



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

**PROJECT NAME:** SAFE HAVEN SELF STORAGE  
**PROJECT NO.:** 22-04  
**PROJECT LOCATION:** 14 CROSSROADS COURT  
SECTION 95, BLOCK 1, LOT 74  
**REVIEW DATE:** 31 JULY 2025  
**MEETING DATE:** 7 AUGUST 2025  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES, PC

1. The Town of Newburgh IB Zoning District, Column D11 identifies Motor Vehicle Rental as a special permitted use. The applicants have submitted an application for a special use permit. Code compliance should confirm that the rental of vehicles associated with the self-storage is permitted in the IB Zone. Majority of the code section regarding Item 11 deals with Motor Vehicles Service Station uses.
2. The project was granted approval by the Zoning Board of Appeals regarding the height of the signage and location of the free-standing sign. ZBA approval was granted 26 June 2025 meeting.
3. The special use permit must be submitted to Orange County Planning as the project is located within 500 feet from State Highway.
4. Adjoiners' Notices must be sent out.
5. Previous comments have been addressed.

Respectfully submitted,

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

A handwritten signature in black ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal  
PJH/kmm

A handwritten signature in black ink that reads 'Michael W. Weeks'.

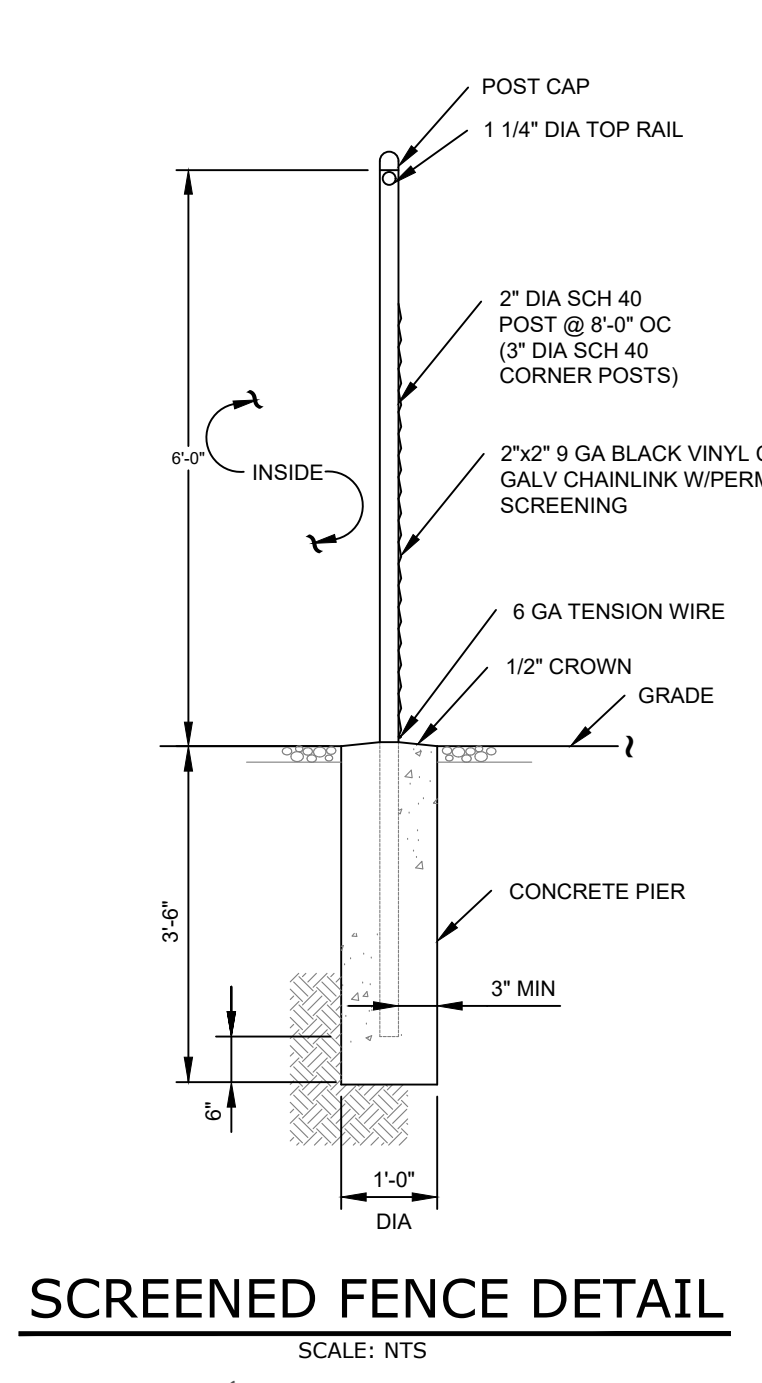
Michael W. Weeks, P.E.  
Principal

**NEW YORK OFFICE**

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

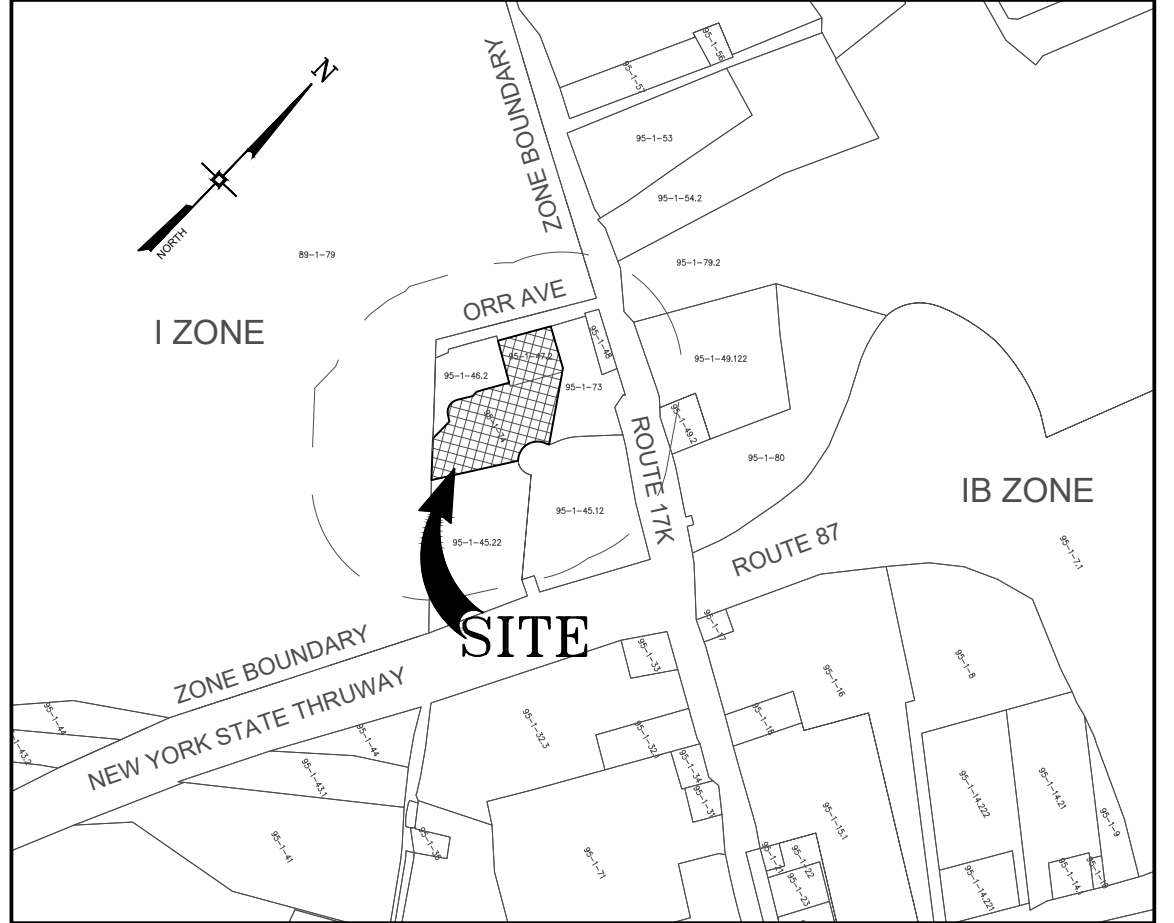
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**PROPERTY OWNERS WITHIN 500 FT.**

SECTION	BLOCK	LOT	OWNER
89	1	79	NYS DEPT. OF TRANSPORTATION ALBANY, NY 12201
95	1	45.12	NEWBURGH 139 LLC 1 CROSSROADS CT NEWBURGH, NY 12550
95	1	45.22	WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC. 900 RED MILLS ROAD WALKILL, NY 12589
95	1	46.2	COUNTY OF ORANGE 255-275 MAIN STREET GOSHEN, NY 10924
95	1	48	PATTEN CEMETERY NEWBURGH, NY 12550
95	1	49.122	COSIMO DIBRIZZI, DEC'D THE TRUST ARTICLE FOURTH L/W/T OF ANGELA DIBRIZZI, ELIZA DIBRIZI, NICHOLAS C. DIBRIZZI & SERENA DIBRIZZI 1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553
95	1	49.2	OF COSIMO DIBRIZZI THE TRUST ARTICLE THIRD L/W/T 1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553
95	1	53	100 ROUTE 17K LLC 601 PORT WASHINGTON BLVD PORT WASHINGTON, NY 11050
95	1	54.2	PDH REALTY, LLC P.O. BOX 859 GOSHEN, NY 10924
95	1	73	PDH REALTY, LLC P.O. BOX 859 GOSHEN, NY 10924
95	1	79.2	EXIT 29 REAL ESTATE, LLC P.O. BOX 10804 NEWBURGH, NY 12550
95	1	80	MATRIX NEWBURGH I, LLC C/O MATRIX REALTY, INC. 4000 FORSGATE DRIVE CN, CRANBURY, NJ 08912
95	1	80	COS 17 II, LLC 1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553



**LOCATION MAP**  
SCALE: 1"=800'

**GENERAL NOTES**

- 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.
- 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 DIV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- OWNERS: DP66, LLC C/O DIAMOND PROPERTIES LLC P.O. BOX 563 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
- UTILITIES: ELECTRIC: CENTRAL HUDSON ELECTRIC & GAS GAS: CENTRAL HUDSON ELECTRIC & GAS WATER & SEWER: TOWN OF NEWBURGH
- SELF-STORAGE FACILITY TO BE IN COMPLIANCE WITH TOWN OF NEWBURGH CODE §185-35.
- U-HAUL TRUCK RENTAL TO BE IN COMPLIANCE WITH TOWN OF NEWBURGH CODE §185-28.
- THE PARKING LOT IS PROPOSED TO REMAIN UNCHANGED; BOATS WITH TRAILERS, RV'S, AND LARGER TRUCK/TRAILER RENTALS WILL BE ANGLED PARKED AND THE ACTUAL NUMBER OF VEHICLES PARKED WILL BE LESS THAN THE NUMBER OF SPACES ACTUALLY STRIPED. THE APPLICANT'S FACILITY STAFF WILL PARK VEHICLES AS NEEDED. PROPER EMERGENCY ACCESS AISLE WILL BE MAINTAINED AT ALL TIMES.

**CROSSROADS COURT**  
50' WIDE PRIVATE RIGHT OF WAY EASEMENT & MAINTENANCE AGREEMENT BK. 5254 PG. 307

**BULK REQUIREMENTS**

TOWN OF NEWBURGH - ZONING DISTRICT IB  
PROPOSED USE: TRUCK RENTAL (USE §185-28)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	±4,2687 AC	±4,2687 AC
LOT WIDTH	150 FEET	±416 FEET	±416 FEET
LOT DEPTH	150 FEET	±315 FEET	±315 FEET
FRONT YARD	50 FEET	±52 FEET	±52 FEET
REAR YARD	60 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	40%	33.6 FT	33.6 FT
LOT COVERAGE (BUILDINGS)	20%	±20.5 %	±20.5 %*

\* PRE-EXISTING. NO NEW STRUCTURES PROPOSED.

**BULK REQUIREMENTS**

TOWN OF NEWBURGH - ZONING DISTRICT IB  
EXISTING USE: SELF-STORAGE CENTER (USE §185-35)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA	3,000 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*	±52 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 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  
TOTAL SPACES PROVIDED: ±10,000 SF OF PARKING AREA, 23 TOTAL SPACES

○ = UTILITY POLE	⊕ = SIGN
○ = LIGHT POLE	EM = ELECTRIC METER
⊕ = LIGHT PEDESTAL	GM = GAS METER
⊕ = HYDRANT	⊕ = BOLLARD
⊕ = FIRE DEPT. CONNECTION	⊕ = HANDICAP SPACE
⊕ = WATER VALVE	⊕ = FLAG POLE
⊕ = CATCH BASIN	⊕ = MONUMENT
⊕ = DRAINAGE MANHOLE	⊕ = IRON ROD
⊕ = MANHOLE	⊕ = PROPERTY LINE
⊕ = SANITARY MANHOLE	⊕ = RECORD
⊕ = TRANSFORMER	⊕ = CHAIN LINK FENCE
⊕ = GENERATOR	⊕ = STOCKADE FENCE
	⊕ = ADJACENT PROPERTY LINE

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
9	07/15/25	AMENDED SITE PLAN

**DRAWING STATUS**

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	

ISSUE DATE: 07/15/2025

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ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701

1 inch = 40 ft.

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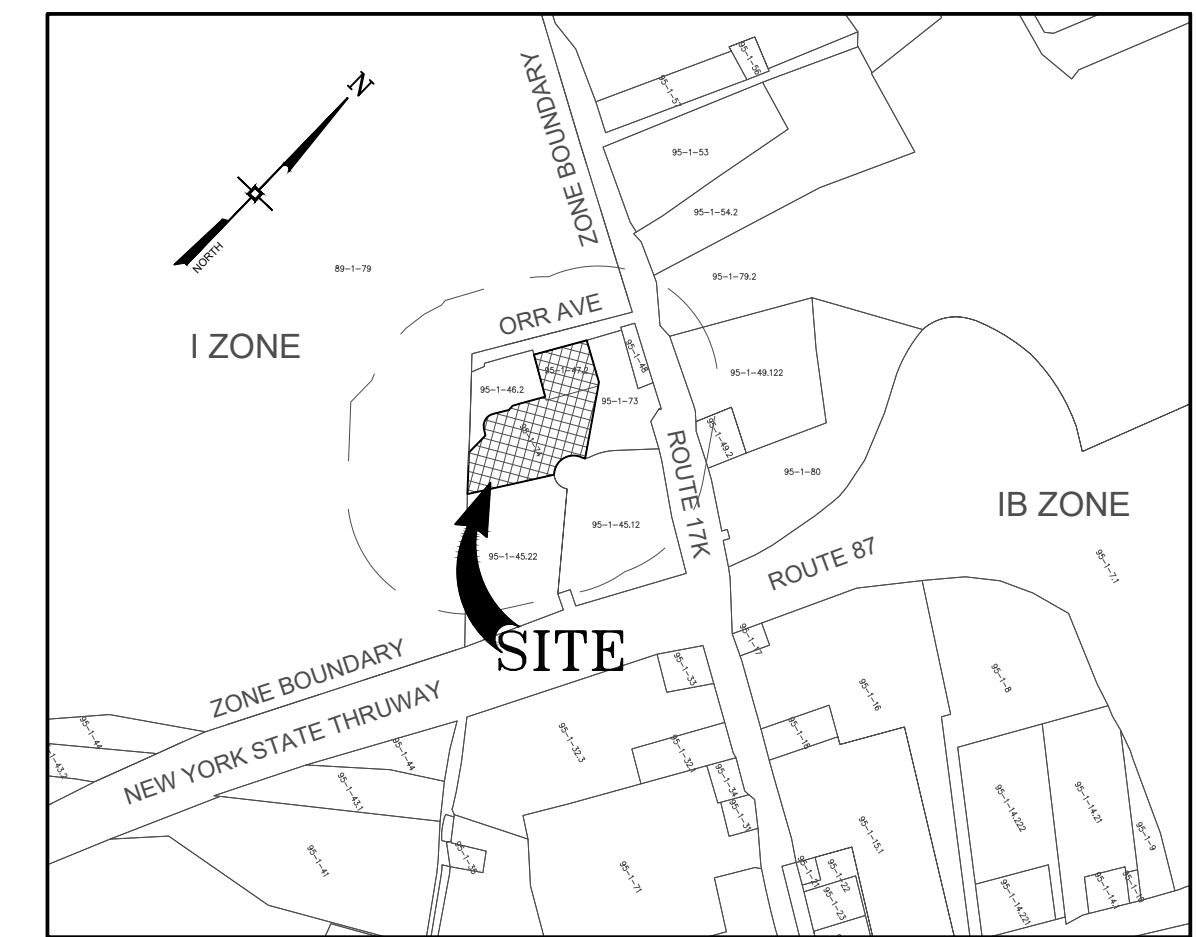
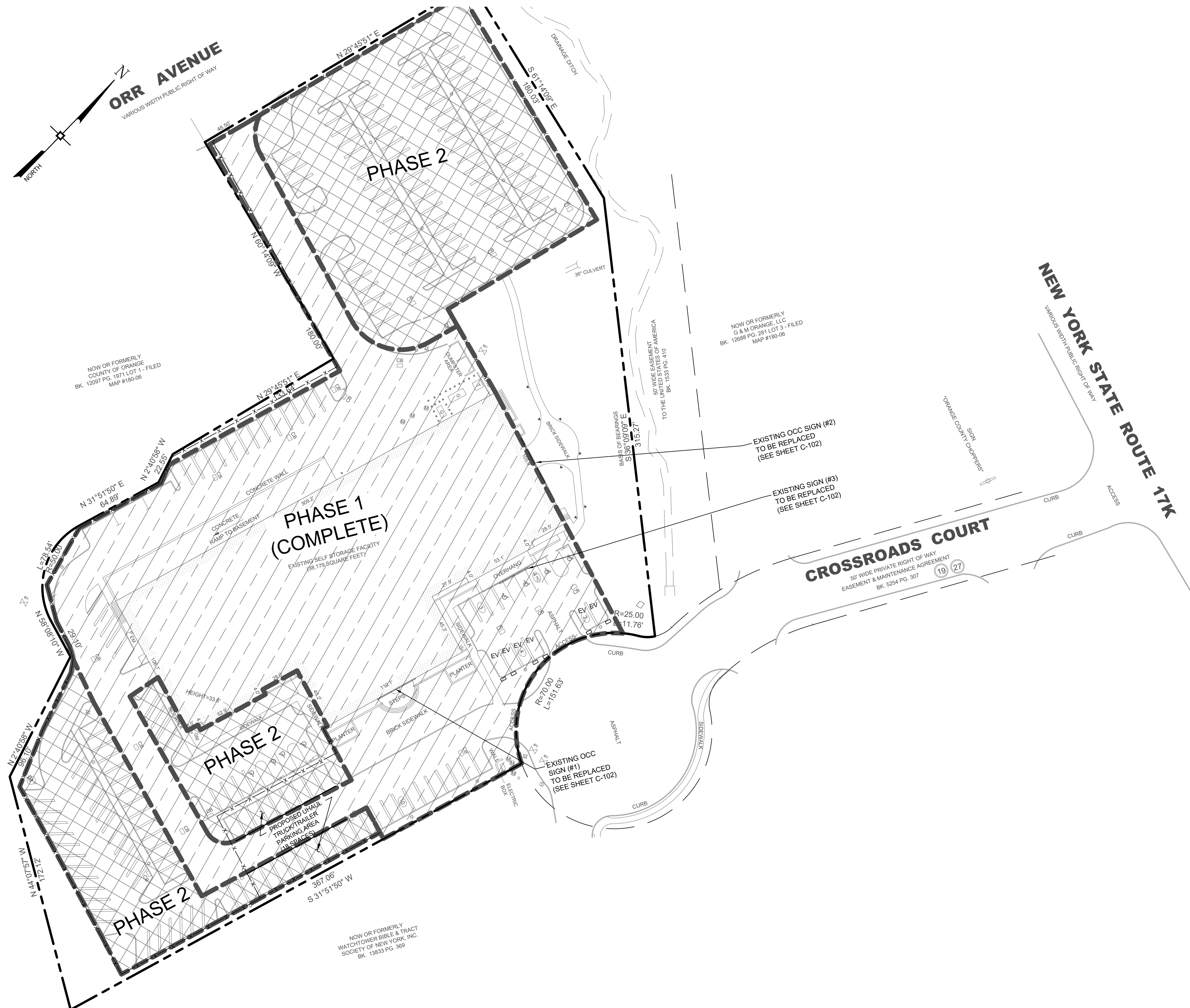
**SITE PLAN**

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

JOB #: 1844.01  
DATE: 01/27/2022  
REVISION: 9 - 07/15/2025

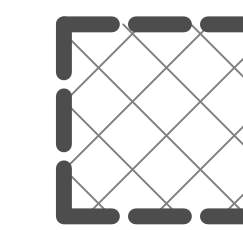
DRAWN BY: JM  
SCALE: 1" = 40'  
TAX LOT: 95-1-74.2

**C-100**

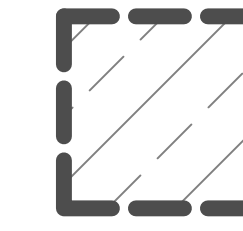


**LOCATION MAP**  
SCALE: 1"=800'

**PHASING PLAN**



**PHASE 1 (COMPLETE)**  
CONSISTS OF BUILDING WORK AND NECESSARY BUILDING IMPROVEMENTS TO SUPPORT OF CERTIFICATE OF OCCUPANCY



**PHASE 2**  
CONSTRUCTION AND IMPROVEMENTS FOR THE OUTDOOR STORAGE OF BOATS, RECREATIONAL VEHICLES, AND CAMPERS TO SUPPORT A SEPARATE CERTIFICATE OF OCCUPANCY FROM PHASE 1 WORK.

NOW OR FORMERLY  
I. DEPT. OF TRANSPORTATION  
BK. 1858 PG. 579

NOW OR FORMERLY  
COUNTY OF ORANGE  
BK. 12097 PG. 1871 LOT 1 - FILED  
MAP #180-06

NOW OR FORMERLY  
G & M ORANGE, LLC  
BK. 12668 PG. 281 LOT 3 - FILED  
MAP #180-06

NOW OR FORMERLY  
WATCHTOWER BIBLE & TRACT  
SOCIETY OF NEW YORK, INC.  
BK. 15833 PG. 389

No.	DATE	DESCRIPTION
1	04/07/22	REVISIONS PER PB COMMENTS
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THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	07/15/2025	
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<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF 3
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION		OF

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*RWJ*

ROSS WINGLOVITZ, P.E.  
NEW YORK LICENSE # 071701

1 inch = 40 ft.

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**PHASING PLAN**

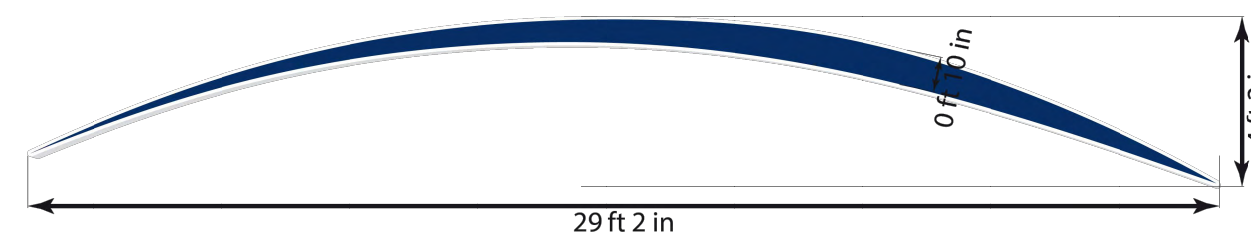
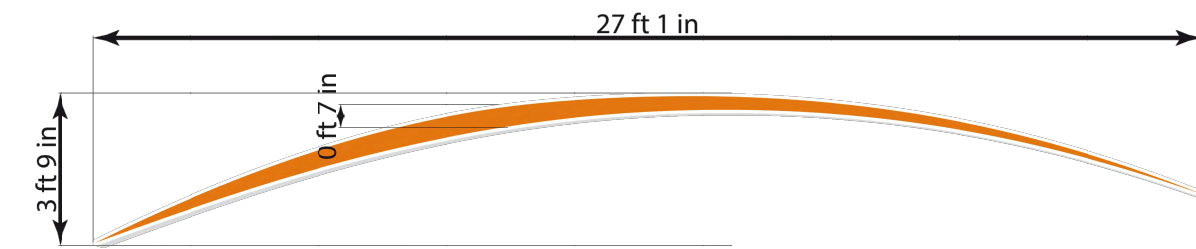
SAFE HAVEN SELF STORAGE  
14 CROSSROADS COURT  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK

JOB #: 1844.01  
DATE: 03/24/2023  
REVISION: 9 - 07/15/2025

DRAWN BY: JM  
SCALE: 1" = 40'  
TAX LOT: 95-1-74.2

**C-101**

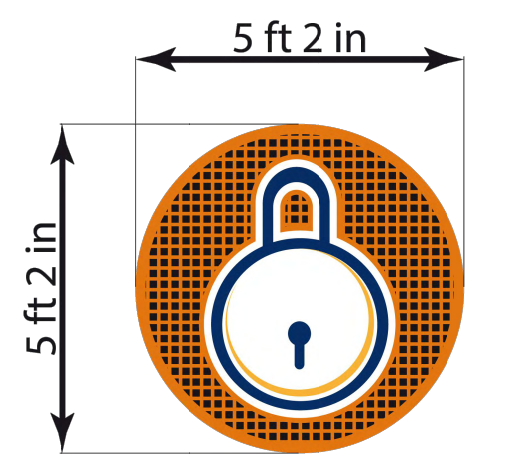
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SIGN #1



SIGN #2



SIGN #3



FREESTANDING SIGN

MAX: 250 SF

### SIGN REQUIREMENTS

#### ATTACHED WALL SIGNAGE:

PERMISSIBLE AREA OF SIGNS	TOTAL LINEAR FOOT OF WALL	TOTAL ALLOWABLE SIGN AREA	TOTAL OF PROPOSED SIGN AREA
1 SF AREA OF SIGN PER 1 LINEAR FOOT OF WALL	309 FT	309 SF	309 SF

#### FREESTANDING SIGNAGE:

MAXIMUM AGGREGATE SIGN AREA	MAXIMUM HEIGHT	PROPOSED SIGN AREA	PROPOSED SIGN HEIGHT
250 SF, WITH NO INDIVIDUAL SIGN FACE >150 SF	< MAX PERMITTED BUILDING HEIGHT	48.5 SF	±12 SF

\* VARIANCE GRANTED FOR HEIGHT OF POSTED SIGNAGE AND THE LOCATION OF FREESTANDING SIGN ON JUNE 26, 2025.

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
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DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	3	OF 3
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
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**SIGNAGE**

SAFE HAVEN SELF STORAGE  
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DATE: 03/24/2023  
REVISION: 9 - 07/15/2025

DRAWN BY: JM  
SCALE: NTS  
TAX LOT: 95-1-74.2

**C-102**