




**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

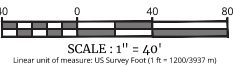
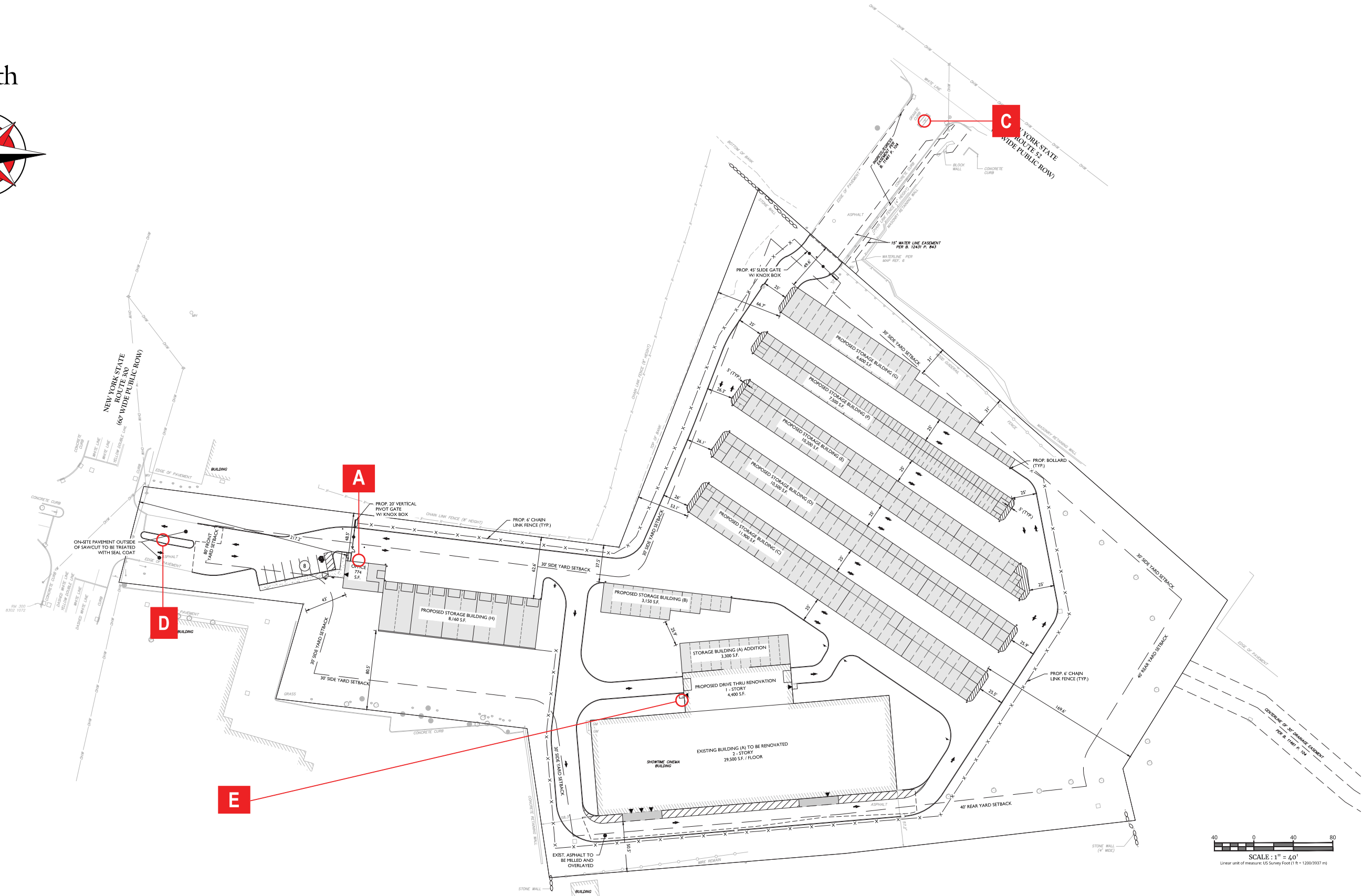


1420 NY-300, Newburgh, NY 12550

5 YEAR
WARRANTY
ALL PARTS, LABOR
& SIGNAGE

 **Signdealz**[®]
GREAT SIGNS AT GREAT PRICES

Site Map





Signdealz®
GREAT SIGNS AT GREAT PRICES

Signdezal
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	SALES: Kirk Stateson
DATE: 10/15/2024	

DESIGNER
KP
PAGE 3

APPROVAL:

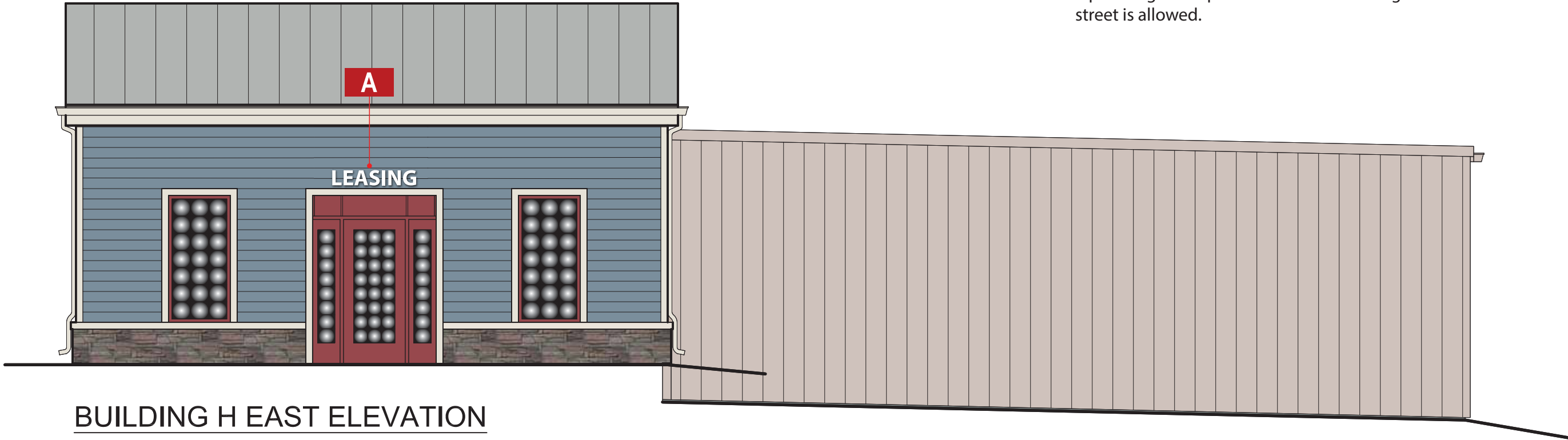
Customer Signature (legible)

(X)

Approval Date:

5 YEAR WARRANTY
ALL PARTS, LABOR & SIGNAGE

- 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"

SIGN A

FCO Acrylic Letters

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

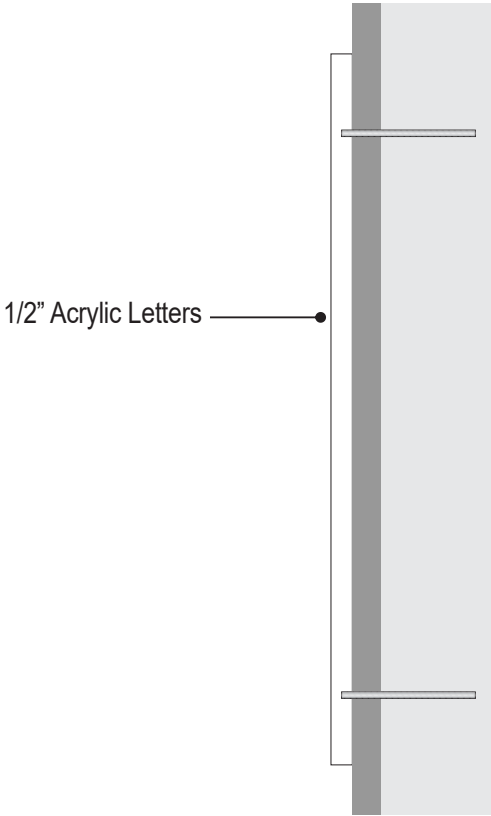
Attachment: Flush mounted with 1/4" studs & silicone



Qty = 1 Sign Area = 2.93 sq. ft.

Sign Details

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



Typical Section

Scale: NTS



Signdealz®
GREAT SIGNS AT GREAT PRICES

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	SALES: Kirk Stateson
DATE: 10/15/2024	

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

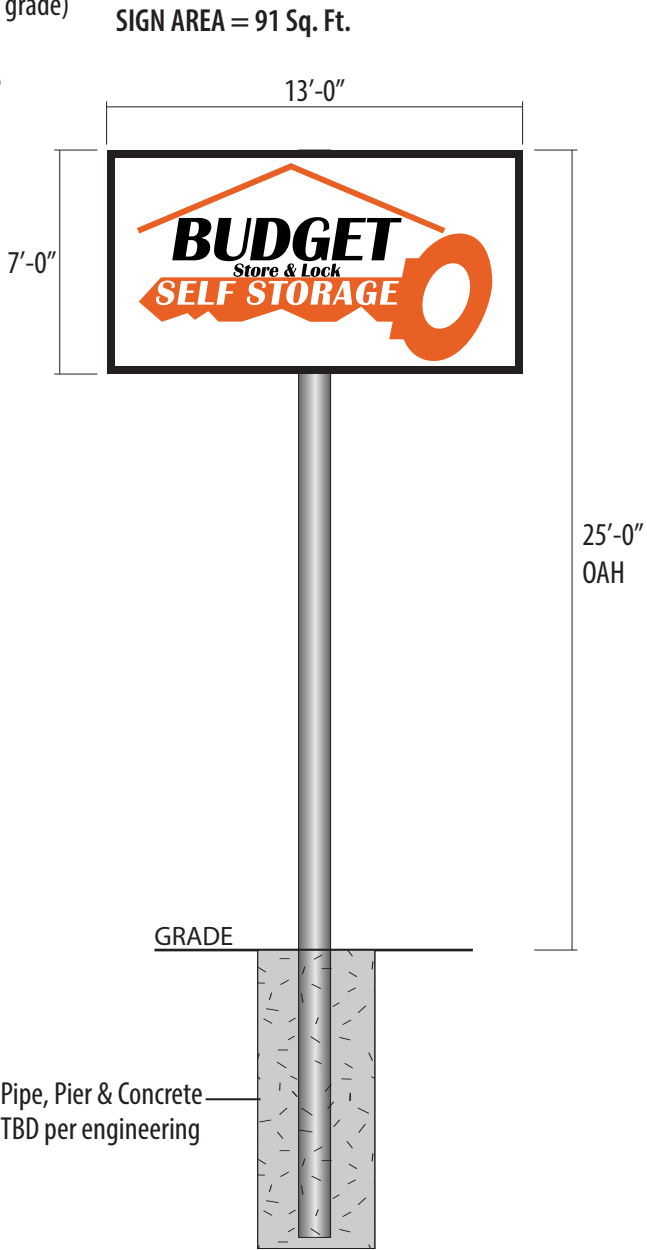
CODE REVIEW:
Town of Newburgh, NY - Zoning IB:

- 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

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

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

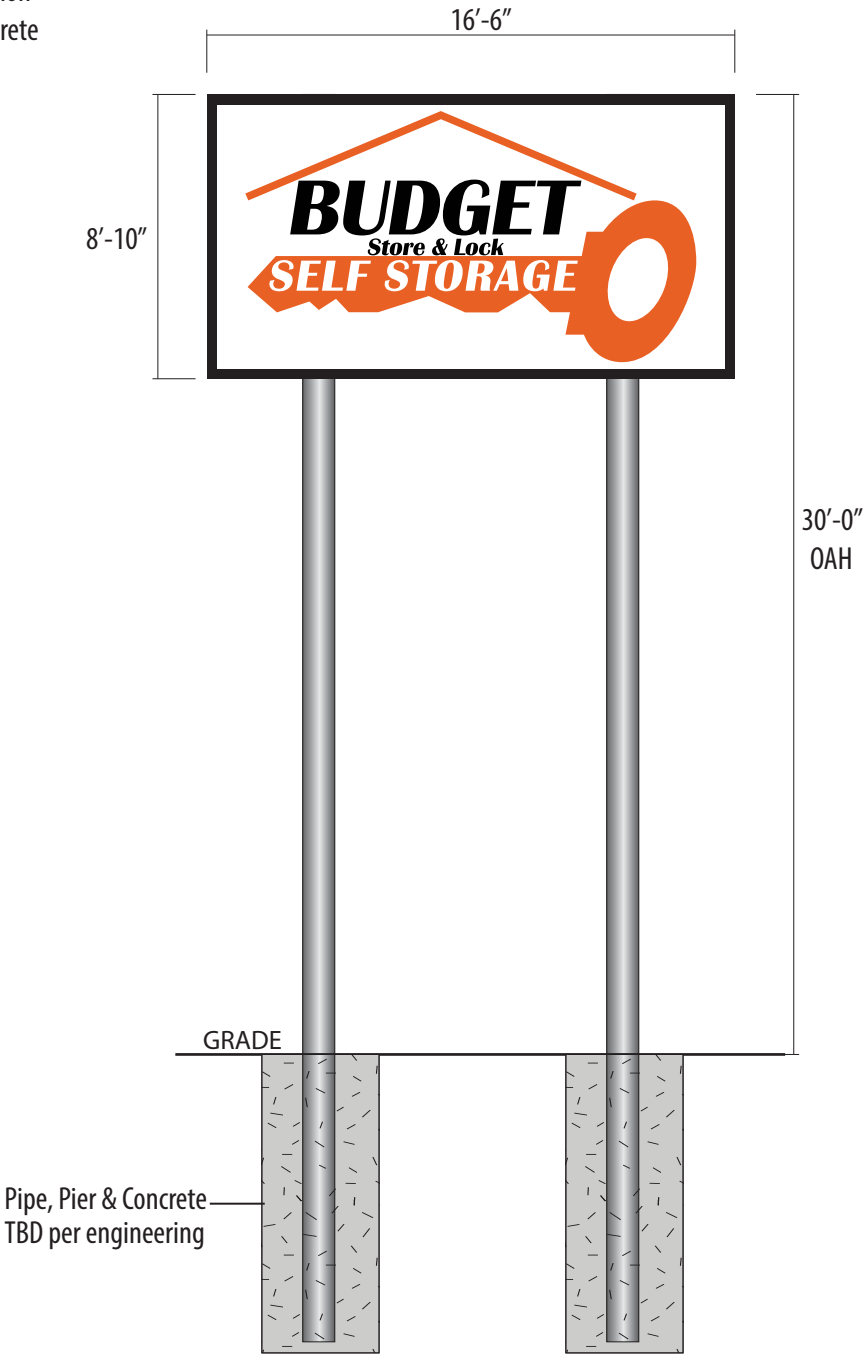
- Freestanding sign
- One freestanding sign allowed per tenant
 - Max sign area 250 SF
 - Max height 35 FT.
 - Max single face area 150 SF.
 - Setback 15 FT.
 - Can be illuminated and have LED display.
- Electronic Message Board
- Allowed one per tenant.
 - Max sign area 125 SF or 50% total sign area.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



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

Existing Conditions

SIGN AREA = 145.75 Sq. Ft.



Updated Conditions

Sign Details

Scale: NTS

Field verify dimensions and substrate prior to fabrication

SIGN E

Standard flush mounted, face lit channel letters

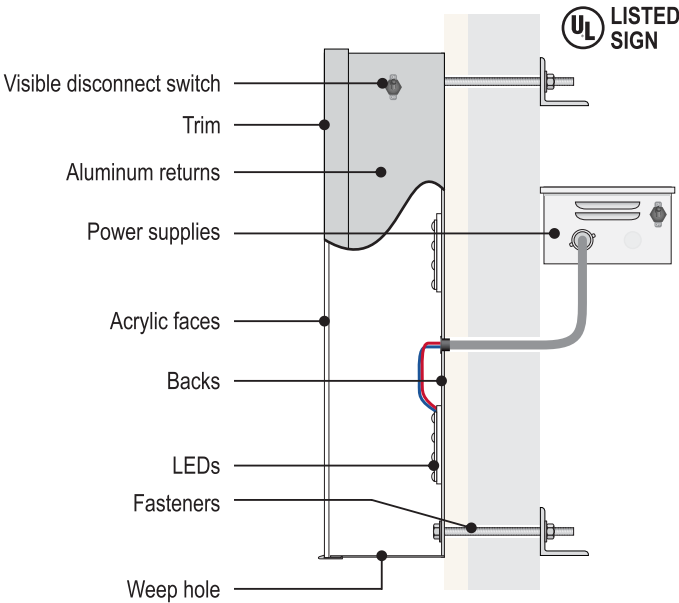
- 3/16" white acrylic faces
- 1" trim, black
- 5" deep .040" aluminum returns, black
- 3mm ACM or .063" aluminum backs
- Internally illuminated with white LEDs

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

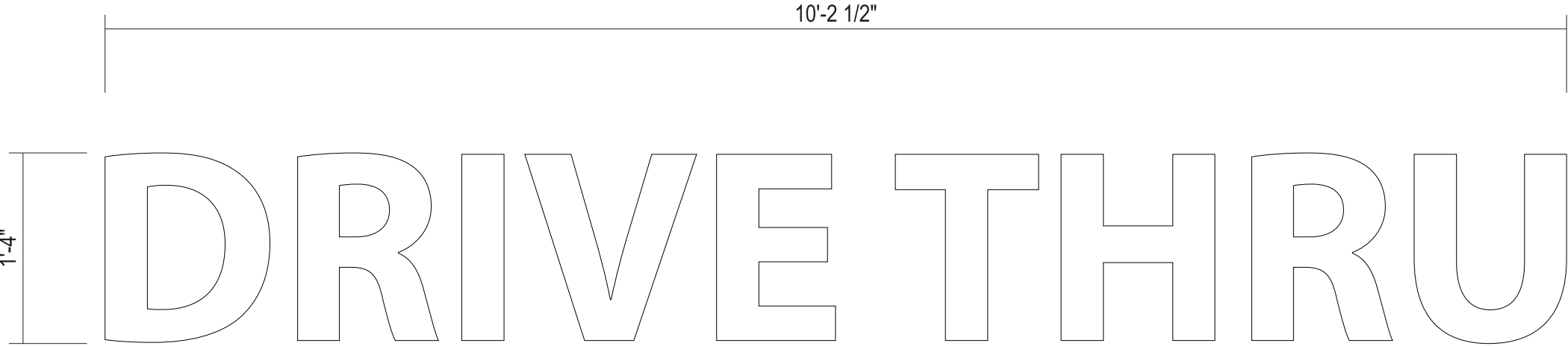
Town of Newburgh, NY - Zoning IB:

- 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"





Signdealz
GREAT SIGNS AT GREAT PRICES

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	SALES: Kirk Stateson
DATE: 10/15/2024	

DESIGNER
KP
PAGE 16

APPROVAL:

Customer Signature (legible)

(X)

Approval Date:

5 YEAR WARRANTY

ALL PARTS, LABOR & SIGNAGE