



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:

17-1-65.1 (TAX MAP DESIGNATION)

300 ROUTE 32 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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 & 185-14-0

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 Mader
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 20 23

Mary 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

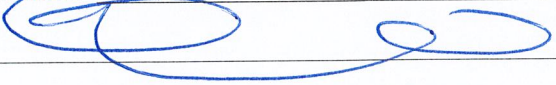
Instructions for Completing

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): 300 ROUTE 32			
Brief Description of Proposed Action: REPLACEMENT FACES IN EXISTING FREESTANDING MAIN IDENTIFICATION SIGNS NEW SIGNAGE AND FASCIA ON EXISTING FUEL CANOPY REIMAGE EXISTING FUEL PUMPS AND UNDER CANOPY NEW WALL SIGN 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?		1.00 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?	<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 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?		NO	YES
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?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services 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 the 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?		NO	YES
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?		NO	YES
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?		NO	YES
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?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>KAREN GREENLEE</u> Date: <u>8/28/23</u></p> <p>Signature: <u></u> Title: <u>PERMIT EXPEDITER</u></p>		

N. Y.

No. 11-8307

~~11-8307~~ 2204 1072

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

1072

THIS INDENTURE, made the 11th day of August, nineteen hundred and eighty-one.

BETWEEN SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation,
1508 Walnut Street, Philadelphia, Pennsylvania 19103,

GRANTOR, and FRANK C. GRECO, R.D. 2, Kings Drive, Walkkill,
New York 12589,

GRANTEE,

WITNESSETH, that the Grantor, in consideration of NINETY-EIGHT THOUSAND DOLLARS (\$98,000.00) paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that certain parcel of Real Estate situate in the Town of Newburgh, County of Orange, State of New York, to wit:

BEGINNING at a point in the easterly line of Plattekill Turnpike (Route 32) at a concrete highway monument set in the ground at the beginning of a circular curve which rounds the corner approach of the said easterly line of Route 32 with the northerly line of North Plank Road (Route 300) and runs thence from said point of beginning along the arc of said curve in a southerly direction, to the left, with radius of 150 feet and angle Delta of 51° 43' 09" an arc distance of 135.40 feet to a point marked by a concrete highway monument set in the northerly line of Route 300 at the end of said curve, thence along the north line of Route 300 S. 41° 38' E. 129.47 feet to a point; thence the following two courses and distances, 1.) N. 48° 22' E. 137.63 feet to a point; 2.) N. 2° 59' E. 159.10 feet to a point in the southerly line of lands now or formerly of Catherine and Robert Kirkpatrick, thence along the southerly line of said lands, being along the southerly side of a stone fence N. 73° 41' W. 214.31 feet to a point in the easterly line of Route 32; thence along said line S. 15° 07' W. 90.0 feet to the point or place of beginning.

Being the same premises conveyed to Grantor by deed recorded in Orange County Clerk's Office in Liber 2201 of Deeds Page 326

Subject to easements, restrictions and conditions of record, easements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.

N. Y. D&S

No. 11-8307

TOGETHER with all right, title and interest, if any of the Grantor 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 Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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.

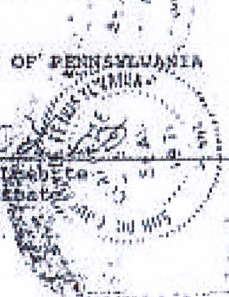
IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

ATTEST:

SUN OIL COMPANY OF PENNSYLVANIA

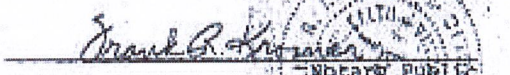

Ernest E. Rossman
Assistant Secretary

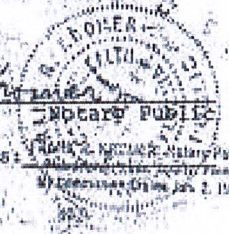

Richard W. Von Lasurbe
Manager, Real Estate



STATE OF PENNSYLVANIA)
) SS:
COUNTY OF PHILADELPHIA)

On the 11th day of August, 1981, before me personally came Richard W. Von Lasurbe to me known, who, being by me duly sworn, did depose and say that he resides at No. 1031 Squires Drive, West Chester, Pennsylvania 19380; that he is the Manager, Real Estate of Sun Oil Company of Pennsylvania, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.


My Commission Expires: Jan 1, 1982

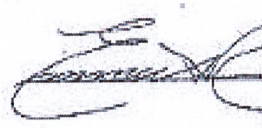
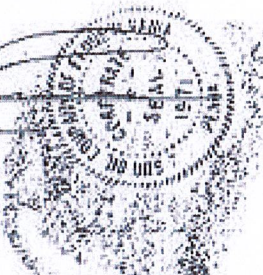


THIS INSTRUMENT PREPARED BY: FRANK R. ROARK, ESQUIRE, SUN OIL COMPANY OF PENNSYLVANIA, 1608 WALNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103.

2204 pg 1074

I, Emmett E. Rossman, Assistant Secretary of the Sun Oil Company of Pennsylvania, do hereby certify that the following is a true and correct copy of a resolution passed by unanimous written consent of the Directors of the Company on January 27, 1980.

RESOLVED, That William Gorden, Kenneth L. Moore, Nicholas Onufrak and Richard W. Von Luehrte, or any one of them, is hereby authorized to enter into, execute and deliver in the name of this Corporation, contracts for the purchase or sale of real and personal property, deeds, leases and easements, government permits and collateral instruments of all kinds relating to the acquisition, transfer or use of real and personal property and to perform all acts necessary or desirable in connection with the execution, filing or recording of such instruments, provided, however, that any such transaction shall not involve a sum in excess of \$250,000.

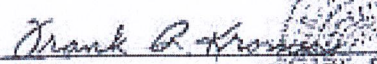
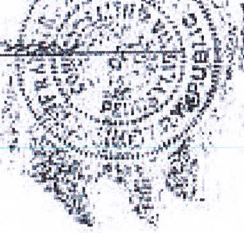



Philadelphia, Pa.

COMMONWEALTH OF PENNSYLVANIA: : SS:
COUNTY OF PHILADELPHIA :

On this, the 12th day of August 1981, before me, the undersigned officer, personally appeared Emmett E. Rossman, an Assistant Secretary of SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, known to me to be such person and such officer and acknowledged that the foregoing instrument is a certified copy of a resolution duly and properly adopted by the Board of Directors of Sun Oil Company of Pennsylvania, a Pennsylvania corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

FRANK R. KROMER, Notary Public
Philadelphia, PA
My Commission Expires Feb. 2, 1982

RECORDED
10/7/80
REALTY
1316
SEP 17 1981
TR. & CO. CLERK
ORANGE
COUNTY

Orange County Clerk's Office
Recorded on this date
of Sept 1981 at 11:41 AM
of Book 11 M. in Liberary
and Examined at page 1072
P. S. Mangaly
CLERK

SUN OIL COMPANY OF PENNSYLVANIA

CHICAGO TITLE INSURANCE COMPANY
Title # 81-11-35260

-to-

FRANK C. GRECO

RECORD & RETURN TO:

Peter C. Putanow, Esq.
346 Broadway
P.O. Box 2177
Newburgh, N.Y. 12550

118
1072
19-

1072 PG 1075

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:

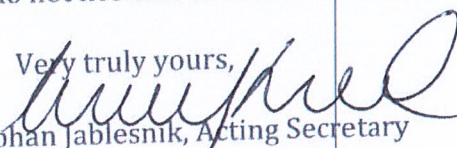
Enclosed please find Notice of Disapproval of Building Permit Application together with Application and Instructions for the Zoning Board of Appeals.

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.

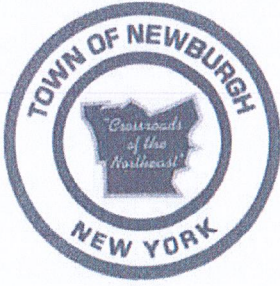
If you have any questions, please do not hesitate to contact this office.

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

3064-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/15/2023

Application No. 23-0864

To: PermEx
116 Ellis Rd.
Havertown, PA 19083

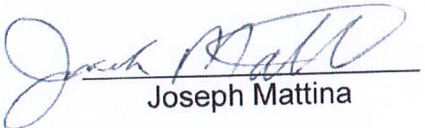
SBL: 17-1-65.1
ADDRESS: 300 Route 32

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 300 Route 32 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-3-b: One freestanding sign may be placed on the premises
- 3) 185-14-O: does not address canopy signage
- 4) 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.
- 5) 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

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Megan Magraw, 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 300 Rte 32

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 Magraw
OWNER'S SIGNATURE

Jessica Davis
WITNESS' SIGNATURE

STATE OF NEW YORK; COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 2023

Mary F. Dittbrenner
NOTARY PUBLIC

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





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

STATE OF NEW YORK: COUNTY OF ORANGE:

I KAREN GREENICE, being duly sworn, depose and say that I did on or before
October 12, 2023, post and will thereafter maintain at
300 Route 32 17-1-65.1 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.

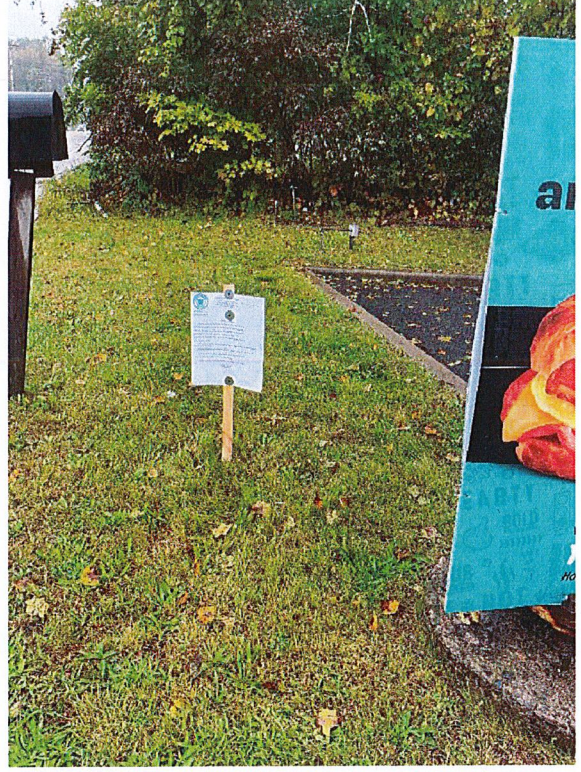


Sworn to before me this 26th
day of September, 2023.



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





**NY-300 & NY-32
Newburgh, NY 12550**

BL# 8000044201



Revisions:
Rev. 0 - Original Drawing
05/04/2023

Address: **NY-300 & NY-32
Newburgh, NY 12550**

Job Number: **SUN-29586-SR**
Date: 05/04/2023

Customer: PRO SIGNS
Drawn by: EG

Customer Approval: _____

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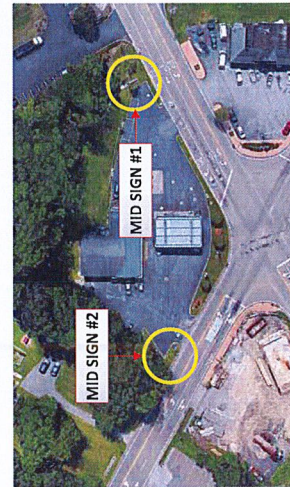




Existing MID #2



Existing MID #1



Square Footage Totals:
 Existing: TBY
 Proposed: TBD

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Job Number: SUN-29586-SR
 Date: 05/04/2023
 Customer Approval: _____

Address: NY-300 & NY-32
 Newburgh, NY 12550
 Customer: PRO SIGNS
 Drawn by: EG

Revisions:
 Rev. 0 - Original Drawing
 05/04/2023



Rendering
...for graphic purposes only and not intended for actual
construction dimensions. For windload requirements actual
dimensions or specifications and final drawings.

NIGHT



DAY

98"



2.4" digits



BEFORE



AFTER

Maintain
CAH 23' 10"

NOTE: Final dimensions to be determined by Final Engineering



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 install drawings.
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Customer: SUNOCO
Project No: 485173-1 AB
Date: 05/09/23
Location & Site No: Rte 300 & Rte 32,
Newburgh, NY 12550

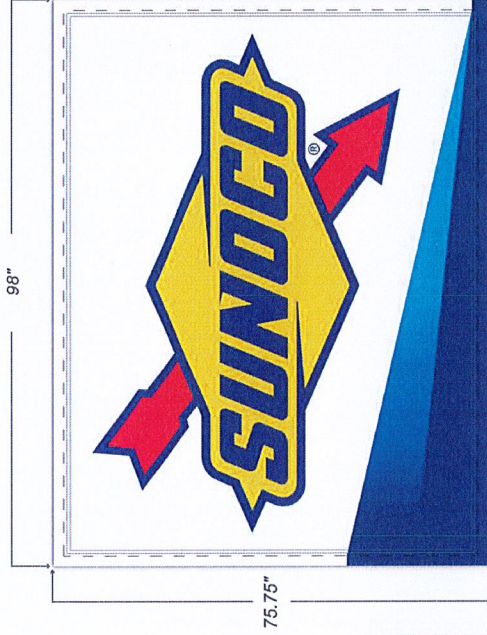
Description: Centennial Image —
Sunoco w/ UT / Aplus & 1P24R
Revised: 05/12/23
Revised:

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.
CUSTOMER SIGNATURE _____ DATE _____
LANDLORD SIGNATURE _____ DATE _____

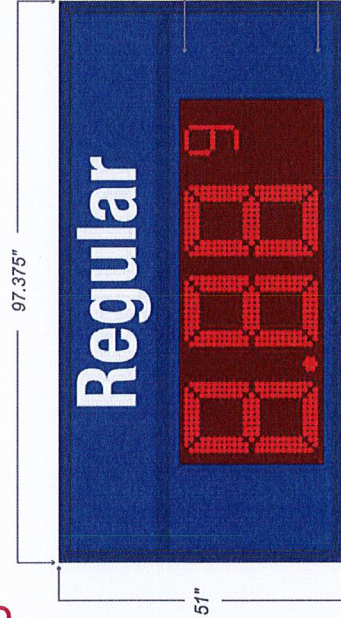


Rendering for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

DAY



NIGHT



NOTE: Final dimensions to be determined by Final Engineering



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Customer: SUNOCO	Description: Centennial Image —	CUSTOMER SIGNATURE	DATE
Project No: 485181-1 AB	Sunoco w/o UT & 1P24R	LANDLORD SIGNATURE	DATE
Date: 05/09/23	Revised: 05/12/23		
Location & Site No: Rte 300 & Rte 32, Newburgh, NY 12550	Revised: 9744		

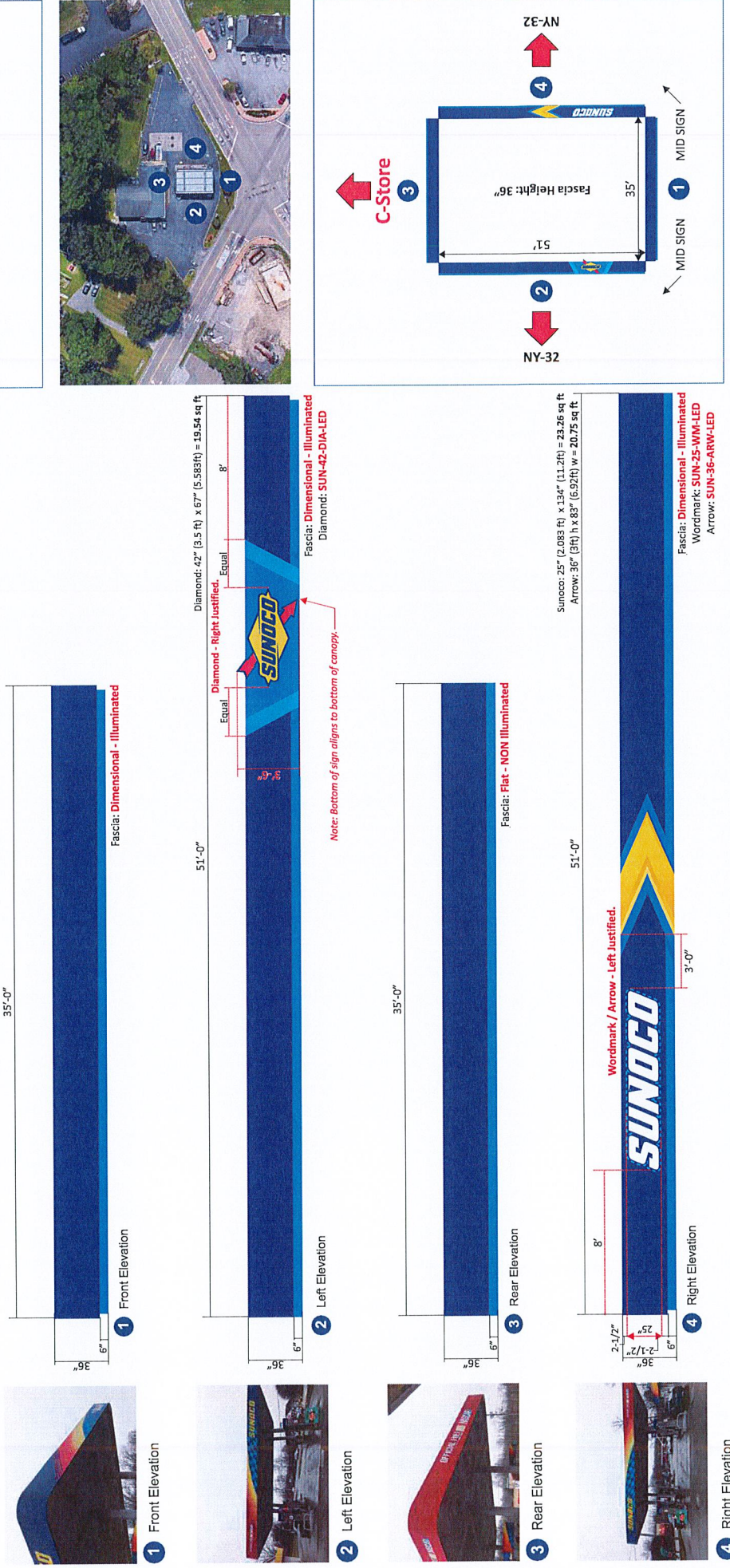
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Ultra Image Gas Canopy

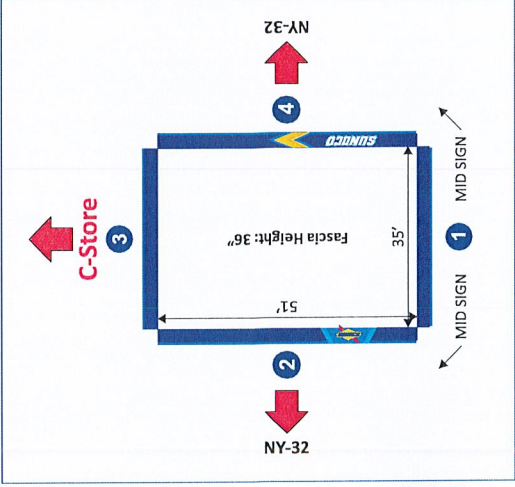
35'-0" x 51'-0" x 36" Qty: 4 Canopy Columns

Dimensional - Illuminated Fascia

Existing Gas Canopy

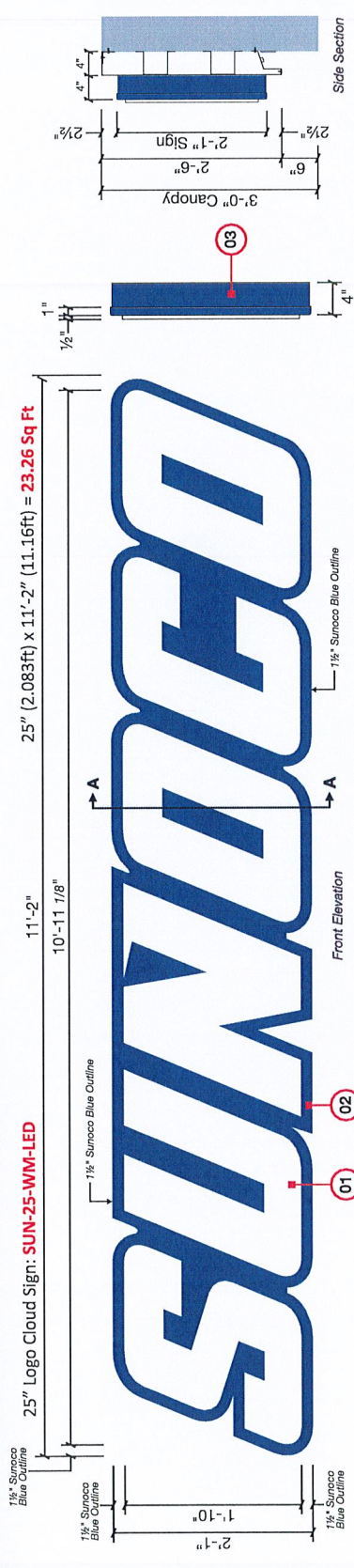


Scope of Work:
Remove existing fascia and dispose.
Install 36" pre-imagined Sunoco Blue/Lt. Blue fascia panels.
Fascia to be DIMENSIONAL-ILLUMINATED on front/left/right.
Fascia to be FLAT NON-ILLUMINATED on rear elevation.
Install Qty: 1 Sunoco Wordmark Cloud Sign & Arrow on right elevation
Install Qty: 1 Sunoco Diamond on left elevation

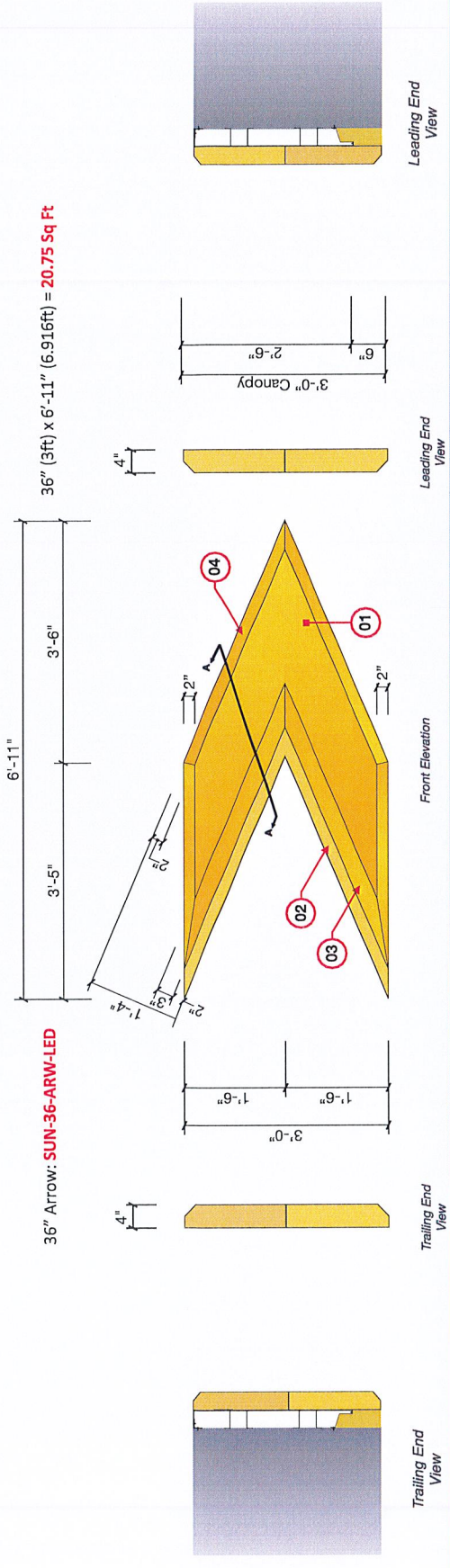


<p>Revisions: Rev. 0 - Original Drawing 05/04/2023</p>	<p>Address: NY-300 & NY-32 Newburgh, NY 12550</p> <p>Customer: PRO SIGNS Drawn by: EG</p>	<p>Job Number: SUN-29586-SR Date: 05/04/2023</p>	<p>This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission. Please Initial here</p>
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- 01** Vacuum Formed White Polycarbonate Face w/ 1/2" thick Embossed Logo
- 02** 1 1/2" ± Opaque Blue Border painted to match SUNOCO Blue
- 03** .063 Aluminum Side Returns painted to match SUNOCO Blue



Revisions:
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Newburgh, NY 12550**
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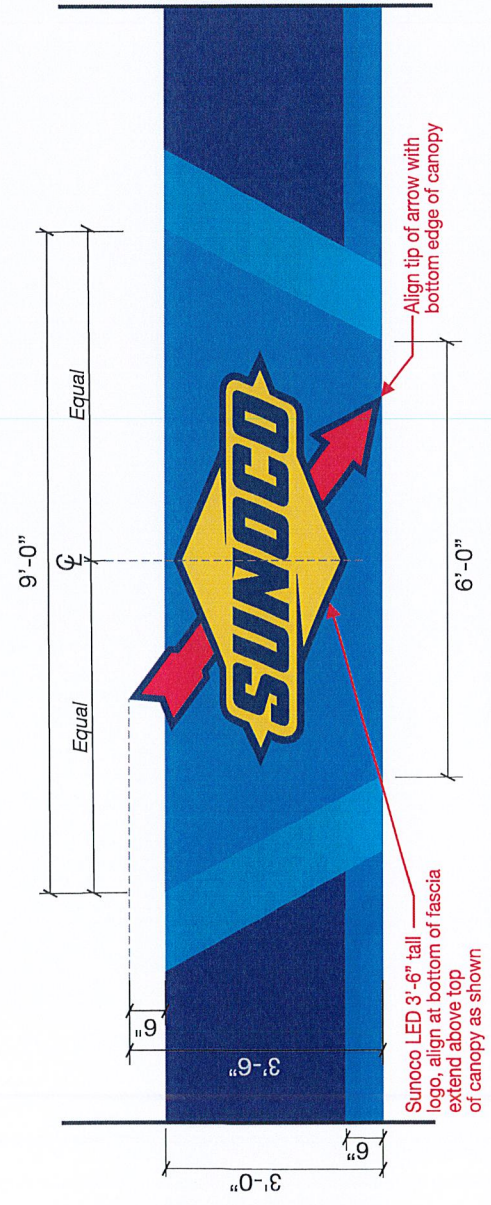
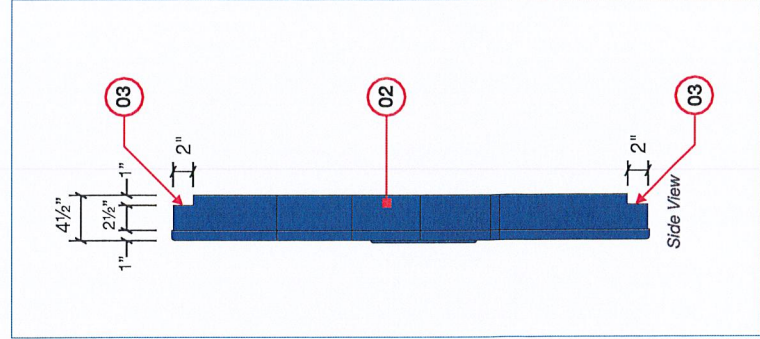
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SUNOCO
Canopy Diamond Sign



- 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



Sunoco LED 3'-6" tall logo, align at bottom of fascia extend above top of canopy as shown

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

Revisions:
Rev. 0 - Original Drawing
05/04/2023

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Canopy Deck & Lighting

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.

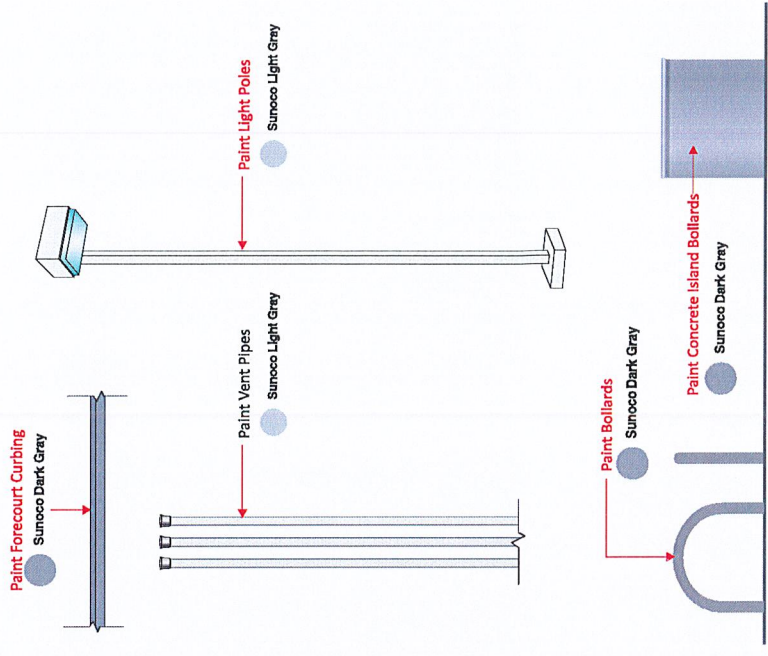
Scope of Work:
 Pressure wash gas canopy decking.
 Paint gas canopy decking white if NEEDED.
 Replace (Qty: 12) decking lights with LED if existing are not already LED.

Existing Gas Canopy Decking & Lighting



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



Revisions:
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 05/04/2023

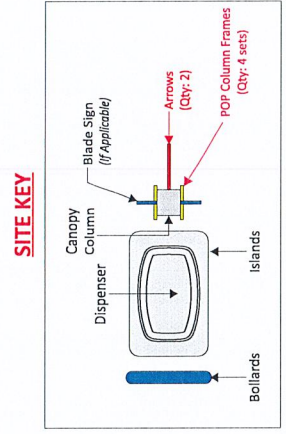
Address: NY-300 & NY-32
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Customer: PRO SIGNS
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 Date: 05/04/2023
Customer Approval:

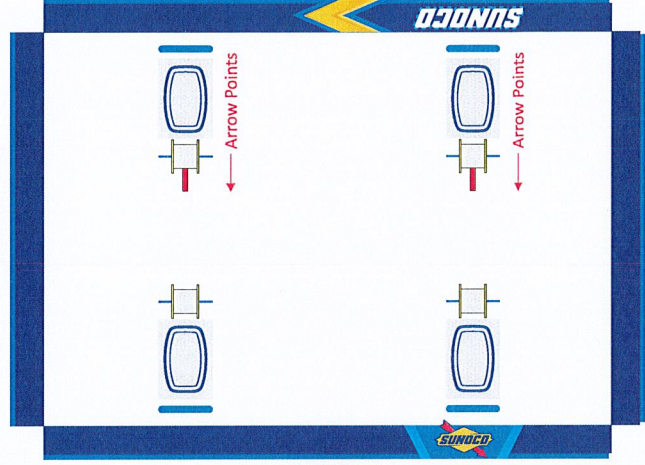
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Existing Under Gas Canopy:



C-Store **3**



NY-32

MID SIGN 1 MID SIGN

NY-32


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IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

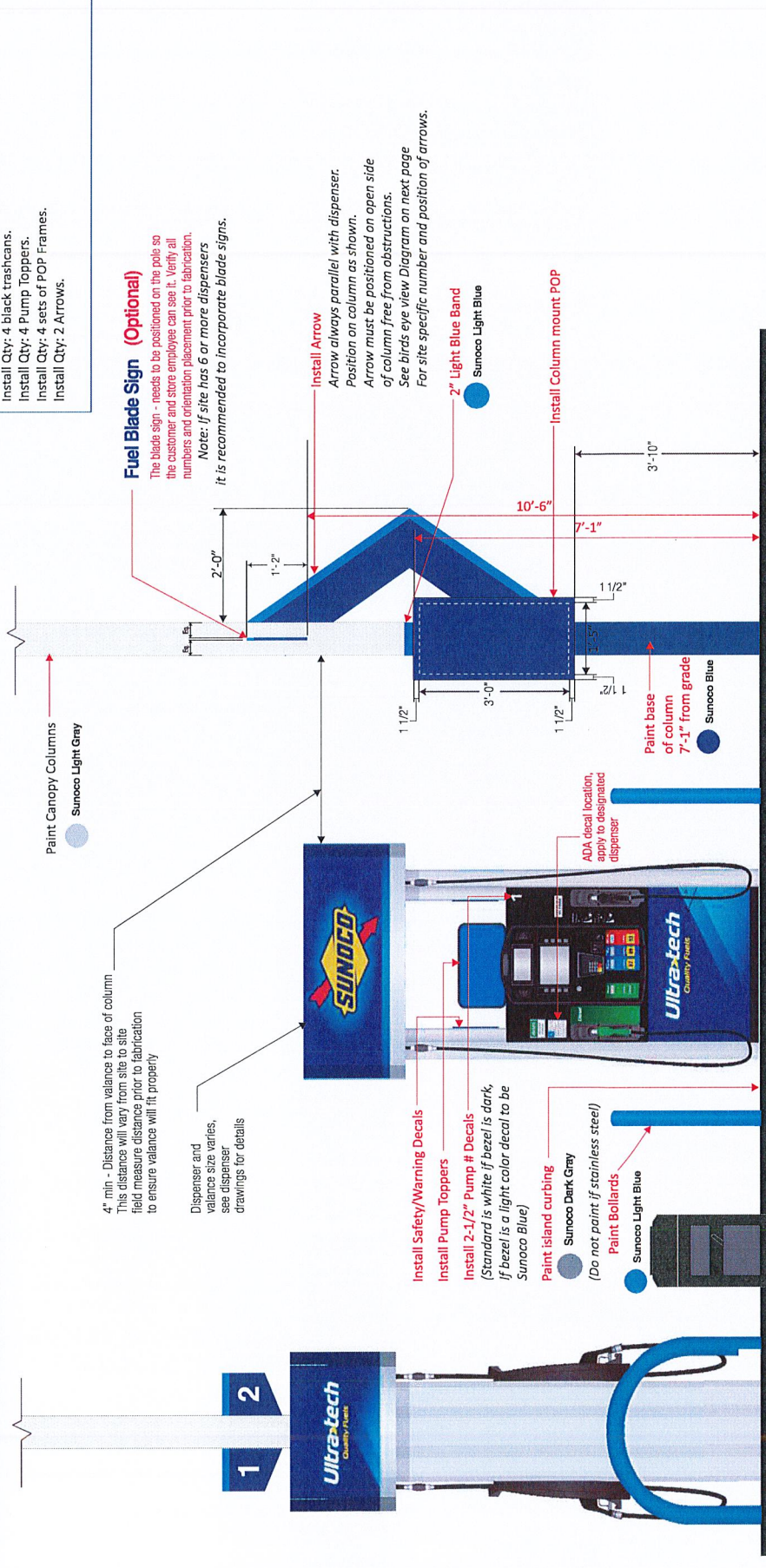
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Under Gas Canopy Scope of Work:

Canopy columns to be painted Sunoco Light Gray - w/ bottom 7'-1" from grade painted Sunoco Blue with 2" Light Blue Band.
 Fuel Islands to be painted Sunoco Dark Gray. (Unless stainless steel)
 Bollards to be painted Sunoco Dark Gray. (Unless stainless steel)
 Install Qty: 4 black trashcans.
 Install Qty: 4 Pump Toppers.
 Install Qty: 4 sets of POP Frames.
 Install Qty: 2 Arrows.



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IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS



Existing Dispensers Under Gas Canopy:



Gilbarco Encore 500/7005 (4+0)

Qty = 4

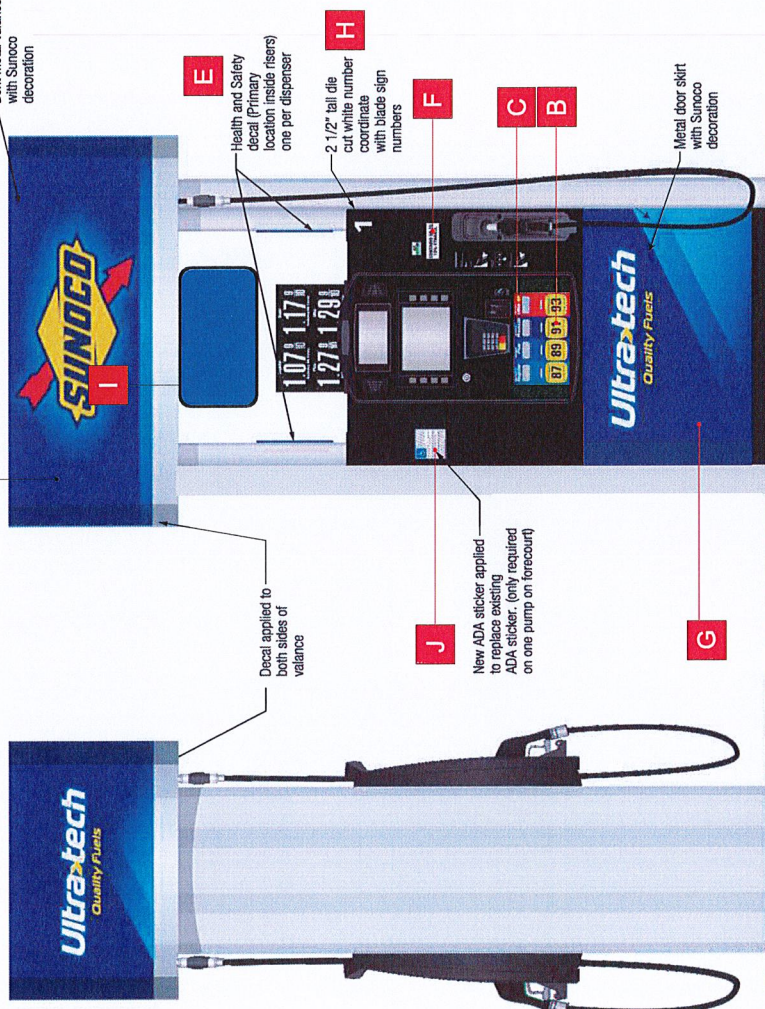
Gas Dispenser Scope of Work:

- Existing Gilbarco Encore 500/7005 (Qty: 4 4+0) dispensers to be re-imaged to Sunoco Centennial image specs with materials supplied by LSI / ProSign to include:
 - SUNOCO Valances provided by ProSign to be fitted on all dispensers (Qty: 4)
 - Install new Metal Door Skirts (Qty: 4 set)
 - Install LSI provided PID/Octane/Crind 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

PROPOSED:

Ultra Tech Logo
 on both sides of valance



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
 05/04/2023

Address: **NY-300 & NY-32
 Newburgh, NY 12550**

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Drawn by: EG

Job Number: **SUN-29586-SR**

Date: 05/04/2023

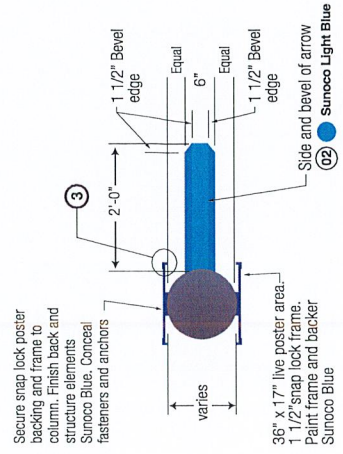
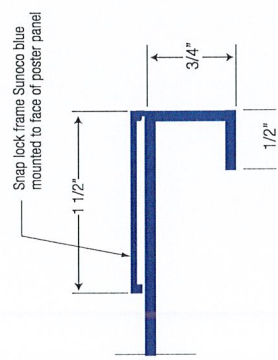
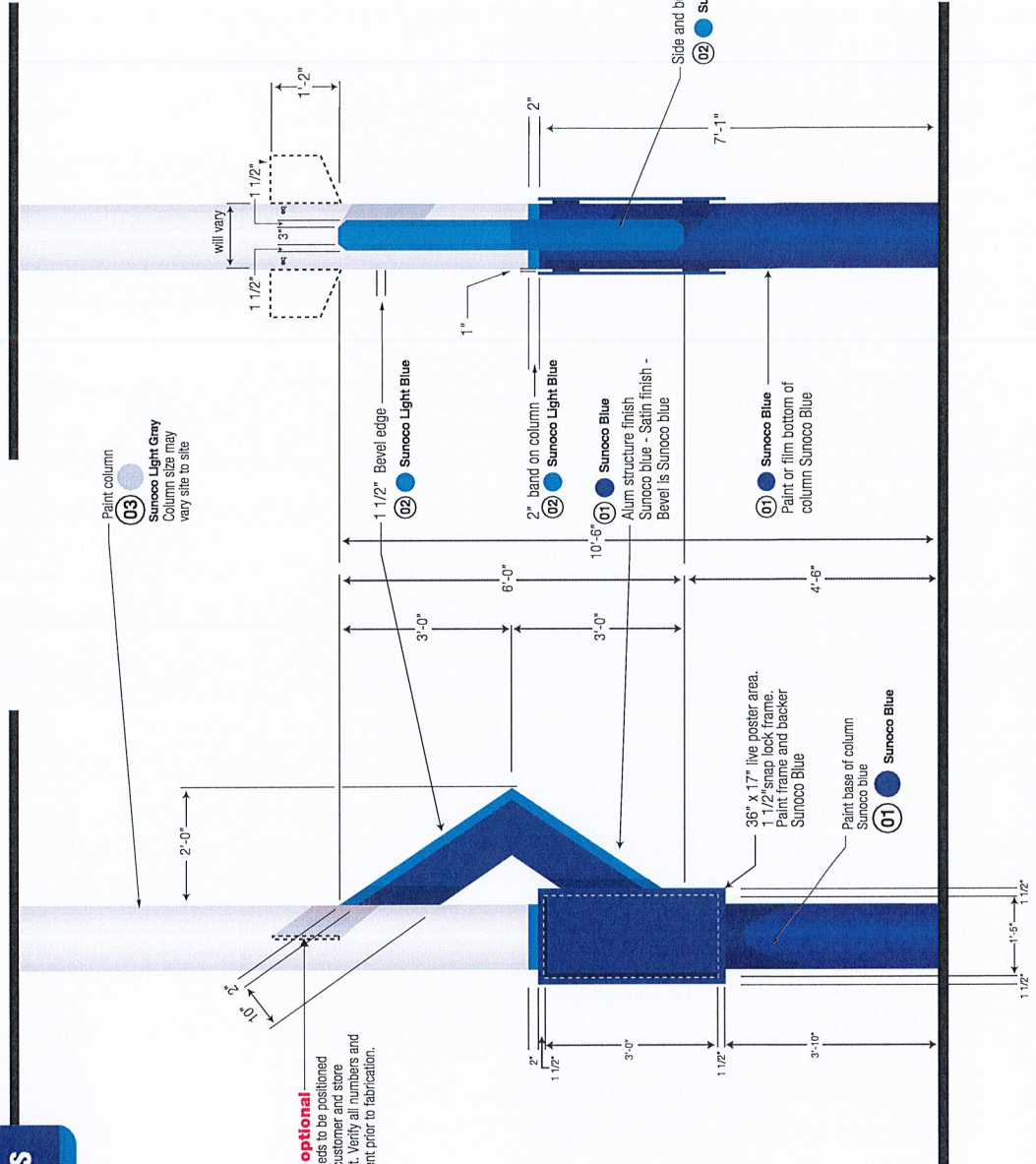
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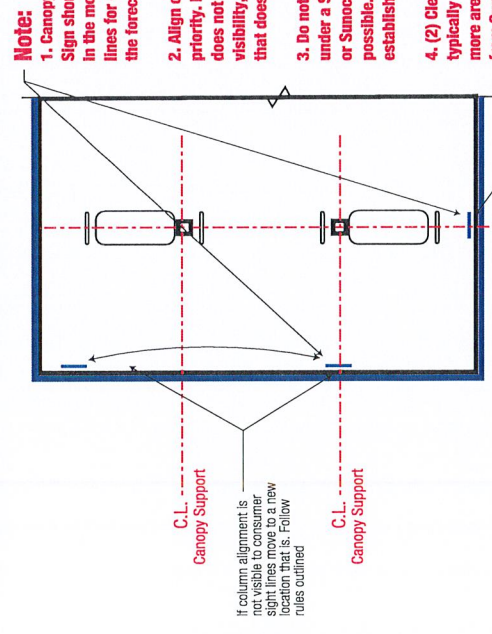
Job Number: SUN-29586-SR
Address: NY-300 & NY-32
Newburgh, NY 12550
Date: 05/04/2023
Customer: PRO SIGNS
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IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

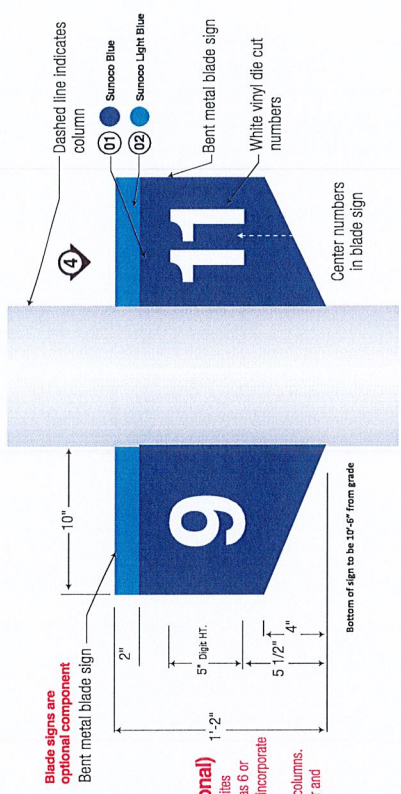
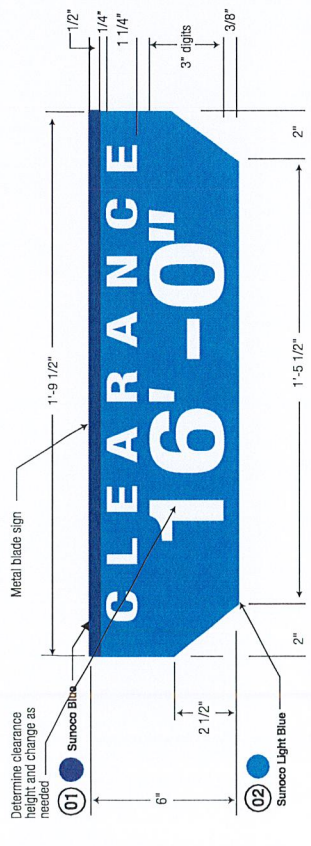
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CLEARANCE SIGNS & PUMP # SIGN SPECS

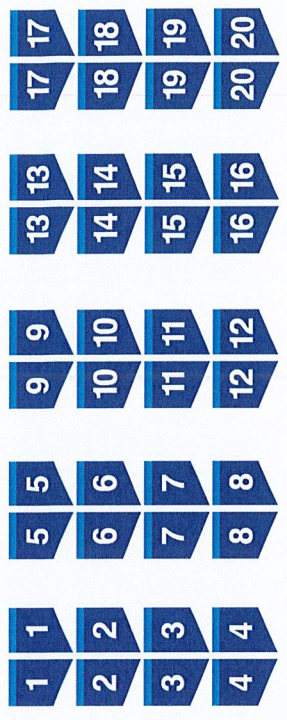
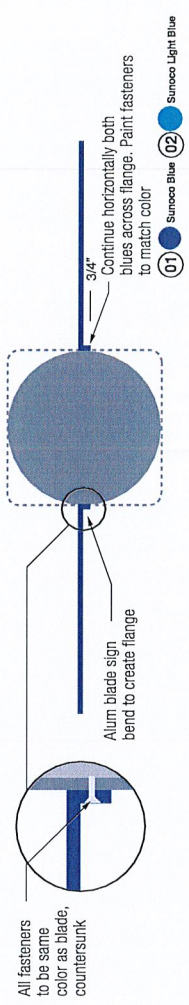
OPTIONAL



- 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.



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C-Store Imaging



EXISTING



PROPOSED



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

Scope of Work:

Existing fascia panels & APLUS arch sign to be removed & disposed.
Building to be patched/painted by GC.
Install Nichia panels into existing gable.
Install new APLUS channel letters centered within gable.
Install Qty: 2 APLUS door decals.



Routes 300 & 32 Newburgh, NY 12550 ACCT #: 17427 DWG #1	
PRESENTATION <small> This drawing is a presentation and does not constitute a contract. The client is responsible for providing accurate information and for obtaining all necessary permits. The contractor is responsible for providing accurate information and for obtaining all necessary permits. The client and contractor shall be jointly and severally liable for any and all damages, including reasonable attorneys' fees, arising out of or from this drawing. </small>	
Sunoco Color Palette Panels - Vinyl	
	Panels Color: 3002 Sunoco Vinyl: 3002 Sunoco Vinyl: 3002
	Panels Color: 3005 Sunoco Vinyl: 3005 Sunoco Vinyl: 3005
	Panels Color: 3006 Sunoco Vinyl: 3006 Sunoco Vinyl: 3006
	Panels Color: 3007 Sunoco Vinyl: 3007 Sunoco Vinyl: 3007
	Panels Color: 3008 Sunoco Vinyl: 3008 Sunoco Vinyl: 3008

- 01 - Remove Aplus arch and existing Building Band.
Building to be patched/painted by GC.
Color to be Tinsmith SW7657
- 02 - Install Nichia Panels into existing Gable
- 03 - New 3'-0" h x 6'-8 1/2" w
Illuminated Channel Letters on Raceway
installed onto Bldg Gable.
20.06 Sq Ft
(see details on next page)
- 04 - (2) Two new Aplus door vinyls. APLUS-INT-DD

Copyright: Pro Sign Company, 2022 DWG: SUNOCO-PTES-NY-Nichia-INT-DD-RES-GA 17427_1_PTS-APLUS_INT_300_AND_RT_32-NEWBURGH.NY.cdr	Page 1
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PM: JDA DESIGNER: PKH DATE: 2.22.2023	REVISIONS: 05/04/2023
---	--------------------------

BUILDING PHOTO-IMAGE	Address: NY-300 & NY-32 Newburgh, NY 12550
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Your Brand Retified 	Customer: PRO SIGNS Drawn by: EG
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251 Boor Road Downingtown, PA 19340 PRO SIGNS 610.658.8881 610.658.8244 info@prosigns.com	Revisions: Rev. 0 - Original Drawing
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Job Number: SUN-295886-SR Date: 05/04/2023	Customer Approval: _____
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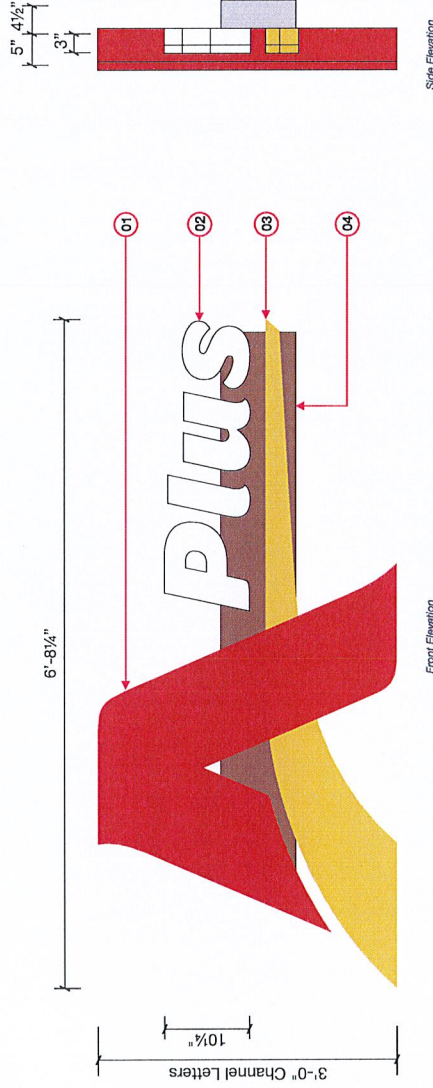
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APLUS-WHT-SMRW

1.1A @ 120 VAC



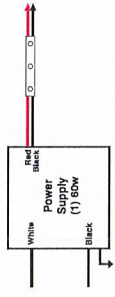
Channel Letters
Scale | 1" = 1'-0"

Front Elevation

Side Elevation

20.06 Sq Ft

- 01 "A" - Face Lit Remote Channel Letter**
 - Cut out 3/16" White Acrylic Faces (#7328)
 - w/ 3M™ translucent vinyl 3630-33 Red applied to 1st surface
 - 1" Red Jewelite trimcap
 - 5" Deep Red aluminum coil side returns (Stock)
 - Internally illuminated with RED LED's
- 02 "Plus" - Face Lit Remote Channel Letters**
 - Cut out 3/16" White Acrylic Faces (#7328)
 - 1" White Jewelite trimcap
 - 3" Deep White .040 aluminum coil side returns (Stock)
 - Internally illuminated with WHITE LED's
- 03 Swoosh - Face Lit Remote Channel Letters (2 pieces)**
 - Cut out 3/16" White Acrylic Faces (#7328)
 - w/ 3M™ translucent vinyl 3630-015 Yellow
 - applied to 1st surface
 - 1" Yellow Jewelite trimcap
 - 3" Deep Yellow .040 aluminum coil side returns painted to match Trimcap
 - Internally illuminated with WHITE LED's
- 04 -Fabricated Aluminum Raceway 9" h x 4 1/2" d x 5'-6"**
painted Toasty Sw6095.



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	Revisions: Rev. 0 - Original Drawing 05/04/2023		Address: NY-300 & NY-32 Newburgh, NY 12550		Job Number: SUN-29586-SR Date: 05/04/2023	

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