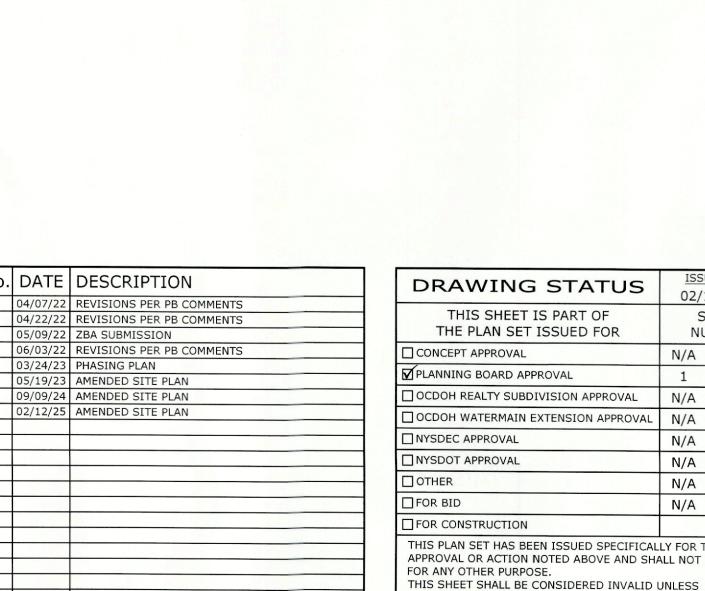


G = GENERATOR

= STOCKADE FENCE

= ADJACENT PROPERTY LINE



DRAWING STATUS	ISSUE DATE: 02/13/2025 SHEET NUMBER		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR			
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	3
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION		OF	
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHAFOR ANY OTHER PURPOSE.			SED

ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

1 inch = 40 ft.

PROPOSED

±4.2687 AC

±416 FEET

±315 FEET

±52 FEET

±59.4 FEET

33.6 FT

±20.5 %*

±4.2687 AC

±416 FEET

±315 FEET

±52 FEET

±59.4 FEET

±20.5 %

±47.3 / ±100.7 FEET ±47.3 / ±100.7 FEET

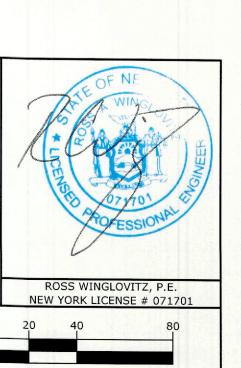
150 FEET

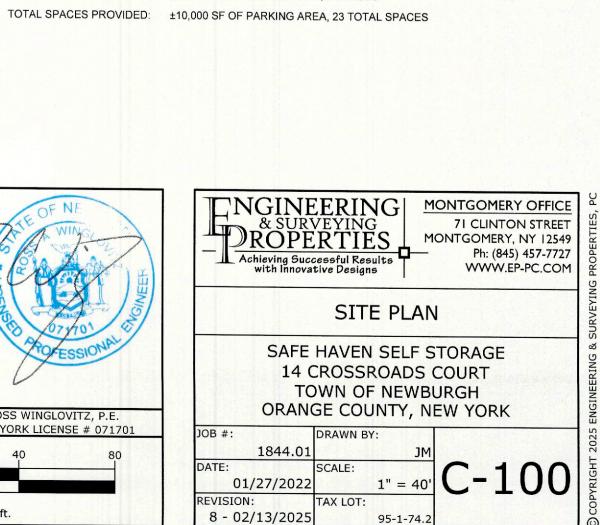
50 FEET

60 FEET

30 / 80 FEET

20 %





ZONE BOUWAY	
CTATETHIN	
ZONE BOUNT THRUWAY NEW YORK STATE THRUWAY	E LETE
NEW	1
The state of the s	a I I I I I

LOCATION MAP

SCALE : 1"=800"±

IB ZONE

GENERAL NOTES

IZONE

PROPERTY OWNERS WITHIN 500 FT.

45.12

45.22

49.122

49.2

54.2

79.2

NYS DEPT. OF TRANSPORTATION

WATCHTOWER BIBLE AND TRACT SOCIETY

THE TRUST ARTICLE FOURTH L/W/T OF ANGELA DIBRIZZI, ELIZA DIBRIZZI, NICHOLAS C. DIBRIZZI & SERENA DIBRIZZI

OF COSIMO DIBRIZZI THE TRUST ARTICLE THIRD L/W/T

ALBANY, NY 12201

NEWBURGH 139 LLC 1 CROSSROADS CT

OF NEW YORK, INC. 900 RED MILLS ROAD WALLKILL, NY 12589

COUNTY OF ORANGE

GOSHEN, NY 10924

PATTEN CEMETERY

255-275 MAIN STREET

NEWBURGH, NY 12550

COSIMO DIBRIZZI, DECD

1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553

1089 LITTLE BRITAIN ROAD

601 PORT WASHINGTON BLVD PORT WASHINGTON, NY 11050

NEW WINDSOR, NY 12553

100 ROUTE 17K LLC

PDH REALTY, LLC

PDH REALTY, LLC P.O. BOX 859 GOSHEN, NY 10924

P.O. BOX 10804

EXIT 29 REAL ESTATE, LLC

NEWBURGH, NY 12550

MATRIX NEWBURGH I, LLC

C/O MATRIX REALTY, INC.

CRANBURY, NJ 08512

COS 17 II, LLC

4000 FORSGATE DRIVE CN,

1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553

P.O. BOX 859 GOSHEN, NY 10924

NEWBURGH, NY 12550

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 95 BLOCK 1 LOT 74.2
- TOTAL AREA OF SUBJECT PARCEL: 4.269± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY DOUGLAS R. LEHR, LIC. NO. 49223, LEHR LAND SURVEYORS, LIVERPOOL, NEW YORK ON MARCH 21, 2022.
- 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- DP66, LLC C/O DIAMOND PROPERTIES LLC P.O. BOX 563 OWNERS: CHESTER, NY 10918
 - MBH CROSSROADS LLC P.O. BOX 563 CHESTER, NY 10918
- APPLICANT: MBH DEVELOPMENT GROUP 1170 ROUTE 17M, SUITE #2
- P.O. BOX 563 CHESTER, NY 10918 7. UTILITIES: ELECTRIC: CENTRAL HUDSON ELECTRIC & GAS
- GAS: CENTRAL HUDSON ELECTRIC & GAS WATER & SEWER: TOWN OF NEWBURGH
- 8. SELF-STORAGE FACILITY TO BE IN COMPLIANCE WITH TOWN OF NEWBURGH CODE §185-35.

BULK REQUIREMENTS

TOWN OF NEWBURGH - ZON EXISTING USE: SELF-STORA		
MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING
LOT AREA	3.00 AC	±4.2687 AC

MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	3.00 AC	±4.2687 AC	±4.2687 AC
LOT WIDTH	100 FEET	±416 FEET	±416 FEET
LOT DEPTH	125 FEET	±315 FEET	±315 FEET
FRONT YARD	80 FEET	±52 FEET * ±6 FEET **	±52 FEET * ±6 FEET **
REAR YARD	40 FEET	±59.4 FEET	±59.4 FEET
SIDE YARD (ONE / BOTH)	30 / 60 FEET	±47.3 / ±100.7 FEET	±47.3 / ±100.7 FEET
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	15FT	33.6 FT *	33.6 FT *
LOT COVERAGE (BUILDINGS)	30 %	±20.5 %	±20.5 %
IMPERVIOUS COVERAGE	60 %	±75.8 % *	±75.8 % *
* VARIANCE GRANTED MAY 26, 2022			

* VARIANCE GRANTED MAY 26, 2022

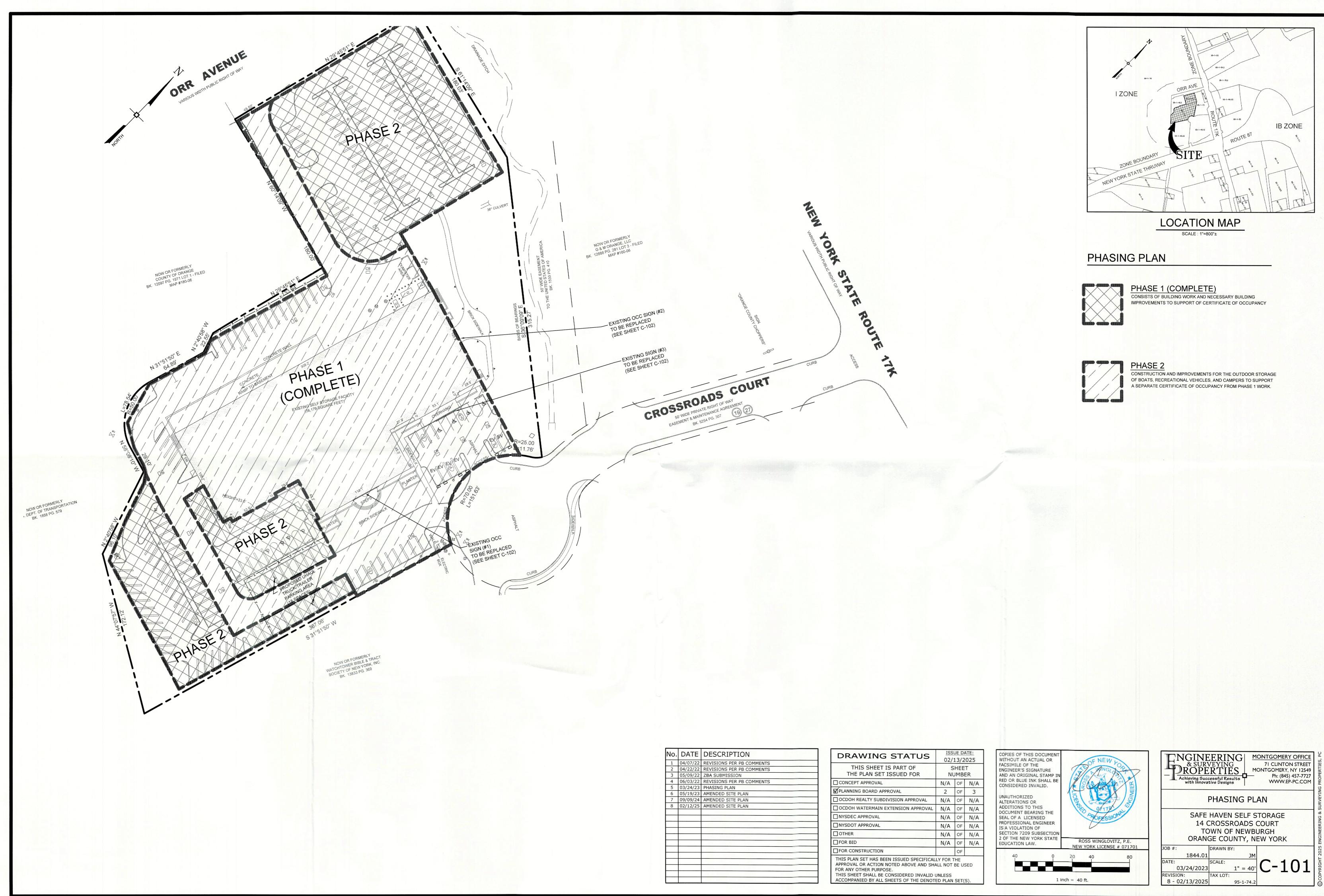
** VARIANCE GRANTED MAY 26, 2022 FOR §185-35(B) WHICH ALLOWS STORAGE OF BOATS AND CAMPERS IN A SPECIAL PARKING AREA NOT IN A FRONT YARD.

PARKING REQUIREMENTS

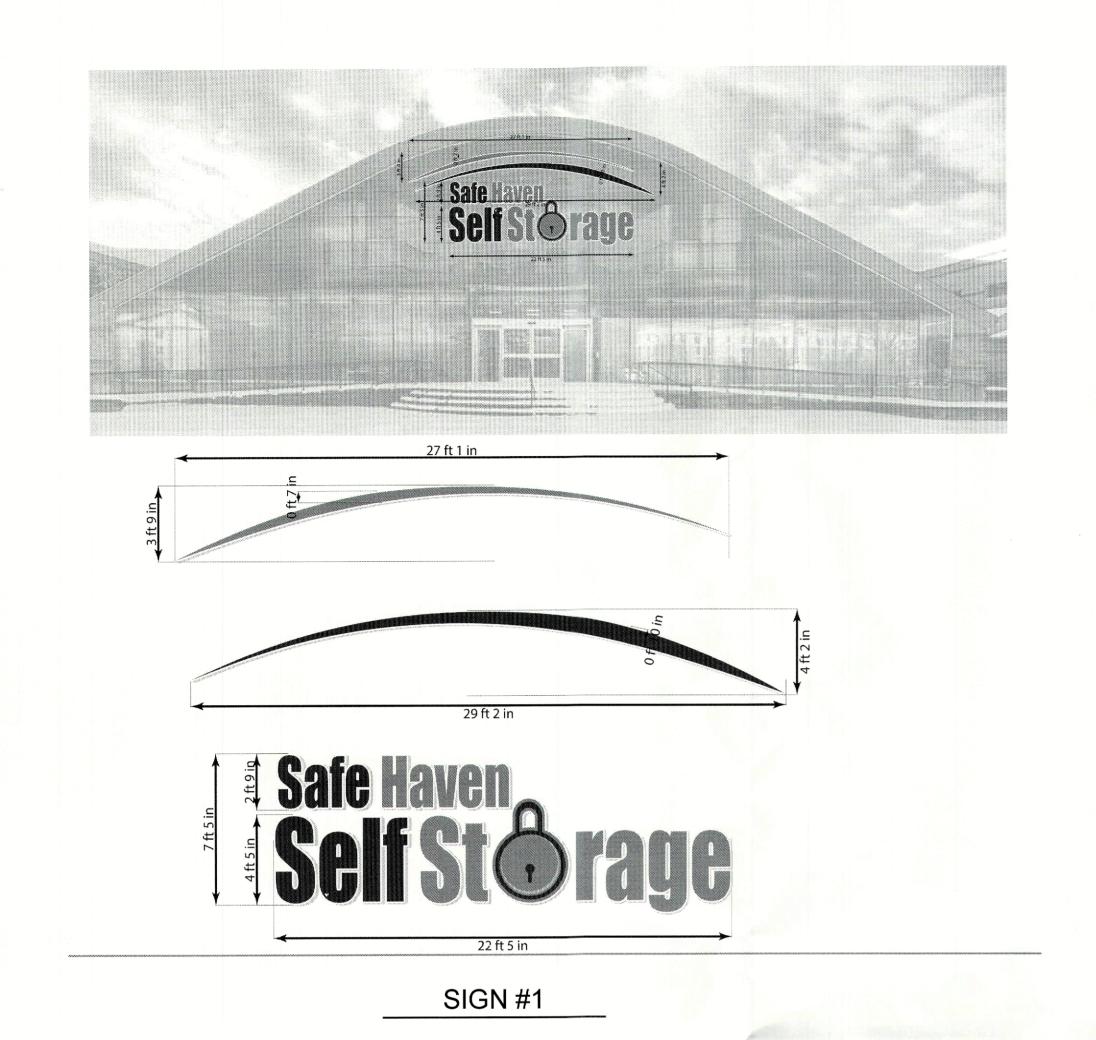
SELF STORAGE USE: (USE MANUFACTURING OR INDUSTRIAL **ESTABLISHMENT** REQUIREMENTS)

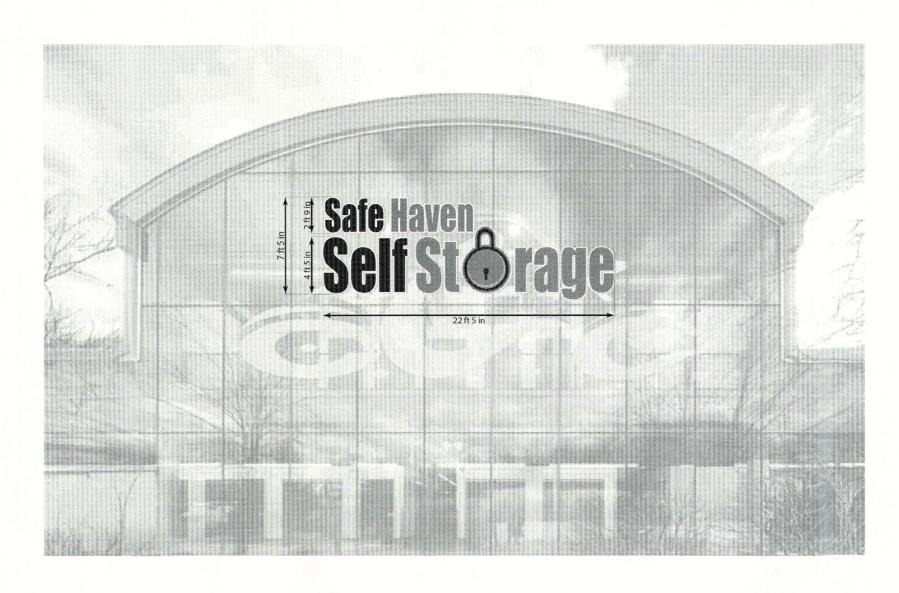
PARKING AREA RESERVATION EQUIVALENT TO THE TOTAL GROUND COVERAGE OF THE BUILDING, WITH A MINIMUM OF 2 IMPROVED SPACES PER 3 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD OF TIME, WITH A MINIMUM OF 2 SPACES

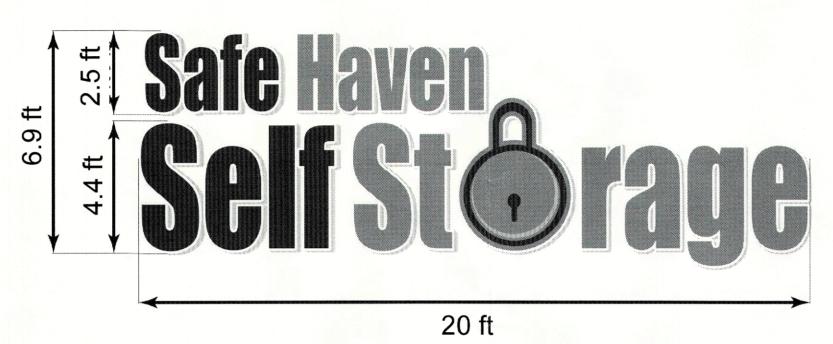
TOTAL SPACES REQUIRED: 38,179 SF OF PARKING AREA, 2 SPACES



Z:\1844.01 - M8H - OCC Self Storage\1844.01 Site Plan.dwg Date Printed: Feb 13, 2025, 11:24am

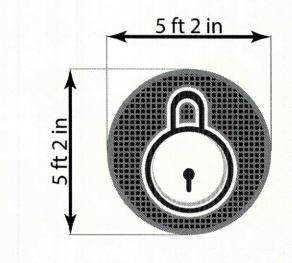




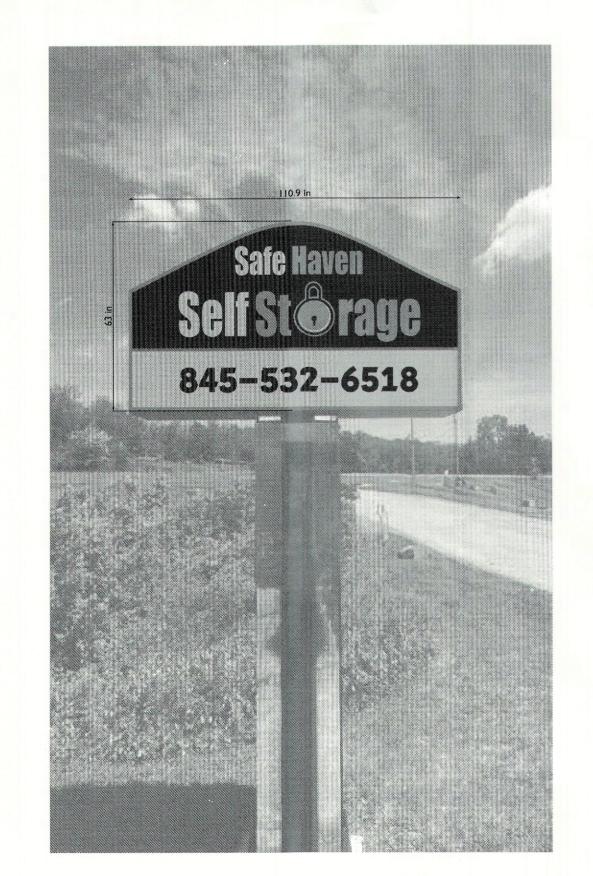


SIGN #2





SIGN #3



845-532-6518

SIGN REQUIREMENTS

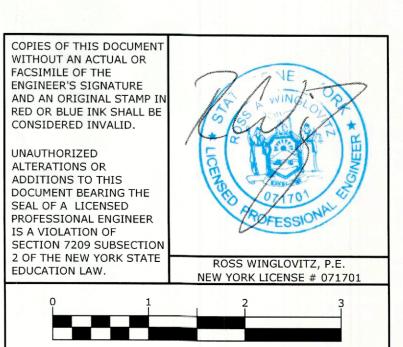
ATTACHED WALL SIGNAGE: PERMISSIBLE AREA OF SIGNS TOTAL LINEAR SIGN AREA TOTAL ALLOWABLE SIGN AREA SIGN AREA 1 SF AREA OF SIGN PER 309 FT 309 SF 1 LINEAR FOOT OF WALL

FREESTANDING SIGNAGE: PROPOSED SIGN PROPOSED SIGN AREA HEIGHT SIGN AREA HEIGHT 250 SF, WITH NO < MAX PERMITTED ±12 SF 48.5 SF INDIVIDUAL SIGN FACE SUILDING HEIGHT

No.	DATE	DESCRIPTION
1	04/07/22	REVISIONS PER PB COMMENTS
2	04/22/22	REVISIONS PER PB COMMENTS
3	05/09/22	ZBA SUBMISSION
4	06/03/22	REVISIONS PER PB COMMENTS
5	03/24/23	PHASING PLAN
6	05/19/23	AMENDED SITE PLAN
7	09/09/24	AMENDED SITE PLAN
8	02/12/25	AMENDED SITE PLAN

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CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	3	OF	3
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION		OF	
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHA			SED

FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).



ORIGINAL SCALE IN INCHES

**MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549

**Ph: (845) 457-7727 WWW.EP-PC.COM

SAFE HAVEN SELF STORAGE 14 CROSSROADS COURT TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK

SIGNAGE

REVISION: 8 - 02/13/2025

FREESTANDING SIGN