



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

**PROJECT NAME:** SHOPPES AT UNION SQUARE PHASE III  
**PROJECT NO.:** 23-16  
**PROJECT LOCATION:** 1217 & 1219 ROUTE 300  
SECTION 96, BLOCK 1, LOT 6.2 & 11.11  
**REVIEW DATE:** 15 MAY 2026  
**MEETING DATE:** 21 MAY 2026  
**PROJECT REPRESENTATIVE:** LANGAN ENGINEERING / KARC PLANNING CONSULTANTS

1. The project is before the Board to add signage to the climate controlled self-storage structure on the eastern portion of the property. ARB approval is being sought for the signage. ARB approval is not subject to County Planning review.

Respectfully submitted,

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

  
Patrick J. Hines  
Principal

  
Quinn M. Mullarkey, P.E.  
Senior Engineer

PJH/kmm

**NEW YORK OFFICE**

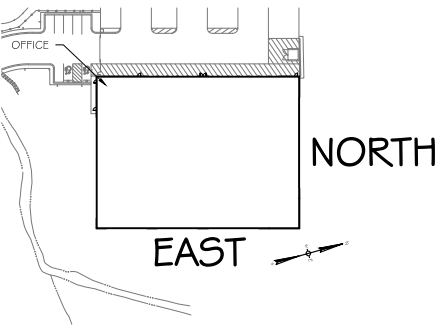
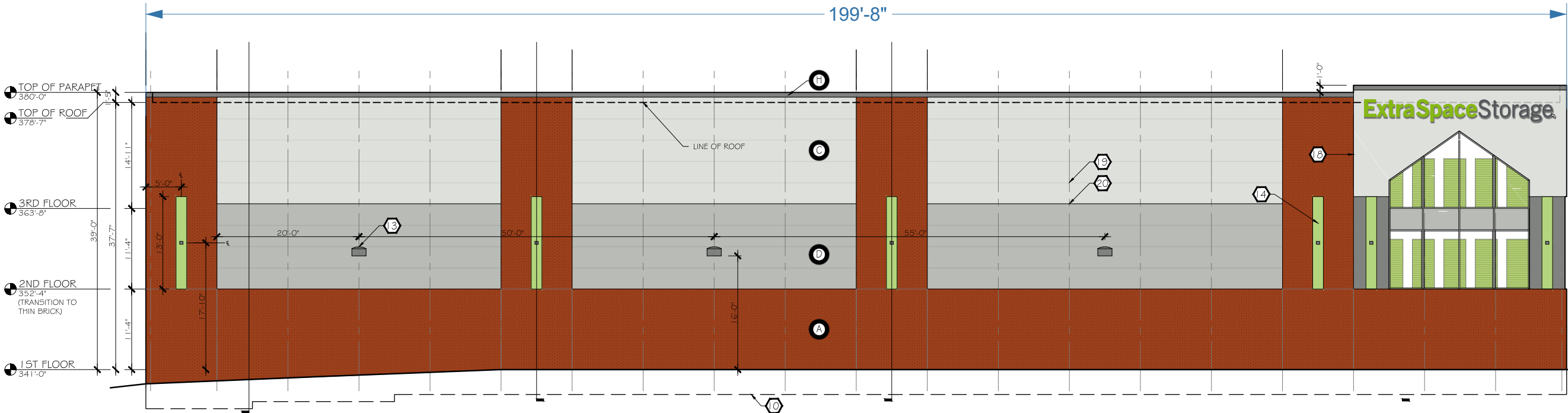
33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

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

EAST ELEVATION

Scale: 1/16" = 1'



KEY PLAN  
SCALE: NOT TO SCALE

# ExtraSpaceStorage

3'-6"

26'-11"

**Permitted Wall Signage Calculations**

- North Elevation**
- Wall length: 150 linear feet
  - Without freestanding sign:  
150 LF × 1.25 SF = **187.5 SF permitted**
  - With freestanding sign:  
150 LF × 1.0 SF = **150 SF permitted**
- East Elevation SHOWN: 94.2 SF**
- Wall length: 200 linear feet
  - Without freestanding sign:  
200 LF × 1.25 SF = **250 SF permitted**
  - With freestanding sign:  
200 LF × 1.0 SF = **200 SF permitted**

N. Signs permitted in IB and I Districts. The following signs shall be permitted within the IB and I Districts in the Town:

(1) Attached wall, suspended wall, projecting, window, awning signs and billboards may be placed on the premises, subject to the following conditions:

(a) The total allowable sign area for all permanent signs on the site, except freestanding signs, shall be as follows:

[1] If there is no freestanding sign on the site, then 1 1/4 square feet of sign area per linear foot of building wall that fronts on a street is allowed.

[2] If there is a freestanding sign on the site, then one square foot of sign area per linear foot of building wall that fronts on a street is allowed.

(b) There is no limit on the number of such signs on a site so long as their aggregate square footage is within the total allowable area limit.

(2) One freestanding sign may be placed on the premises subject to the following conditions:

(a) The maximum aggregate sign area shall be 250 square feet, with no individual sign face exceeding 150 square feet.

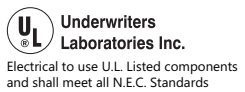
(b) The maximum height shall not exceed the maximum permitted building height in the district in which the property is located.



**259 N Grand Avenue**  
**Poughkeepsie, NY 12603**  
**845-471-4366 - phone**  
**845-471-0987 - fax**  
**www.gnsgroupltd.com**

<b>Client\ Project Location:</b>	<b>File Name:</b>	<b>Date:</b>	<b>Client Approval:</b>
KARC for Extra Space Storage \ Shoppes at Union Square, 1217 Route 300 Newburgh, NY 12550	Extra Space Storage \ Building Signage.cdr	2/11/2026 3/17/2026 3/23/2026 4/2/2026	_____
		<b>Date:</b>	_____

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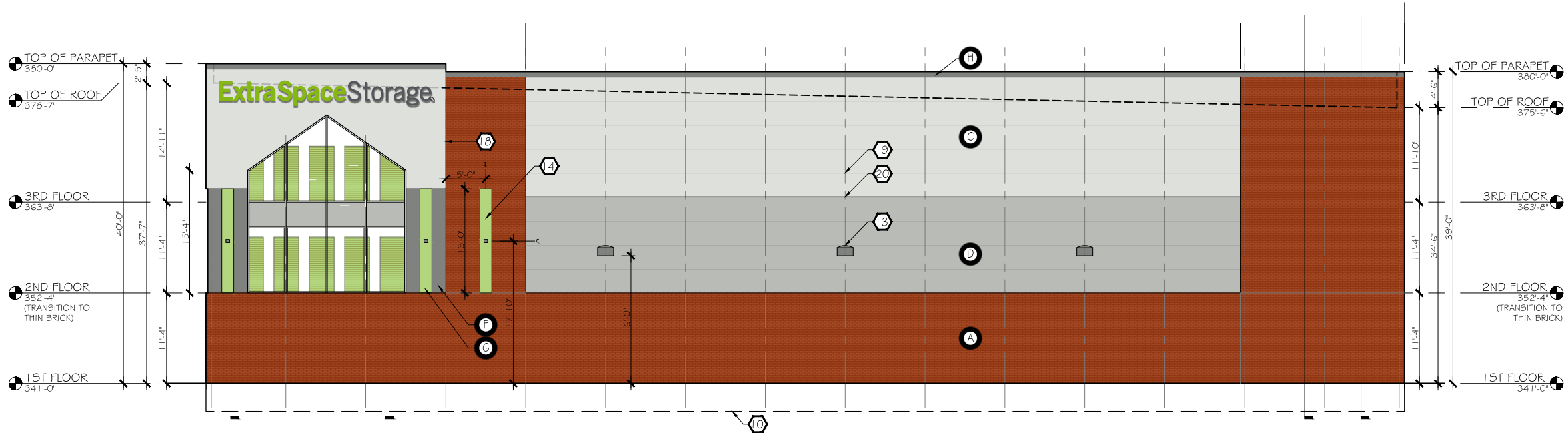
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**E.1**

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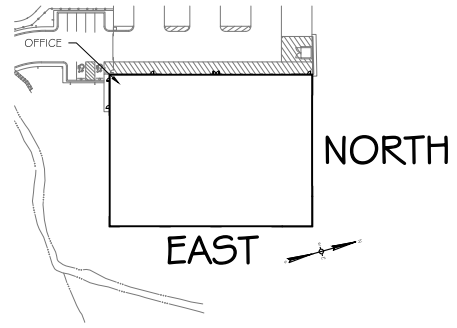
NORTH ELEVATION

Scale: 1/16" = 1'



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150 LF × 1.0 SF = **150 SF permitted**
- East Elevation**
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**UL** Underwriters Laboratories Inc.  
 Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

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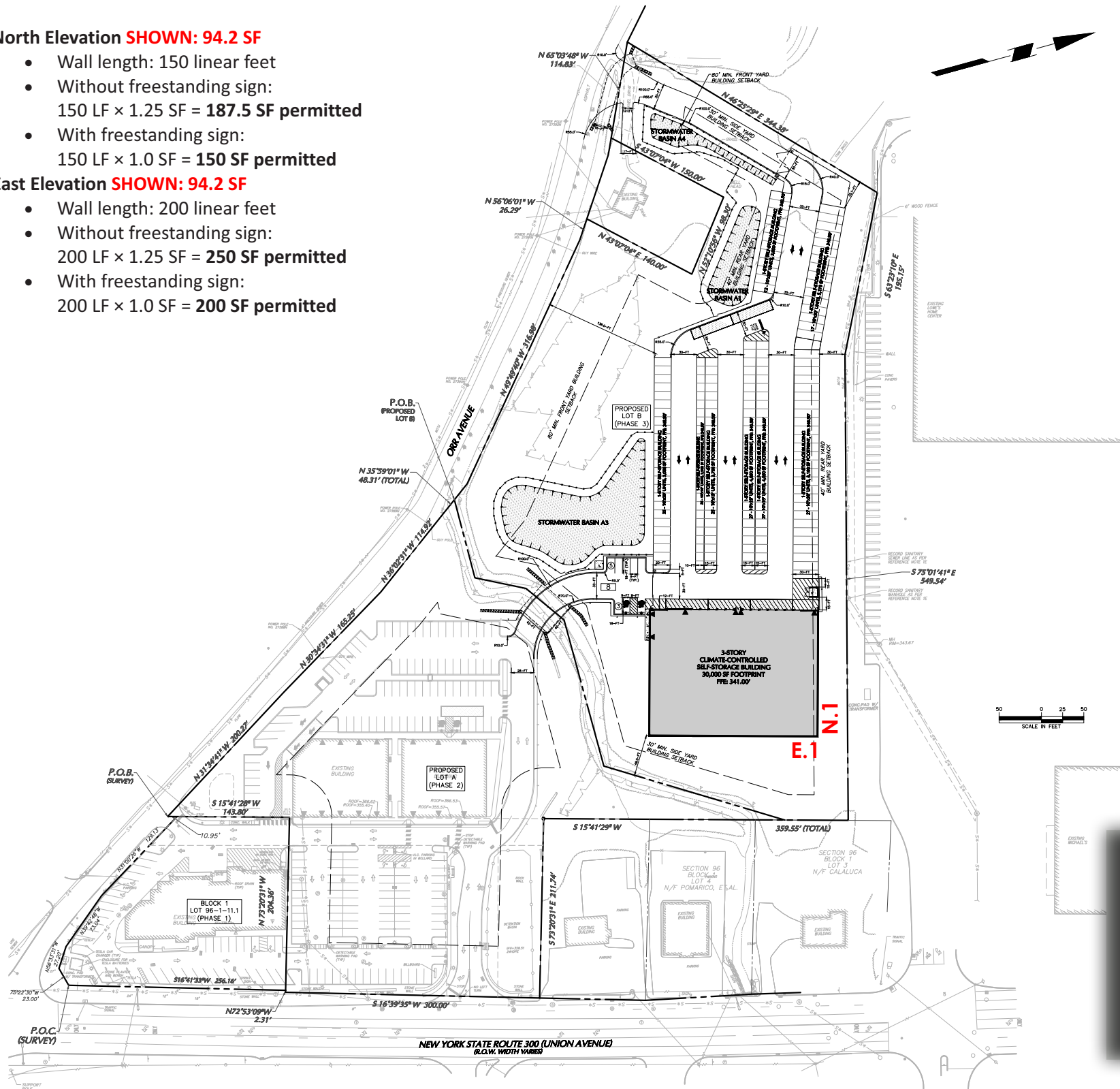
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**N.1**



Where illumination of signs is permitted, such illumination may only be between sundown and 11:00 p.m. (or close of business). Illumination shall only be of an even intensity at all times. Illumination may be direct (giving forth light from the interior of the sign through translucent material) or it may be indirect (when the light source is not visible from any adjoining property or street and is directed upon the sign) as specified in § 185-14P.



**Simulated Night View of Internally Illuminated Channel Letters.**



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**Client\ Project Location: File Name:**

KARC for Extra Space  
Storage \ Shoppes at Union  
Square, 1217 Route 300  
Newburgh, NY 12550

Extra Space Storage\  
Building Signage.cdr

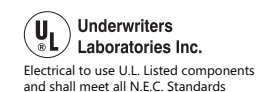
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2/11/2026  
3/17/2026  
3/23/2026  
4/2/2026

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# Color Specifications

Application	Green	Gray	White
Pantone	376	Cool Gray 11*	
Vinyl**	3M 3630-106		3M 3630-20
Paint	SW 6923 Festival Green	SW 7067 City Scape	
Trimcap	N.A.	Gemini 4310 Dove Gary	
Rigid Face Material - Black Perf Channel Letter Faces			#2447
Rigid Face Material - Replacement Faces			#7328
Flexible Face Material			3M PIII

\* Used on Pocket Pole Banners Only

\*\* All Vinyls to have 3660M Matte Clear Overlamine 3M SCOTCHCAL

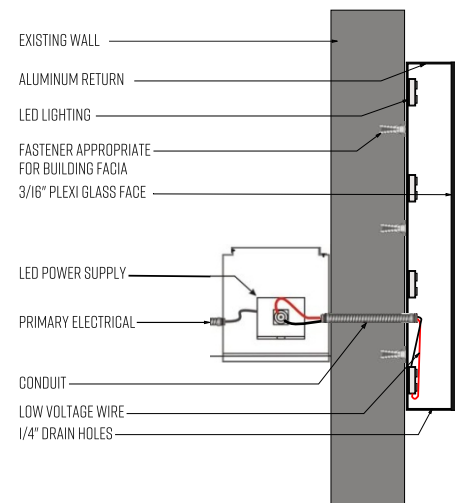
The primary brand color is a bright, vibrant green (specifically Pantone 376C). "Storage" to be a medium grey Vision Film [to match trimcap] [grey during the day, lighting white at night].

Channel Letters: 5" deep black aluminum returns with 3/16" white acrylic faces.

**E.1**



**N.1**



n.t.s.

FASTENER SCHEDULE (DM Letters)			WALL CONSTRUCTION			
HARDWARE	DIAM.	QTY. Per letter*	SOLID MULTI WYTHE BRICK	EFIS/DRYVIT OVER min. 3/4" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/ DENSGLOSS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	3	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
POWERS DBL. EXPANSION ANCHOR	3/8"	3	YES <sup>2</sup>	NO	NO	NO
LAG BOLT	3/8"	3	NO	YES	NO	NO
SNAP TOGGLE BOLT TYPE BC	3/8"	3	NO	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	N/A	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-Letter Backs with washer into .09" Back. w/Fenderwasher into .08" letter Back or less.  
 2.) Expansion anchors require a minimum 1-3/4" solid multi wyhte brick embedment installed per/tec-guide for wall construction type.  
 3.) Tek-Screw into Min. 1/8" Alum. and lag bolts into Min. 3/4" plywood require full thread Diam. embedment.  
 4.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle, P1000 Uni-Strut or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod



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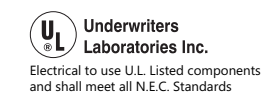
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