



**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 OCTOBER 2025  
**MEETING DATE:** 6 NOVEMBER 2025  
**PROJECT REPRESENTATIVE:** ENGINEERING & SURVEYING PROPERTIES, PC

1. The applicants have identified that the U-Haul trucks will be limited to an 18-foot truck or smaller in order to fit in the parking lot provided. A note to the same has been added to the plans.
2. Adjoiners' Notices were sent out in compliance with Town Code.
3. An Orange County Planning Department local determination letter has been received identifying no evidence of significant intermunicipal or county-wide impacts.

Respectfully submitted,

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

Patrick J. Hines  
Principal

Michael W. Weeks, P.E.  
Principal

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

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** \_\_\_\_\_  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

Safe Haven Self Storage Amended Site Plan

**2. Owner of Lands to be reviewed:**

<b>Name</b>	<u>DP66, LLC c/o Diamond Properties LLC</u>	<u>MBH Crossroads LLC</u>
<b>Address</b>	<u>PO Box 563</u>	<u>PO Box 563</u>
	<u>Chester, NY 10918</u>	<u>Chester, NY 10918</u>
<b>Phone</b>	_____	

**3. Applicant Information (If different than owner):**

<b>Name</b>	<u>MBH Development Group</u>
<b>Address</b>	<u>1170 Route 17M, Suite 17M, Suite #2</u>
	<u>PO Box 563</u>
	<u>Chester, NY 10918</u>
<b>Representative</b>	<u>Bernard Mittelman</u>
<b>Phone</b>	<u>845-827-5151</u>
<b>Fax</b>	<u>845-243-2719</u>
<b>Email</b>	<u>bmittelman@mbhdevelopment.com</u>

**4. Subdivision/Site Plan prepared by:**

<b>Name</b>	<u>Engineering &amp; Surveying Properties, PC</u>
<b>Address</b>	<u>71 Clinton Street</u>
	<u>Montgomery, NY 12549</u>
<b>Phone/Fax</b>	<u>845-457-7727</u>

**5. Location of lands to be reviewed:**

14 Crossroads Court, Newburgh, NY 12550

<b>6. Zone</b> <u>IB</u>	<b>Fire District</b> <u>Winona Lake</u>
<b>Acreage</b> <u>+/-4.269</u> ac	<b>School District</b> <u>Newburgh</u>

**7. Tax Map: Section** 95 **Block** 1 **Lot** 74.2

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1

Lot line change N/A

Site plan review Signage approval; use outside storage for Uhaul trucks

Clearing and grading N/A

Other \_\_\_\_\_

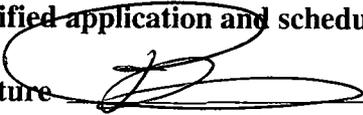
**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

9. Easements or other restrictions on property:

(Describe generally) None

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature



Title

MANAGER

Date:

2/18/25

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

Safe Haven Self Storage

**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  <sup>N/A</sup> Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  <sup>N/A</sup> Flood plain boundaries
16.  <sup>N/A</sup> Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  <sup>N/A</sup> Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  Number of lots including residual lot
24.  Show any existing waterways
25.  <sup>N/A</sup> A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  <sup>N/A</sup> Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. N/A The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- 
- 
37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- 
- 
38. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By:   
 Licensed Professional

Date: 02/13/2025

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

## **STATEMENT TO APPLICANTS**

### **RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW**

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

**NOT APPLICABLE**

**TOWN OF NEWBURGH  
APPLICATION FOR CLEARING AND GRADING**

**Name of applicant:** \_\_\_\_\_

**Name of owner on premises:** \_\_\_\_\_

**Address of owner:** \_\_\_\_\_

**Telephone number of owner:** \_\_\_\_\_

**Telephone number of applicant:** \_\_\_\_\_

**State whether applicant is owner, lessee, agent, architect, engineer or contractor:**  
\_\_\_\_\_

**Location of land on which proposed work will be done:** \_\_\_\_\_  
\_\_\_\_\_

**Section:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Sub. Div.:** \_\_\_\_\_

**Zoning District of Property:** \_\_\_\_\_ **Size of Lot:** \_\_\_\_\_

**Area of lot to be cleared or graded:** \_\_\_\_\_

**Proposed completion of date:** \_\_\_\_\_

**Name of contractor/agent, if different than owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_

**Date of Planning Board Approval:** \_\_\_\_\_ (if required)

**I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.**

**Signature of owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature of applicant (if different than owner):** \_\_\_\_\_

**TOWN ACTION:**

**Examined:** \_\_\_\_\_ **20** \_\_\_\_\_

**Approved:** \_\_\_\_\_ **20** \_\_\_\_\_

**Disapproved:** \_\_\_\_\_ **20** \_\_\_\_\_

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

BENJAMIN MITCHELLMAN  
APPLICANT'S NAME (printed)

  
APPLICANTS SIGNATURE

2/18/25  
DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) BERNARD MITTELMAN, DEPOSES AND SAYS THAT HE/SHE  
RESIDES AT 34 FOREST ROAD  
IN THE COUNTY OF ORANGES  
AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF MBA CROSSROADS LLC

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING  
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH  
Engineering & Surveying  
PLANNING BOARD AND Properties, PC IS AUTHORIZED  
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 2/18/25

  
OWNERS SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BERNARD MITTELMAN  
OWNERS NAME (printed)

  
WITNESS' SIGNATURE

NAMES OF ADDITIONAL  
REPRESENTATIVES

JACOB B. KLEINBERG  
WITNESS' NAME (printed)

**PLANNING BOARD DISCLAIMER STATEMENT  
TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

2/13/25

\_\_\_\_\_  
**DATED**

BERNARD MITTELMAN  
\_\_\_\_\_  
**APPLICANT'S NAME (printed)**

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**



## AGRICULTURAL NOTE

**(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)**

Property adjacent to lots ( 1 ) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

( 1 ) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

**NOT APPLICABLE**

**AGRICULTURAL DATA STATEMENT**

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

**Name and address of the applicant:** \_\_\_\_\_

\_\_\_\_\_

**Description of the proposed project:** \_\_\_\_\_

\_\_\_\_\_

**Location of the proposed project:** \_\_\_\_\_

\_\_\_\_\_

**Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.**

\_\_\_\_\_

**APPLICANT'S SIGNATURE**

\_\_\_\_\_

**DATE**

## **ARCHITECTURAL REVIEW**

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

NOT APPLICABLE

**ARCHITECTURAL REVIEW FORM  
TOWN OF NEWBURGH PLANNING BOARD**

**DATE:** \_\_\_\_\_

**NAME OF PROJECT:** \_\_\_\_\_

The applicant is to submit in writing the following items prior to signing of the site plans.

**EXTERIOR FINISH (skin of the building):**

Type (steel, wood, block, split block, etc.)

\_\_\_\_\_

**COLOR OF THE EXTERIOR OF BUILDING:**

\_\_\_\_\_

**ACCENT TRIM:**

Location: \_\_\_\_\_

Color: \_\_\_\_\_

Type (material): \_\_\_\_\_

**PARAPET (all roof top mechanicals are to be screened on all four sides):**

\_\_\_\_\_

**ROOF:**

Type (gabled, flat, etc.): \_\_\_\_\_

Material (shingles, metal, tar & sand, etc.): \_\_\_\_\_

Color: \_\_\_\_\_

**WINDOWS/SHUTTERS:**

**Color (also trim if different):** \_\_\_\_\_

**Type:** \_\_\_\_\_

**DOORS:**

**Color:** \_\_\_\_\_

**Type (if different than standard door entrée):** \_\_\_\_\_

**SIGN:**

**Color:** \_\_\_\_\_

**Material:** \_\_\_\_\_

**Square footage of signage of site:** \_\_\_\_\_

\_\_\_\_\_

**Please print name and title (owner, agent, builder, superintendent of job, etc.)**

\_\_\_\_\_

**Signature**

## **LIST OF ADJACENT PROPERTY OWNERS**

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

334600 95-1-49.122  
Cosimo Dibrizzi decd TheTrust ArticleFourthL  
Angela Dibrizzi  
1089 Little Britain Rd  
New Windsor NY 12553

334600 95-1-45.12  
Newburgh 139 LLC  
1 Crossroads Ct  
Newburgh NY 12550

334600 95-1-53  
PDH Realty, LLC  
P.O. Box 859  
Goshen NY 10924

334600 95-1-45.22  
Watchtower Bible and Tract Society of New Yo  
900 Red Mills Rd  
Wallkill NY 12589

334600 95-1-74  
DP66, LLC  
333 North Bedford Rd  
Mt. Kisco NY 10549

334600 95-1-49.2  
Singh Realty Corp  
100 Rte 17K  
Newburgh NY 12550

334600 95-1-54.2  
PDH Realty LLC  
P.O. Box 859  
Goshen NY 10924

334600 89-1-79  
NYS Dept of Transportation  
Albany NY 12201

334600 95-1-47.2  
DP66, LLC  
333 North Bedford Rd Ste 145  
Mt. Kisco NY 10549

334600 95-1-73  
Exit 29 Real Estate, LLC  
P.O. Box 10804  
Newburgh NY 12550

334600 95-1-48  
Patten Cemetary  
Newburgh NY 12550

334600 95-1-46.2  
County of Orange  
255-275 Main St  
Goshen NY 10924

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

NE

SEC 95  
BLK 1  
LOT 472  
SEC 95  
BLK 1  
LOT 74

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

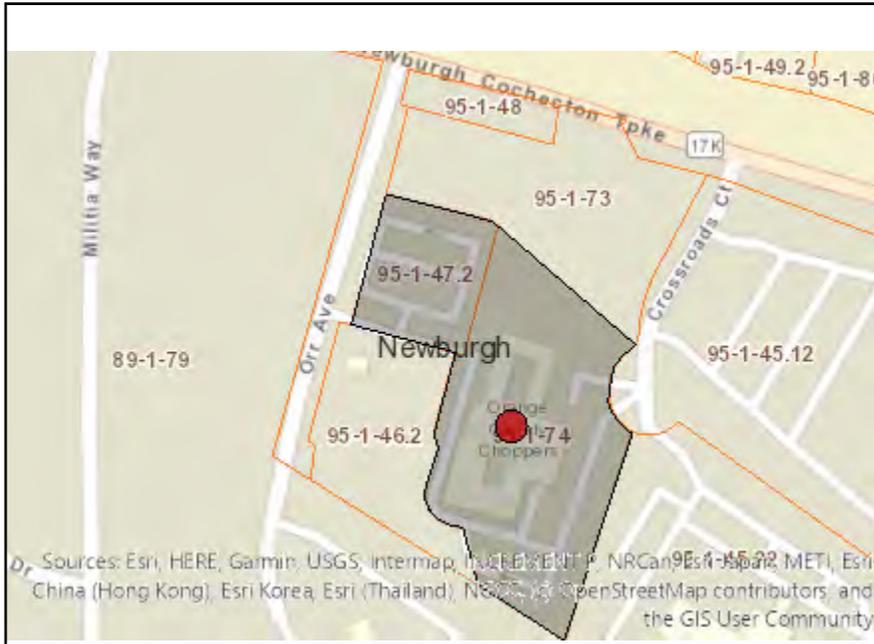
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Safe Haven Self Storage - Amended Site Plan			
Project Location (describe, and attach a location map): 14 Crossroads Court, Newburgh, NY 12550			
Brief Description of Proposed Action: Install signage on the building and EV chargers in the parking lot. Fencing to be installed for outside storage per previous approval. Uhaul to be added as an additional service to the property on existing paved surface.			
Name of Applicant or Sponsor: MBH Development Group		Telephone: 845-827-5161 E-Mail: bmittelman@mbhdevelopment.com	
Address: 1170 Route 17M, Suite #2, PO Box 563			
City/PO: Chester		State: NY	Zip Code: 10918
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/- 4.269 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 4.269 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <div style="background-color: #cccccc; padding: 2px; display: inline-block;">(No site disturbance proposed)</div> b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

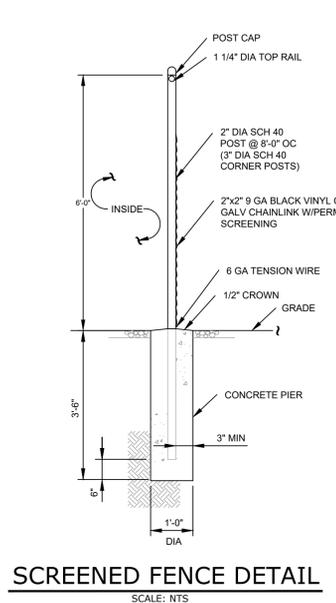




**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

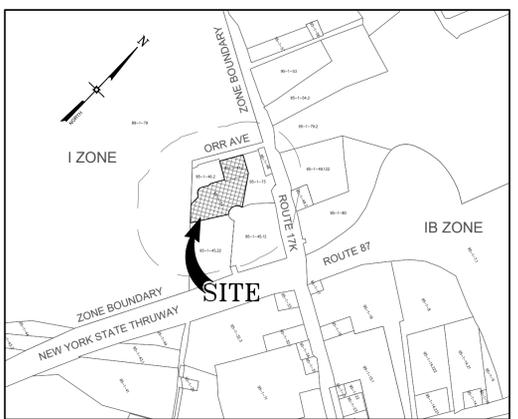


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Upland Sandpiper
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



**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 DIBRIZZI, 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	EXIT 29 REAL ESTATE, LLC P.O. BOX 10804 NEWBURGH, NY 12550
95	1	79.2	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.GOV 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.

**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 / 80 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	3.00 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 **	±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 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



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

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	02/13/2025
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

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

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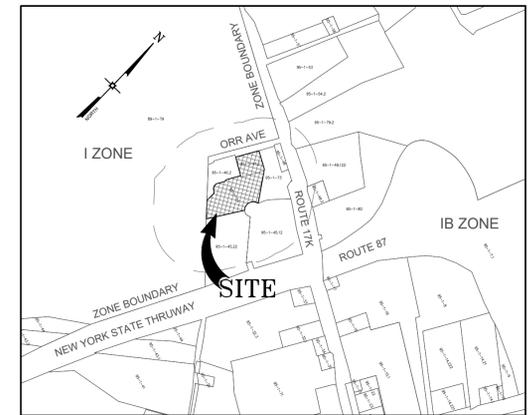
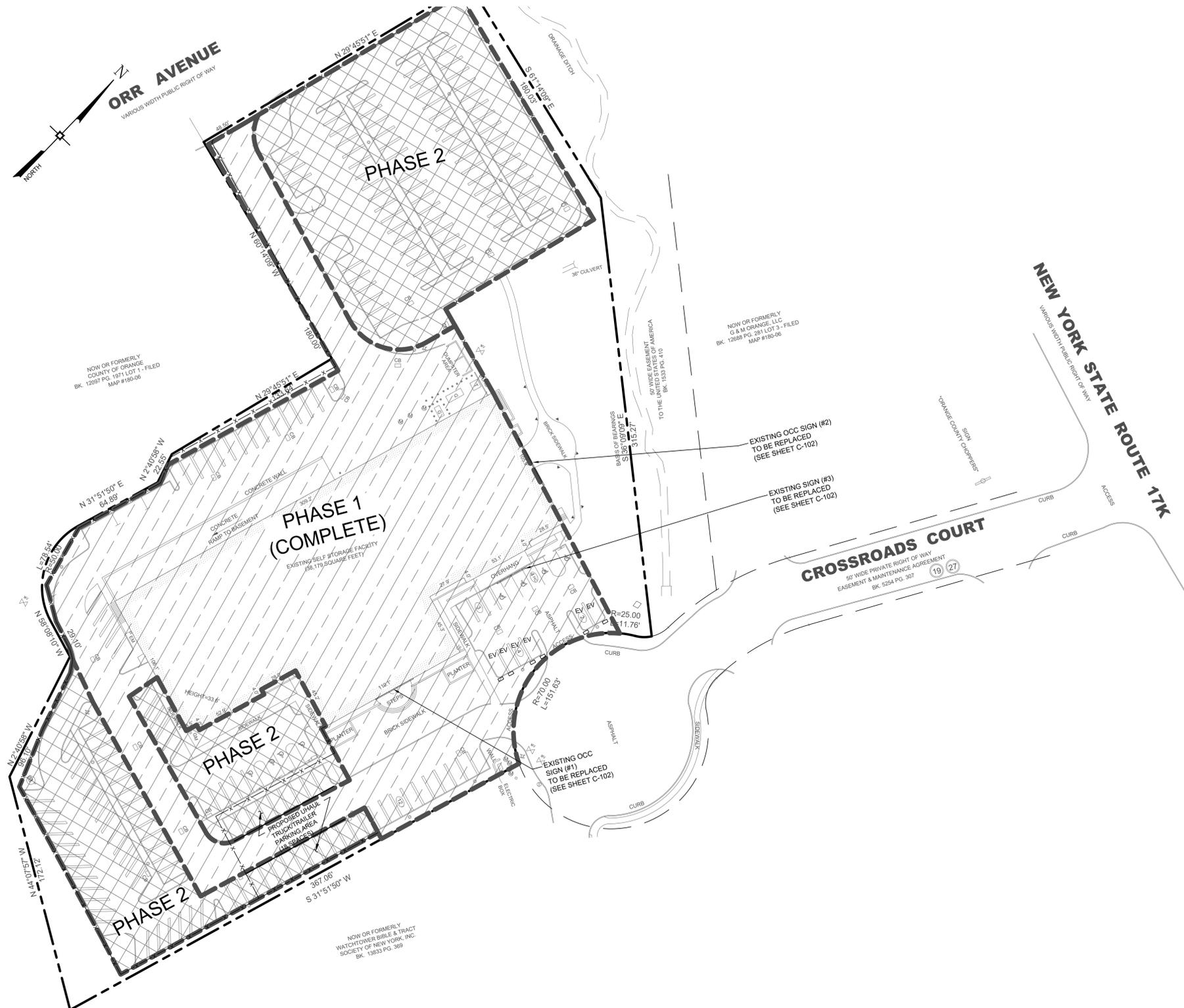
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71 CLINTON STREET  
MONTGOMERY, NY 12549  
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**SITE PLAN**

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

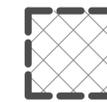
JOB #:	1844.01	DRAWN BY:	JM
DATE:	01/27/2022	SCALE:	1" = 40'
REVISION:	8 - 02/13/2025	TAX LOT:	95-1-74.2

**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.

No.	DATE	DESCRIPTION
1	04/07/22	REVISIONS PER PB COMMENTS
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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

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	02/13/2025	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF 3
<input type="checkbox"/> OCCDH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCCDH 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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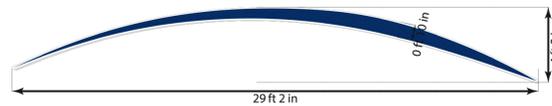
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MONTGOMERY, NY 12549  
Ph: (845) 457-7727  
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**PHASING PLAN**

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

JOB #:	1844.01	DRAWN BY:	JM
DATE:	03/24/2023	SCALE:	1" = 40'
REVISION:	8 - 02/13/2025	TAX LOT:	95-1-74.2

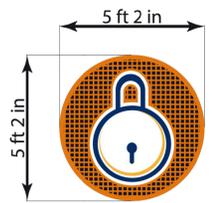
**C-101**



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

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DRAWING STATUS		ISSUE DATE:
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<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
<input type="checkbox"/> FOR CONSTRUCTION		OF

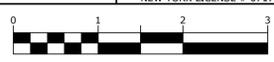
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ORIGINAL SCALE IN INCHES

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**SIGNAGE**

SAFE HAVEN SELF STORAGE  
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ORANGE COUNTY, NEW YORK

JOB #:	1844.01	DRAWN BY:	JM
DATE:	03/24/2023	SCALE:	NTS
REVISION:	8 - 02/13/2025	TAX LOT:	95-1-74.2

**C-102**