



**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: 15 JULY 2022
MEETING DATE: 21 JULY 2022
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES, PC

1. This office circulated the plan to the Orange County Planning Department on 28 April 2022. Time frame for their review has expired.
2. Project has received required variances from the ZBA on 26 May 2022.
3. The application has been updated to include both lots.
4. Minor exterior changes to the site will occur including modification to some parking islands and fencing of the outdoor storage areas. No impact to the previous Stormwater Management Facility are required
5. The Planning Board should evaluate whether the outdoor storage is adequately screened from public view.
6. A Stormwater Facility Maintenance Agreement should be required. As one does not exist for the site currently.
7. The Planning Board should determine whether a Public Hearing will be held.
8. A lot consolidation is required. Proof of lot consolidation must be provided prior to stamping of the plans.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

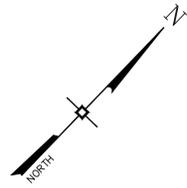
PJH/kbw

NEW YORK OFFICE

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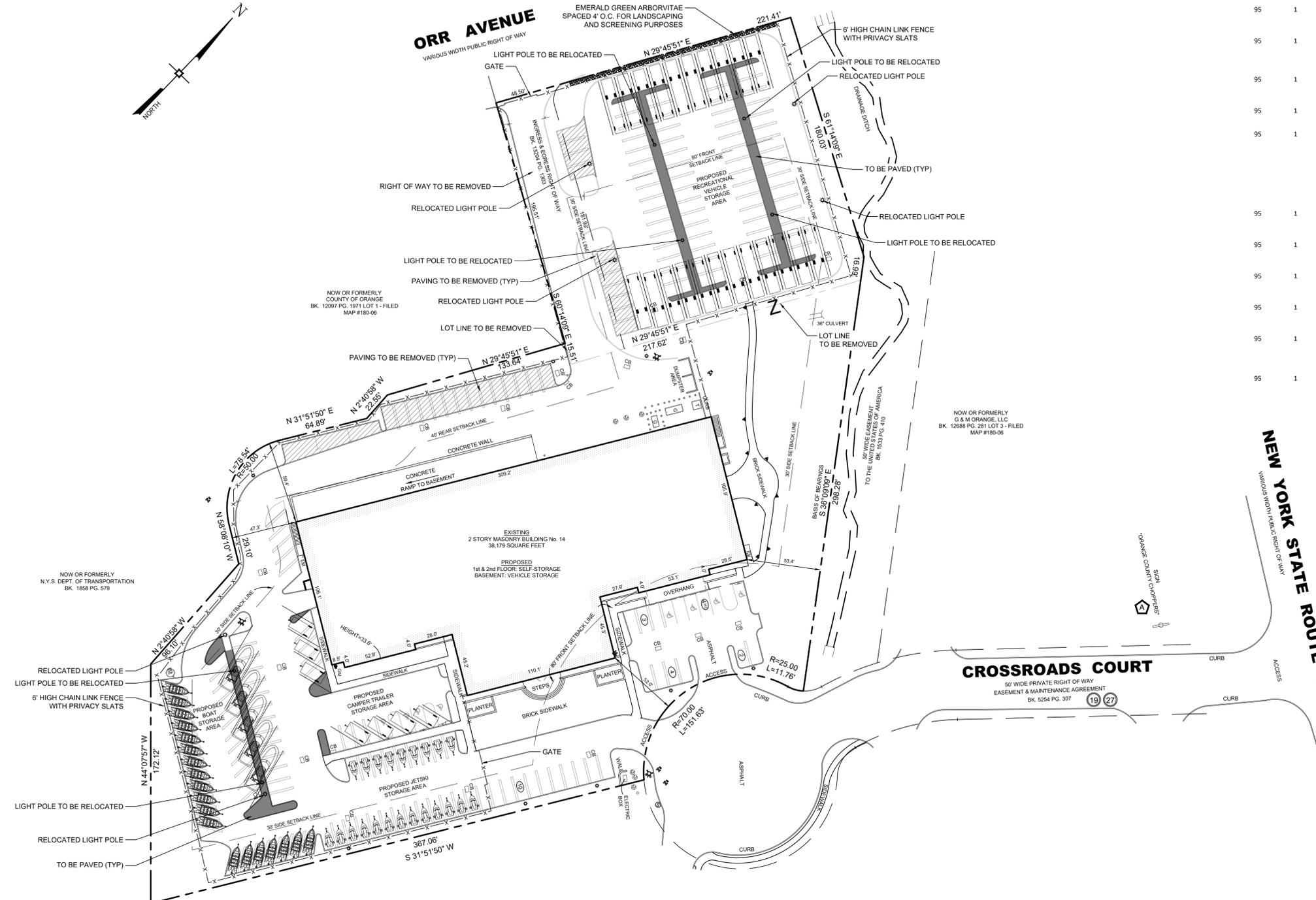
PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
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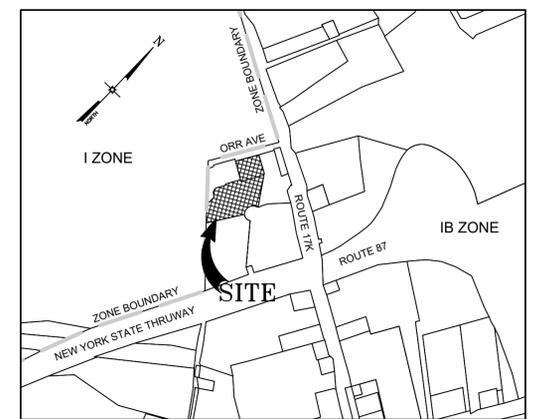
ORR AVENUE
VARIOUS WIDTH PUBLIC RIGHT OF WAY

EMERALD GREEN ARBORVITAE
SPACED 4' O.C. FOR LANDSCAPING
AND SCREENING PURPOSES



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 WALLKILL, 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, DECD THE TRUST ARTICLE FOURTH L/W/T OF ANGELA DIBRIZZI, ELZA 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	49.2	SINGH REALTY CORP 100 ROUTE 17K NEWBURGH, NY 12550
95	1	53	PDH REALTY, LLC P.O. BOX 853 GOSHEN, NY 10924
95	1	54.2	PDH REALTY, LLC P.O. BOX 853 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 08512
95	1	80	COS 171, LLC 1089 LITTLE BRITAIN ROAD NEW WINDSOR, NY 12553



LOCATION MAP
SCALE: 1"=800'

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER:
TOWN OF NEWBURGH: SECTION 95 BLOCK 1 LOT 74
SECTION 95 BLOCK 1 LOT 47.2
- TOTAL AREA OF SUBJECT PARCELS: LOT 74: 3.2687± ACRES.
LOT 47.2: 1.000± 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.
- OWNER: DP66, LLC
333 NORTH BEDFORD ROAD
MT. KISCO, NEW YORK 10549
- APPLICANT: MBH DEVELOPMENT GROUP
1170 ROUTE 17M, SUITE #2
P.O. BOX 563
CHESTER, NEW YORK 10918
ATTN: BERNARD MITTELMAN
- 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
IB (INTERCHANGE BUSINESS)
PROPOSED USE: SELF STORAGE FACILITY

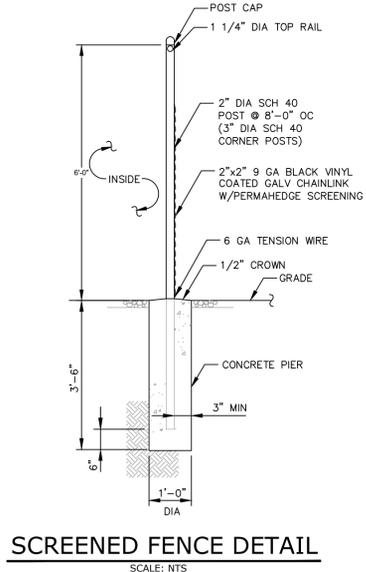
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	3.0 AC	±4.2687 AC
LOT WIDTH	100 FT	±116 FT
LOT DEPTH	125 FT	±115 FT
FRONT YARD	80 FT	±52 FT (*)
REAR YARD	40 FT	±59.4 FT
SIDE YARD (ONE/BOTH)	30/60 FT	±47.3 FT±100.7 FT
MAXIMUM ALLOWABLE		
MAXIMUM BUILDING HEIGHT	15 FT	33.6 FT (*)
MAXIMUM LOT COVERAGE (BUILDINGS)	30%	20.5%
MAXIMUM IMPERVIOUS COVERAGE	60%	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: 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



SCREENED FENCE DETAIL
SCALE: NTS

⊕	= 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	(R)	= RECORD
T	= TRANSFORMER	—	= CHAIN LINK FENCE
G	= 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

DRAWING STATUS	ISSUE DATE:	SHEET NUMBER
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	06/03/2022	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF 1
<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"/> NYSDC 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	N/A	OF N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS 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.

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

1 inch = 40 ft.

ENGINEERING & SURVEYING PROPERTIES
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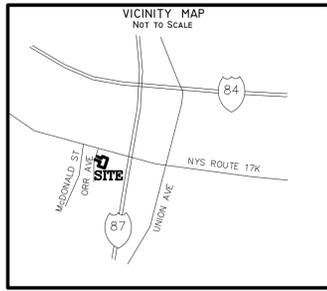
EXISTING CONDITIONS SITE PLAN

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

JOB #: 1844.01
DATE: 01/27/22
REVISION: 4 - 06/03/2022

DRAWN BY: BG
SCALE: 1"=40'
TAX LOT: 95-1-74

C-100



NOTES:
 This survey was prepared in accordance with the code of practice for land surveyors adopted by New York State Association of Professional Land Surveyors and any certifications shall only run to the person to whom the survey was prepared for, and the lending institution listed here on, and to the assigns of the lending institution. Certifications are not transferable to subsequent owners or additional lending institutions.

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

This map is for the purpose of combining Tax Parcels 95-1-47.2 and 95-1-74.

LEGEND:

- ⊕ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = LIGHT PEDESTAL
- ⊙ = HYDRANT
- ⊙ = FIRE DEPT. CONNECTION
- ⊙ = WATER VALVE
- ⊙ = CATCH BASIN
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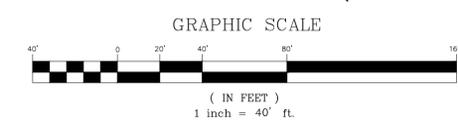
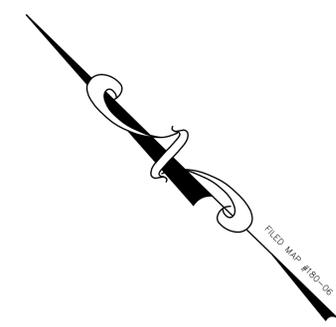
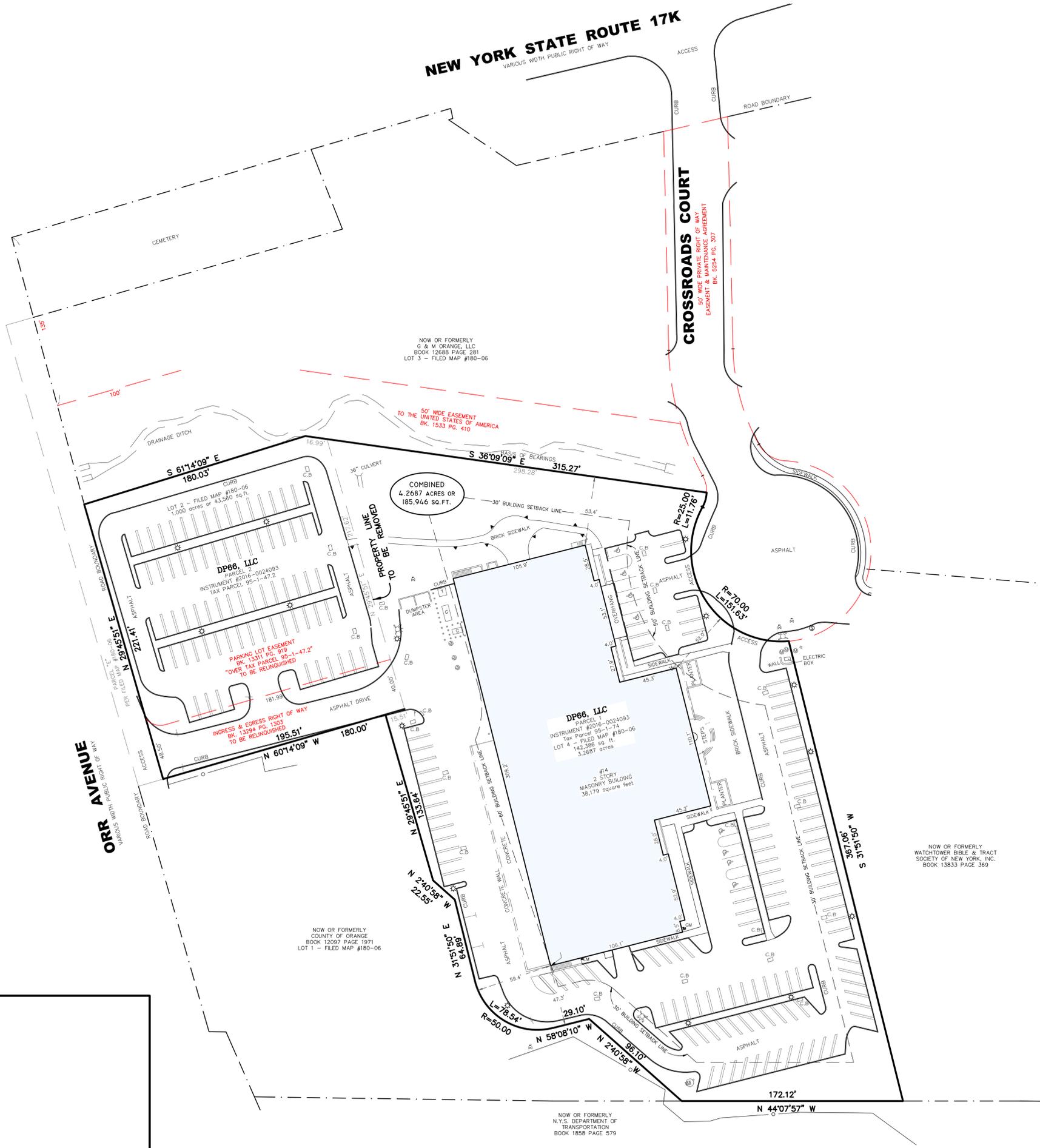
Zoning Information:

Jurisdiction: Town of Newburgh

Zoning District: I-B (Interchange Business District)
 Front Setback: 50 feet
 Side Setback: 30 feet
 Rear Setback: 60 feet
 Minimum Lot Area: 40,000 sq.ft.
 Maximum Height: 40 feet
 Maximum Building Coverage: 40%
 Maximum Lot Surface Coverage: 80%
 Parking: 1 per 200 sq.ft. of floor area for the first 20,000 sq.ft. of floor area, and then 1 per 300 sq.ft. of any additional floor area.
 Zoning information is subject to interpretation and should be verified by the controlling jurisdiction.

APPROVALS

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LANDS OF DP66, LLC
CONSOLIDATION MAP
 AND
 COMBINING TAX PARCELS 95-1-47.2
 AND
 95-1-74

LOCATION SURVEY ON LOT No.2 AND LOT No.4 OF A MAP ENTITLED SUBDIVISION & LOT LINE CHANGE BETWEEN LANDS OF THE COUNTY OF ORANGE & LANDS OF HUFFARD & PATSALOS FILED MARCH 5, 2008 AS MAP #180-06
 KNOWN AS No.14 CROSSROADS COURT, TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK
 FIELD DATE: 03-16-2022 MAP DATE: 03-21-2022 SCALE: DRAWN BY: WJH 1"=40'
 REVISIONS: DOUGLAS R. LEHR LICENSED LAND SURVEYOR IN NO. 40223 DRAWING No. 22-E-81

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.
 DOUGLAS R. LEHR
 LICENSED LAND SURVEYOR
 IN NO. 40223

LEHR
 LAND SURVEYORS, P.C.
 116 SALINA STREET, SUITE 6
 LIVERPOOL, NEW YORK 13086
 info@lehrlandsurveyors.com

No.	DATE	DESCRIPTION	BY
1	6/30/22	CONSOLIDATION MAP	WJH



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Montgomery, NY 12549
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fax: (845) 457-1899

Warwick Office:
17 River Street
Warwick, NY 10990
phone: (845) 986-7737
fax: (845) 986-0245

www.EngineeringPropertiesPC.com

July 1, 2022

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

ATTN: John Ewasutyn, Chairman

**RE: W.O. # 1844.01 (PB #2022-04)
SAFE HAVEN SELF STORAGE
SITE PLAN APPLICATION (95-1-74)
RESPONSE LETTER**

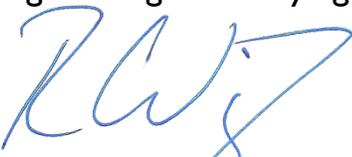
Dear Chairman Ewasutyn,

Attached hereto are twelve (12) copies of the detailed site plan and a consolidation map for the above referenced project. Please find below a comment-by-comment response to the comment letter received from Creighton Manning Engineering, LLP dated April 18, 2022. We have not received any review comments from Orange County Planning.

1. No response required.
2. No response required.
3. The outdoor storage areas will have adequate maneuvering clearance to get in and out of the spots.
4. The gate on Orr Avenue will be used for emergency access only. The fences will be screened for privacy.

I look forward to discussing this project with the Board at the next meeting.

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal



James Martinez, E.I.T.
Staff Engineer

CC: Pat Hines w/ Attachment
Dominic Cordisco Via pdf
Ken Wersted Via pdf