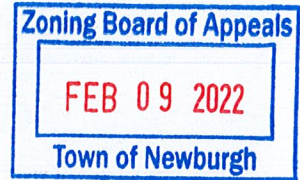




# TOWN OF NEWBURGH

*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: 2/9/23

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

I (WE) Maria Rotundo w/ Life Brite Signs PRESENTLY

RESIDING AT NUMBER 51 Montgomery St. Middletown, NY 10940

TELEPHONE NUMBER 845-343-7446

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:

60-3-32.11 (TAX MAP DESIGNATION)

1425 Route 300 (STREET ADDRESS)

1B (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14A-B-[d]-(2) Side + Rear walls



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:

11/3/22

- 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: Variance for Square

Setback on Side + Rear wall

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 variance application will benefit the neighborhood and the Town of Newburgh community. Specifically, approval of the variance application allows for additional building signage, increasing driver visibility for the medical facility, securing the facility's employees, customers, and delivery vehicles, both searching for the medical facility and also entering and exiting the shopping center, and the general Newburgh community traveling on both Meadow Hill Road and Route 300 in both directions with increased traffic safety.

- 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:

The new WellNow Urgent Care facility is occupying the previously empty building (formerly Sterling National Bank) in a corner lot of the Newburgh Towne Center Shopping Plaza. Because of the building's placement in the corner lot, the variance request is necessary to provide drivers traveling along heavily trafficked Route 300 and Meadow Hill Road with increased location visibility.

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

The variance application is not substantial and will benefit the neighborhood and the Town of Newburgh community. Specifically, approval of the variance application allows for additional building signage, increasing driver visibility for the medical facility, securing the facility's employees, customers, and delivery vehicles, both searching for the medical facility and also entering and exiting the shopping center, and the general Newburgh community traveling on both Meadow Hill Road and Route 300 in both directions with increased traffic safety.

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

As mentioned previously, the variance application will benefit the neighborhood and the Town of Newburgh community.

---

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

The hardship is not self-created. The new WellNow Urgent Care facility is occupying the previously empty building (formerly Sterling National Bank) in a corner lot of the Newburgh Towne Center Shopping Plaza. Because of the building's placement in the corner lot, the variance request is necessary to provide drivers traveling along heavily trafficked Route 300 and Meadow Hill Road with increased location visibility.



7. ADDITIONAL REASONS (IF PERTINENT):

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*Maria Restendo*

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 9<sup>th</sup> DAY OF February 2023



*[Signature]*  
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



**TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS**

PROXY

Renat Yusufov, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 60 East 42nd street, suite 1942, New York, NY 10065  
IN THE COUNTY OF New York AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF Newburgh Towne  
Center

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Anchor Sign, Inc. (cc. Sean Morphy)  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

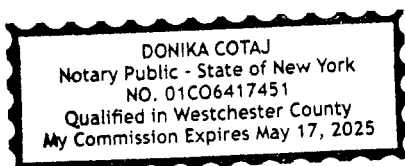
DATED: January 4, 2023

[Signature]  
OWNER'S SIGNATURE

[Signature]  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF New York ~~ORANGE~~

SWORN TO THIS 4<sup>th</sup> DAY OF January 20 23



[Signature]  
NOTARY PUBLIC



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

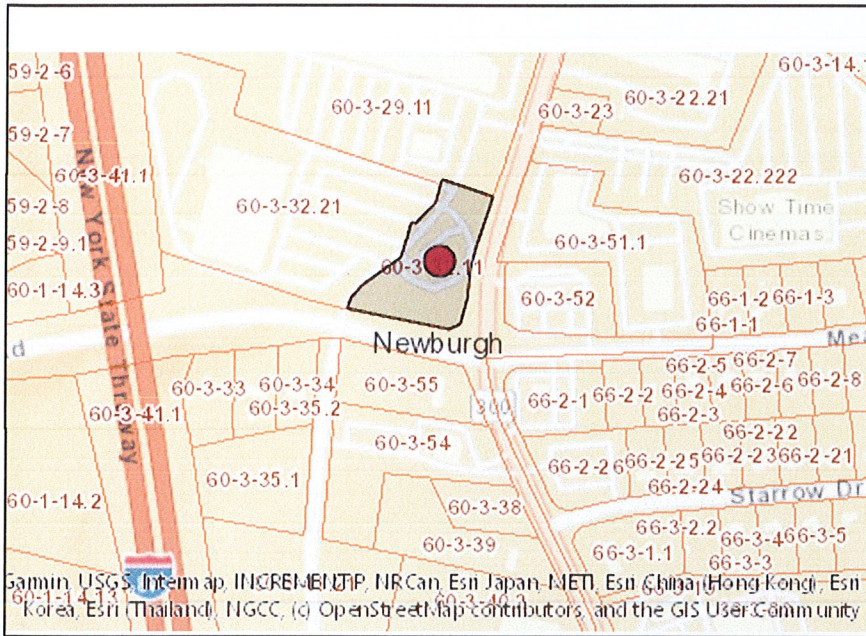
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                              |              |                                          |                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Action or Project:<br>Wellnow Urgent Care                                                                                                                                                                                                                                                                                                                                                            |              |                                          |                                                                                                                                                                                                                                     |
| Project Location (describe, and attach a location map):<br>1425 Route 300 Newburgh, NY 12550                                                                                                                                                                                                                                                                                                                 |              |                                          |                                                                                                                                                                                                                                     |
| Brief Description of Proposed Action:<br>Four (4) signs and awnings for building                                                                                                                                                                                                                                                                                                                             |              |                                          |                                                                                                                                                                                                                                     |
| Name of Applicant or Sponsor:<br>Lite Brite Signs - Maria Rotundo                                                                                                                                                                                                                                                                                                                                            |              | Telephone: 845-343-7446                  |                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                              |              | E-Mail: maria.rotundo@litebritesigns.com |                                                                                                                                                                                                                                     |
| Address:<br>51 Montgomery Street                                                                                                                                                                                                                                                                                                                                                                             |              |                                          |                                                                                                                                                                                                                                     |
| City/PO:<br>Middletown                                                                                                                                                                                                                                                                                                                                                                                       | State:<br>NY | Zip Code:<br>10940                       |                                                                                                                                                                                                                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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.                                                         |              |                                          | <div style="display: flex; justify-content: space-around;"> <span>NO</span> <span>YES</span> </div> <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Town of Newburgh                                                                                                                                                                                                                                  |              |                                          | <div style="display: flex; justify-content: space-around;"> <span>NO</span> <span>YES</span> </div> <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> <input checked="" type="checkbox"/> </div> |
| 3. a. Total acreage of the site of the proposed action? _____ 0 acres<br>b. Total acreage to be physically disturbed? _____ 0 acres<br>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)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |              |                                          |                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" 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?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If Yes, identify: _____                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" 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:<br>_____<br>_____                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" 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: _____<br>_____                                                                                                                                                                                                                                                                                                                   | <input checked="" 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: _____<br>_____                                                                                                                                                                                                                                                                                                            | <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 type="checkbox"/>            | <input checked="" 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: _____<br>_____<br>_____                                                                                                                                                                                                                                                                 |                                     |                                     |                          |



|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?<br>Indiana Bat                                                                                                                                                                                                                             | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?                                                                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a. Will storm water discharges flow to adjacent properties? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: <u>N/A</u>                                                                                                                                                                                                                                                                   | <input 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)?<br>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?<br>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?<br>If Yes, describe: _____                                                                                                                                                                                                                                           | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Maria Rotundo</u> Date: <u>02/08/2023</u><br>Signature: <u>Maria Rotundo</u> Title: <u>VP of Lite Brite Signs</u>                                                                                                                                                         |                                     |                                     |





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



|                                                                                               |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area]                                             | No                                                                                                                                |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No                                                                                                                                |
| Part 1 / Question 12b [Archeological Sites]                                                   | No                                                                                                                                |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal]                                        | Yes                                                                                                                               |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name]                                 | Indiana Bat                                                                                                                       |
| Part 1 / Question 16 [100 Year Flood Plain]                                                   | No                                                                                                                                |
| Part 1 / Question 20 [Remediation Site]                                                       | No                                                                                                                                |



Agency Use Only [If applicable]

Project:

Date:

## Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|                                                                                                                                                                            | No, or<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 7. Will the proposed action impact existing:                                                                                                                               | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| a. public / private water supplies?                                                                                                                                        | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?                                                            | <input type="checkbox"/>                  | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                                                                                   | <input type="checkbox"/>                  | <input type="checkbox"/>                       |

Agency Use Only [If applicable]

Project:

Date:

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



# SilversteinLaw

PC.

STEVEN M. SILVERSTEIN\*

LAUREN L. SCHREIBER  
EDWARD J. QUILICE\*

JEFFREY A. BERNFELD†  
GREGG A. COFFEY  
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SUITE 210  
NEW CITY, NEW YORK 10956

TELEPHONE: 845.638.9400  
FACSIMILE: 845.638.9090

[silversteinlawpc.com](http://silversteinlawpc.com)

NEW JERSEY OFFICE:  
135 CHESTNUT RIDGE ROAD  
MONTVALE, NEW JERSEY 07645

RECEIVED

AUG 19 2021

August 18, 2021

**VIA OVERNIGHT DELIVERY**

Cofinance Group  
60 East 42<sup>nd</sup> Street, Suite 1942  
New York, NY 10165  
Att: Renat Yusufov  
Director of Asset Management

Re: Conew LLC – Certified Deed

Dear Renat:

As you requested, enclosed is a certified deed to the Conew LLC property.

Thank you.

Very truly yours,



Lauren L. Schreiber

Encl.

## ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

Coburn, L.L.C., Coburn II LLC  
 Cobell LLC  
 Conew LLC TO

SECTION 60 BLOCK 3 LOT 32.01  
32.11RECORD AND RETURN TO:  
 (name and address)

Jill Feldman  
 Title Associates  
 825 Third Ave, 30th Floor  
 New York, NY 10022

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

## PROPERTY LOCATION

|                               |                           |
|-------------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN)      | 4289 MONTGOMERY (TN)      |
| 2001 WASHINGTONVILLE (VLG)    | 4201 MAYBROOK (VLG)       |
| 2003 SO. BLOOMING GROVE (VLG) | 4203 MONTGOMERY (VLG)     |
| 2289 CHESTER (TN)             | 4205 WALDEN (VLG)         |
| 2201 CHESTER (VLG)            | 4489 MOUNT HOPE (TN)      |
| 2489 CORNWALL (TN)            | 4401 OTISVILLE (VLG)      |
| 2401 CORNWALL (VLG)           | 4600 NEWBURGH (TN)        |
| 2600 CRAWFORD (TN)            | 4800 NEW WINDSOR (TN)     |
| 2800 DEERPARK (TN)            | 5089 TUXEDO (TN)          |
| 3089 GOSHEN (TN)              | 5001 TUXEDO PARK (VLG)    |
| 3001 GOSHEN (VLG)             | 5200 WALLKILL (TN)        |
| 3003 FLORIDA (VLG)            | 5489 WARWICK (TN)         |
| 3005 CHESTER (VLG)            | 5401 FLORIDA (VLG)        |
| 3200 GREENVILLE (TN)          | 5403 GREENWOOD LAKE (VLG) |
| 3489 HAMPTONBURGH (TN)        | 5405 WARWICK (VLG)        |
| 3401 MAYBROOK (VLG)           | 5600 WAWAYANDA (TN)       |
| 3689 HIGHLANDS (TN)           | 5889 WOODBURY (TN)        |
| 3601 HIGHLAND FALLS (VLG)     | 5801 HARRIMAN (VLG)       |
| 3889 MINISINK (TN)            | 5809 WOODBURY (VLG)       |
| 3801 UNIONVILLE (VLG)         |                           |
| 4089 MONROE (TN)              |                           |
| 4001 MONROE (VLG)             |                           |
| 4003 HARRIMAN (VLG)           |                           |
| 4005 KIRYAS JOEL (VLG)        |                           |

 NO. PAGES 10 CROSS REF. \_\_\_\_\_  
 CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
 MAPS \_\_\_\_\_ PGS. \_\_\_\_\_

 PAYMENT TYPE: CHECK ☒  
 CASH \_\_\_\_\_  
 CHARGE \_\_\_\_\_  
 NO FEE \_\_\_\_\_

 Taxable  
 CONSIDERATION \$ \_\_\_\_\_  
 TAX EXEMPT \_\_\_\_\_  
 Taxable  
 MORTGAGE AMT. \$ \_\_\_\_\_

## MORTGAGE TAX TYPE:

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

9999 HOLD

 DONNA L. BENSON  
 ORANGE COUNTY CLERK

Received From

 RECORDED/FILED  
 03/22/2013/ 16:08:26  
 DONNA L. BENSON  
 County Clerk  
 ORANGE COUNTY, NY  
 FILE#20130031739  
 DEED C / BK 13531PG 0070  
 RECORDING FEES 345.00  
 TTX# 004770 T TAX 0.00  
 Receipt#1580905 dab

STATE OF NEW YORK (COUNTY OF ORANGE) SS:

 I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,  
 ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE  
 ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON March 22, 2013  
 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

August 17, 2021  

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





**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

THIS INDENTURE, made the <sup>1<sup>st</sup></sup> 15<sup>th</sup> day of MARCH, 2013

**BETWEEN**

Coburgh, L.L.C., a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 1 herein,

Coburgh II, LLC, a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 2 herein, and

Cobell, LLC, a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 3 herein,

party of the first part, and

Conew LLC, a Delaware limited liability company with an address % Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601

party of the second part:

**WITNESSETH**, that the party of the first part, in consideration of ten dollars, lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party second part, his heirs and assigns forever, all

*See Schedule "A" annexed hereto and made part hereof.*

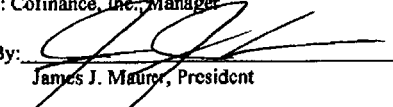
**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns forever.

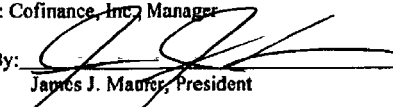
**AND** the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

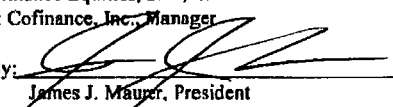
**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost 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.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:

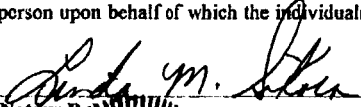
COBURGH, I.L.C.  
By: Cofinance Equities, LLC, Sole Member  
By: Cofinance, Inc., Manager  
By:   
James J. Maurer, President

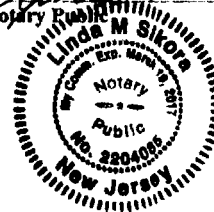
COBURGH II, LLC  
By: Cofinance Equities, LLC, Sole Member  
By: Cofinance, Inc., Manager  
By:   
James J. Maurer, President

COBELL, LLC  
By: Cofinance Equities, LLC, Sole Member  
By: Cofinance, Inc., Manager  
By:   
James J. Maurer, President

State of New Jersey ss.  
County of Bergen

On the 15 day of February in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared James J. Maurer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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



Record and return to:

**RECORD & RETURN:**  
Jill Feldman  
Title Associates  
825 Third Avenue, 30th Floor  
New York, NY 10022

|          | Parcel 1                                                                      | Parcel 2 | Parcel 3 |
|----------|-------------------------------------------------------------------------------|----------|----------|
| Section: | 60                                                                            | 60       | 60       |
| Block:   | 3                                                                             | 3        | 3        |
| Lot:     | 32.21                                                                         | 32.11    | 29.11    |
| Address: | Newburgh Towne Center<br>Route 300 and Meadow Hill Road<br>Newburgh, New York |          |          |



Schedule A

Legal Description

PARCEL 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as **LOT 1** on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, said point being the southeasterly corner of the premises hereinafter to be described (Lot 1 on Filed Map #171-98), being the southwesterly corner of lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11), running thence;

- (1) North 74 degrees 35 minutes 39 seconds West along the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, and the southerly line of the premises, the distance of 109.20 feet to a point, thence;
- (2) North 71 degrees 05 minutes 34 seconds West still along the southerly line of the premises, 427.18 feet to a point in the easterly right-of-way of the N.Y.S. Thruway - Interstate 87 and being the southwesterly corner of the premises, thence;
- (3) Northwesterly along the westerly line of the premises and the easterly right-of-way of the N.Y.S. Thruway - Interstate 87, the following two (2) courses and distances:
  - (a) North 04 degrees 28 minutes 02 seconds West 429.09 feet to a point, thence;
  - (b) North 04 degrees 51 minutes 06 seconds West 137.06 feet to the southwesterly corner of lands of Cobell LLC acquired by the deed in Liber 5135 of Deeds, page 339 (Lot 2 on Filed Map #171-98 and the majority of Tax Lot 60-3-29.11) and being the northwesterly corner of the premises, thence;
- (4) Southeasterly, southwesterly and southeasterly along the common boundary line between the premises and the lands of Cobell LLC as acquired by the aforesaid deed, the following three (3) courses and distances:
  - (a) South 73 degrees 22 minutes 37 seconds East 299.99 feet to a point, thence;
  - (b) South 16 degrees 37 minutes 23 seconds West 121.00 feet to a point, thence;
  - (c) South 71 degrees 31 minutes 46 seconds East 589.31 feet to a point in the westerly line of lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11) and being the northeasterly corner of the premises, thence;

- (5) Southwesterly, northwesterly and southwesterly along the common boundary line between the premises and the lands of Coburgh II LLC as acquired by the aforesaid deed, the following seven (7) courses and distances:
- (a) South 16 degrees 37 minutes 23 seconds West 53.00 feet to a point, thence;
  - (b) South 43 degrees 11 minutes 17 seconds West 79.05 feet to a point, thence;
  - (c) North 73 degrees 22 minutes 37 seconds West 12.50 feet to a point, thence;
  - (d) South 16 degrees 37 minutes 23 seconds West 103.00 feet to a point, thence;
  - (e) South 54 degrees 50 minutes 29 seconds West 132.00 feet to a point, thence;
  - (f) South 40 degrees 54 minutes 35 seconds West 42.66 feet to a point, thence;
  - (g) South 18 degrees 54 minutes 26 seconds West 33.33 feet to a point in the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, being the southwesterly corner of said lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11), the southeasterly corner of the premises hereinabove described and the point or place of BEGINNING.



**PARCEL 2**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as LOT 3 on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, said point being the southwesterly corner of the premises hereinafter to be described (Lot 3 on Filed Map #171-98), being the southeasterly corner of lands of Coburgh LLC (Lot 1 on Filed Map #171-98, Tax Lot 60-3-32.21) and running thence;

- (1) Northeasterly, southeasterly, northeasterly and southeasterly along the common boundary line between the premises and the lands of Coburgh LLC as aforesaid and lands of Cobell LLC as acquired by the deed in Liber 5135 of Deeds, page 339 (Lot 2 on Filed Map #171-98, the majority of Tax Lot 60-3-29.11), the following eight (8) courses and distances:
  - (a) North 18 degrees 54 minutes 26 seconds East 33.33 feet to a point, thence;
  - (b) North 40 degrees 54 minutes 35 seconds East 42.66 feet to a point, thence;
  - (c) North 54 degrees 50 minutes 29 seconds East 132.00 feet to a point, thence;
  - (d) North 16 degrees 37 minutes 23 seconds East 103.00 feet to a point, thence;
  - (e) South 73 degrees 22 minutes 37 seconds East 12.50 feet to a point, thence;
  - (f) North 43 degrees 11 minutes 17 seconds East 79.05 feet to a point, thence;
  - (g) North 16 degrees 37 minutes 23 seconds East 65.50 feet to the northwesterly corner of the premises, thence;
  - (h) South 71 degrees 12 minutes 18 seconds East 146.36 feet to a point in the westerly side of Union Avenue - N.Y. State Highway 300, being the southeasterly corner of said lands of Cobell LLC as acquired by the aforesaid deed and being the northeasterly corner of the premises, thence;
- (2) Southwesterly along the westerly side of Union Avenue - N.Y. State Highway 300, the following three (3) courses and distances:
  - (a) South 19 degrees 00 minutes 31 seconds West 161.99 feet to a point of curvature, thence;
  - (b) Southwesterly on a curve to the left having a radius of 755.70 feet, the arc length of 145.72 feet to a point, thence;
  - (c) South 19 degrees 04 minutes 36 seconds West 76.32 feet to a point in the northerly side of Meadow Hill Road as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, and being the southeasterly corner of the premises, thence;

- (3) Southwesterly and northwesterly along the northerly side of Meadow Hill Road as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, the following two (2) courses and distances:
- (a) South 67 degrees 06 minutes 53 seconds West 32.21 feet to a point, thence;
  - (b) North 74 degrees 35 minutes 39 seconds West 267.81 feet to the southeasterly corner of lands of Coburgh LLC (Lot 1 on Filed Map #171-98), being the southwesterly corner of the premises and the point or place of BEGINNING.



**PARCEL 3**

ALL those certain plots, pieces or parcels of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as LOT 2 on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and Lot No. 1 on a certain plan entitled "Lot Line Change Plan of NEW YORK TELEPHONE CO. & COBURGH LLC," dated November 25, 1998, last revised December 9, 1999, prepared by Vincent J. Doce Associates and filed in the Orange County Clerk's Office on December 13, 1999 as Map #283-99, and when said lots on the aforesaid filed maps are taken together as a single tract they are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Union Avenue - New York State Highway Route 300, said point being the southeasterly corner of the premises hereinafter to be described, also being the southeasterly corner of Lot 2 on Filed Map #171-98, being the northeasterly corner of Lot 3 on Filed Map #171-98, and running thence;

- (1) Northwesternly, southwesterly, northwesterly, northeasterly and northwesterly along the common boundary line between Lots 3 and 1 on Filed Map #171-98 to the south and Lot 2 on Filed Map #171-98 to the north, the following five (5) courses and distances:
  - (a) North 71 degrees 12 minutes 18 seconds West 146.36 feet to a point, thence;
  - (b) South 16 degrees 37 minutes 23 seconds West 12.50 feet to a point, thence;
  - (c) North 71 degrees 31 minutes 46 seconds West 589.31 feet to a point, thence;
  - (d) North 16 degrees 37 minutes 23 seconds East 121.00 feet to a point, thence;
  - (e) North 73 degrees 22 minutes 37 seconds West 299.99 feet to a point in the easterly right-of-way boundary of the New York State Thruway - Interstate Route 87, being the southwesterly corner of the premises herein being described and being the northwesterly corner of Lot 1 on Filed Map #171-98, thence;
- (2) Northwesternly along the westerly line of the premises herein being described and the easterly right-of-way boundary of the New York State Thruway - Interstate Route 87, the following two (2) courses and distances:
  - (a) North 04 degrees 51 minutes 06 seconds West 288.71 feet to the southwesterly corner of Lot No. 1 on Filed Map #283-99, thence;
  - (b) North 04 degrees 39 minutes 37 seconds West 214.60 feet to the southwesterly corner of lands now or formerly of Harris (Tax Lot 60-3-26.1) and being the northwesterly corner of Lot No. 1 on Filed Map #283-99, thence;
- (3) South 73 degrees 22 minutes 37 seconds East along the northerly line of the premises herein being described and the southerly line of said lands now or formerly of Harris (Tax Lot 60-3-26.1), the distance of 877.87 feet to the northwesterly corner of lands now or formerly of New York Telephone Company (Tax Lot 60-3-28), thence;

- (4) Southeasterly along the common boundary line between Lots No. 1 and No. 2 on Filed Map #283-99, the following four (4) courses and distances:
- (a) South 16 degrees 52 minutes 56 seconds West 169.77 feet to a point, thence;
  - (b) South 56 degrees 03 minutes 01 seconds East 21.20 feet to a point, thence;
  - (c) South 73 degrees 41 minutes 33 seconds East 65.00 feet to a point, thence;
  - (d) South 55 degrees 48 minutes 47 seconds East 80.34 feet to a point in the northerly line of Lot 2 on Filed Map #171-98, thence;
- (5) South 73 degrees 22 minutes 37 seconds East along the southerly line of said lands now or formerly of New York Telephone Company (being Lot No. 2 on Filed Map #283-99, Tax Lot 60-3-28) and the easterly portion of the northerly line of Lot 1 on Filed Map #171-98, the distance of 196.97 feet to a point in the westerly side of Union Avenue - New York State Highway Route 300, thence;
- (6) South 19 degrees 03 minutes 19 seconds West along the westerly side of Union Avenue - New York State Highway Route 300, the distance of 402.08 feet to the northeasterly corner of Lot 3 on Filed Map #171-98, being the southeasterly corner of the premises hereinabove described and the point or place of BEGINNING.

**AS TO PARCELS 1 THROUGH 3**

TOGETHER WITH the appurtenant rights contained in that certain Reciprocal Easement and Operation Declaration made as of the 30<sup>th</sup> day of September, 1998 by Coburg LLC and recorded in the Orange County Clerk's Office on October 2, 1998 in Liber 4883 of Deeds, page 19 and as re-recorded on October 13, 1998 in Liber 4891 of Deeds, page 1, and as the same have been amended by that certain First Amendment to Reciprocal Easement and Operation Declaration made as of the 21<sup>st</sup> day of November, 2000 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on December 27, 2000 in Liber 5430 of Deeds, page 187, and further amended by that certain Second Amendment to Reciprocal Easement and Operation Declaration made as of the 21<sup>st</sup> day of November, 2000 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on December 27, 2000 in Liber 5430 of Deeds page 197, and further amended by that certain Third Amendment to Reciprocal Easement and Operation Declaration made as of the 28<sup>th</sup> day of October, 2002 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on November 29, 2002 in Liber 6082 of Deeds, page 318.





## 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

# 3014-22

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 11/03/2022**

**Application No. 22-0249**

**To: Conew, LLC**  
**60 East 42nd Ave, Ste 19742**  
**New York, NY 10165**

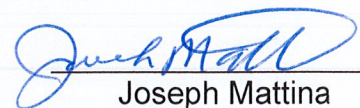
**SBL: 60-3-32.11**  
**ADDRESS: 1425 Route 300**

**ZONE: IB**

PLEASE TAKE NOTICE that your application dated 03/24/2022 for permit to install a side and rear wall signs larger then permitted on the premises located at 1425 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code sections:

- 1) 185-14A-B-[d]-(2): Side walls: 1.0 square feet multiplied by side wall length.
- 2) 185-14A-B-[d]-(2): Rear walls: 1.0 square feet multiplied by rear wall length.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

## OWNER INFORMATION

**BUILT WITH OUT A PERMIT**

**YES / NO**

NAME: CONEW LLC Application # 22-0249

ADDRESS: 60 EAST 42ND AVE. STE 19742 NY NY 10165

## PROJECT INFORMATION:

**AREA VARIANCE**

USE VARIANCE

TYPE OF STRUCTURE: WELLNOW @ 1425 rt. 300

SBL: 60-3-32.11 ZONE: IB ZBA Application # 3014-22

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

|                      | MAXIMUM | EXISTING | PROPOSED | VARIANCE | VARIANCE PERCENTAGE |
|----------------------|---------|----------|----------|----------|---------------------|
| SIDE WALL            | 50'     |          | 89.17    | 39.17    | 78.00%              |
| REAR WALL            | 70'     |          | 89.17'   | 19.17'   | 27.3%               |
| LOT DEPTH            |         |          |          |          |                     |
| FRONT YARD           |         |          |          |          |                     |
| REAR YARD            |         |          |          |          |                     |
| SIDE YARD            |         |          |          |          |                     |
| MAX. BUILDING HEIGHT |         |          |          |          |                     |
| BUILDING COVERAGE    |         |          |          |          |                     |
| SURFACE COVERAGE     |         |          |          |          |                     |

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 \_\_\_\_\_ YES / NO  
2 OR MORE FRONT YARDS FOR THIS PROPERTY \_\_\_\_\_ YES / NO  
CORNER LOT - 185-17-A \_\_\_\_\_ YES / NO

## ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 \_\_\_\_\_ YES / NO  
FRONT YARD - 185-15-A \_\_\_\_\_ YES / NO  
STORAGE OF MORE THEN 4 VEHICLES \_\_\_\_\_ YES / NO  
HEIGHT MAX. 15 FEET - 185-15-A-1 \_\_\_\_\_ YES / NO  
10% MAXIMUM YARD COVERAGE - 185-15-A-3 \_\_\_\_\_ YES / NO

## NOTES:

**structure not built yet**

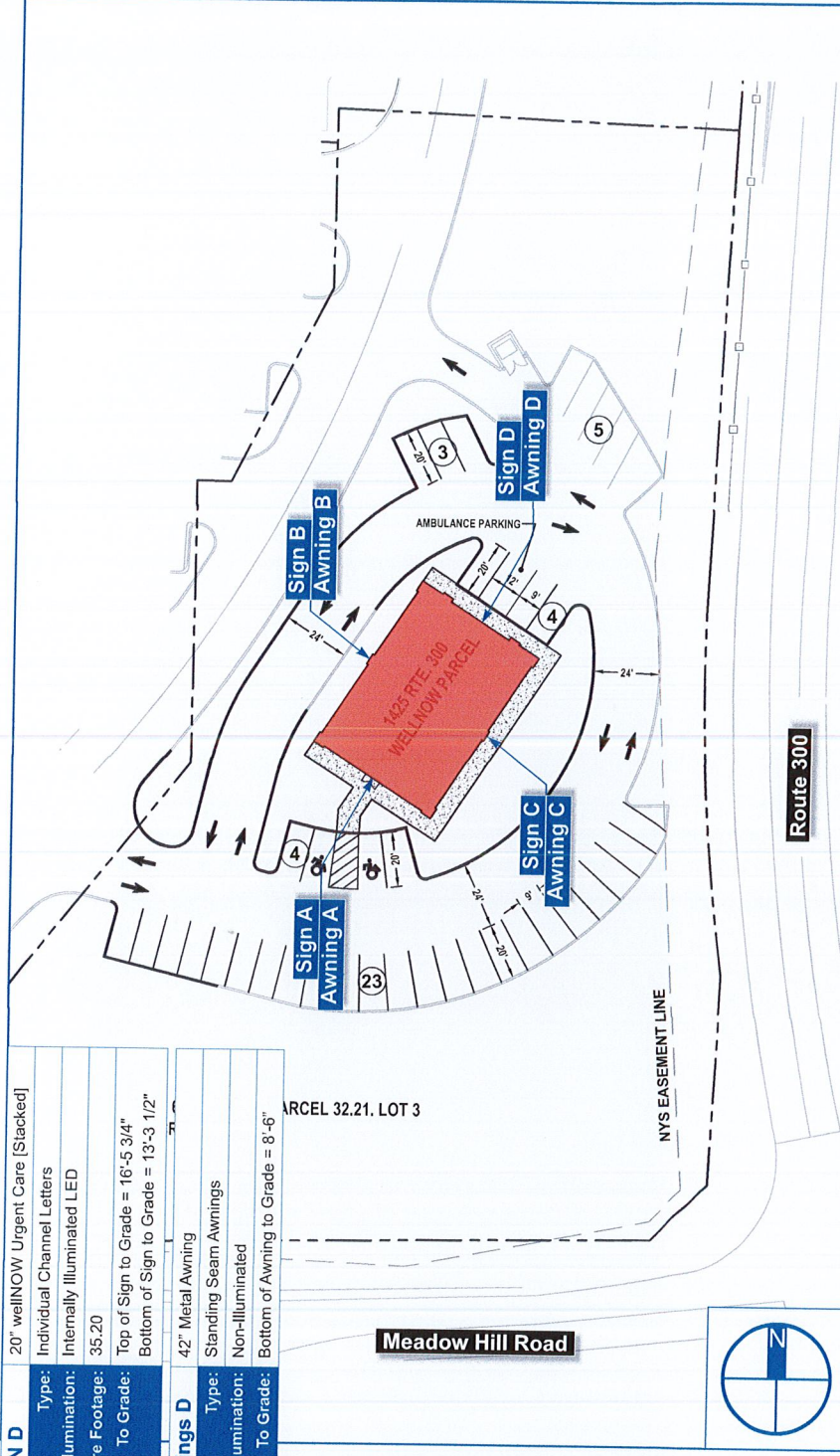
REVIEWED BY: Joseph Mattina

DATE: 3-Nov-22



|                  |                                                                                                                                                                                                                                   |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SIGN A</b>    | 32" wellNOW Urgent Care [Stacked]<br>Type: Individual Channel Letters<br>Illumination: Internally Illuminated LED<br>Square Footage: 89.17<br>To Grade: Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |
| <b>Awnings A</b> | 42" Metal Awning<br>Type: Standing Seam Awnings<br>Illumination: Non-Illuminated<br>To Grade: Bottom of Awning to Grade = 8'-6"                                                                                                   |
| <b>SIGN B</b>    | 32" wellNOW Urgent Care [Stacked]<br>Type: Individual Channel Letters<br>Illumination: Internally Illuminated LED<br>Square Footage: 89.17<br>To Grade: Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |
| <b>Awnings B</b> | 42" Metal Awning<br>Type: Standing Seam Awnings<br>Illumination: Non-Illuminated<br>To Grade: Bottom of Awning to Grade = 8'-6"                                                                                                   |
| <b>SIGN C</b>    | 32" wellNOW Urgent Care [Stacked]<br>Type: Individual Channel Letters<br>Illumination: Internally Illuminated LED<br>Square Footage: 89.17<br>To Grade: Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |
| <b>Awnings C</b> | 42" Metal Awning<br>Type: Standing Seam Awnings<br>Illumination: Non-Illuminated<br>To Grade: Bottom of Awning to Grade = 8'-6"                                                                                                   |

|                  |                                                                                                                                                                                                                                   |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SIGN D</b>    | 20" wellNOW Urgent Care [Stacked]<br>Type: Individual Channel Letters<br>Illumination: Internally Illuminated LED<br>Square Footage: 35.20<br>To Grade: Top of Sign to Grade = 16'-5 3/4"<br>Bottom of Sign to Grade = 13'-3 1/2" |
| <b>Awnings D</b> | 42" Metal Awning<br>Type: Standing Seam Awnings<br>Illumination: Non-Illuminated<br>To Grade: Bottom of Awning to Grade = 8'-6"                                                                                                   |



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

| REVISION INFO |                                             |
|---------------|---------------------------------------------|
| 12/10/2020    | Original Renderings                         |
| 12/14/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021    | Updated Site Plan, Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Store ID                            |
| 06/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| NB |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SD |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| DA |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| KD |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| AN |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| AN |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN A</b>   | 32" wellNOW Urgent Care (Stacked)                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |

|                 |                                   |
|-----------------|-----------------------------------|
| <b>Awning A</b> | 42" Metal Awning                  |
| Type:           | Standing Seam Awning              |
| Illumination:   | Non-Illuminated                   |
| To Grade:       | Bottom of Awning to Grade = 8'-6" |



### Front Elevation (Southwest)

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

|                                       |                                                   |
|---------------------------------------|---------------------------------------------------|
| Allowable Square Footage:             | 62.50                                             |
| Formula:                              | 1.25 Sq Ft per Linear Ft of Store Front on Street |
| Actual Square Footage this Elevation: | 89.17                                             |

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**wellNOW**  
URGENT CARE

### REVISION INFO

| REVISION   | DATE                                       | DESCRIPTION |
|------------|--------------------------------------------|-------------|
| 12/10/2020 | Original Renderings                        |             |
| 12/14/2020 | Added Left Elevation, Sign B, and Awning B |             |
| 04/26/2021 | Updated Site Plan, Added Pylon             |             |
| 11/11/2021 | Added Engineering                          |             |
| 03/09/2022 | Updated Store ID                           |             |
| 06/03/2022 | Called out awning height for all awnings   |             |
| 07/01/2022 | Updated Rear Elevation                     |             |

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1.800.213.3331



DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789

ME #: 54451

| SIGN A          |                                      |
|-----------------|--------------------------------------|
| Types:          | Individual Channel Letters           |
| Illumination:   | Internally Illuminated LED           |
| Square Footage: | 68.17                                |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"    |
|                 | Bottom of Sign to Grade = 14'-4 3/4" |

| Awnings A     |                                   |
|---------------|-----------------------------------|
| Type:         | Standing Seam Awnings             |
| Illumination: | Non-Illuminated                   |
| To Grade:     | Bottom of Awning to Grade = 8' 0" |

|                                       |                                                  |
|---------------------------------------|--------------------------------------------------|
| Allowable Square Footage:             | 62.50                                            |
| Formula:                              | 1.25 Sq Ft per Linear Ft of Sign Front on Street |
| Actual Square Footage This Elevation: | 88.17                                            |

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.



**McFarland Engineering**  
381 E. Main St.  
McDonough, NC 27028  
Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLOW URGENT CARE A26240**  
Address: 1425 RTE 300  
City/State: NEWBURGH, NY  
Client: ANCHOR SIGN INC.

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
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OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED

Initial Drawing: (S4451) DS  
DocuSigned by:  
Sean McFarland  
18D0C74DC6E405



|                           |            |
|---------------------------|------------|
| Date:                     | 11-9-2021  |
| Sheet #:                  | 1 OF 17    |
| NOFm Registration:        | E-1136     |
| New York License Number:  | 52641      |
| New York Expiration Date: | 11/02/2022 |

**welNow**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

|            |                                             |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/11/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

|    |  |
|----|--|
| KD |  |
| NB |  |
| SD |  |
| DA |  |
| KD |  |
| AN |  |

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**AnchorSign**  
1-800-213-3331



|                 |                                      |
|-----------------|--------------------------------------|
| <b>SIGN B</b>   | 32" wellNOW Urgent Care [Stacked]    |
| Type:           | Individual Channel Letters           |
| Illumination:   | Internally Illuminated LED           |
| Square Footage: | 89.17                                |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"    |
|                 | Bottom of Sign to Grade = 14'-4 3/4" |

|                 |                                   |
|-----------------|-----------------------------------|
| <b>Awning B</b> | 42" Metal Awning                  |
| Type:           | Standing Seam Awning              |
| Illumination:   | Non-Illuminated                   |
| To Grade:       | Bottom of Awning to Grade = 8'-6" |



**Left Elevation (Northwest)**

Scale: 1/8" = 1'-0"

Actual Square Footage this Elevation: 89.17

|                               |                             |            |                                            |    |
|-------------------------------|-----------------------------|------------|--------------------------------------------|----|
| <b>wellNOW</b><br>URGENT CARE | Client: WellNow Urgent Care | 12/10/2020 | Original Renderings                        | KD |
|                               | Site #: WN-5195             | 12/14/2020 | Added Left Elevation, Sign B, and Awning B | NB |
|                               | Address: 1425 Route 300     | 04/26/2021 | Updated Site Plan; Added Pylon             | SD |
|                               | Newburgh, NY 12550          | 11/11/2021 | Added Engineering                          | DA |
|                               | Newburgh Town Center        | 03/09/2022 | Updated Store ID                           | KD |
| REVISION INFO                 |                             |            | Called out awning height for all awnings   | KD |
|                               |                             |            | Updated Rear Elevation                     | AN |
|                               |                             |            | Updated Rear Elevation                     | AN |

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DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2769

ME #: 54451

#### SIGN B

32" wellNOW Urgent Care [Stacked]

Type: Individual Channel Letters

Illumination: Internally Illuminated LED

Square Footage: 88.17

To Grade: Top of Sign to Grade = 19'-5 1/4"

Bottom of Sign to Grade = 14'-4 3/4"

#### Awnings B

Metal Awning

Type: Standing Seam Awnings

Illumination: Non-Illuminated

To Grade: Bottom of Awning to Grade = 8'-5"



Actual Square Footage this Elevation: 88.17

#### Left Elevation (Northwest)

Scale: 1/8" = 1'-0"

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351 Edgewood Ct.  
Madison, NC 27028

Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

WELLNOW URGENT CARE A26240  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY:  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
Seal: [Signature]



Notwithstanding to whom the drawing is submitted, the undersigned shall retain the right to use the drawing in whole or in part in any future work.  
Date: 11-9-2021  
Sheet #: 2 OF 17  
NCEM Registration: F-1138  
New York License Number: 56841  
New York Expiration Date: 11/03/2022



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

#### REVISION INFO

| 12/10/2020 | Original Renderings                         |
|------------|---------------------------------------------|
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/11/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

|    |  |
|----|--|
| KD |  |
| NB |  |
| SD |  |
| DA |  |
| KD |  |
| AN |  |

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| SIGN C          | 32" wellNOW Urgent Care (Stacked)                                         |
|-----------------|---------------------------------------------------------------------------|
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |

| Awning C      | Metal Awning                      |
|---------------|-----------------------------------|
| Type:         | Standing Seam Awnings             |
| Illumination: | Non-Illuminated                   |
| To Grade:     | Bottom of Awning to Grade = 8'-6" |



Right Elevation (Southeast)  
Scale: 1/8" = 1'-0"

Actual Square Footage this Elevation: 89.17

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7269.2 of the New York State Education Law.

**McFarland Engineering**  
353 Edgewater Ct.  
Medford, NJ 07068  
Structural Sign Design  
Engineering Services

Ph: (201) 313-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A06740**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC.

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PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
Drawn by: Sean McFarland



This document is not to be used for any other project without the written consent of the Engineer.  
Date: 11-9-2021  
Sheet #: 3 OF 17  
NCEM Registration F-118  
New York License Number: 65641  
New York Expiration Date: 11/03/2022



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

| REVISION INFO | Original Renderings                        |
|---------------|--------------------------------------------|
| 12/10/2020    | Added Left Elevation, Sign B, and Awning B |
| 04/26/2021    | Updated Site Plan, Added Pylon             |
| 11/11/2021    | Added Engineering                          |
| 03/09/2022    | Updated Store ID                           |
| 09/03/2022    | Called out awning height for all awnings   |
| 07/01/2022    | Updated Rear Elevation                     |

|    |  |
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| NB |  |
| SD |  |
| DA |  |
| KD |  |
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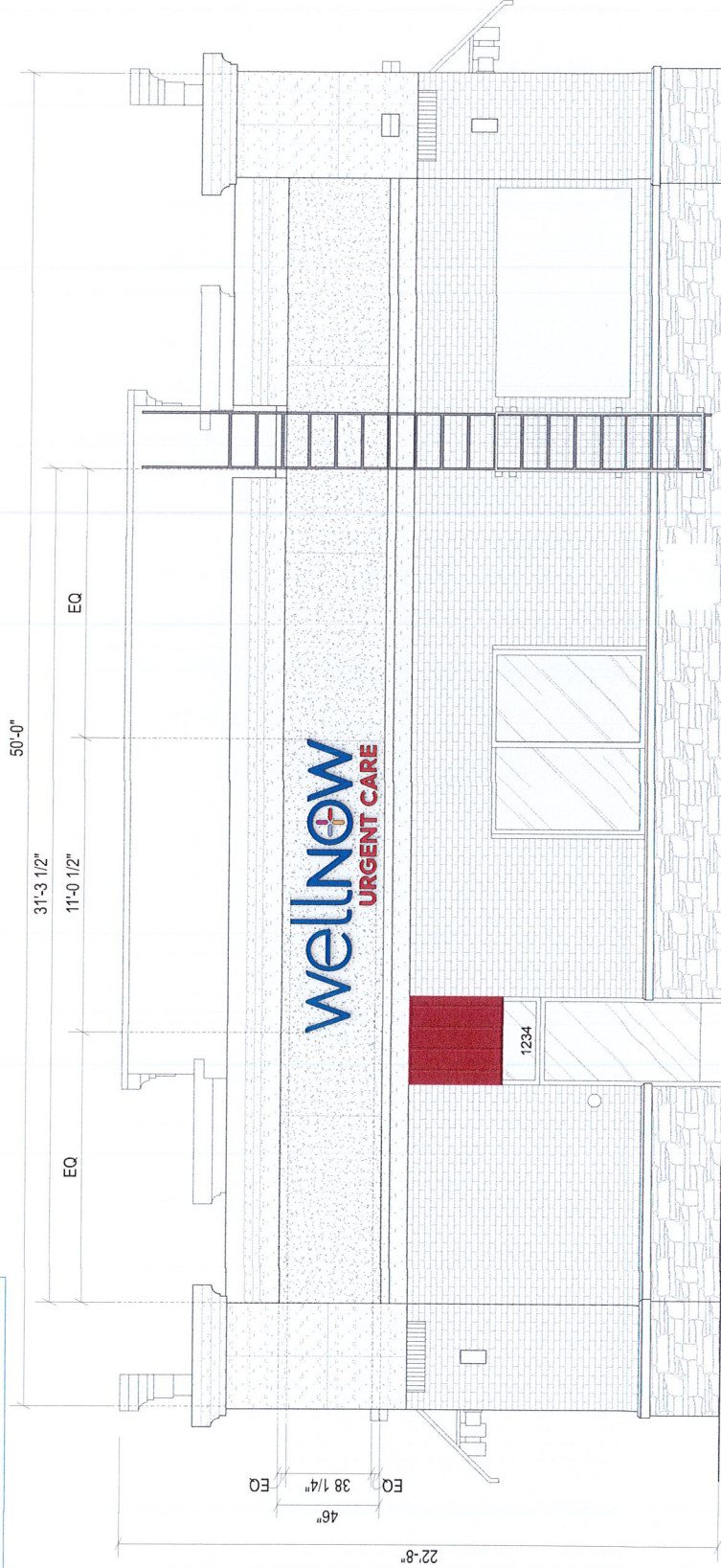


1.800.213.3331



|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN D</b>   | 20" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 35.20                                                                     |
| To Grade:       | Top of Sign to Grade = 16'-5 3/4"<br>Bottom of Sign to Grade = 13'-3 1/2" |

|                 |                                   |
|-----------------|-----------------------------------|
| <b>Awning D</b> | 42" Metal Awning                  |
| Type:           | Standing Seam Awnings             |
| Illumination:   | Non-Illuminated                   |
| To Grade:       | Bottom of Awning to Grade = 8'-6" |



**Rear Elevation (North West)**

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

Actual Square Footage this Elevation: 35.20

|                                                                                                                                                                                                                                                                                                                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> </div>                                                                                                                                                                                                                                                                                                                                                                       |                                            | <div>             Client: WellNow Urgent Care<br/>             Site #: WN-5195<br/>             Address: 1425 Route 300<br/>             Newburgh, NY 12550<br/>             Newburgh Town Center           </div>                                                                                                                                                                                                     |
| <div>             This rendering is the property of Anchor Sign Inc. and the exclusive use of Anchor Sign Inc. for the rendering requested. It is an unpublished original drawing not to be reproduced, copied, or exhibited without the express written consent of Anchor Sign Inc. Please contact your account manager with questions regarding this statement.           </div> |                                            | <div>             12/10/2020 Original Renderings<br/>             12/14/2020 Added Left Elevation, Sign B, and Awning B<br/>             04/26/2021 Updated Site Plan, Added Pylon<br/>             11/11/2021 Added Engineering<br/>             03/09/2022 Updated Store ID<br/>             06/03/2022 Called out awning height for all awnings<br/>             07/01/2022 Updated Rear Elevation           </div> |
| KD                                                                                                                                                                                                                                                                                                                                                                                 | Added Left Elevation, Sign B, and Awning B | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NB                                                                                                                                                                                                                                                                                                                                                                                 | Updated Site Plan, Added Pylon             | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SD                                                                                                                                                                                                                                                                                                                                                                                 | Added Engineering                          | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DA                                                                                                                                                                                                                                                                                                                                                                                 | Updated Store ID                           | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |
| KD                                                                                                                                                                                                                                                                                                                                                                                 | Called out awning height for all awnings   | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |
| AN                                                                                                                                                                                                                                                                                                                                                                                 | Updated Rear Elevation                     | AN                                                                                                                                                                                                                                                                                                                                                                                                                     |



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ME #: 54451

SIGN D

20" wellNOW Urgent Care [Stacked]

Type: Individual Channel Letters

Illumination: Internally Illuminated LED

Square Footage: 35.20

To Grade: Top of Sign to Grade = 16'-5 3/4"

Bottom of Sign to Grade = 13'-3 1/2"

Awnings D

Metal Awning

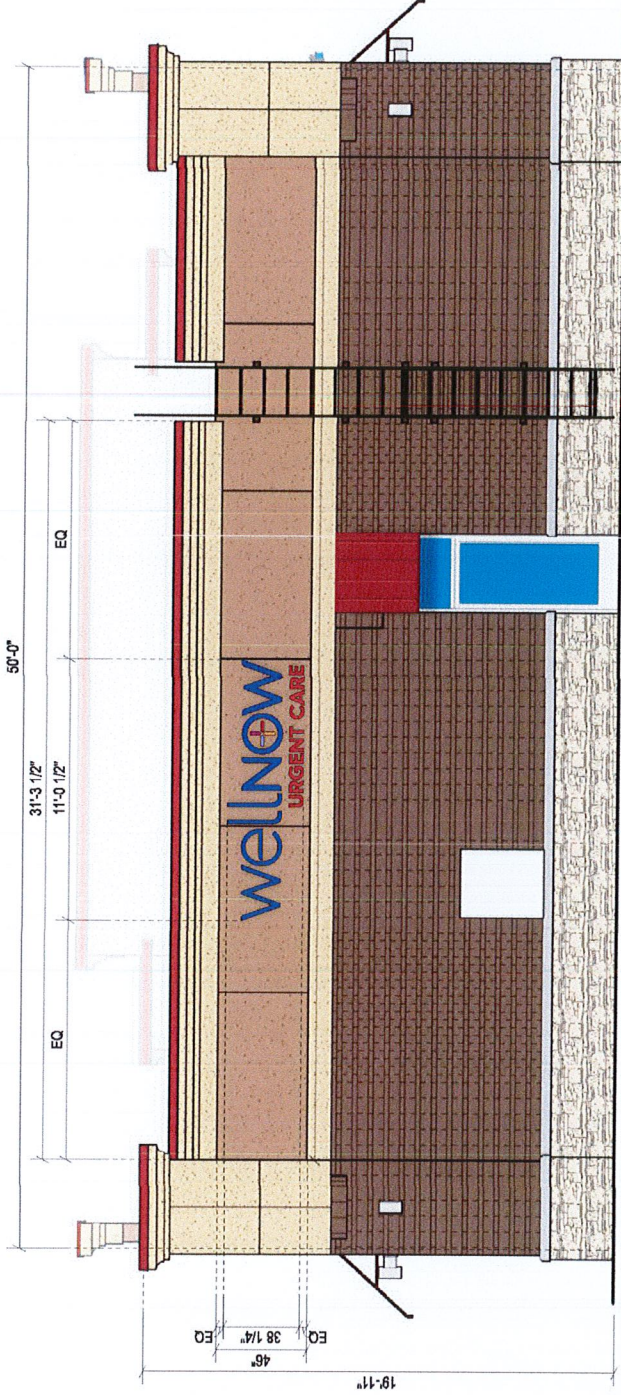
Type: Standing Seam Awnings

Illumination: Non-Illuminated

To Grade: Bottom of Awning to Grade = 8'-6"

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Actual Square Footage this Elevation: 35.20



Rear Elevation (North West)

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

**McFarland Engineering**  
353 Edgewater Ct.  
Madison, NC 27026  
Structural Sign Design  
Engineering Services

Ph: (201) 313-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A26740**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Cert: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY.  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
Reviewed by: Sean McFarland



The Engineer will approve on the document only  
after the project has been reviewed and approved by the Engineer.  
Date: 11-9-2021  
Sheet #: 4 OF 17  
NCEM Registration: F-1136  
New York License Number: 32641  
New York Expiration Date: 11/03/2022

**wellNOW**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

| 12/10/2020 | Original Renderings                         |
|------------|---------------------------------------------|
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/11/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

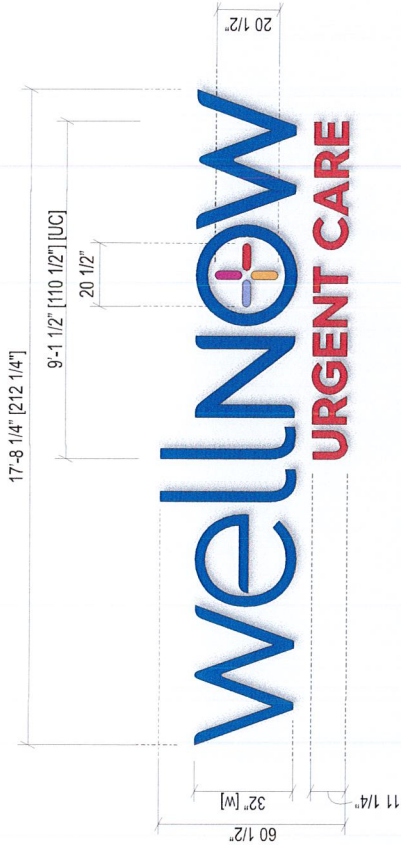
|    |    |
|----|----|
| KD | ND |
| SD | SD |
| DA | DA |
| KD | KD |
| AN | AN |
| AN | AN |

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**AnchorSign**  
1.800.213.3331



|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN A</b>   | 32" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |



**Sign Layout Detail**  
Scale: 1/4" = 1'-0"

#### Electrical Detail:

White LEDs  
(3) 60w Transformer  
Total Amps: 3.3  
(1) 20 amp 120V Circuit Req.



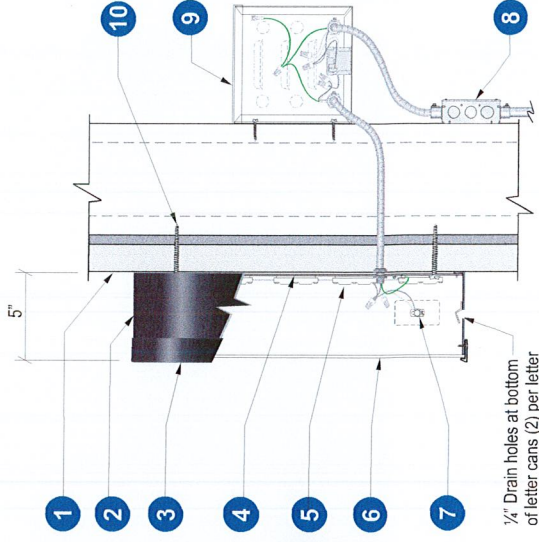
#### General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
  - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
  - 3) Sign is to be UL listed per NEC 600.3
  - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer
- \*For multiple signs, a disconnect is permitted but not required for each section

#### Specifications:

1. Existing Facade: EIFS | Plywood | Metal Studs
2. .040 Aluminum letter returns painted to match Black
3. 1" Jewelite trimcap (Black) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl to match:  
■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446  
■ Pantone 137
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. #12 Sheet Metal Screws



**Section @ LED Channel Letter**  
**Front-Lit (Remote)**  
Scale: N.T.S.

|                                      |                                                                                                                         |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>wellNOW</b><br><b>URGENT CARE</b> | Client: WellNow Urgent Care<br>Site #: WN-5195<br>Address: 1425 Route 300<br>Newburgh, NY 12550<br>Newburgh Town Center |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------|

| REVISION INFO |  | Original Renderings |                                             |
|---------------|--|---------------------|---------------------------------------------|
|               |  | 12/10/2020          | Added Left Elevation, Sign B, and Awnings B |
|               |  | 04/26/2021          | Updated Site Plan, Added Pylon              |
|               |  | 11/11/2021          | Added Engineering                           |
|               |  | 03/09/2022          | Updated Store ID                            |
|               |  | 06/03/2022          | Called out awning height for all awnings    |
|               |  | 07/01/2022          | Updated Rear Elevation                      |

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|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN A</b>   | 32" wellNow Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |

|                              |
|------------------------------|
| <b>Electrical Details:</b>   |
| White LEDs                   |
| (3) 60w Transformer          |
| Total Amps: 3.3              |
| (1) 20 amp 120V Circuit Req. |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>General Notes:</b>                                                                                            |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. |
| 1) Grounded and bonded per NEC 600.7/NEC 250                                                                     |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps                                   |
| 3) Sign is to be UL listed per NEC 600.3                                                                         |
| 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer                   |
| *For multiple signs, a disconnect is permitted but not required for each section                                 |

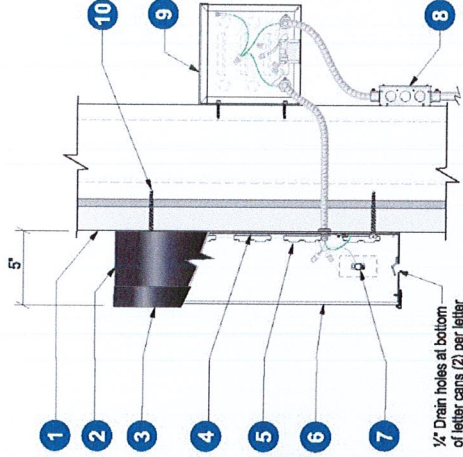
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|                                                                                                                           |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>McFarland Engineering</b><br>153 Edwards Ct<br>McDonough, NC 27256<br>Structural Sign Design<br>& Engineering Services | Ph: (281) 813-7439<br>Email: sean@signstructures.com<br>Web: www.signstructures.com |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

|                               |                                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>wellNow</b><br>URGENT CARE | Client: WellNow Urgent Care<br>Site #: WN-5195<br>Address: 1425 Route 300<br>Newburgh, NY 12550<br>Newburgh Town Center |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|



**Sign Layout Detail**  
Scale: 1/4" = 1'-0"



**Section @ LED Channel Letter**  
Front-Lit (Remote)  
Scale: N.T.S.

**Specifications:**

- Existing Facade: EIFS | Plywood | Metal Studs
- .040 Aluminum letter returns painted to match Black
- 1" Jewellite trimcap (Black) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces with first surface applied vinyl to match:  
■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446  
■ Pantone 137
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 800-6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- #12 Sheet Metal Screws



|                                                                                         |                                                                                                                               |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>WELLNOW URGENT CARE 1425240</b><br>Address: 1425 RTE 300<br>City/State: NEWBURGH, NY | Initial Drawing: (54451) DS<br>Details provided by: Sean W. McFarland<br>1800-474-0000                                        |
| Client: ANCHOR SIGNING                                                                  | ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED. |

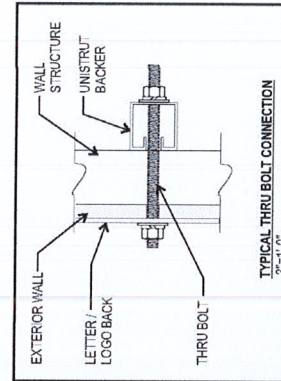
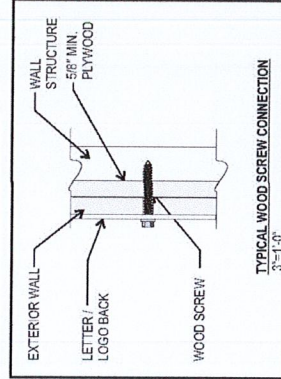
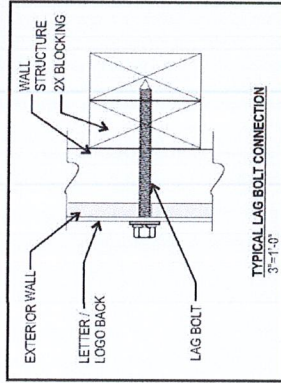
|                                                                                                                                                                                                                                                                                                                              |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
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| Date:                                                                                                                                                                                                                                                                                                                        | 11-9-2021 |
| Sheet #:                                                                                                                                                                                                                                                                                                                     | 5 OF 17   |
| NC Firm Registration:                                                                                                                                                                                                                                                                                                        | E-1186    |
| New York License Number:                                                                                                                                                                                                                                                                                                     | 32841     |
| New York Contact User:                                                                                                                                                                                                                                                                                                       | 11032222  |



Connection Specifications - Sign A  
Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overrighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

| CONNECTION QUANTITY |            |                 |   |
|---------------------|------------|-----------------|---|
| 3/8" LAGS (2X4)     | #12 SCREWS | 3/8" THRU BOLTS |   |
| LARGE LETTERS (EA)  | 4          | 5               | 4 |
| LOGO (TOTAL)        | 8          | 8               | 8 |
| SMALL LETTERS (EA)  | 3          | 3               | 2 |

Lags into 2X - Full Tip Penetration  
#12 Screws into Min. 5/8" Plywood  
Thru Bolts Require Unistrut or Angle Backers



Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

WELLNOW URGENT CARE A26240  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC.

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED

Initial Drawing: (S4451) DS  
Discussed by: Sean McFarland  
1806240-DCS5405



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Date: 11-9-2021  
Sheet #: 6 OF 17  
NCEM Registration F-1136  
New York License Number 52641  
New York Expiration Date: 11/03/2022



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

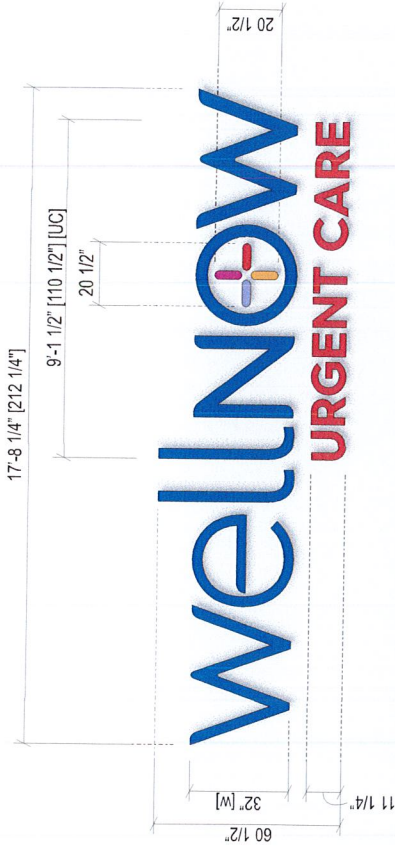
| DATE       | DESCRIPTION                                 |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/11/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

| KD | NB | SD | DA | KD | AN |
|----|----|----|----|----|----|
|    |    |    |    |    |    |
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|    |    |    |    |    |    |

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|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN B</b>   | 32" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |



### Sign Layout Detail

Scale: 1/4" = 1'-0"

### Electrical Detail:

White LEDs  
(3) 60w Transformer  
Total Amps: 3.3  
(1) 20 amp 120V Circuit Req.



### General Notes:

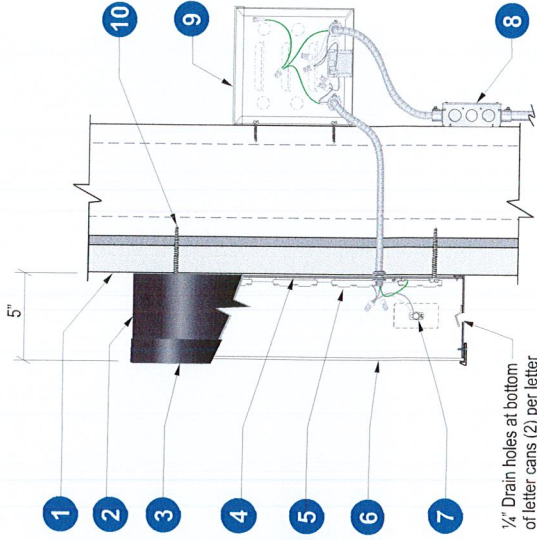
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*

\*For multiple signs, a disconnect is permitted but not required for each section

### Specifications:

1. Existing Facade: EIFS | Plywood | Metal Studs
2. .040 Aluminum letter returns painted to match Black
3. 1"Jewelle trimcap (Black) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl to match:  
■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446  
■ Pantone 137
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. #12 Sheet Metal Screws



### Section @ LED Channel Letter Front-Lit (Remote)

Scale: N.T.S.

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**wellNOW**  
URGENT CARE

### REVISION INFO

| REVISION INFO | Original Renderings                         |
|---------------|---------------------------------------------|
| 12/10/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021    | Updated Site Plan, Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Store ID                            |
| 06/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

|    |                                                                                                                                                                                                                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KD | This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of the client and is not to be used, copied, or distributed without the written permission of Anchor Sign, Inc. Please contact your Anchor Sign, Inc. representative with questions regarding this statement. |
| NB |                                                                                                                                                                                                                                                                                               |
| SD |                                                                                                                                                                                                                                                                                               |
| DA |                                                                                                                                                                                                                                                                                               |
| KD |                                                                                                                                                                                                                                                                                               |
| AN |                                                                                                                                                                                                                                                                                               |
| AN |                                                                                                                                                                                                                                                                                               |

**AnchorSign**

1.800.213.3331



|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN B</b>   | 32" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |

|                                                                                     |
|-------------------------------------------------------------------------------------|
| <b>Electrical Detail:</b>                                                           |
| White LEDs                                                                          |
| (3) 60w Transformer                                                                 |
| Total Amps: 3.3                                                                     |
| (1) 20 amp 120V Circuit Req.                                                        |
|  |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>General Notes:</b>                                                                                            |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. |
| 1) Grounded and bonded per NEC 600.7/NEC 250                                                                     |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps                                   |
| 3) Sign is to be UL listed per NEC 600.3                                                                         |
| 4) UL disconnect switch per NEC 600.6, required per sign component before leaving manufacturer                   |
| *For multiple signs, a disconnect is permitted but not required for each section                                 |

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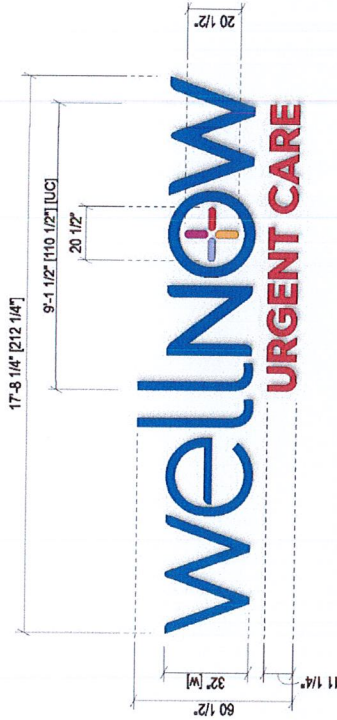


Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

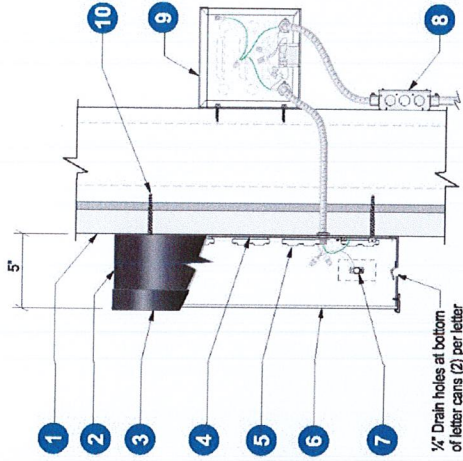
381 Elmwood Ct  
Mooresville, NC 27058

Structural Sign Design  
Engineering Services

|                                      |                                                                       |
|--------------------------------------|-----------------------------------------------------------------------|
| <b>wellNOW</b><br><b>URGENT CARE</b> | Client: WellNow Urgent Care                                           |
|                                      | Site #: WN-5195                                                       |
|                                      | Address: 1425 Route 300<br>Newburgh, NY 12550<br>Newburgh Town Center |



**Sign Layout Detail**  
Scale: 1/4" = 1'-0"



**Section @ LED Channel Letter**  
**Front-Lit (Remote)**  
Scale: N.T.S.

**Specifications:**

- Existing Facade: EIFS | Plywood | Metal Studs
- .040 Aluminum letter returns painted to match Black
- 1" Jewellite trimcap (Black) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite back fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces with first surface applied vinyl to match:  
■ Pantone 681, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446  
■ Pantone 137
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-5
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- #12 Sheet Metal Screws



**WELLNOW URGENT CARE A26240**

Address: 1425 RTE 300  
City/State: NEWBURGH, NY

Client: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS

Designed by: Sean M. McFarland  
Seal: [Signature]

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| Seal of the State of New York<br>Professional Engineer                                             |
| Date: 11-9-2021                                                                                    |
| Sheet #: 7 OF 17                                                                                   |
| NC Fm Registration F-1135<br>New York License Number 15641<br>New York Expiration Date: 11/03/2022 |

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| REVISION INFO | Original Renderings                         |
|---------------|---------------------------------------------|
| 12/10/2020    | Added Left Elevation, Sign B, and Awnings B |
| 12/14/2020    | Updated Site Plan; Added Pylon              |
| 04/26/2021    | Added Engineering                           |
| 11/11/2021    | Updated Store ID                            |
| 03/09/2022    | Called out awning height for all awnings    |
| 06/03/2022    | Updated Rear Elevation                      |
| 07/01/2022    |                                             |

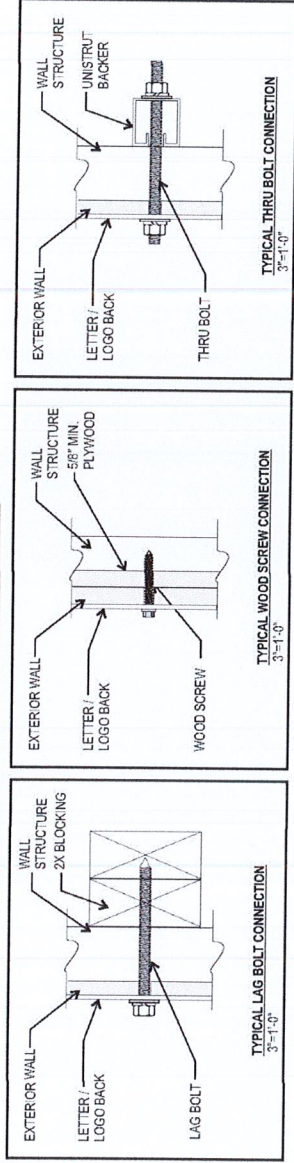
|                             |    |
|-----------------------------|----|
| Client: WellNow Urgent Care | KD |
| Site #: WN-5195             | NB |
| Address: 1425 Route 300     | SD |
| Newburgh, NY 12550          | DA |
| Newburgh Town Center        | KD |
|                             | AN |



**Connection Specifications - Sign B**  
Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

| CONNECTION QUANTITY |            |            |      |
|---------------------|------------|------------|------|
| 1                   | 2          | 3          | 3/8" |
| 3/8" LAGS (2X4)     | #12 SCREWS | THRU BOLTS |      |
| LARGE LETTERS (EA)  | 4          | 5          | 4    |
| LOGO (TOTAL)        | 8          | 8          | 8    |
| SMALL LETTERS (EA)  | 3          | 3          | 2    |

Lags into 2X - Full Tip Penetration  
#12 Screws into Min. 5/8" Plywood  
Thru Bolts Require Unistrut or Angle Backers



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Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

1833 Eglarwood Ct  
Middletown, NC 27028

Structural Sign Design  
Engineering Services

**WELLNOW URGENT CARE A06740**

Address: 1425 RTE 300  
City/State: NEWBURGH, NY

Cert: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY.  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS

Drawn by: Sean McFarland

18004



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Date: 11-9-2021  
Sheet #: 8 OF 17  
NC Fm Registration F-1108  
New York License Number: 22641  
New York Expiration Date: 11/03/2022

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

| DATE       | DESCRIPTION                                 |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/17/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

| DATE       | DESCRIPTION                                 |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan, Added Pylon              |
| 11/17/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

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|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN C</b>   | 32" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 89.17                                                                     |
| To Grade:       | Top of Sign to Grade = 19'-5 1/4"<br>Bottom of Sign to Grade = 14'-4 3/4" |

|                              |
|------------------------------|
| <b>Electrical Detail:</b>    |
| White LEDs                   |
| (3) 60w Transformer          |
| Total Amps: 3.3              |
| (1) 20 amp 120V Circuit Req. |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>General Notes:</b>                                                                                            |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. |
| 1) Grounded and bonded per NEC 600.7/NEC 250                                                                     |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps                                   |
| 3) Sign is to be UL listed per NEC 600.3                                                                         |
| 4) UL disconnect switch per NEC 600.6 - required per sign component before leaving manufacturer*                 |
| *For multiple signs, a disconnect is permitted but not required for each section                                 |

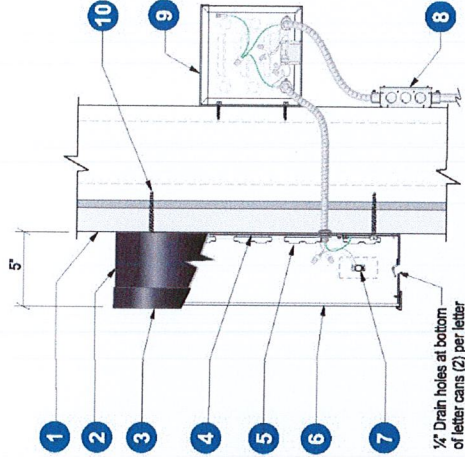
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|                                                  |                                                                                   |
|--------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>McFarland Engineering</b>                     | Ph: (281) 813-7439<br>Email: sean@sigstructures.com<br>Web: www.sigstructures.com |
| 350 Eisenhower Ct<br>Mooresville, NC 27058       |                                                                                   |
| Structural Sign Design<br>& Engineering Services |                                                                                   |

|                                                                       |
|-----------------------------------------------------------------------|
| <b>wellNOW</b><br>URGENT CARE                                         |
| Client: WellNow Urgent Care                                           |
| Site #: WN-5195                                                       |
| Address: 1425 Route 300<br>Newburgh, NY 12550<br>Newburgh Town Center |



**Sign Layout Detail**  
Scale: 1/4" = 1'-0"



1/2" Drain holes at bottom of letter cans (2) per letter

**Section @ LED Channel Letter**  
Front-Lit (Remote)  
Scale: N.T.S.

**Specifications:**

- Existing Facade: EIFS | Plywood | Metal Studs
- .040 Aluminum letter returns painted to match Black
- 1" Jewellite trimcap (Black) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces with first surface applied vinyl to match:  
■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446  
■ Pantone 137
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600.6
- Primary electrical feed in UL conduit, customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- #12 Sheet Metal Screws



|                                   |                             |
|-----------------------------------|-----------------------------|
| <b>WELLNOW URGENT CARE A26240</b> | Initial Drawing: (54451) DS |
| Address: 1425 RTE 300             | Designed by: Sean McFarland |
| City/State: NEWBURGH NY           | 1600-000000000000           |
| Client: ANCHORS SIGN INC          |                             |

|                                                                                                                                                                                                                         |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| This document is not to be used for the design of any structure or system unless it is specifically intended for that purpose. It is the responsibility of the user to verify the accuracy of the information provided. |            |
| Date:                                                                                                                                                                                                                   | 11-9-2021  |
| Sheet #:                                                                                                                                                                                                                | 9 OF 17    |
| NYCEM Registration #:                                                                                                                                                                                                   | F-1155     |
| New York License Number:                                                                                                                                                                                                | 22641      |
| New York Expiration Date:                                                                                                                                                                                               | 11/02/2022 |

| REVISION INFO | 12/10/2020 | Original Renderings                         |
|---------------|------------|---------------------------------------------|
|               | 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
|               | 04/26/2021 | Updated Site Plan, Added Pylon              |
|               | 11/11/2021 | Added Engineering                           |
|               | 03/09/2022 | Updated Store ID                            |
|               | 05/03/2022 | Called out awning height for all awnings    |
|               | 07/07/2022 | Updated Rear Elevation                      |

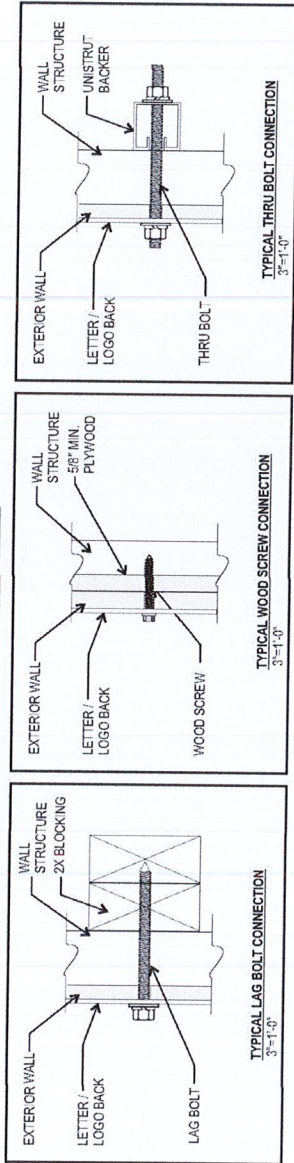
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**Connection Specifications - Sign C**  
Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

| CONNECTION QUANTITY |            |                 |   |
|---------------------|------------|-----------------|---|
| 3/8" LAGS (2X4)     | #12 SCREWS | 3/8" THRU BOLTS |   |
| LARGE LETTERS (EA)  | 4          | 5               | 4 |
| LOGO (TOTAL)        | 8          | 8               | 8 |
| SMALL LETTERS (EA)  | 3          | 3               | 2 |

Lags into 2X - Full Tip Penetration  
#12 Screws into Min. 5/8" Plywood  
Thru Bolts Require Unistrut or Angle Backers



Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

**McFarland Engineering**  
381 Edgewood Ct.  
Madison, NC 27028  
Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A26240**  
Address: 1425 Rte 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC.

ENGINEERING OF ATTACHMENT TO WALL ONLY NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Drawn by: Sean McFarland  
Reviewed by: [Signature]



This drawing is not to be used for any other project without the written consent of the Engineer.  
Date: 11-9-2021  
Sheet #: 10 OF 17  
NCEM Registration F1138  
New York License Number 23841  
New York Expiration Date: 11/03/2022

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**AnchorSign**  
1.800.213.3331

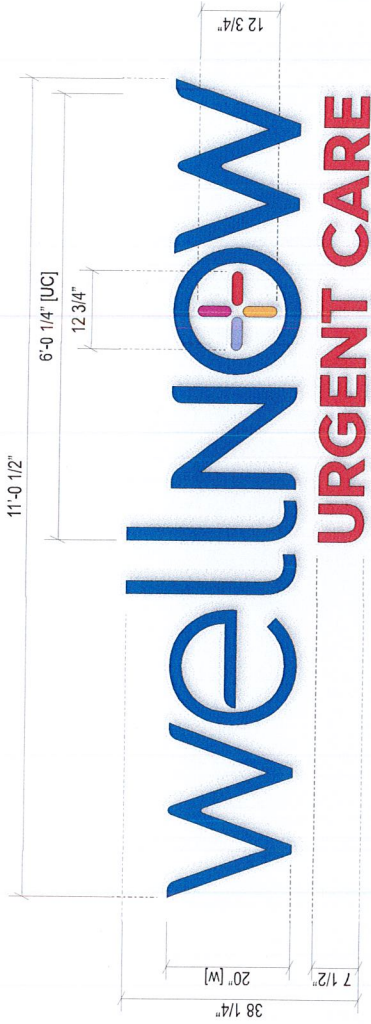
| REVISION INFO | Original Renderings                         | 12/10/2020 | 12/14/2020 | 04/26/2021                     | 11/11/2021        | 03/09/2022       | 06/03/2022                               | 07/01/2022             |
|---------------|---------------------------------------------|------------|------------|--------------------------------|-------------------|------------------|------------------------------------------|------------------------|
|               | Added Left Elevation, Sign B, and Awnings B |            |            | Updated Site Plan, Added Pylon | Added Engineering | Updated Store ID | Called out awning height for all awnings | Updated Rear Elevation |

| KD | NB | SD | DA | KD | AN |
|----|----|----|----|----|----|
|    |    |    |    |    |    |

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|                 |                                      |
|-----------------|--------------------------------------|
| <b>SIGN D</b>   | 20" wellNOW Urgent Care [Stacked]    |
| Type:           | Individual Channel Letters           |
| Illumination:   | Internally Illuminated LED           |
| Square Footage: | 35.20                                |
| To Grade:       | Top of Sign to Grade = 16'-5 3/4"    |
|                 | Bottom of Sign to Grade = 13'-3 1/2" |



### Sign Layout Detail

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

### Electrical Detail:

White LEDs  
(3) 60w Transformer  
Total Amps: 3.3  
(1) 20 amp 120V Circuit Req.

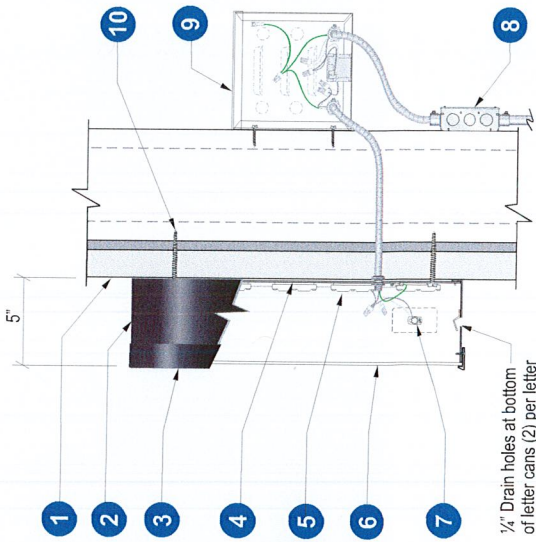


### General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*

\*For multiple signs, a disconnect is permitted but not required for each section



### Section @ LED Channel Letter Front-Lit (Remote)

Scale: N.T.S.

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**wellNOW**  
URGENT CARE

### REVISION INFO

| Original Renderings                         | 12/10/2020 |
|---------------------------------------------|------------|
| Added Left Elevation, Sign B, and Awnings B | 12/14/2020 |
| Updated Site Plan: Added Pylon              | 04/26/2021 |
| Added Engineering                           | 11/11/2021 |
| Updated Store ID                            | 03/03/2022 |
| Called out awning height for all awnings    | 06/03/2022 |
| Updated Rear Elevation                      | 07/01/2022 |

|    |                                                                                                                                                                                                                                                                                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| NB |                                                                                                                                                                                                                                                                                    |
| SD |                                                                                                                                                                                                                                                                                    |
| DA |                                                                                                                                                                                                                                                                                    |
| KD |                                                                                                                                                                                                                                                                                    |
| AN |                                                                                                                                                                                                                                                                                    |

**AnchorSign**  
1-800-213-3331



DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789  
ME #: 54451

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| <b>SIGN D</b>   | 20" wellNOW Urgent Care [Stacked]                                         |
| Type:           | Individual Channel Letters                                                |
| Illumination:   | Internally Illuminated LED                                                |
| Square Footage: | 35.20                                                                     |
| To Grade:       | Top of Sign to Grade = 15'-5 3/4"<br>Bottom of Sign to Grade = 13'-3 1/2" |

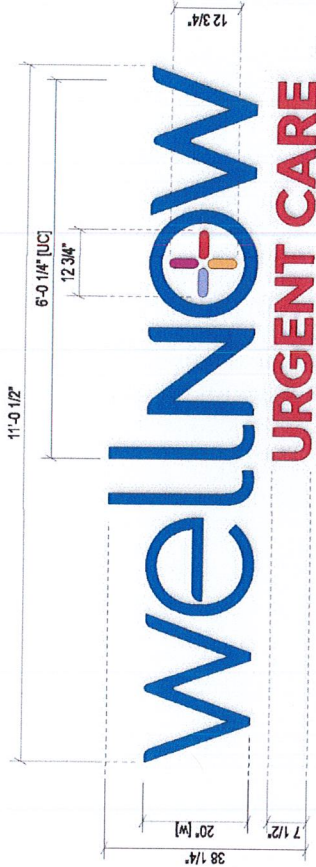
|                              |
|------------------------------|
| <b>Electrical Detail:</b>    |
| White LEDs                   |
| (3) 60w Transformer          |
| Total Amps: 3.3              |
| (1) 20 amp 120V Circuit Req. |

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| <b>General Notes:</b>                                                                                            |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. |
| 1) Grounded and bonded per NEC 600.7/NEC 250                                                                     |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps                                   |
| 3) Sign is to be UL listed per NEC 600.3                                                                         |
| 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer                   |
| *For multiple signs, a disconnect is permitted but not required for each section                                 |

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7203.2 of the New York State Education Law.

|                                        |                                                                                     |
|----------------------------------------|-------------------------------------------------------------------------------------|
| <b>McFarland Engineering</b>           | Ph: (201) 213-7439<br>Email: sean@signstructures.com<br>Web: www.signstructures.com |
| 353 Edgewater Ct.<br>Madison, NJ 07028 | Structural Sign Design<br>Engineering Services                                      |

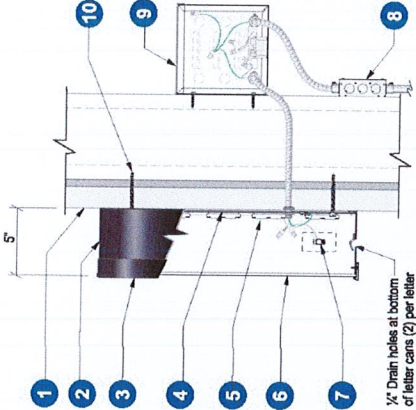
|                               |                                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>wellNOW</b><br>URGENT CARE | Client: WellNow Urgent Care<br>Site #: WN-5195<br>Address: 1425 Route 300<br>Newburgh, NY 12550<br>Newburgh Town Center |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------|



**Sign Layout Detail**  
Scale: 1/2" = 1'-0"

**Specifications:**

- Existing Facade: EIFS | Plywood | Metal Studs
- .040 Aluminum letter returns painted to match Black
- 1" Jewellite trimcap (Black) bonded to face, #8 pan head screws to returns
- 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can be painted white for maximum illumination)
- White LEDs
- 3/16" White Acrylic faces with first surface applied vinyl to match:  
Pantone 681, 100 Magenta, 100 Yellow, Pantone 246, Pantone 7446  
Pantone 137
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600.6
- Primary electrical feed in UL conduit / customer supplied UL junction box
- Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- #12 Sheet Metal Screws



**Section @ LED Channel Letter**  
Front-Lit (Remote)  
Scaler: N.T.S.



|                                                  |                                 |
|--------------------------------------------------|---------------------------------|
| <b>WELLNOW URGENT CARE A36740</b>                | Initial Drawing: (54451) DS     |
| Address: 1425 RTE 300<br>City/State: NEWBURGH NY | Discussed by: Sean M. McFarland |
| Cert: ANCHOR SIGN INC                            | 16004-00005405                  |

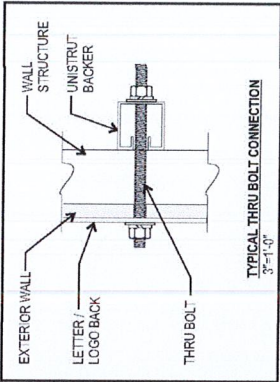
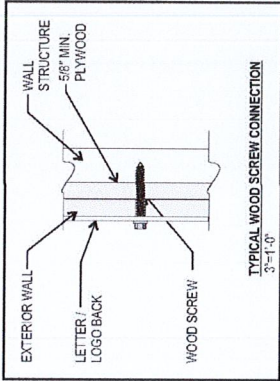
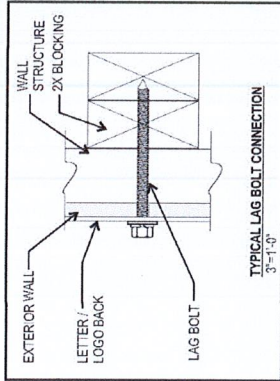
|                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Date: 11-9-2021                                                                                                                                                                                                                                                                                                                                                                                         |
| Sheet #: 11 OF 17                                                                                                                                                                                                                                                                                                                                                                                       |
| NC Fm Registration: F4136<br>New York License Number: 52641<br>New York Expiration Date: 11/30/2022                                                                                                                                                                                                                                                                                                     |



Connection Specifications - Sign D  
Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

| CONNECTION QUANTITY |            |                 |   |
|---------------------|------------|-----------------|---|
| 1                   | 2          | 3               |   |
| 3/8" LAGS (2X4)     | #12 SCREWS | 3/8" THRU BOLTS |   |
| LARGE LETTERS (EA)  | 4          | 4               | 3 |
| LOGO (TOTAL)        | 8          | 8               | 8 |
| SMALL LETTERS (EA)  | 3          | 3               | 2 |

Lags into 2X - Full Tip Penetration  
#12 Screws into Min. 5/8" Plywood  
Thru Bolts Require Unistrut or Angle Backers



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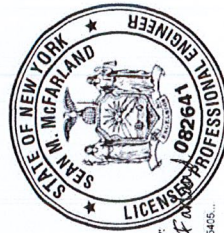
**McFarland Engineering**  
353 Edgewater Ct  
Madison, NC 27026  
Standard Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A06740**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC

ENGINEERING OF  
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NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
1800-700CE445...



Seal is not to be used in the State of New York unless the holder is duly licensed and the seal is not to be used for any other purpose.  
Date: 11-9-2021  
Sheet #: 12 OF 17  
NC Fm Registration F-1185  
New York License Number 32641  
New York Expiration Date: 11/01/2022

**wellnow**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

| 12/10/2020 | Original Renderings                         |
|------------|---------------------------------------------|
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan; Added Pylon              |
| 11/11/2021 | Added Elevation                             |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

KD  
NB  
SD  
DA  
KD  
AN  
AN

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1-800-213-3331

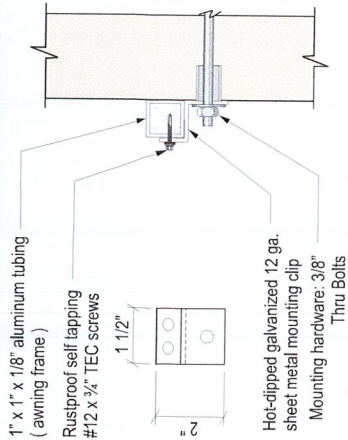
|                  |                                   |
|------------------|-----------------------------------|
| <b>Awnings A</b> | 42" Metal Awning                  |
| Type:            | Standing Seam Awnings             |
| Illumination:    | Non-Illuminated                   |
| To Grade:        | Bottom of Awning to Grade = 8'-6" |



### Awning Layout Details

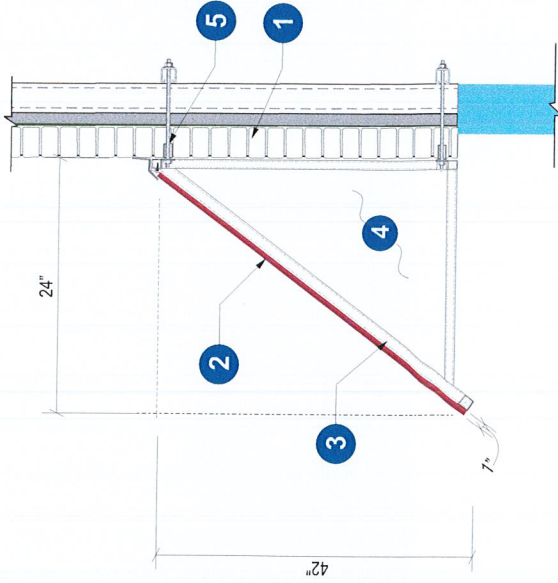
Scale: 1/4" = 1'-0"

### Typical Support Detail:



### Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 1/8" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



### Section- Metal Awning

Scale : N.T.S.

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**wellnow**  
URGENT CARE

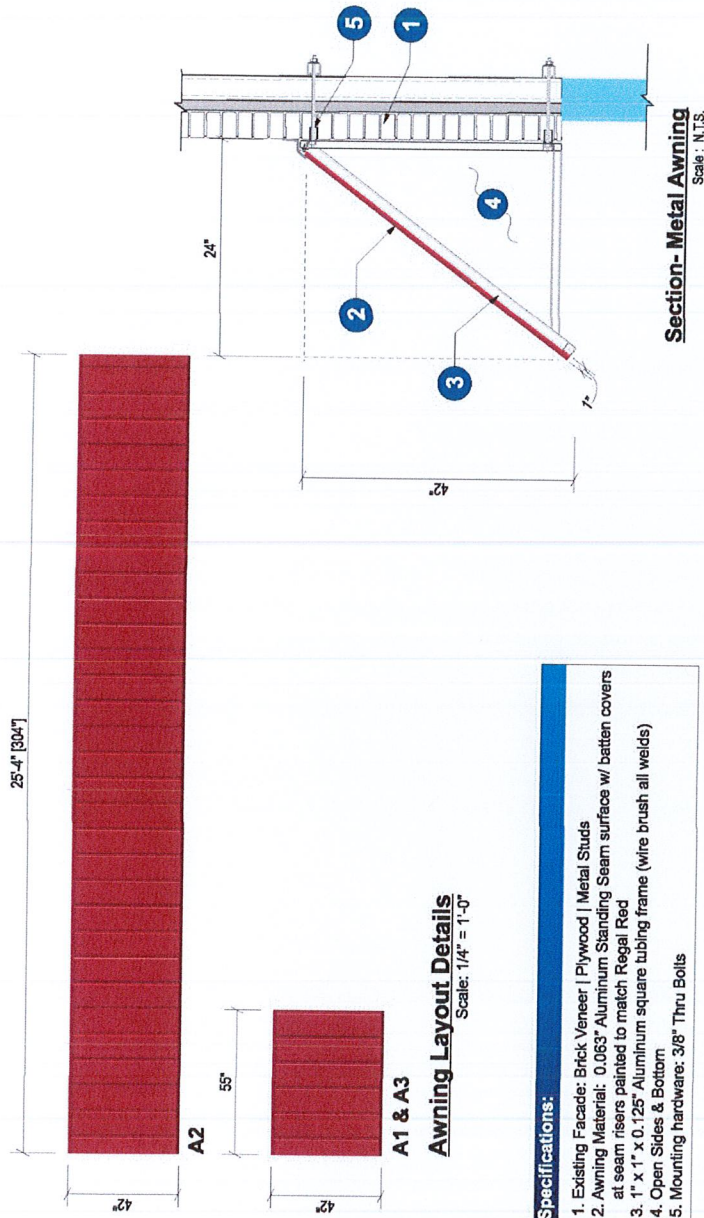
| REVISION INFO |                                             |
|---------------|---------------------------------------------|
| 12/10/2020    | Original Renderings                         |
| 12/14/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021    | Updated Site Plan; Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Store ID                            |
| 06/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

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| Awnings A     | Metal Awning                      |
|---------------|-----------------------------------|
| Type:         | Standing Seam Awnings             |
| Illumination: | Non-Illuminated                   |
| To Grade:     | Bottom of Awning to Grade = 8'-6" |



#### Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

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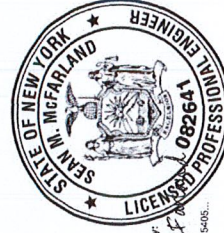
**McFarland Engineering**  
351 E. Main St.  
Madison, NC 27026  
Structural Sign Design  
& Engineering Services

Ph: (281) 813-7439  
Email: sean@sigstructures.com  
Web: www.sigstructures.com

**WELLNOW URGENT CARE A36240**  
Address: 1425 Rte 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGNING

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
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OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
ID: 18006740064905



|                                                                                                                                                                                                                                                                                              |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
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| Date:                                                                                                                                                                                                                                                                                        | 11-9-2021  |
| Sheet #:                                                                                                                                                                                                                                                                                     | 13 OF 17   |
| NCES Registration:                                                                                                                                                                                                                                                                           | F-103      |
| New York License Number:                                                                                                                                                                                                                                                                     | 33641      |
| New York Expiration Date:                                                                                                                                                                                                                                                                    | 11/03/2022 |

**wellnow**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

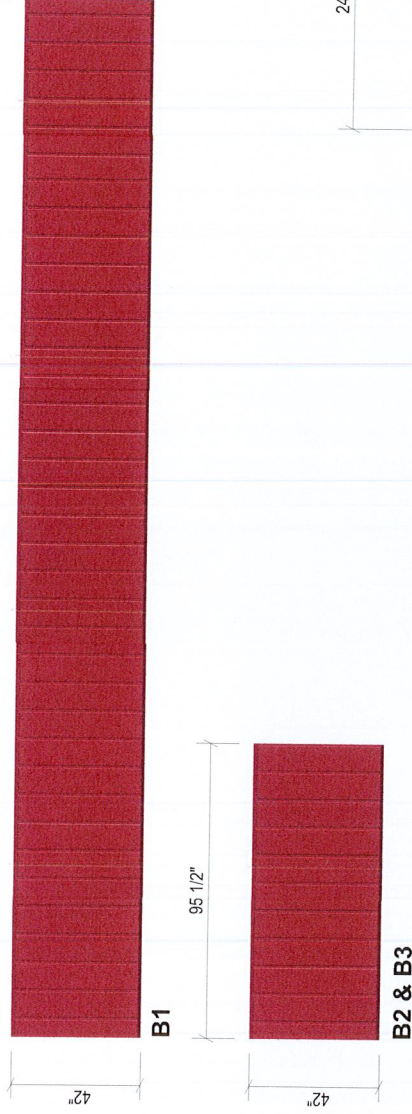
| REVISION INFO | Original Renderings                         |
|---------------|---------------------------------------------|
| 12/10/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021    | Updated Site Plan, Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Sign ID                             |
| 06/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

|    |    |
|----|----|
| KD | AN |
| NB | AN |
| SD | AN |
| DA | AN |
| KD | AN |
| AN | AN |

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|                  |                                   |
|------------------|-----------------------------------|
| <b>Awnings B</b> | 42" Metal Awning                  |
| Type:            | Standing Seam Awnings             |
| Illumination:    | Non-Illuminated                   |
| To Grade:        | Bottom of Awning to Grade = 8'-6" |

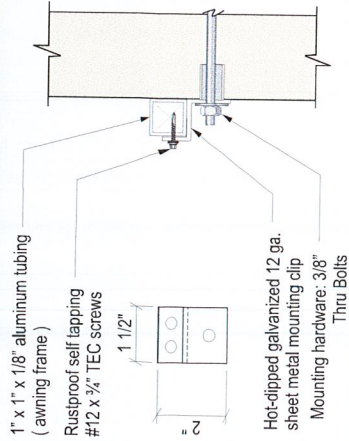
28'-0" [336"]



### Awning Layout Details

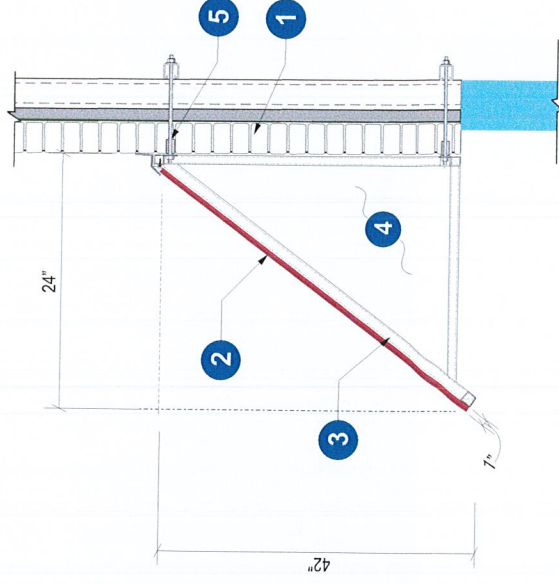
Scale: 1/4" = 1'-0"

#### Typical Support Detail:



#### Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



### Section- Metal Awning

Scale: N.T.S.

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**wellnow**  
URGENT CARE

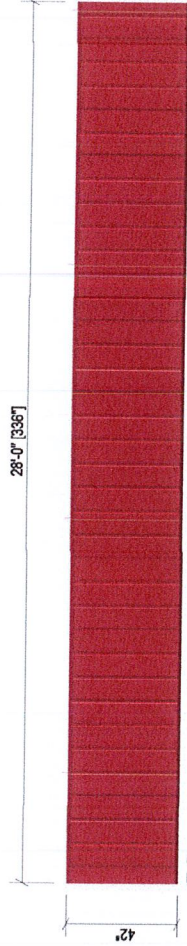
| REVISION INFO |                                             |
|---------------|---------------------------------------------|
| 12/10/2020    | Original Renderings                         |
| 12/14/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021    | Updated Site Plan, Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Store ID                            |
| 09/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

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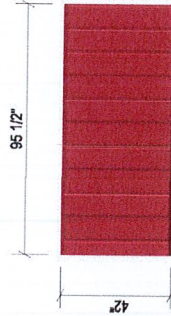
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1.800.213.3331



| Awnings B             |                                   |
|-----------------------|-----------------------------------|
| Type:                 | Metal Awning                      |
| Standing Seam Awnings |                                   |
| Illumination:         | Non-Illuminated                   |
| To Grade:             | Bottom of Awning to Grade = 8'-6" |



B1



B2 & B3

### Awning Layout Details

Scale: 1/4" = 1'-0"

### Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ battan covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

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383 Ellinger Ct.  
McFarland, NC 27058

Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

WELLNOW URGENT CARE A36240

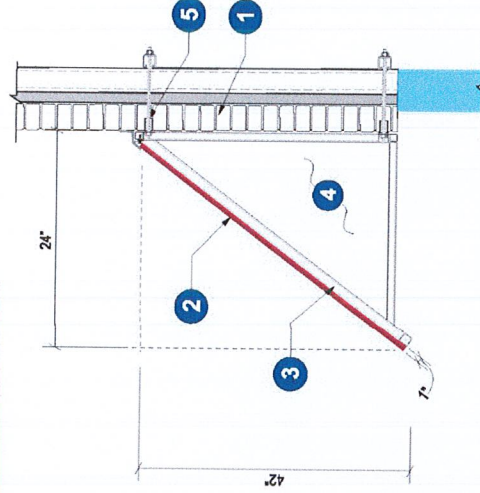
Address: 1425 RTE 300  
City/State: NEWBURGH NY

Client: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) IDS

DocuSigned by:  
Sean McFarland



### Section- Metal Awning

Scale: N.T.S.



|                                                                                |            |
|--------------------------------------------------------------------------------|------------|
| This work is submitted in the document and addressed to the State of New York. |            |
| Date:                                                                          | 11-9-2021  |
| Sheet #:                                                                       | 14 OF 17   |
| NCFC Registration #:                                                           | 1138       |
| New York License Number:                                                       | 5651       |
| New York Expiration Date:                                                      | 11/03/2022 |

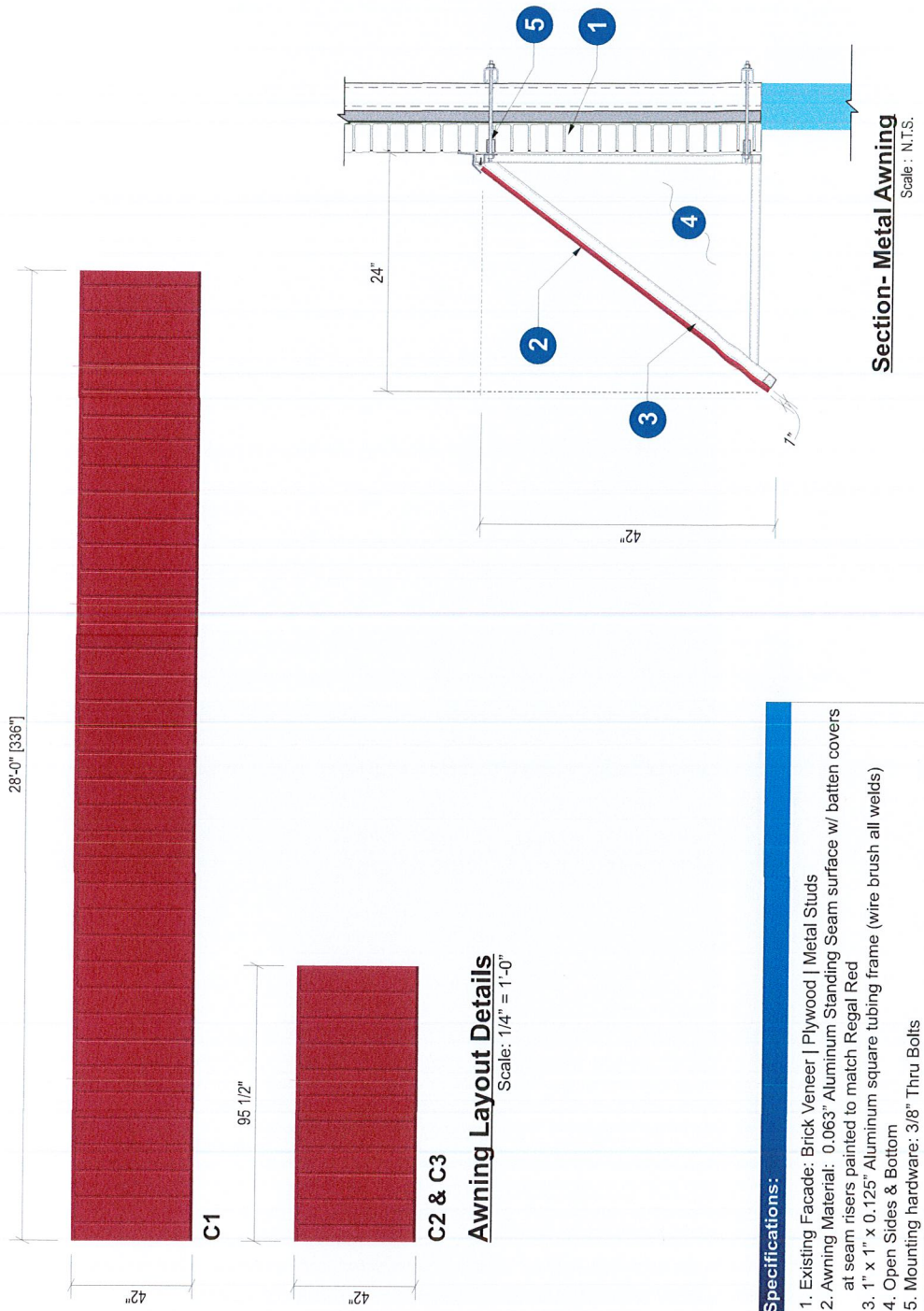
Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

Original Renderings  
12/10/2020  
12/14/2020  
04/26/2021  
11/11/2021  
03/09/2022  
06/03/2022  
07/01/2022

Added Left Elevation, Sign B, and Awnings B  
Updated Site Plan: Added Pylon  
Added Engineering  
Updated Store ID  
Called out awning height for all awnings  
Updated Rear Elevation

AnchorSign  
1.800.213.3331

|                  |                                   |
|------------------|-----------------------------------|
| <b>Awnings C</b> | 42" Metal Awning                  |
| Type:            | Standing Seam Awnings             |
| Illumination:    | Non-Illuminated                   |
| To Grade:        | Bottom of Awning to Grade = 8'-6" |

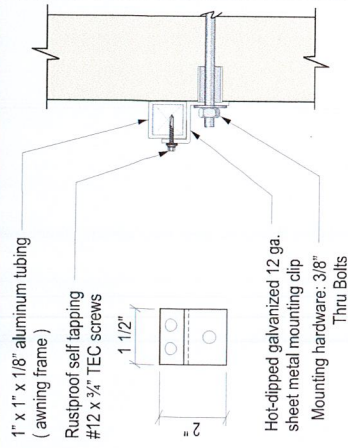


**Awning Layout Details**  
Scale: 1/4" = 1'-0"

**Specifications:**

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

**Typical Support Detail:**



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

REVISION INFO

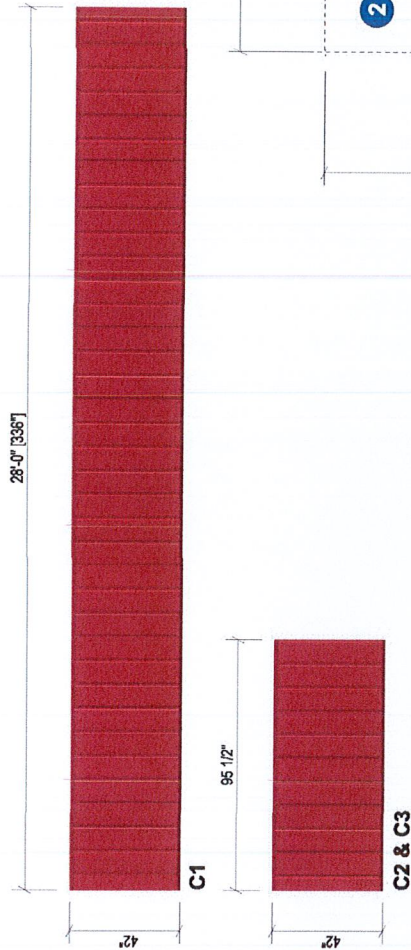
| DATE       | DESCRIPTION                                 |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/26/2021 | Updated Site Plan: Added Pylon              |
| 11/11/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

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|                                             |                     |
|---------------------------------------------|---------------------|
| <b>Awnings C</b>                            | <b>Metal Awning</b> |
| Type: Standing Seam Awnings                 |                     |
| Illumination: Non-Illuminated               |                     |
| To Grade: Bottom of Awning to Grade = 8'-6" |                     |



**Awning Layout Details**  
Scale: 1/4" = 1'-0"

**Specifications:**

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ battens covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

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**McFarland Engineering**  
353 Edgewater Ct.  
Madison, NC 27026  
Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A26740**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Cert: ANCHOR SIGN INC.

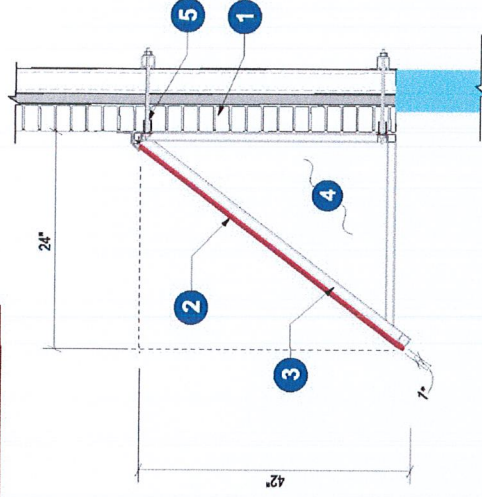
ENGINEERING OF  
ATTACHMENT TO WALL ONLY:  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
Drawn by: Sean McFarland  
HEC014-2005405...



|                                                                                                 |            |
|-------------------------------------------------------------------------------------------------|------------|
| This drawing and drawing to the document are submitted by Sean W. McFarland on November 1, 2021 |            |
| Date:                                                                                           | 11-9-2021  |
| Sheet #:                                                                                        | 15 OF 17   |
| NC Em Registration:                                                                             | F1135      |
| New York License Number:                                                                        | 25641      |
| New York Expiration Date:                                                                       | 11/03/2022 |

**Section- Metal Awning**  
Scale: N.T.S.



**wellnow**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

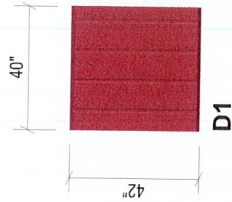
**REVISION INFO**

| Original Renderings                                    |
|--------------------------------------------------------|
| 12/10/2020 Added Left Elevation, Sign B, and Awnings B |
| 12/14/2020 Updated Site Plan, Added Pylon              |
| 04/28/2021 Added Engineering                           |
| 11/11/2021 Updated Store ID                            |
| 03/09/2022 Called out awning height for all awnings    |
| 06/03/2022 Updated Rear Elevation                      |

|    |    |
|----|----|
| KD | AN |
| NB | AN |
| SD | AN |
| DA | AN |
| KD | AN |
| AN | AN |

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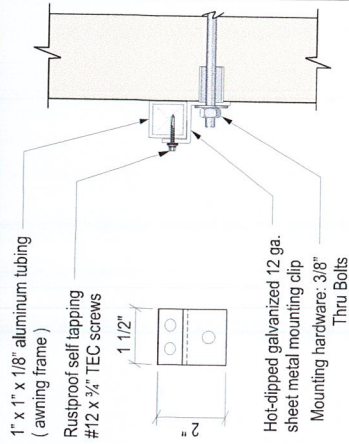
|                  |                                   |
|------------------|-----------------------------------|
| <b>Awnings D</b> | 42" Metal Awning                  |
| Type:            | Standing Seam Awnings             |
| Illumination:    | Non-Illuminated                   |
| To Grade:        | Bottom of Awning to Grade = 8'-6" |



### Awning Layout Details

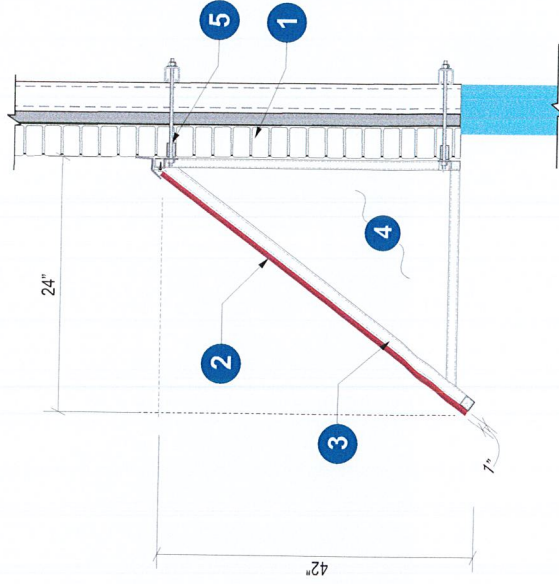
Scale: 1/4" = 1'-0"

### Typical Support Detail:



### Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



### Section- Metal Awning

Scale: N.T.S.

Client: WellNow Urgent Care  
 Site #: WN-5195  
 Address: 1425 Route 300  
 Newburgh, NY 12550  
 Newburgh Town Center

**wellnow**  
 URGENT CARE

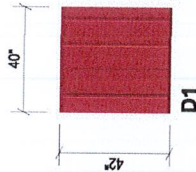
| REVISION INFO |  | Original Renderings |                                             |
|---------------|--|---------------------|---------------------------------------------|
|               |  | 12/10/2020          | Added Left Elevation, Sign B, and Awnings B |
|               |  | 04/26/2021          | Updated Site Plan, Added Pylon              |
|               |  | 11/11/2021          | Added Engineering                           |
|               |  | 03/09/2022          | Updated Store ID                            |
|               |  | 06/03/2022          | Called out awning height for all awnings    |
|               |  | 07/01/2022          | Updated Rear Elevation                      |

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**AnchorSign**  
 1-800-213-3331



| Awnings D     |                                   |
|---------------|-----------------------------------|
| Metal Awning  |                                   |
| Type:         | Standing Seam Awnings             |
| Illumination: | Non-Illuminated                   |
| To Grade:     | Bottom of Awning to Grade = 8'-5" |



**Awning Layout Details**  
Scale: 1/4" = 1'-0"

**Specifications:**

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

Alterations or additions to this engineering document  
by an unlicensed person is a violation of Chapter 16,  
Title VIII, Article 145 § 7209.2 of the New York  
State Education Law.

**McFarland Engineering**  
350 Glenview Ct.  
McFarland, NC 27558  
Structural Sign Design  
&  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLNOW URGENT CARE A26240**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC.

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
Drawn by: Sean McFarland  
18004-SUCCES405...



|                                                                                                         |            |
|---------------------------------------------------------------------------------------------------------|------------|
| This electronic drawing is the document and<br>reference by Sean W. McFarland, PE, on November 1, 2021. |            |
| Date:                                                                                                   | 11-9-2021  |
| Sheet #:                                                                                                | 16 OF 17   |
| NC Firm Registration:                                                                                   | F1136      |
| New York License Number:                                                                                | 52641      |
| New York Expiration Date:                                                                               | 11/03/2022 |



Client: WellNow Urgent Care  
Site #: WN-5195  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

**REVISION INFO**

| Revision   | Date                                        | Description |
|------------|---------------------------------------------|-------------|
| 12/10/2020 | Original Renderings                         |             |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |             |
| 04/26/2021 | Updated Site Plan, Added Pylon              |             |
| 11/11/2021 | Added Elevation                             |             |
| 03/09/2022 | Updated Store ID                            |             |
| 06/03/2022 | Called out awning height for all awnings    |             |
| 07/01/2022 | Updated Rear Elevation                      |             |

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**Connection Specification - 42" x 4'-7" - A1/A3**

Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (4) 3/8" Dia. Thru Bolts OR (4) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. OPTION: Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

**Connection Specification - 42" x 28'-0" - B1 / C1**

Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (24) 3/8" Dia. Thru Bolts OR (22) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. OPTION: Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

**Connection Specification - 42" x 25'-4" - A2**

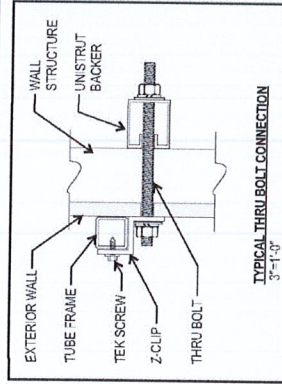
Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (22) 3/8" Dia. Thru Bolts OR (20) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. OPTION: Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

**Connection Specification - 42" x 8'-0" - B2 / B3 / C2 / C3**

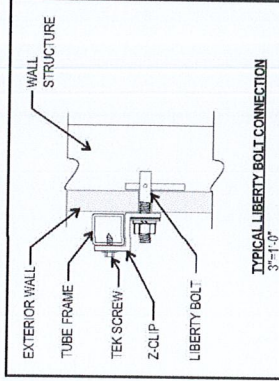
Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (8) 3/8" Dia. Thru Bolts OR (6) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. OPTION: Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

**Connection Specification - 42" x 3'-4" - D1**

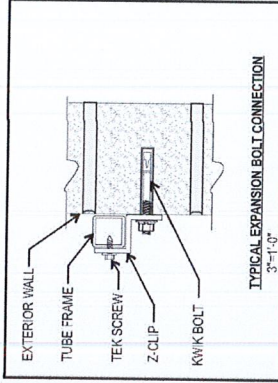
Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (4) 3/8" Dia. Thru Bolts OR (4) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. OPTION: Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.



TYPICAL THRU BOLT CONNECTION  
3'-4'-0"



TYPICAL LIBERTY BOLT CONNECTION  
3'-4'-0"



TYPICAL EXPANSION BOLT CONNECTION  
3'-4'-0"

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

**McFarland Engineering**  
383 Edwards Ct.  
Mooresville, NC 28088  
Structural Sign Design  
Engineering Services

Ph: (281) 813-7439  
Email: sean@signstructures.com  
Web: www.signstructures.com

**WELLOW URGENT CARE A26240**  
Address: 1425 RTE 300  
City/State: NEWBURGH NY  
Client: ANCHOR SIGN INC

ENGINEERING OF  
ATTACHMENT TO WALL ONLY  
NO CABINET ENGINEERING  
OR EVALUATION OF AS  
BUILT WALL CONDITIONS  
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS  
Designed by: Sean McFarland  
180041840CE5405



Instructive Marking on the document and  
Subject to Seal if for final or otherwise.  
Date: 11-9-2021  
Sheet #: 17 OF 17  
VCFM Registration File #  
New York License Number: 32641  
New York Expiration Date: 11/30/2022

**welldnow**  
URGENT CARE

Client: WellNow Urgent Care  
Site #: WN-5155  
Address: 1425 Route 300  
Newburgh, NY 12550  
Newburgh Town Center

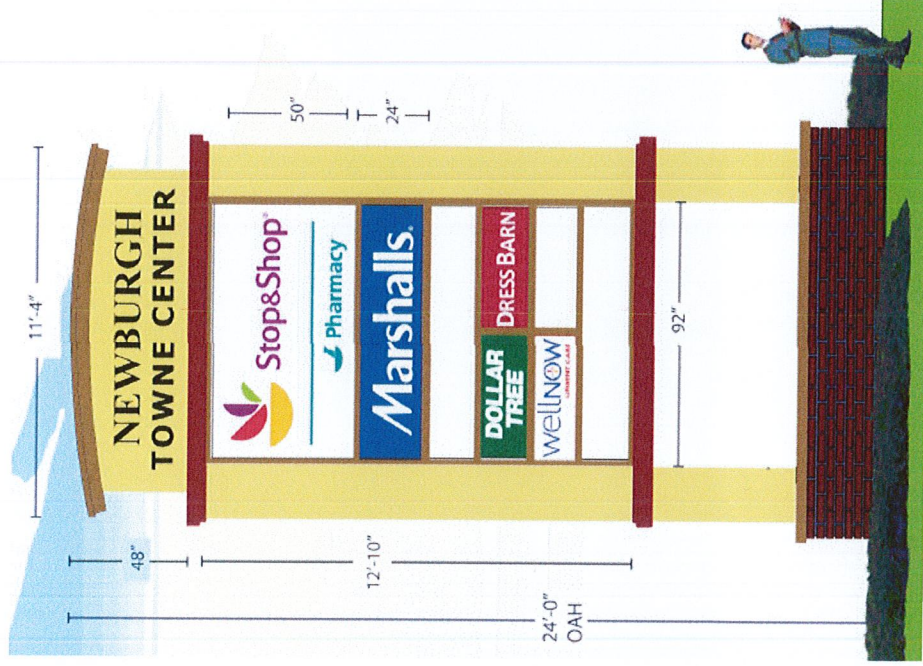
| REVISION INFO |                                             |
|---------------|---------------------------------------------|
| 12/10/2020    | Original Renderings                         |
| 12/14/2020    | Added Left Elevation, Sign B, and Awnings B |
| 04/28/2021    | Updated Site Plan, Added Pylon              |
| 11/11/2021    | Added Engineering                           |
| 03/09/2022    | Updated Store ID                            |
| 06/03/2022    | Called out awning height for all awnings    |
| 07/01/2022    | Updated Rear Elevation                      |

|    |  |
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| KD |  |
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| DA |  |
| KD |  |
| AN |  |
| AN |  |

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\* Landlord provided \*



Client: WellNow Urgent Care  
 Site #: WN-5195  
 Address: 1425 Route 300  
 Newburgh, NY 12550  
 Newburgh Town Center



REVISION INFO

|            |                                             |
|------------|---------------------------------------------|
| 12/10/2020 | Original Renderings                         |
| 12/14/2020 | Added Left Elevation, Sign B, and Awnings B |
| 04/28/2021 | Updated Site Plan, Added Pylon              |
| 11/17/2021 | Added Engineering                           |
| 03/09/2022 | Updated Store ID                            |
| 06/03/2022 | Called out awning height for all awnings    |
| 07/01/2022 | Updated Rear Elevation                      |

|    |    |
|----|----|
| KD | AN |
| NB | AN |
| SD | AN |
| DA | AN |
| KD | AN |
| AN | AN |

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Maria Rotundo, being duly sworn, depose and say that I did on or before

February 9, 2023, post and will thereafter maintain at

1425 Route 300 60-3-32.11 IB Zone in the Town of Newburgh, New York, at or near the front

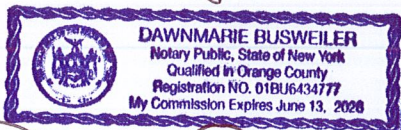
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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.

Maria Rotundo

Sworn to before me this 9<sup>th</sup>

day of February, 2023.



Dawn Busweiler



