

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)
USE SUBJECT TO SITE PLAN REVIEW BY PLANNING BOARD: SELF-STORAGE CENTERS:

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	3.0 ACRES	8.35 ACRES	OK
LOT WIDTH	100 FEET	100.3 FEET	OK
LOT DEPTH	125 FEET	1,032 FEET	OK
FRONT YARD	80 FEET	217.2 FEET	OK
REAR YARD	40 FEET	50.5 FEET	OK
1 SIDE YARD	30 FEET	31.9 FEET ⁽¹⁾	OK
BOTH SIDE YARDS	60 FEET	74.0 FEET	OK
DISTANCE BETWEEN BUILDINGS	25 FEET	25 FEET	OK
DRIVE WIDTH ⁽²⁾	20 FEET	25 FEET	OK
MAXIMUM			
LOT SURFACE COVERAGE	30%	26.5%	OK
LOT SURFACE COVERAGE	60%	59.6% (EXISTING + ±48.0%)	OK
BUILDING HEIGHT			
STORAGE BUILDINGS	15 FEET	±15 FEET (PROPOSED STRUCTURES)	OK
		78 FEET (EXISTING BUILDING)	
OFFICE	40 FEET	18 FEET (PROPOSED STRUCTURE)	OK

1. STAKEOUT OF BUILDING (G) REQUIRED IN THE FIELD PRIOR TO CONSTRUCTION.
2. PER ZONING CODE 185-35, FOR SELF-STORAGE CENTERS.
3. VARIANCE WAS GRANTED AT ZONING BOARD OF APPEALS MEETING ON MAY 23, 2024.

OFFICE (774 S.F.)

1 SPACE PER 200 S.F. OF FLOOR AREA
774 / 200 = 4 SPACES REQUIRED

TOTAL PARKING

TOTAL PARKING REQUIRED = 4 SPACES
TOTAL PARKING PROVIDED = 8 SPACES

SITE BUILDINGS:

EXISTING STRUCTURE (RENOVATED):	63,400 S.F. OF GFA
PROPOSED STORAGE BUILDINGS:	61,310 S.F. OF GFA
PROPOSED OFFICE BUILDING:	774 S.F. OF GFA

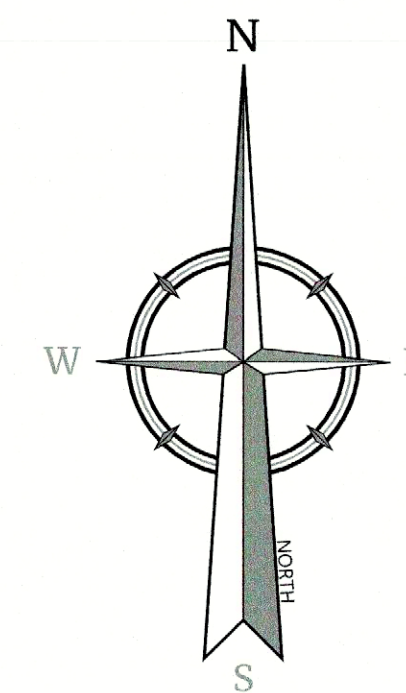
SIGNAGE TABLE				
KEY	SIGN TYPE	SIZE	SETBACK	REMARKS
A	WALL MOUNTED NON-ILLUMINATED	8'8" x 48" (2.93 S.F.) (28 S.F. MAX. WALL- MOUNTED SIGNS FOR SITE)	N/A	COMPLIES WITH ZONING
C	FREE STANDING (2) ILLUMINATED	7' x 13' (91 S.F.) (150 S.F. MAX. SIGN AREA PERMITTED)	PROPOSED: 11.75 FEET REQUIRED: 25 FEET (SIGN HT: 25 FEET)	1. SIGN LOCATED OFF PROJECT SITE REQUIRES A VARIANCE 2. 2ND PROPOSED FREE-STANDING SIGN (ONLY ONE PERMITTED PER SITE) VARIANCE REQUIRED 3. 13.25 FOOT SETBACK VARIANCE REQUIRED
D	FREE STANDING (1) ILLUMINATED	8.83' x 16.3' (145.75 S.F.) (150 S.F. MAX. SIGN AREA PERMITTED)	PROPOSED: 19.75 FEET REQUIRED: 30 FEET (SIGN HT: 30 FEET)	10.25 FOOT SETBACK VARIANCE REQUIRED
E	WALL MOUNTED ILLUMINATED	13' x 102" (134.61 S.F.) (28 S.F. MAX. WALL- MOUNTED SIGNS FOR SITE)	N/A	COMPLIES WITH ZONING

BUDGET NEWBURGH LLC
221 WEST BIDDLE STREET
WEST CHESTER, PA 19380

TAX LOT:
SBL: 60-3-22.222
±8.35 ACRES

TAX LOT:

SBL: 60-3-22.222
±8.35 ACRES



Engineering
& Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party to whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as  MASERATI

811
 Excavate. Indiana.
 Call before you dig.

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALL811.COM

[illegible][illegible]

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

FOR

**BUDGET
STORE & LOCK
SELF STORAGE**

SECTION 60
BLOCK 3
LOT 22.222

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

Colliers
Engineering
& Design

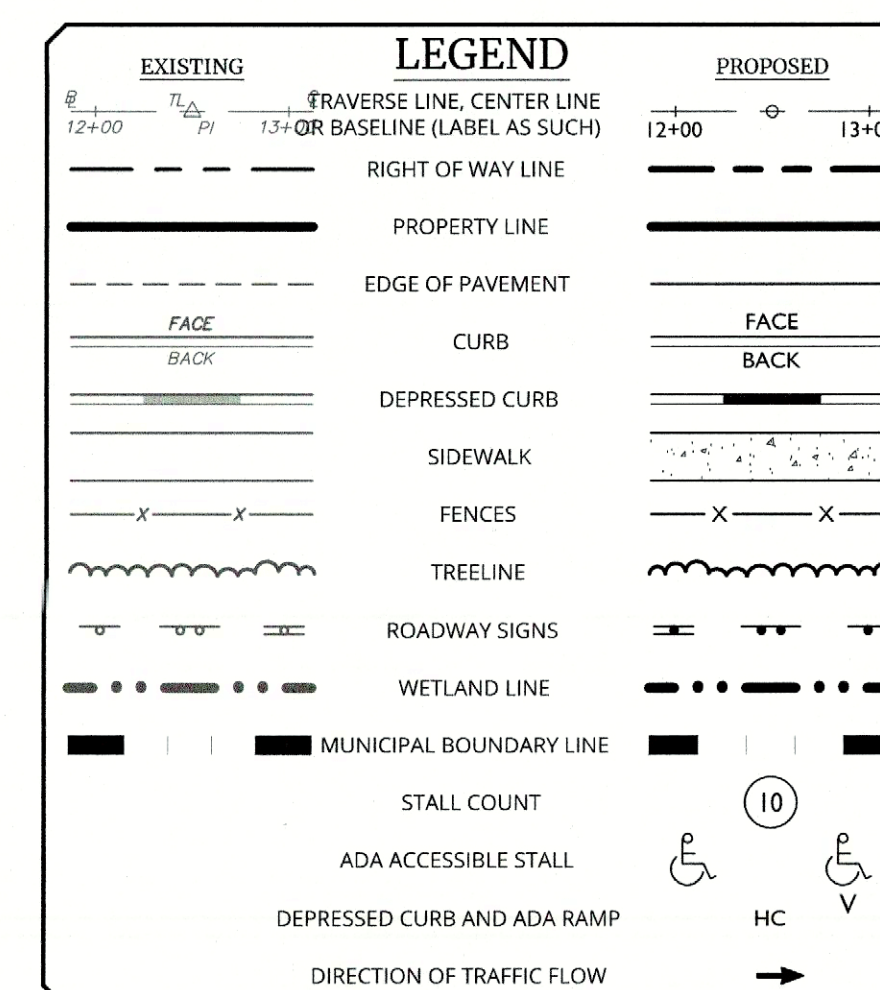
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

COLLIERS ENGINEERING & DESIGN,
ARCHITECTURE, LANDSCAPE ARCHITECTURE

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/09/2025	KAS	CPM
PROJECT NUMBER:		DRAWING NAME:	

SIGNAGE PLAN

348



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS TAX LOT 60-3.22.222 IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE 10 (INTERCHANGE BUSINESS) ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 0.35 ACRES.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR BUDGET STORE & LOCK SEEL STORAGE SECTION 60, BLOCK 3, LOT 22.222" PREPARED BY COLLIER ENGINEERING & DESIGN, DATED APRIL 10, 2024.
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.