Number: SUN-29394-SR

Date: 02/20/2023

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IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

Dispenser Imaging

Existing Dispensers Under Gas Canopies:

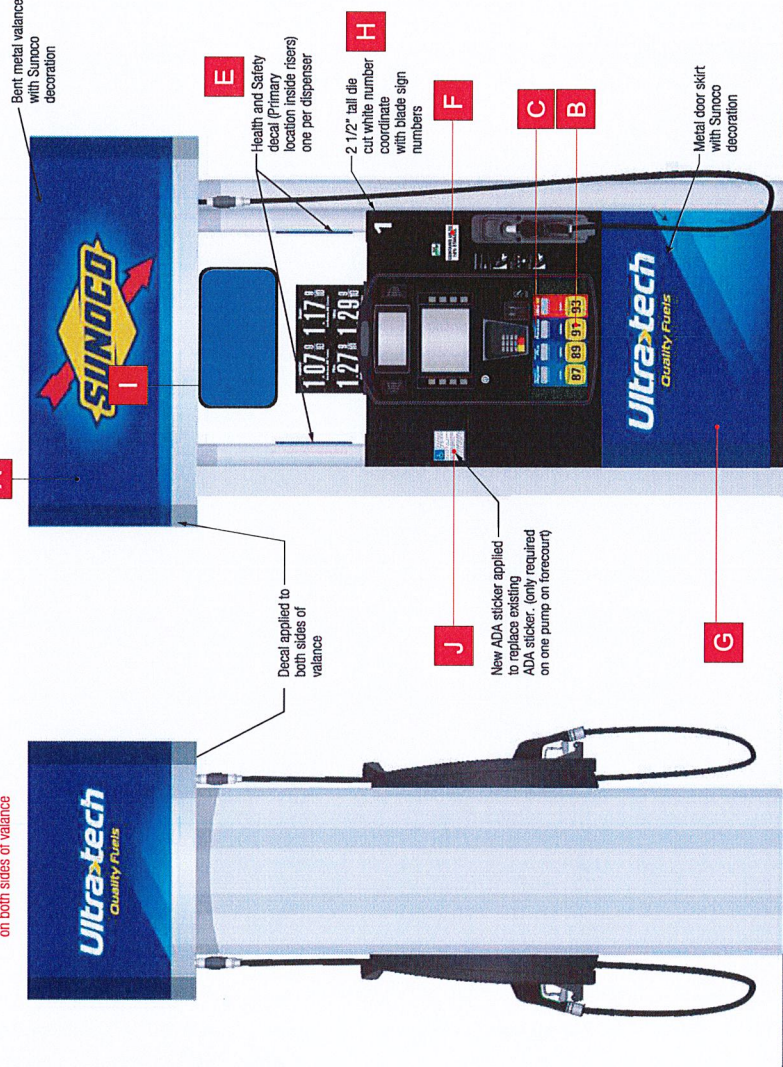


Gilbarco Encore 500/700S (4+0)

Qty = 4

PROPOSED:

Ultra Tech Logo
on both sides of valance



Gas Dispenser Scope of Work:

- Existing Gilbarco Encore 500/700S (Qty: 4+0) dispensers to be re-imaged to Sunoco Centennial image specs with materials supplied by ISI / ProSign to include:
- SUNOCO Valances provided by ProSign to be fitted on all dispensers (Qty: 4)
 - Install new Metal Door Skins (Qty: 4 set)
 - Install ISI provided PID/Octane/Crimd Overlay decals (Qty: 4 set)
 - Install 2-1/2" Pump # Decal to dispenser crind/bezel.
 - Health & Safety decals (2 per dispenser) installed on inside risers
 - Install all required regulatory decals as needed (ethanol, low sulfur, ADA etc.)
 - Install Qty: 4 Pump Topper Frames

Valance: SUN-V-24x56x27
Material Supplier: Pro Sign
Qty: 4

Required Dispenser Items:

- | | |
|---|---|
| A | Valance |
| B | Octane Decals |
| C | Fuel Grade Decals (PIDs) |
| D | ULSD Decal (If applicable) |
| E | Health/Safety/Warning Decals |
| F | Ethanol Decals |
| G | Door Skirt |
| H | 2-1/2" Pump # Decals |
| I | Pump Topper |
| J | ADA Decal |
| K | Diesel Surround Overlay (If applicable) |

Revisions:
Rev. 0 - Original Drawing
02/20/2023

Address: **69 N Plank Road
Newburgh, NY 12550**

Customer: PRO SIGNS
Drawn by: EG

Job Number: **SUN-29394-SR**
Date: 02/20/2023

Customer Approval: _____

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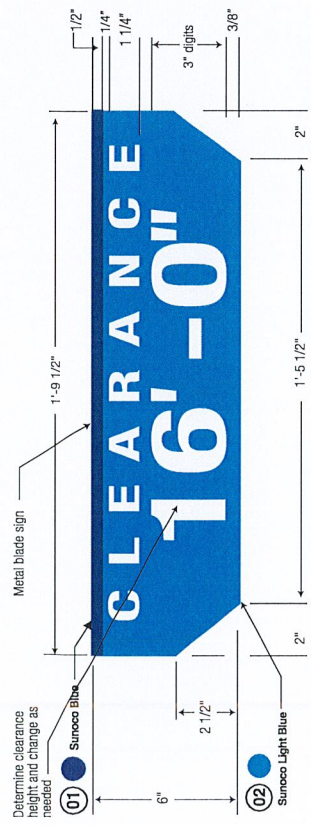
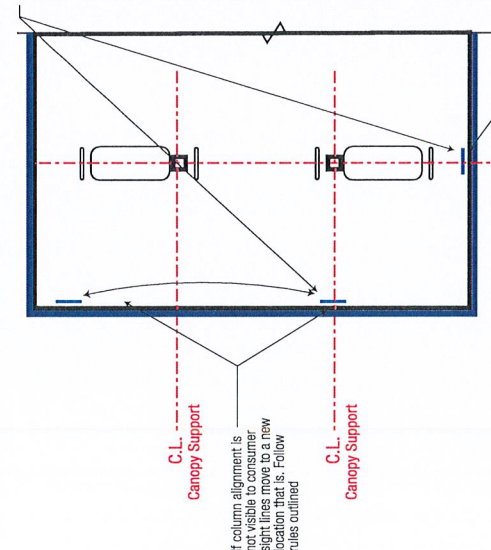
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

CLEARANCE SIGNS & PUMP # SIGN SPECS

OPTIONAL



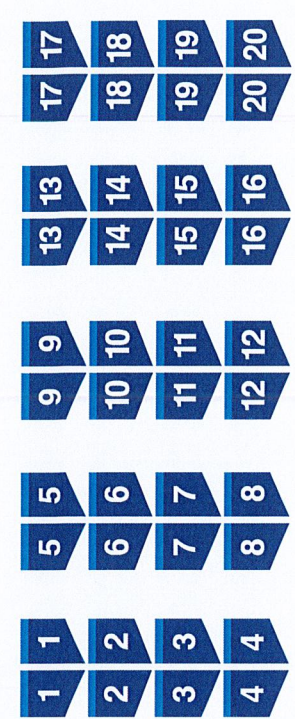
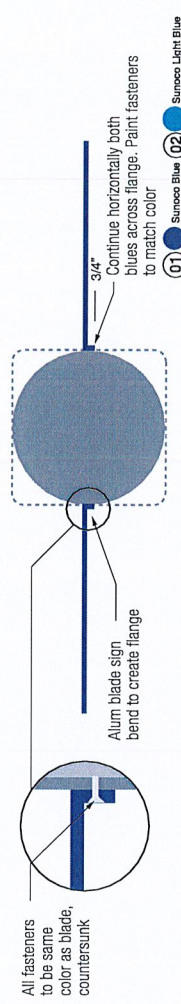
- Note:**
1. Canopy Clearance Sign should be positioned in the most visible sight lines for consumers entering the forecourt.
 2. Align off column as first priority. If that location does not provide adequate visibility, move to a position that does.
 3. Do not position Clearance sign under a Sunoco word mark sign or Sunoco diamond sign when possible. Follow rules established on this sheet.
 4. (2) Clearance signs are typically used per canopy. If more are needed, seek approval from Sunoco reimage team



Fuel Blade Sign (Optional)

Blade signs are not recommended for sites that have 5 or less dispensers. If site has 6 or more dispensers it is recommended to incorporate blade signs.

Flag signs are mounted on the canopy columns. Should be visible for both the consumer and C-Store.



Revisions:

Rev. 0 - Original Drawing

02/20/2023

Job Number: SUN-29394-SR

Date: 02/20/2023

Address: 69 N Plank Road
Newburgh, NY 12550

Customer: PRO SIGNS

Drawn by: EG

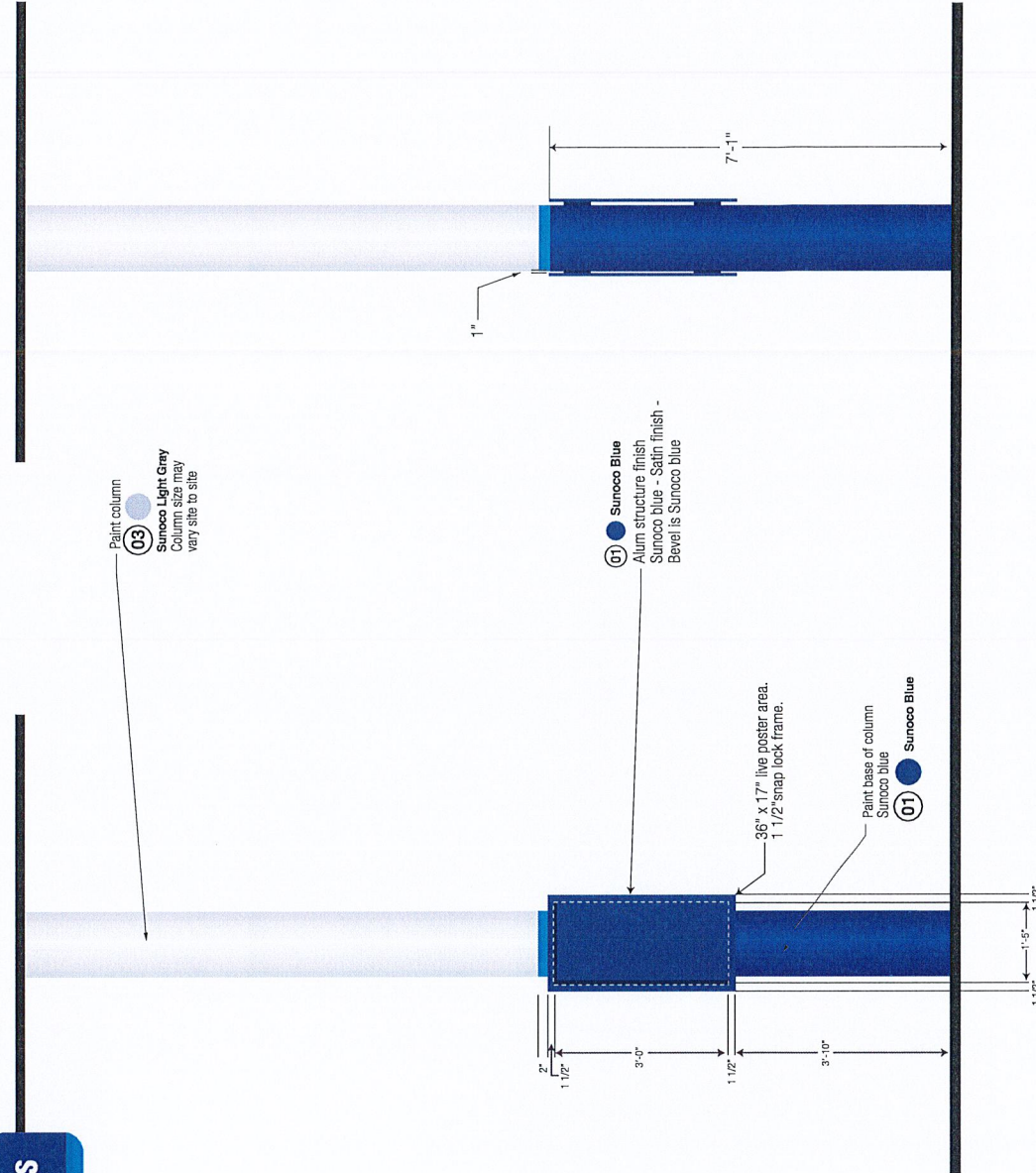
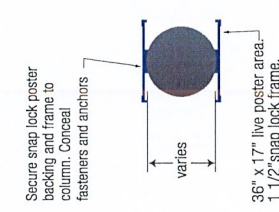
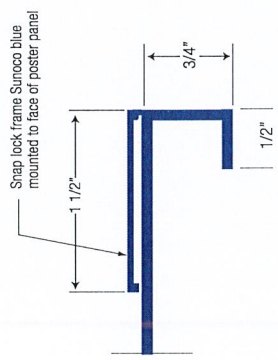
Customer Approval:

TOTAL IMAGING

IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

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Revisions:

Rev. 0 - Original Drawing

02/20/2023

Address: 69 N Plank Road
Newburgh, NY 12550

Customer: PRO SIGNS

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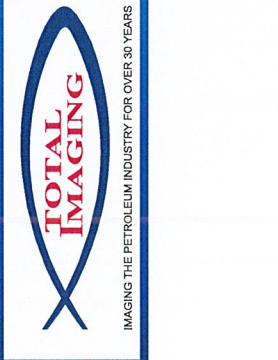
Job Number: SUN-29394-SR

Date: 02/20/2023

Customer Approval: _____

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EXISTING



PROPOSED



Approved by _____ Date _____
 APPROVED AS SHOWN APPROVED AS NOTED CORRECT & RESUBMIT






69 N. Plank Road
 Newburg, NY 12550
 ACCT #: 17428
 DWG #1

PRESENTATION

Note: This color palette is intended for informational purposes only. It is not intended to be used as a color reference. The colors shown are approximate and may vary due to lighting and other factors. The proper color is determined by the manufacturer's color chart. The manufacturer's color chart is the final authority for color selection.

Sunoco Color Palette | Pantone - Vinyl

	Pantone Color: 289C
	Change Vinyl: 3M™ 156-37 Sapphire Blue Translucent Vinyl: 3M™ 365-171 Sultan Blue
	Pantone Color: 482C
	Change Vinyl: 3M™ 7725-83 Titanium Road Translucent Vinyl: 3M™ 636-32 Road
	Pantone Color: 109C
	Change Vinyl: Avery 50906-027-2 Translucent Vinyl: 3M™ 365-015 Helium
	Paint Color: SW 6245L Grey - 7088 RFS: 99 101 98

- 01 - Remove Aplus arch and flex face from existing Proband
- 02 - Damage to front left corner to be repaired in field.
- 03 - Install 30" ACM and LED retrofit with 36" Aplus Keystone and Aplus decal. Keystone to be placed in same area as existing arch.

Photo Re-image
 Scale: 1/8" = 1'-0"

 <p>Pro Signs Your Brand Realized</p>	<p>251 Boot Road Downingtown, PA 19335 610.518.6881 610.518.5244 info@prosign.net</p>	<p>REVISIONS: xxx</p>	<p>PM: JDA DESIGNER: FXH DATE: 2.17.2023</p>
<p>BUILDING PHOTO RE-IMAGE</p>		<p>DATE: 2.17.2023</p>	
<p>Copyright: Pro Sign Company, 2023 ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF PRO SIGN COMPANY. IT SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PRO SIGN COMPANY. THE USER AGREES TO HOLD PRO SIGN COMPANY HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT. THE USER AGREES TO HOLD PRO SIGN COMPANY HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DOCUMENT.</p>		<p>USE FILE Locations DWG: Y:\S\Sunoco\SITES\NY\Newburg\17428\DESIGN\17428-1_PRS-APLUS_69 N PLANK RD-NEWBURG, NY.cdr</p>	

