



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:

84-2-2 (TAX MAP DESIGNATION)

5004 ROUTE 9W (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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 Maguire

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

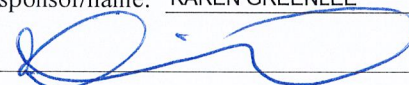
Instructions for Completing

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): 5004 ROUTE 9W			
Brief Description of Proposed Action: REPLACEMENT FACES IN EXISTING FREESTANDING MAIN IDENTIFICATION SIGN 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?		233 x 154 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input 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) _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ ACTION WILL NOT AFFECT THE WATER SUPPLY (SIGNS ONLY) _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" 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"/>	
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"/>	

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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>		

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 5004 Route 9W

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

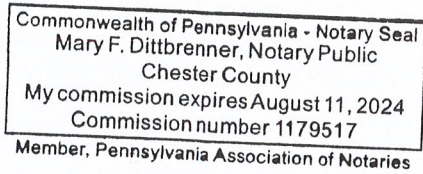
Jessica Davis

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 2023

Mary F. Dittbrenner
NOTARY PUBLIC









00068015

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

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



BOOK/PAGE: 13884 / 246
INSTRUMENT #: 20150026859

Receipt#: 1928056
Clerk: MG
Rec Date: 04/24/2015 11:58:58 AM
Doc Grp: D
Descrip: DEED C
Num Pgs: 9
Rec'd Frm: FIRST AMERICAN TITLE INS CO

Party1: SUNOCO INC
Party2: SUNOCO LLC
Town: NEWBURGH (TN)

Recording:	
Recording Fee	65.00
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: 340.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 340.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 6012
Commercial Transfer Tax
Consideration: 0.00

Total: 0.00

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

Comment: _____

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

SUNOCO, INC. (R&M), a Pennsylvania corporation, f/k/a Sun Refining and Marketing Company, 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,

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 with a Tax Map ID# 110-5-1.11 being commonly known as 5004 Route 9 West 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.

Sec 84 Blk 2 Lot 2 + 3

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 (i) Mary Powell Ramsdell Scott, The Columbus Trust Company, Newburgh, New York, and Homer Ramsdell, dated December 18, 1962 and recorded in the Office of the Clerk of Orange County at Liber 1751 Page 68, (ii) Frances R. Millard, Mary Powell Ramsdell Scott, Maud R. Beal, Gifford Reynolds Beal, William Reynolds Beal, Margaret M. Niering, James P. R. Millard, William R. Odell, Benjamin B. Odell, Pauline Odell Mathewson, Lynda Odell Gardner, Josephine Odell Hartman and Mary I. Van Cleef, dated December 18, 1962 and recorded in the Office of the Clerk of Orange County at Liber 1751 Page 75; (iii) Frances R. Millard, Mary Powell Ramsdell Scott, Maud R. Beal, Gifford Reynolds Beal, William Reynolds Beal, Margaret M. Niering, James P. R. Millard, Pauline R. Odell, Benjamin B. Odell, Pauline Odell Mathewson, Lynda Odell Gardner, Josephine Odell Hartman, and Mary I. Van Cleef, dated December 19, 1962 and recorded in the Office of the County Clerk for Orange County at Liber 1635 Page 899; and (iv) Mary Powell Ramsdell Scott, The Columbus Trust Company, Newburgh, New York, and Homer Ramsdell, dated December 19, 1962 and recorded in the Office of the Clerk of Orange County at Liber 1635 Page 910.

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.

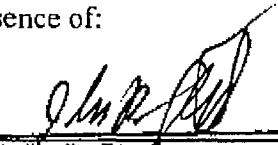
Signatures. The Grantor signs this Deed on November 7, 2014, to be effective as of June 1, 2014. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

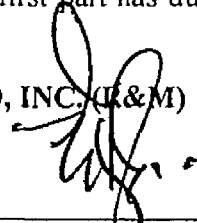
{Signatures appear on the following page}

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

In presence of:

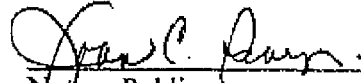
SUNOCO, INC. (U&M)


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


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

STATE OF PENNSYLVANIA, COUNTY OF DELAWARE, ss.:

On the 7th 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:

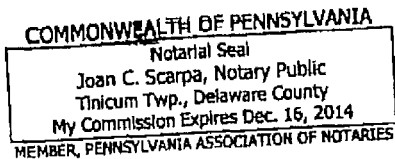


EXHIBIT A

DESCRIPTION OF PREMISES

Parcel I:

ALL of the undivided right, title and interest of the parties of the first part in and to all that parcel of land, together with the building erected thereon, in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at the northwest corner of lot of Mary McCullom, said lot of McCullom facing on North Plank Road; thence from said point of beginning and along the westerly line of lot of Mary McCullom said westerly line being the easterly line of lands of Ramsdell Estate, South 22° 30' West 150.0 to a stake in the northerly line of North Plank Road, said stake marking the southwest corner of lot of Mary McCullom; thence along the northerly line of North Plank Road, North 60° 47' West 3.10' to a stake; thence through lands of Ramsdell Estate, following approximately a screen type fence of the service station; North 9° 22' 30" East 122.64' to a stake, said stake being located North 84° 48' 20" East 1.33' from the southeast corner of the service station on lands of Ramsdell Estate; thence still through lands of Ramsdell Estate, North 1° 41' 30" West 28.45' to a stake, said stake being located 1' easterly of a corner of said service station; thence still through lands of Ramsdell Estate, South 73° 12' East 42.80' to the point of beginning.

Land Services USA, Inc.
Accommodation Recording
File No. PAAGC14-3037
THIS DOCUMENT NOT INSURED

Containing 3076 square feet.

TOGETHER with an easement over the premises adjoining the above described premises on the north restricting said premises on the north from the erection of a building or structure over five feet in height over a portion of said premises to the north which restriction is set forth in a Deed Mary Powell Ramsdell Scott, et al, to Joseph Agostino and Agnes Mary Agostino dated November 1, 1946 and recorded in the Orange County Clerk's Office on January 25, 1947 in Liber 1033 of Deeds at Page 305.

SUBJECT to grants of record to public utilities.

SUBJECT to zoning ordinances and building regulations of the Town of Newburgh.

TOGETHER with all of the right title and interest, if any, of the parties of the first part in and to any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining the above described premises, to the center line thereof.

Parcel II:

ALL of the undivided right, title and interest of the parties of the first part in and to all that parcel of land, together with the buildings erected thereon, in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at the northwest corner of lot of Mary McCullom, said lot of McCullom facing on North Plank Road; thence from said point of beginning and along the westerly line of lot of Mary McCullom, said westerly line being the easterly line of lands of Ramsdell Estate, South 22° 30' West 150.0 to a stake in the northerly line of North Plank Road, said stake marking the southwest corner of lot of Mary McCullom; thence along the northerly line of North Plank Road, North 60° 47' West 3.10' to a stake; thence

through lands of Ramsdell Estate, following approximately a screen type fence of the service station, North 9° 22' 30" East 122.64' to a stake, said stake being located North 84° 48' 20" East 1.33' from the southeast corner of the service station on lands of Ramsdell Estate; thence still through lands of Ramsdell Estate, North 1° 41' 30" West 28.45' to a stake, said stake being located 1' easterly of a corner of said service station; thence still through lands of Ramsdell Estate, South 73° 12' East 42.80' to the point of beginning.

Containing 3076 square feet.

TOGETHER with an easement over the premises adjoining the above described premises on the north restricting said premises on the north from the erection of a building or structure over five feet in height over a portion of said premises to the north which restriction is set forth in a deed Mary Powell Ramsdell Scott, et al, to Joseph Agostino and Agnes Mary Agostino dated November 1, 1946 and recorded in the Orange County Clerk's Office on January 25, 1947 in Liber 1033 of deeds at Page 305.

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SUBJECT to zoning ordinances and building regulations of the Town of Newburgh.

TOGETHER with all of the right, title and interest, if any, of the parties of the first part in and to any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining the above described premises, to the center line thereof.

BARGAIN AND SALE DEED

From

SUNOCO, INC. (R&M), as grantor

To

SUNOCO, LLC, as grantee

Location of Property:

Town: Chester
County: Orange
State: New York
Section: 110
Block: 5
Lot: 1.11

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:

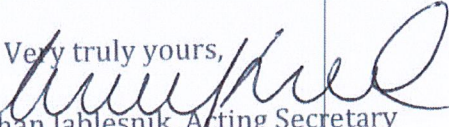
Enclosed please find Notice of Disapproval of Building Permit Application together with Application and Instructions for the Zoning Board of Appeals.

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.

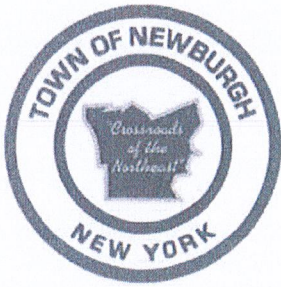
If you have any questions, please do not hesitate to contact this office.

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

3067-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/15/2023

Application No. 23-0865

To: PermEx
116 Ellis Rd.
Havertown, PA 19083

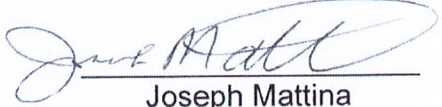
SBL: 84-2-2
ADDRESS: 5004 Route 9W

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 5004 Route 9W 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

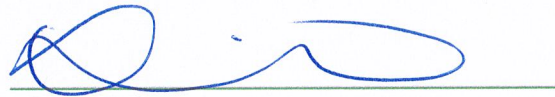
Cc: Town Clerk & Assessor (500')
File

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

STATE OF NEW YORK: COUNTY OF ORANGE:


I KAREN GREENBERG, being duly sworn, depose and say that I did on or before
October 12, 2023, post and will thereafter maintain at
5004 Route 9w 84-2-2 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.



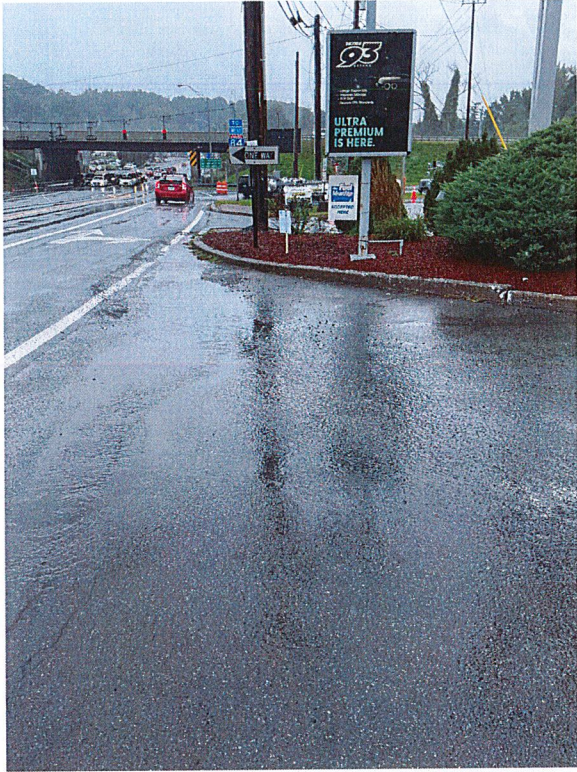
Sworn to before me this 26th

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





BL# 8000030901



<p>Revisions:</p> <p>Rev. 0 - Original Drawing</p>	<p>02/02/2023</p>	<p>Job Number: SUN-29346-SR</p>	<p>This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.</p>
<p>Address:</p>	<p>5004 Route 9 Newburgh, NY</p>	<p>Date: 02/02/2023</p>	<p>Customer Approval: _____</p>
<p>Customer:</p>	<p>PRO SIGN</p>	<p>Drawn by: JH</p>	<p>_____ Please Initial here</p>

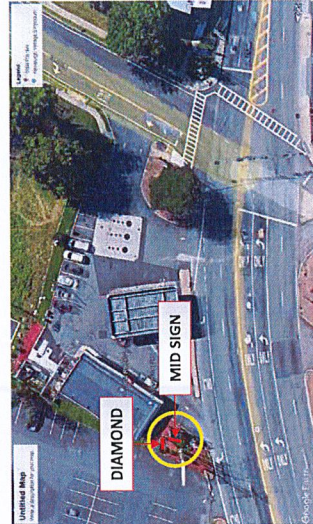


SUNOCO
Main ID Sign



Existing:

Square Footage Totals:
Existing:
TBV sq ft
Proposed:
Retain Existing Sq Ft

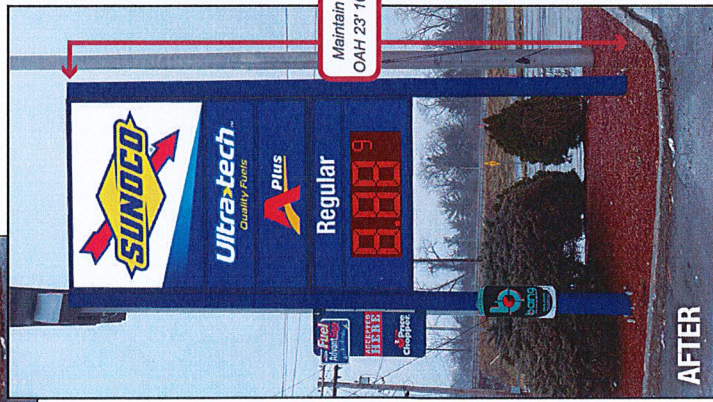


<p>Revisions:</p> <p>Rev. 0 - Original Drawing</p> <p>02/02/2023</p>	<p>Address: 5004 Route 9 Newburgh, NY</p> <p>Customer: PRO SIGN</p> <p>Drawn by: JH</p>	<p>Job Number: SUN-29346-SR</p> <p>Date: 02/02/2023</p> <p>Customer Approval: _____</p>
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BEFORE



AFTER



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

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: 484329-2 AB

Date: 04/19/23

Location & Site No: 5004 Route 9 West,
Newburgh, NY 12550

*Must be printed actual size for scale to apply

Scale: 3/8" = 1'

Drawn By: T. Heesen

9743

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

Revised: 05/08/23

Revised: 05/30/23

Revised:

CUSTOMER SIGNATURE

LANDLORD SIGNATURE

DATE

DATE

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.

Ultra Image Gas Canopy

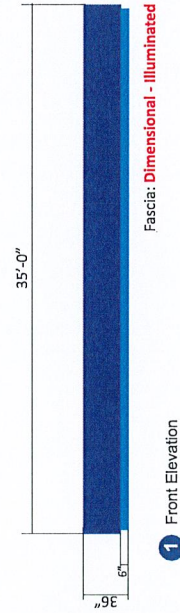
35'-0" x 52'-0" x 36"
Qty: 4 Round Columns

Dimensional - Illuminated Fascia

Scope of Work:
 Remove existing canopy signs, radius corners, and fascia and dispose.
 Install new square corner kits provided by Fed Heath & new pre-imaged 36" Sunoco Blue/Lt Blue fascia panels.
 Fascia to be DIMENSIONAL w/ LED Illumination on front/left/right elevations. Flat, Non-Illuminated fascia to be installed on rear.
 Install Qty: 1 Sunoco Wordmark Cloud Sign & Arrow.
 Install Qty: 1 Sunoco diamond.



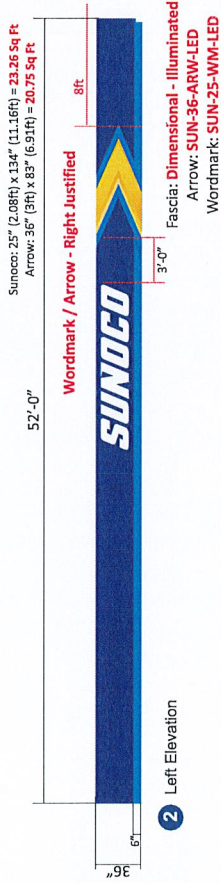
1 Front Elevation



1 Front Elevation



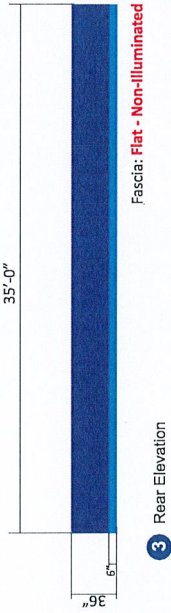
2 Left Elevation



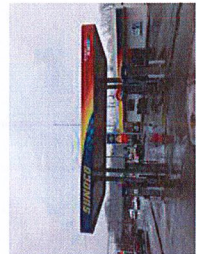
2 Left Elevation



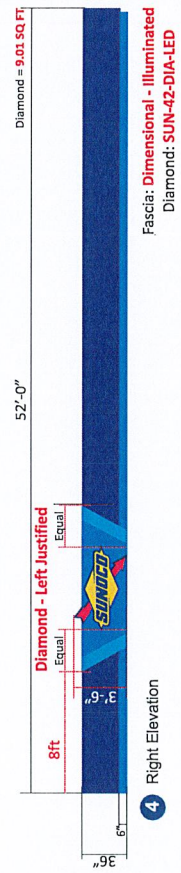
3 Rear Elevation



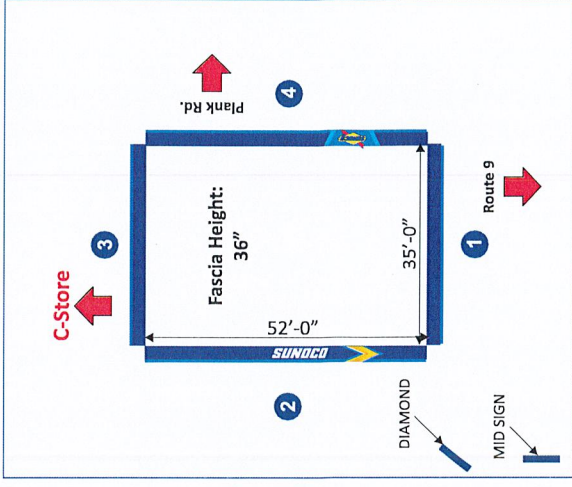
3 Rear Elevation



4 Right Elevation



4 Right Elevation



Revisions:

Rev. 0 - Original Drawing	02/02/2023
Rev. 2 - Moved wordmark/arrow to left & diamond to right.	05/24/2023

Address: **5004 Route 9
 Newburgh, NY**
 Customer: PRO SIGN
 Drawn by: JH

Job Number: **SUN-29346-SR**
 Date: 02/02/2023
 Customer Approval: _____

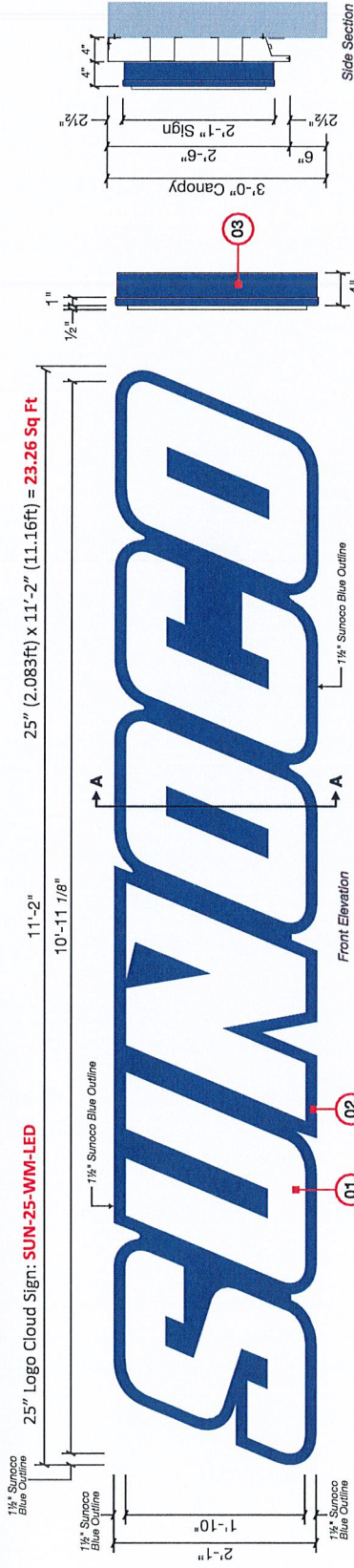
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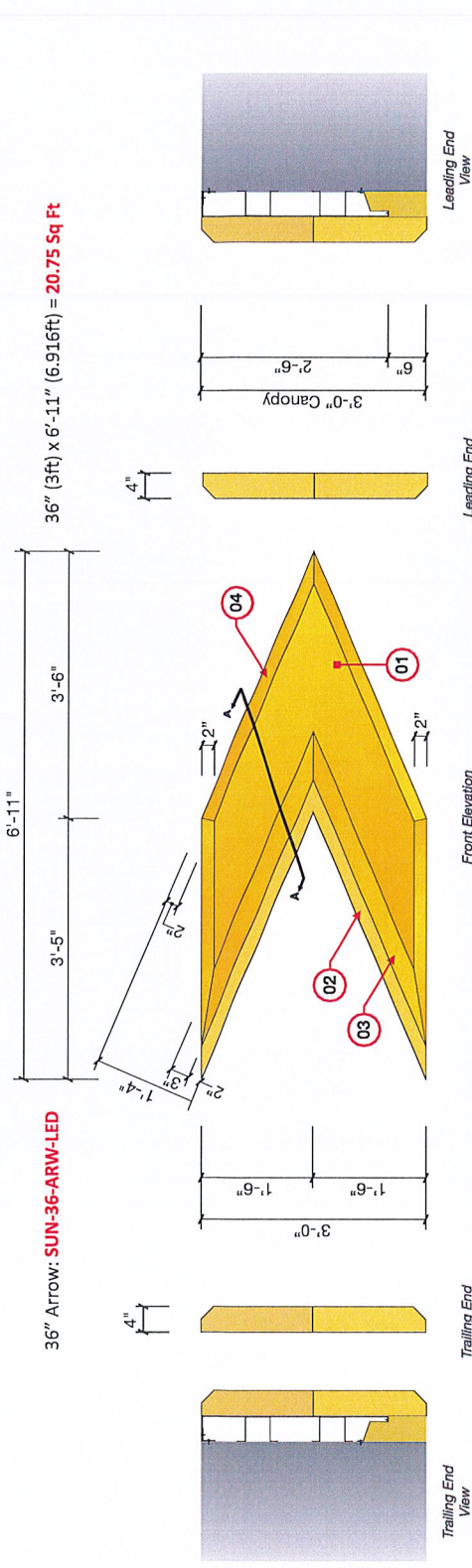
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS



Wordmark & Arrow



- 01 Vacuum Formed White Polycarbonate Face w/ 1/2" thk Embossed Logo
- 02 1 1/2"± Opaque Blue Border painted to match SUNOCO Blue
- 03 .063 Aluminum Side Returns painted to match SUNOCO Blue



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

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

Address: **5004 Route 9
Newburgh, NY**

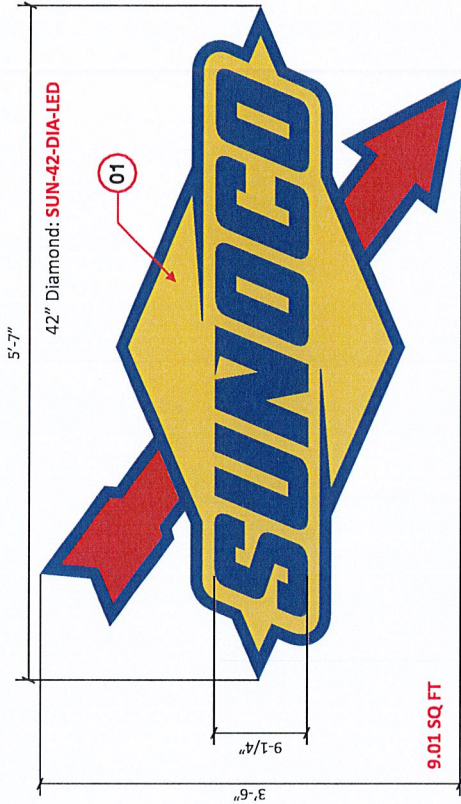
Customer: PRO SIGN
Drawn by: JH

Job Number: **SUN-29346-SR**
Date: 02/02/2023

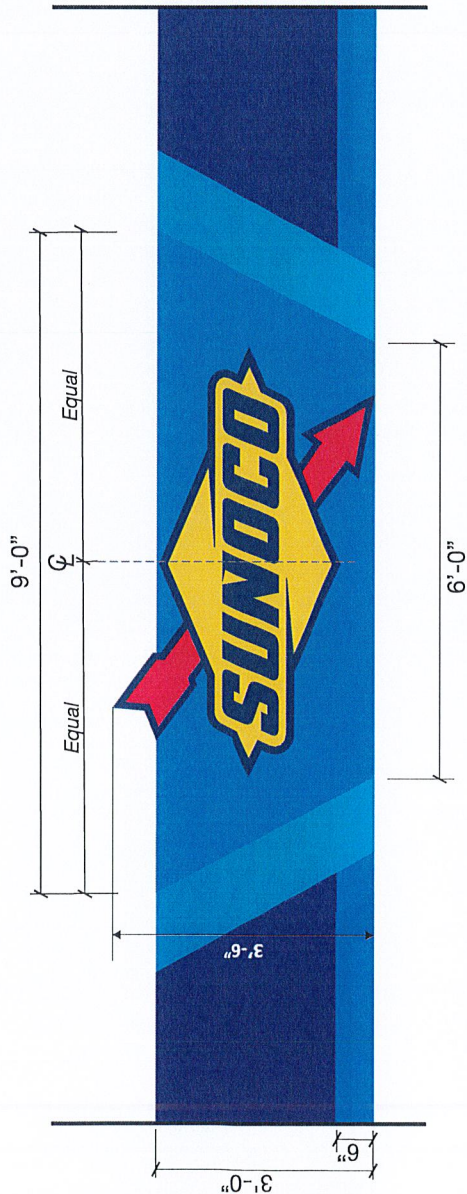
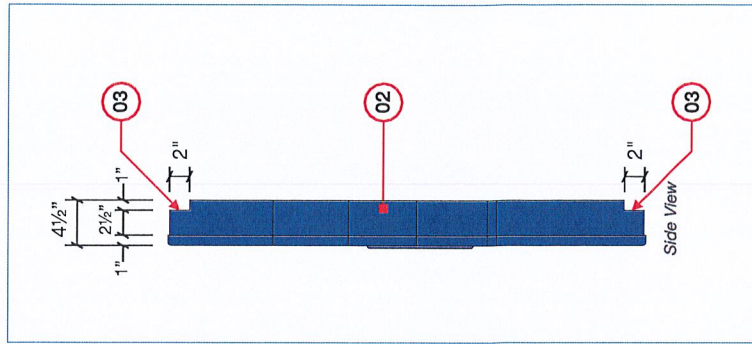
Customer Approval: _____

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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



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

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

Address: **5004 Route 9
Newburgh, NY**
Customer: PRO SIGN
Drawn by: JH

Job Number: **SUN-29346-SR**
Date: 02/02/2023
Customer Approval: _____

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SUNOCO Canopy Deck & Lighting

Scope of Work:
Note: gas canopy will receive all new decking.

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.

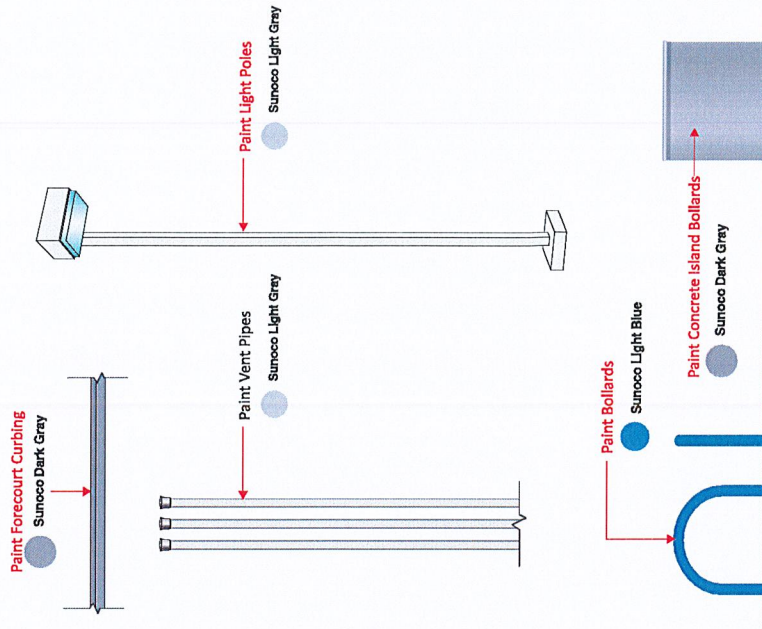
All canopy lights should be fully functional with clean lenses. Damaged or missing lenses should be replaced. **If site does not currently have LED decking lights they must be updated to LED.**

Existing Gas Canopy Decking & Lighting



SUNOCO Forecourt Imaging

Forecourt Scope of Work:
 Vent Pipes to be painted Sunoco Light Gray
 Forecourt Bollards to be painted Sunoco Light Blue
 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

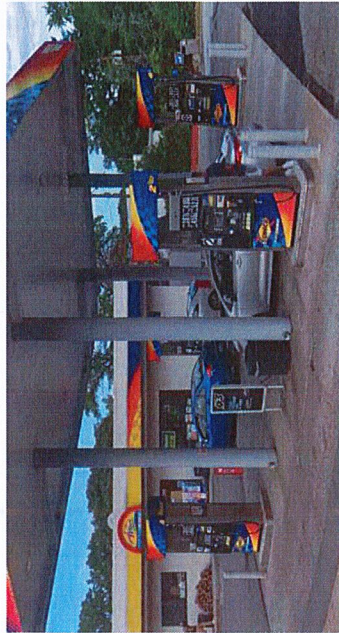
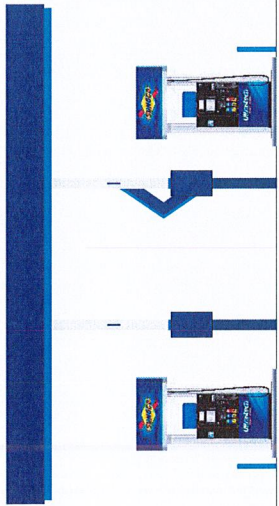


Revisions:
 Rev. 0 - Original Drawing 02/02/2023
 Rev. 1 - Gas canopy will receive all new decking 02/06/2023

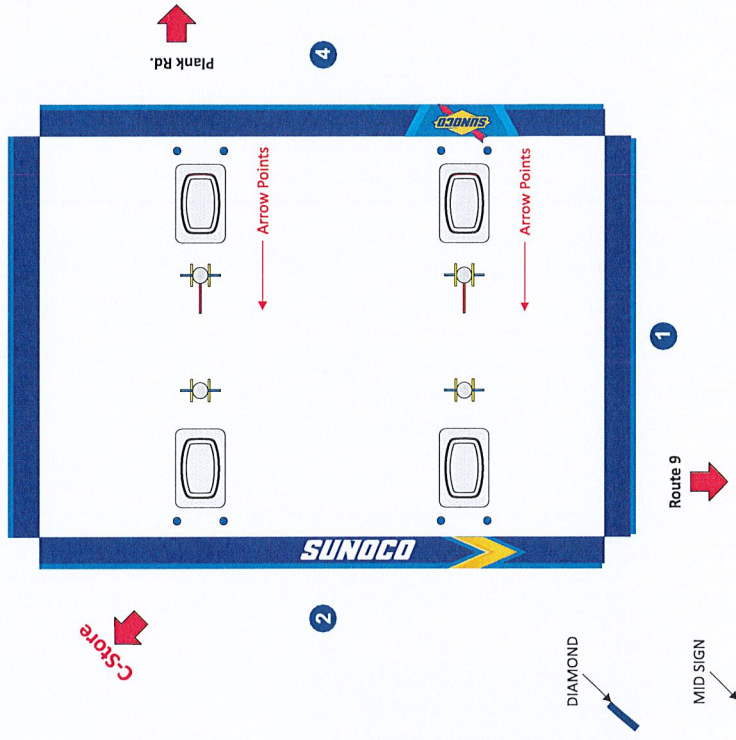
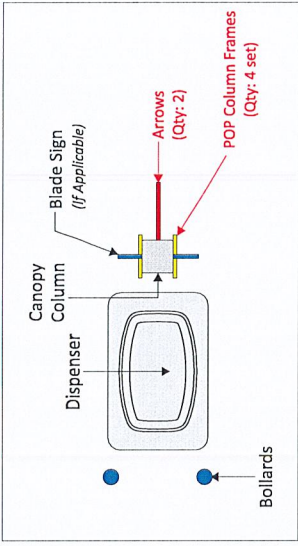
Address: **5004 Route 9 Newburgh, NY**
 Customer: PRO SIGN
 Drawn by: JH

Job Number: **SUN-29346-SR**
 Date: 02/02/2023
 Customer Approval: _____

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SITE KEY



Revisions:

Rev. 0 - Original Drawing	02/02/2023
Rev. 2 - Moved wordmark/arrow to left & diamond to right.	05/24/2023

Address: **5004 Route 9
Newburgh, NY**
Customer: PRO SIGN
Drawn by: JH

Job Number: **SUN-29346-SR**
Date: 02/02/2023
Customer Approval: _____

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SUNOCO Under Canopy Imaging

Under Canopy Scope of Work:
 Top of Canopy columns to be to be painted Sunoco Light Gray w/ bottom 7'-1" from grade painted Sunoco Blue with 2" Light Blue Band (Qty: 4)
 Fuel Blade Signs Installed (Qty: 4 sets) - Optional
 Island Curbing to be painted Sunoco Dark Gray (if existing is not stainless) - Qty: 4
 Bollards to be painted Sunoco Light Blue (Qty: 8) - If existing is not stainless
 Install trashcans (1 per dispenser), pump # decals, regulatory decals etc. - Qty: 4
 Install Pump Toppers (1 per dispenser), - Qty: 4
 Install POP Column Frames (Qty: 4 set)
 Install canopy column mounted arrows (Qty: 2)
 See diagram on next page for arrow & pop frame placement.

Fuel Blade Sign (Optional)

The blade sign - needs to be positioned on the pole so the customer and store employee can see it. Verify all numbers and orientation placement prior to fabrication.

Note: If site has 6 or more dispensers it is recommended to incorporate blade signs.

4" min - Distance from valance to face of column
 This distance will vary from site to site
 field measure distance prior to fabrication
 to ensure valance will fit properly

Dispenser and valance size varies, see dispenser drawings for details



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

Job Number: **SUN-29346-SR**
 Date: 02/02/2023
 Address: **5004 Route 9 Newburgh, NY**
 Customer: PRO SIGN
 Drawn by: JH



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SUNOCO Dispenser Imaging

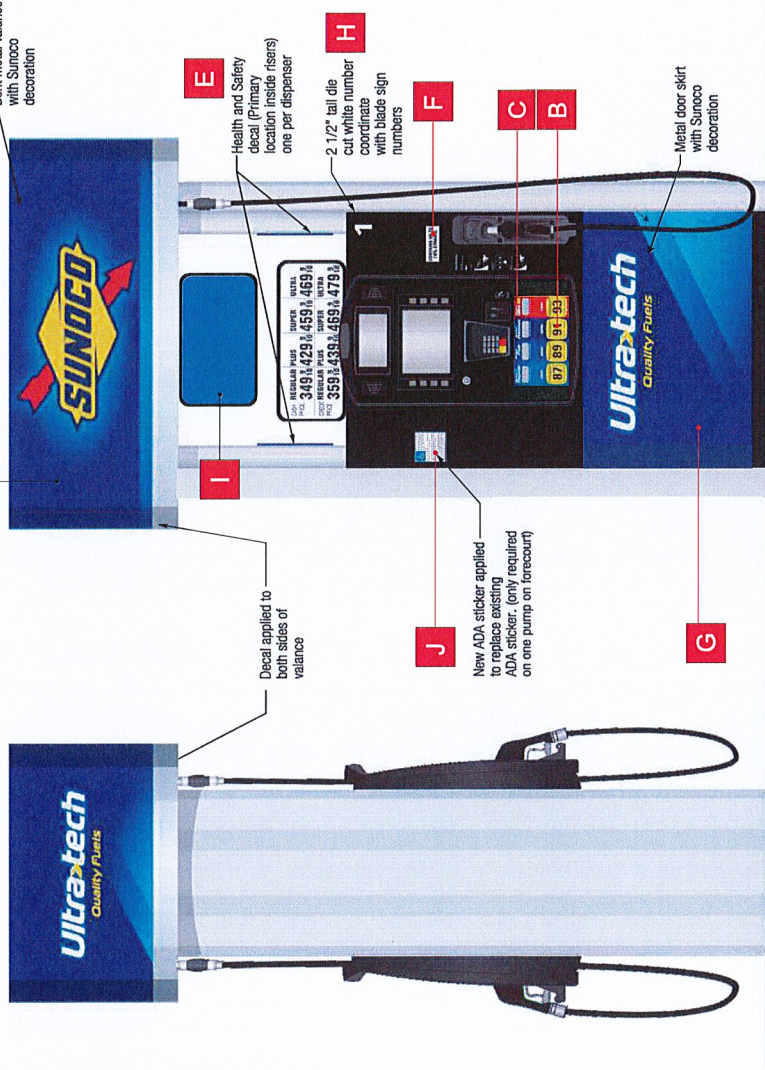
Existing Dispensers Under Gas Canopy:



Gilbarco Encore 700S 4+0
Qty = 4

PROPOSED:

Ultra Tech Logo
on both sides of valance



Gas Dispenser Scope of Work:

Reimage existing Gilbarco Encore 700S Dispensers (Qty: 4 4+0) to Sunoco Cent. Image specs with materials supplied by LSI / ProSign to include:

- a. SUNOCO Valances provided by ProSign to be fitted on all dispensers (Qty: 4)
- b. Install new Metal Door Skins (Qty: 4 set)
- c. Install LSI provided PID/Octane/Crind Overlay decals (Qty: 4 set)
- d. Install 2-1/2" Pump # Decal to dispenser crind/bezel.
- e. Health & Safety decals (2 per dispenser) installed on inside risers
- f. Health & Safety decals as needed (ethanol, low sulfur, ADA etc.)
- g. Install Qty: 4 Pump Topper Frames
- h. Existing gray/stainless steel risers to remain as is if in good condition.
- i. Dispenser bezel to be black per Sunoco specifications. Clean/Re-paint as needed.

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
02/02/2023

Address: **5004 Route 9
Newburgh, NY**

Job Number: **SUN-29346-SR**
Date: **02/02/2023**

Customer: **PRO SIGN**

Customer Approval: _____

Drawn by: JH

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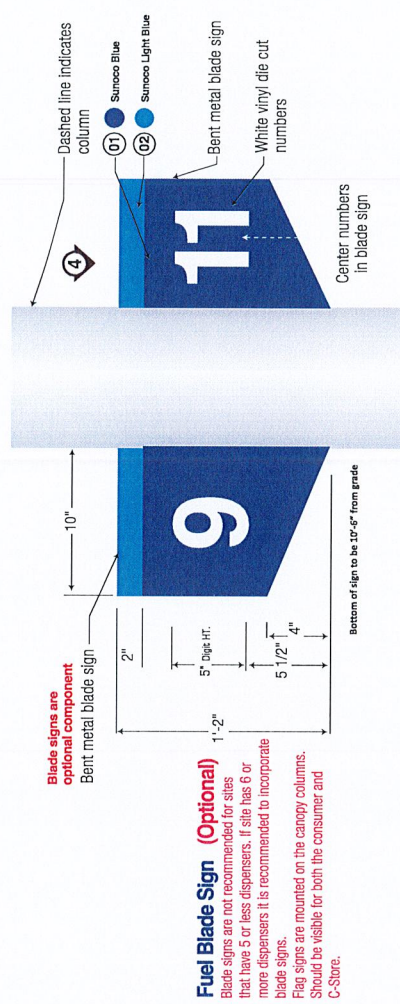
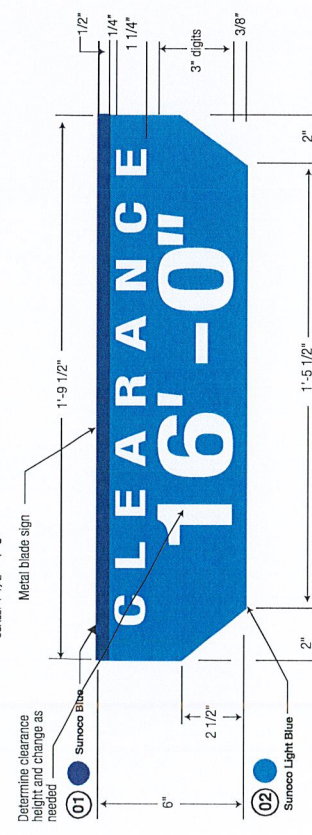
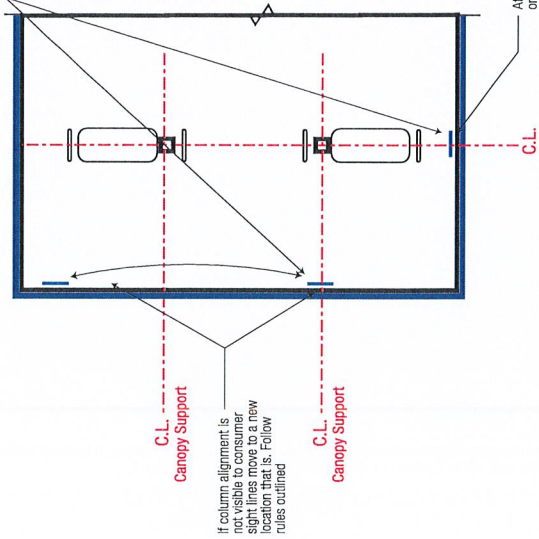
CLEARANCE SIGNS & PUMP # SIGN SPECS



OPTIONAL

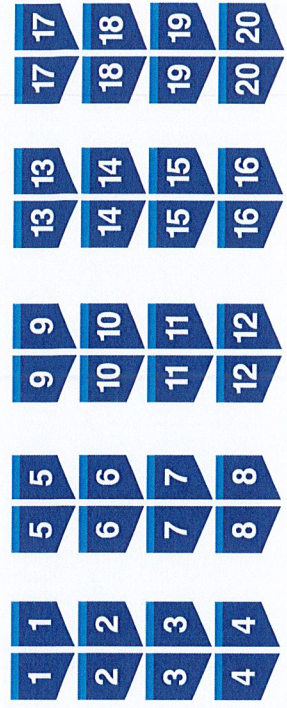
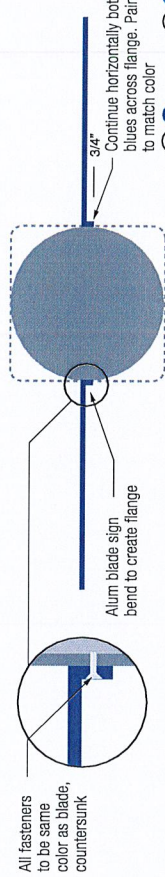
Note:

- 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.



Address: 5004 Route 9
Newburgh, NY

Customer: PRO SIGN

Drawn by: JH

Job Number: SUN-29346-SR

Date: 02/02/2023

Customer Approval: _____

Revisions:

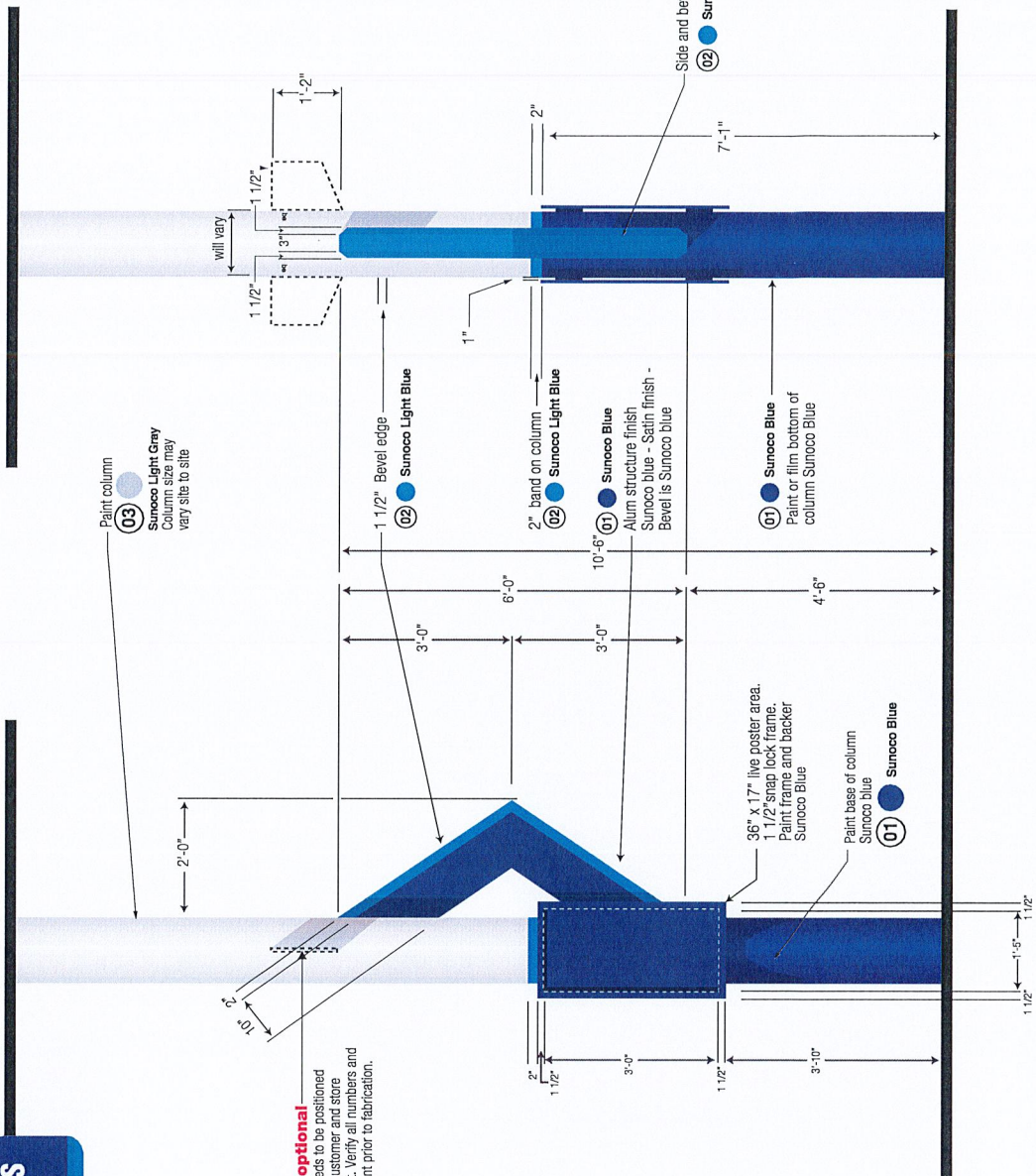
Rev. 0 - Original Drawing	02/02/2023
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IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

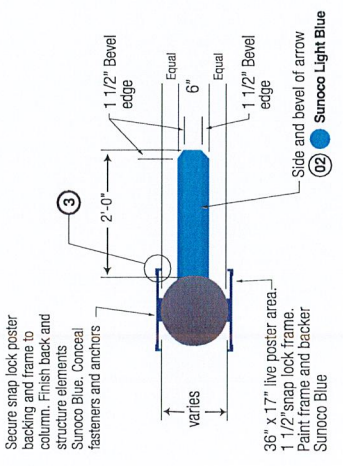
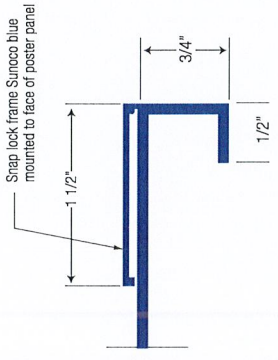
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Please initial here

POP COLUMN FRAMES & ARROWS



Blade signs optional
 The blade sign - needs to be positioned on the pole so the customer and store employee can see it. Verify all numbers and orientation placement prior to fabrication.



 IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS	Revisions: Rev. 0 - Original Drawing 02/02/2023	Address: 5004 Route 9 Newburgh, NY Customer: PRO SIGN Drawn by: JH	Job Number: SUN-29346-SR Date: 02/02/2023 Customer Approval: _____ This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission. Please initial here
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Existing C-Store:



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

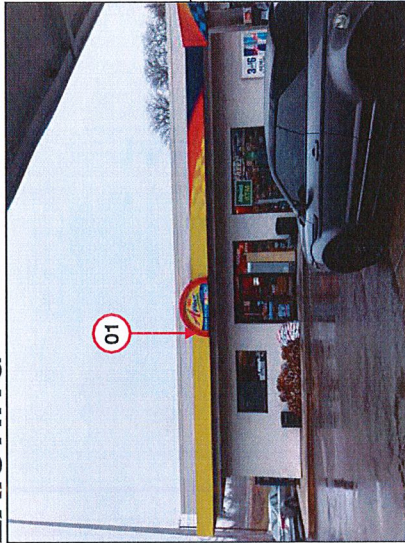
Address: **5004 Route 9
 Newburgh, NY**
 Customer: PRO SIGN
 Drawn by: JH

Job Number: **SUN-29346-SR**
 Date: 02/02/2023
 Customer Approval: _____

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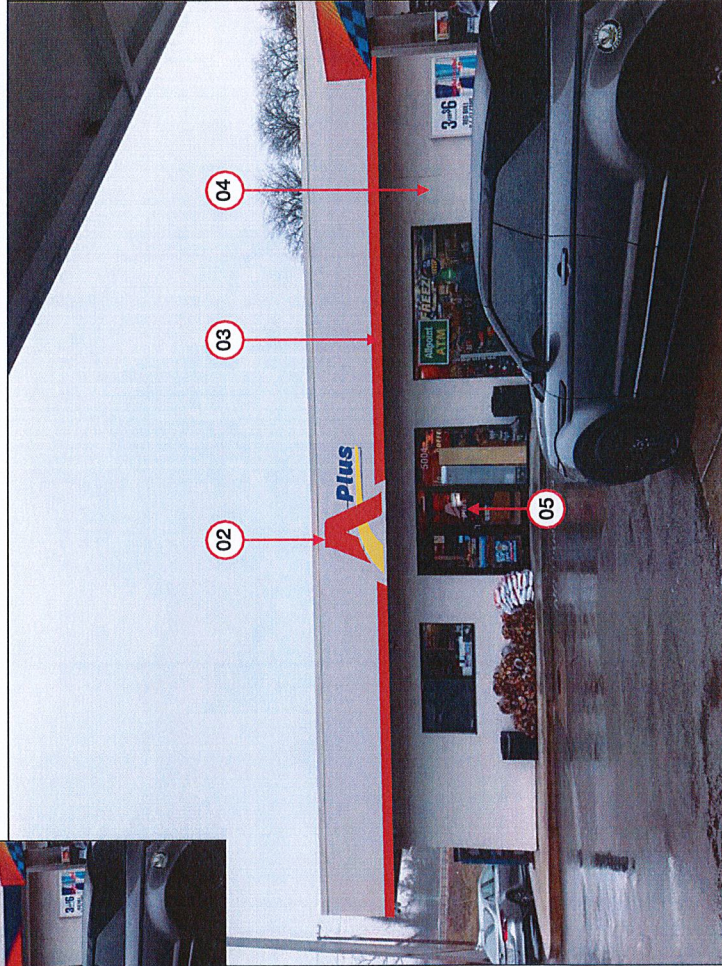
← Please Initial here

EXISTING



01

PROPOSED



02


03

04

05

Photo Re-Image
Scale | NTS

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




5004 Route 9 W
Newburgh NY 12550
ACCT #: 7872
DWG #2

PRESENTATION

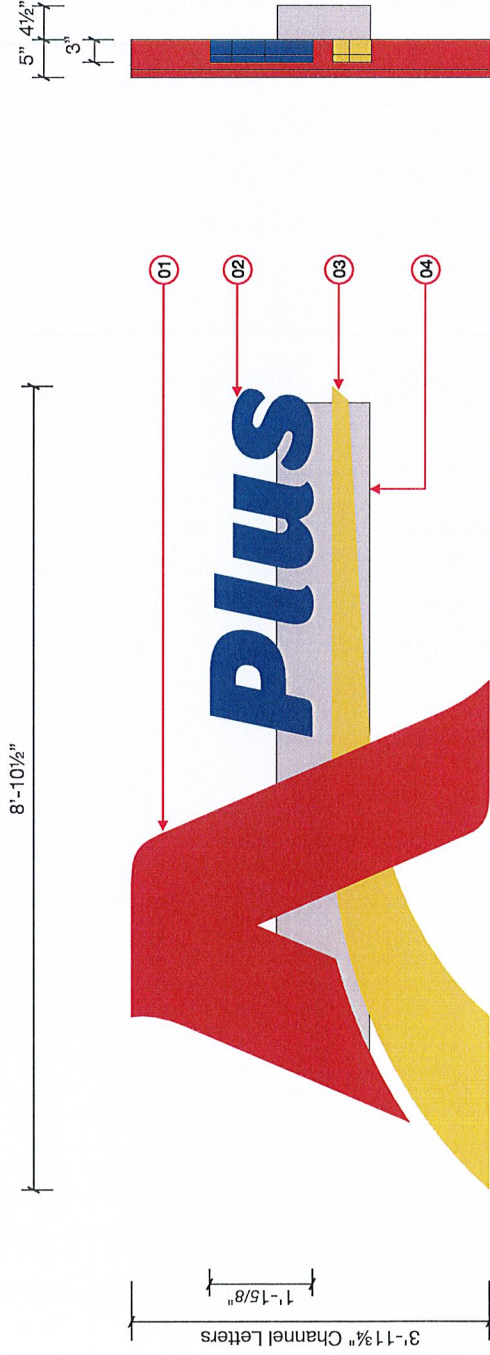
THIS DRAWING IS THE PROPERTY OF PRO SIGN COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PRO SIGN COMPANY IS STRICTLY PROHIBITED. THE SUBMITTER OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. PRO SIGN COMPANY IS NOT RESPONSIBLE FOR CONFLICTS IN INFORMATION PROVIDED BY OTHER SOURCES. PLEASE CONSULT THE ARCHITECT FOR ANY QUESTIONS.

- 01 -Existing Aplus Arch & 24" Bldg Band to be removed
- 02 -New APLUS-BLU-MDLN 4'h Illuminated Channel Letters on Raceway (see next pg for details) **35.13 Sq Ft**
- 03 -new 7 1/2" h x 1" d ACM SUNOCO RED Stripe Installed onto fascia (Front & Left Side)
- 04 -Building painted Pediment Sw7634 by GC
- 05 -Etched Vinyl Door Decal applied to entry door **2.3 Sq Ft**

 <p>251 East Reed Downingtown, PA 19335 ☎ 610.318.6881 📠 610.318.6244 📧 info@prosign.net</p>	<p>A-PLUS BLDG FRONT PHOTO RE-IMAGE</p>	<p>Page 1</p>
<p>REVISIONS: 1) OK - ATTACHED REMOVED MEDIA INCLUDES PHOTO RE-IMAGE TO FILE</p>		
<p>Copyright, Pro Sign Company, 2023 THIS DRAWING INCLUDES DATA THAT IS PROPRIETARY TO PRO SIGN COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PRO SIGN COMPANY IS STRICTLY PROHIBITED. THE SUBMITTER OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. PRO SIGN COMPANY IS NOT RESPONSIBLE FOR CONFLICTS IN INFORMATION PROVIDED BY OTHER SOURCES. PLEASE CONSULT THE ARCHITECT FOR ANY QUESTIONS.</p>		
<p>PM: JD DESIGNER: DK DATE: 2/16/2023</p>	<p>Job File Locations DWG: C:\Users\jstest\My Documents\7872\DESIGN\7872_I_PPS-SUNOCO_5004.FTP.W_NEWBURGH_NY.cdr</p>	

APLUS-BLU-MDRW

2.2A @ 120 VAC

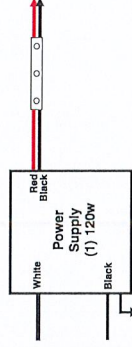


Front Elevation

Side View

Channel Letters
Scale | 3/4" = 1'-0"

- 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)
 w/ 3M™ translucent vinyl 3630-157 Sultan Blue applied 1st surface
 -1" Blue Jewelite trimcap
 -3" Deep Blue .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 12" h x 4 1/2" d x 7'-3"
 painted to match Pediment SW7634



5004 Route 9 W
Newburgh NY 12550
ACCT #: 7872
DWG #2

PRESENTATION

Note: This presentation is intended for informational purposes only. It is not a contract. The actual appearance of the sign may vary from this presentation due to manufacturing tolerances and material availability. For complete details, please refer to the contract and specifications.

Sunoco Color Palette | Pantone • Vinyl

	Reference Color: 2845 Sunoco Vinyl: 3M™ 186-27 Sapphire Blue Translucent Vinyl: 3M™ 3008-107 Sapphire Blue
	Reference Color: 4850 Sunoco Vinyl: 3M™ 7725-13 Tomato Red Translucent Vinyl: 3M™ 436-33 Red
	Reference Color: 109C Sunoco Vinyl: Avery 50300-2027-0 Translucent Vinyl: 3M™ 3008-015 Yellow



35.13 Sq Ft

<p>Your Brand Realized™</p> <p>251 Best Road Downingtown, PA 19335 610.518.5881 info@prosign.net</p>	<p>REVISIONS: 1. 2/16/2023 - REMOVED NEW MATERIAL FROM SIGN TO BLUE</p>	<p>PM: JD DESIGNER: DK DATE: 2/16/2023</p>	<p>Job File Locations DWG: C:\projects\STES NY\Newburgh\7872\DESIGN\7872-1_PRS-SUNOCO_5004_RF9_W_NEWBURGH_NY.cdr ART: C:\projects\STES NY\Newburgh\7872\DESIGN\7872-1_PRS-SUNOCO_5004_RF9_W_NEWBURGH_NY.cdr</p>	<p>Page 2</p>
	<p>APLUS-BLU-MDRW SPECIFICATIONS</p> <p>QTY: ONE (1) SET CHANNEL LETTERS</p>		<p>Copyright, Pro Sign Company, 2023 This drawing includes data that is proprietary to Pro Sign Company and is intended for informational purposes only. It is not a contract. The actual appearance of the sign may vary from this presentation due to manufacturing tolerances and material availability. For complete details, please refer to the contract and specifications.</p>	