



**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT NAME:** NEWBURGH SELF STORAGE-1420 ROUTE 300  
**PROJECT NO.:** 24-6  
**PROJECT LOCATION:** SECTION 60, BLOCK 3, LOT 22.222/1420 Route 300  
**REVIEW DATE:** 25 APRIL 2025  
**MEETING DATE:** 1 MAY 2025  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING/JUSTIN DATES, RLA

1. The application is before the Board for a review of the proposed signage.
2. The project may require referral to the Zoning Board of Appeals for signage within 15 feet of the property line or the additional spacing required based on the height of the sign. Sign at NYS Route 52 is identified as 25 feet high and is off site in an easement area. Sign at NYS Route 300 is identified as 30 feet high which would require a 30-foot setback from the property line.

Respectfully submitted,

**MHE Engineering, D.P.C.**

  
Patrick J. Hines  
Principal

PJH/ltn

  
Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

**BUDGET**  
**Store & Lock**  
**SELF STORAGE**

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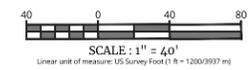
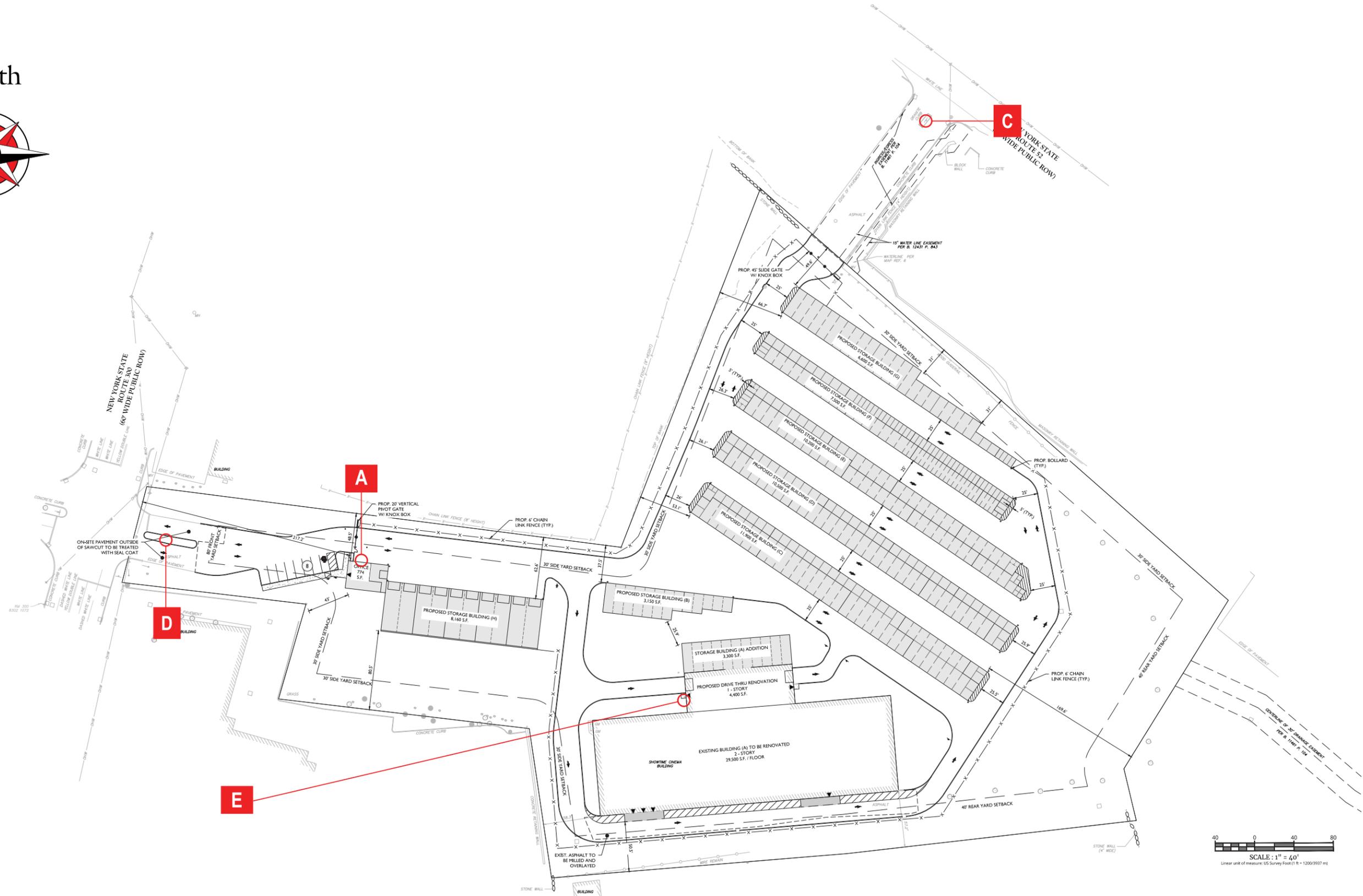
1420 NY-300, Newburgh, NY 12550

**5** YEAR  
WARRANTY  
**ALL** PARTS, LABOR  
& SIGNAGE

 **Signdealz**<sup>®</sup>  
GREAT SIGNS AT GREAT PRICES

Site Map

North



Signdealz  
2301 Blake Street  
Denver, CO 80205

1-800-405-0686

CUSTOMER NAME:	Budget Store & Lock
PROJECT NAME:	Sign Package
LOCATION:	1420 NY-300, Newburgh, NY 12550
OPPORTUNITY / P.O. NO (#):	OP-KS-008617
DATE:	10/15/2024
SALES:	Kirk Stateson

DESIGNER  
**KP**  
PAGE 3

APPROVAL:

Customer Signature (legible)

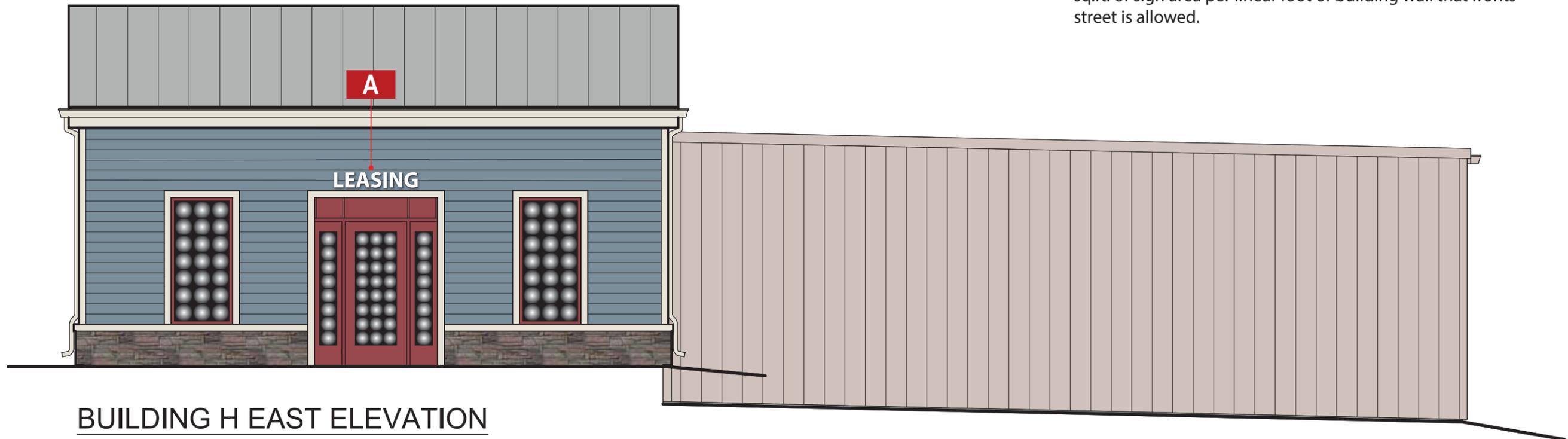
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Approval Date:



Town of Newburgh, NY - Zoning IB:

- Wall sign
- No limit on number of wall signs
  - Max sign area on main frontage wall 110 SF
  - Sign must be placed below roof line
  - Sign can be illuminated.
  - If there is a freestanding sign on the site, then one sq.ft. of sign area per linear foot of building wall that fronts street is allowed.



BUILDING H EAST ELEVATION

Sign Details

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



Signdealz  
2301 Blake Street  
Denver, CO 80205

**1-800-405-0686**

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OPPORTUNITY / P.O. NO(#):	OP-KS-008617	SALES: Kirk Stateson
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DESIGNER  
**KP**  
  
PAGE 4

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Customer Signature (legible)

(X)

Approval Date:



# SIGN **A**

FCO Acrylic Letters

1/2" Acrylic panel, painted white  
No visible fasteners on face

Attachment: Flush mounted with 1/4" studs & silicone

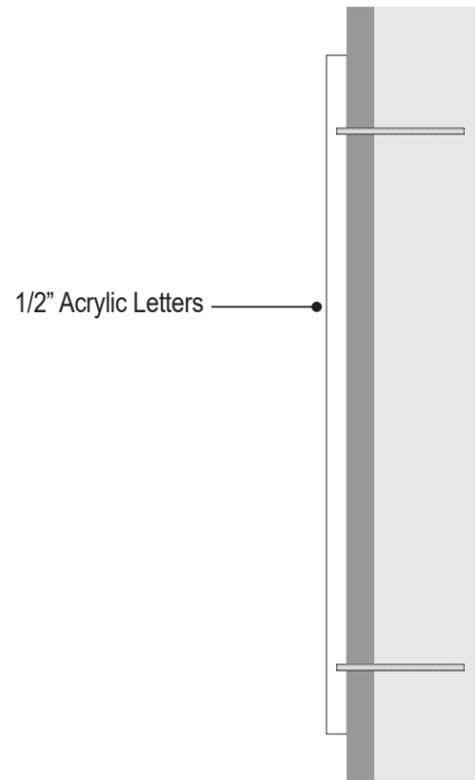


Qty = 1

Sign Area = 2.93 sq. ft.

## Sign Details

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



1/2" Acrylic Letters

Typical Section

Scale: NTS



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DESIGNER  
**KP**  
PAGE 5

APPROVAL:

Customer Signature (legible)

(X)

Approval Date:

**5** YEAR WARRANTY  
**ALL** PARTS, LABOR & SIGNAGE

# SIGN C

## SPECIFICATIONS

- Aluminum cabinet, ptd black
- Flex faces with printed graphics
- LED Lighting, bright white
- Steel support pole (size TBD per engineering)
- NOTE: Final graphics subject to change

## SCOPE OF WORK

- Remove existing sign (cut down at grade)
- Drill new hole for new foundation
- Set new pipe in hole with concrete
- Install new sign on pipe
- Connect to existing power

## CODE REVIEW:

Town of Newburgh, NY - Zoning IB:

### Freestanding sign

- One freestanding sign allowed per tenant
- Max sign area 250 SF
- Max height 35 FT.
- Max single face area 150 SF.
- Setback 15 FT.
- Can be illuminated and have LED display.

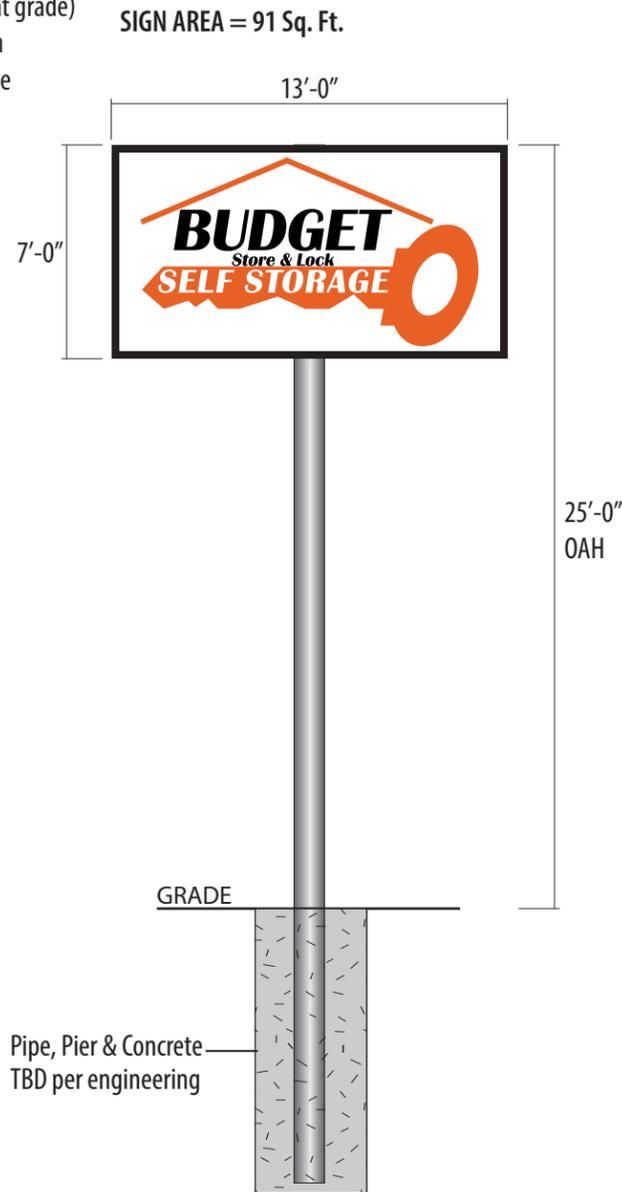
### Electronic Message Board

- Allowed one per tenant.
- Max sign area 125 SF or 50% total sign area.
- No animation allowed.

Existing Sign Size: 1'-9" x 8'-2"  
Sign Area = 14.3 Sq. Ft.



Existing Conditions



Updated Conditions

Sign Details

Field verify dimensions and substrate prior to fabrication

Scale: NTS



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KP  
PAGE 11

### APPROVAL:

Customer Signature (legible)

(X)

Approval Date:

5

**YEAR WARRANTY**  
**ALL** PARTS, LABOR & SIGNAGE

# SIGN **D**

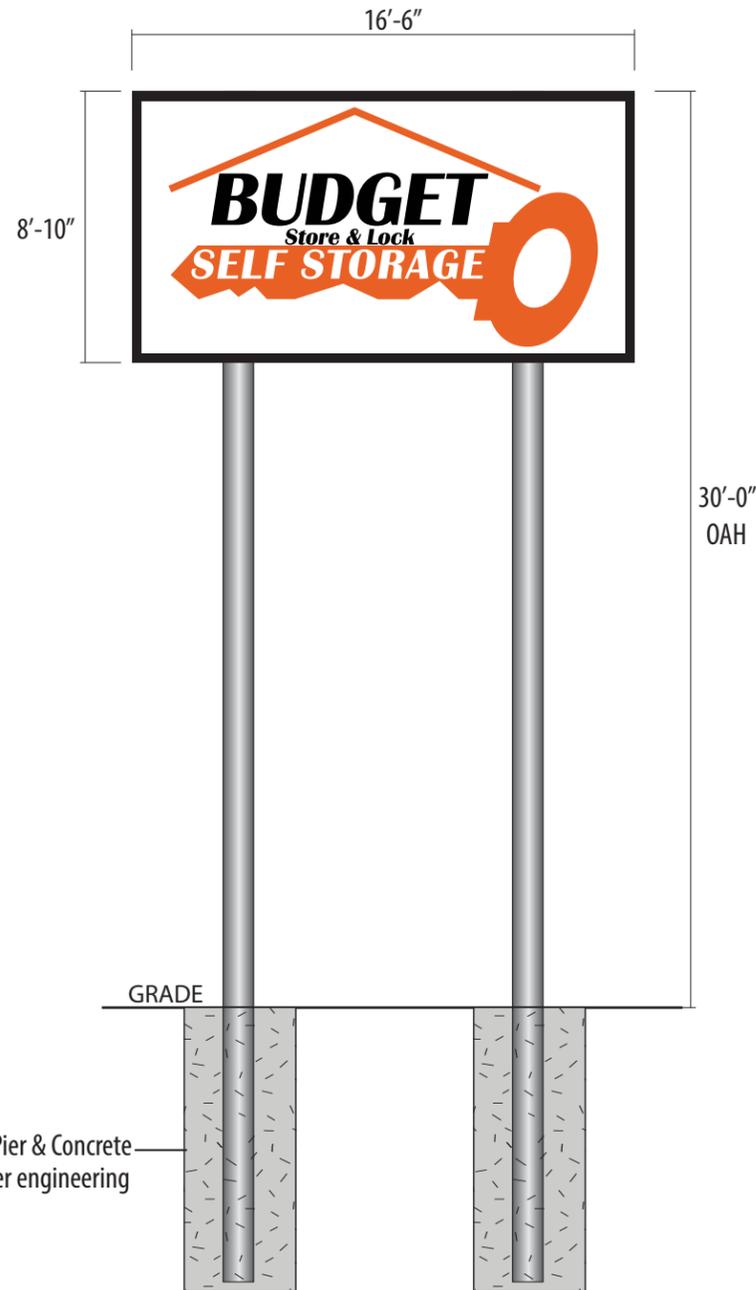
## SPECIFICATIONS

- Aluminum cabinet, ptd black
- Flex faces with printed graphics
- LED Lighting, bright white
- Steel support pole (size TBD per engineering)
- Note: Final graphics subject to change

## SCOPE OF WORK

- Remove existing sign (cut down at grade)
- Drill new hole for new foundation
- Set new pipe in hole with concrete
- Install new sign on pipe
- Connect to existing power

SIGN AREA = 145.75 Sq. Ft.



CODE REVIEW:  
Town of Newburgh, NY - Zoning IB:

- Freestanding sign
- One freestanding sign allowed per tenant
  - Max sign area 250 SF
  - Max height 35 FT.
  - Max single face area 150 SF.
  - Setback 15 FT.
  - Can be illuminated and have LED display.
- Electronic Message Board
- Allowed one per tenant.
  - Max sign area 125 SF or 50% total sign area.
  - No animation allowed.



Existing Sign Size: 2'-8" x 14'-8"  
Sign Area = 39.11 Sq. Ft.

Existing Conditions



Updated Conditions

Sign Details

Scale: NTS

Field verify dimensions and substrate prior to fabrication



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SALES:	Kirk Stateson
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DESIGNER  
KP  
PAGE 13

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(X)

Approval Date:

**5** YEAR WARRANTY  
ALL PARTS, LABOR & SIGNAGE

# SIGN **E**

Standard flush mounted, face lit channel letters

- 3/16" white acrylic faces
- 1" trim, black
- 5" deep .040" aluminum returns, black
- 3mm ACM or .063" aluminum backs
- Internally illuminated with white LEDs

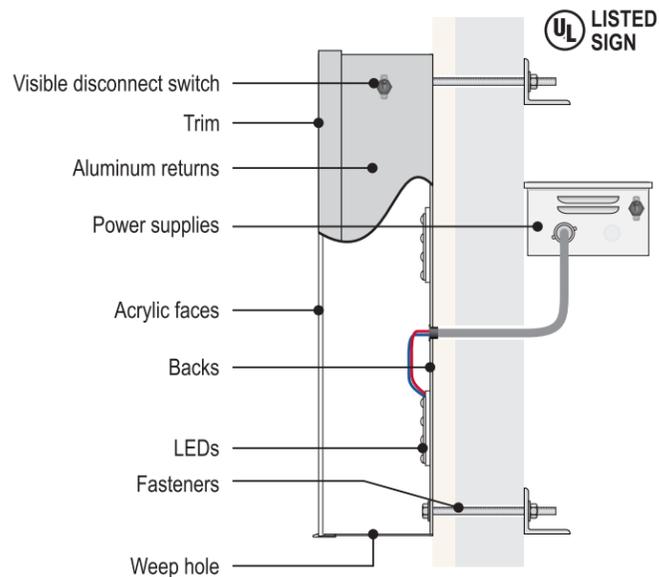
**Attachment:** 3/8" all thread bolts, 3-4 per letter typical  
Exact attachment as per field conditions / code requirements

**Electrical:** Include photocell, GC to make electrical connection  
Load: 2A at 120V, Power requirement: 20A dedicated circuit

Town of Newburgh, NY - Zoning IB:

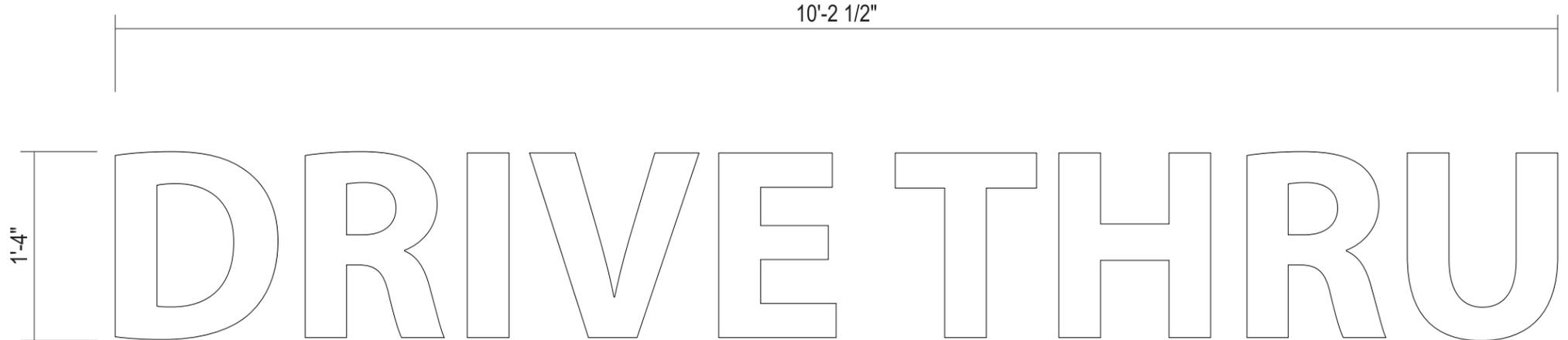
### Wall sign

- No limit on number of wall signs
- Max sign area on main frontage wall 110 SF
- Sign must be placed below roof line
- Sign can be illuminated.
- If there is a freestanding sign on the site, then one sq.ft. of sign area per linear foot of building wall that fronts street is allowed.



Typical Section

Scale: NTS



**Sign Area = 13.61 sq. ft.**

### Sign Details

Scale: 1" = 1'-0"



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