



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

PROJECT NAME: SAFE HAVEN SELF STORAGE
PROJECT NO.: 2022-04
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 74
REVIEW DATE: 25 FEBRUARY 2022
MEETING DATE: 3 MARCH 2022
PROJECT REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The proposed project is to change the use of the former “Orange County Choppers” building on Crossroads Court to a proposed self storage use. The existing site requires numerous zoning variances including the following:
 - Front yard- 80 feet required where 52 feet is existing.
 - Building height- maximum 15 feet where 33.6 feet exists.
 - Lot surface coverage- 60% max where 76.4% exists.
2. Self storage centers must comply with Chapter 185-35 of the Town Code. Notes should be added to the plans depicting compliance with Chapter 185-35.
3. Any outside storage of boats and campers should be clearly delineated on the site.
4. The applicant should address the requirement that the entire site should be fenced.
5. The application identifies only Tax Lot 74. Existing Tax Lot, Section 96, Block 1, Lot 47.2 was developed as a required parking area for the former use and is only permitted as that use. The separation of the former Orange County Choppers facility and the adjoining lot will make the adjoining lot non conforming as to having only a parking facility not associated with a principal permitted use. This office believes that filed legal covenants were required when the accessory parking was provided as a use connected to the uses on Tax Lot 74. The parking on Lot 47.2 may be required to be removed.
6. The applicants are requested to discuss the use of the numerous parking areas existing on the site while Section 185-35 prohibits any long term parking with the exception of boats and campers.

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

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

2. Owner of Lands to be reviewed:

Name DP66, LLC
Address 333 North Bedford Road
Mt. Kisco, NY 10549
Phone _____

3. Applicant Information (If different than owner):

Name MBH Development Group
Address 1170 Route 17M, Suite #2
P.O. Box 563
Chester, NY 10918
Representative Bernard Mittelman
Phone 845-827-5161 ext 102
Fax 845-243-2719
Email bmittelman@mbhdevelopment.com

4. Subdivision/Site Plan prepared by:

Name Engineering & Surveying Properties, PC
Address 71 Clinton Street
Montgomery, NY 12549
Phone/Fax 845-457-7727

5. Location of lands to be reviewed:

14 Crossroads Court, Town of Newburgh, New York

6. Zone IB **Fire District** Winona Lake
Acreage 3.2687± **School District** Newburgh City

7. Tax Map: Section 95 **Block** 1 **Lot** 74

8. Project Description and Purpose of Review:

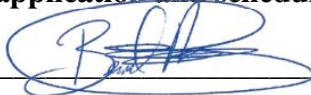
Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review yes
Clearing and grading N/A
Other _____

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 Member

Date: 1/20/2022

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. Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. Flood plain boundaries
16. 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. 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. A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. 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: _____

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):

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.

MBH Development Group LLC

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

1/20/2022

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) William Diamond, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 63 High Ridge Ave
IN THE COUNTY OF
Fairfield AND STATE OF
Connecticut AND THAT
HE/SHE IS THE OWNER IN FEE OF DP66 LLC

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Bernard Mittelman
IS AUTHORIZED TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/20/22


OWNERS SIGNATURE

William Diamond
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES


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.

1/20/2022

DATED

MBH Development Group LLC

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 X **PLANNING BOARD**
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

1/20/2022
DATED

INDIVIDUAL APPLICANT



CORPORATE OR PARTNERSHIP APPLICANT

BY: Bernard Mittelman, Managing Member
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)



Montgomery Office:
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

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

www.EngineeringPropertiesPC.com

January 27, 2022

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

ATTN: John Ewasutyn, Chairman

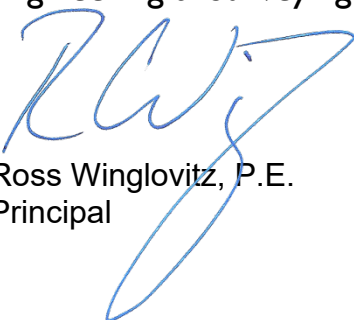
**RE: W.O. # 1844.01
SAFE HAVEN SELF STORAGE
SITE PLAN APPLICATION (95-1-74)
PROJECT NARRATIVE**

Dear Chairman Ewasutyn,

MBH Development Group is submitting a Site Plan application to the Town of Newburgh Planning Board for a change of use of an existing building. The existing parcel is ± 3.2687 acres, developed, and is located in the IB zoning district. The existing building on the parcel is formerly the Orange County Choppers building, located on Crossroads Court off New York State Route 17K. The applicant is proposing to change the building into a self-storage facility. The Town of Newburgh currently services the building for water and sewer. There is no site work being proposed; the work will take place entirely within the building.

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

Sincerely,
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.
Principal

Short Environmental Assessment Form

Part 1 - Project Information

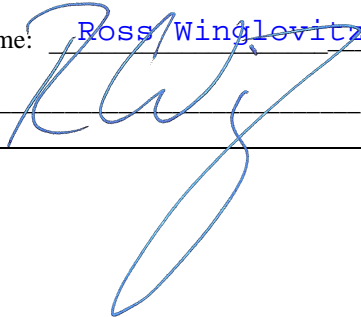
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Self Service Facility - 14 Crossroads Court			
Project Location (describe, and attach a location map): 14 Crossroads Court, Town of Newburgh, NY			
Brief Description of Proposed Action: Convert existing commercial building (FNA Orange County Choppers) into a self storage facility.			
Name of Applicant or Sponsor: MBH Development Group, ATTN: Bernard Mittleman		Telephone: 845-827-5161, ext. 102	
		E-Mail: bmittleman@mbhdevelopment.com	
Address: 1170 Route 17M, Suite #2, P.O. 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.2687+/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.2687+/- 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 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 checked="" type="checkbox"/> Other(Specify): airport, transfer station			
<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? 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"/>	

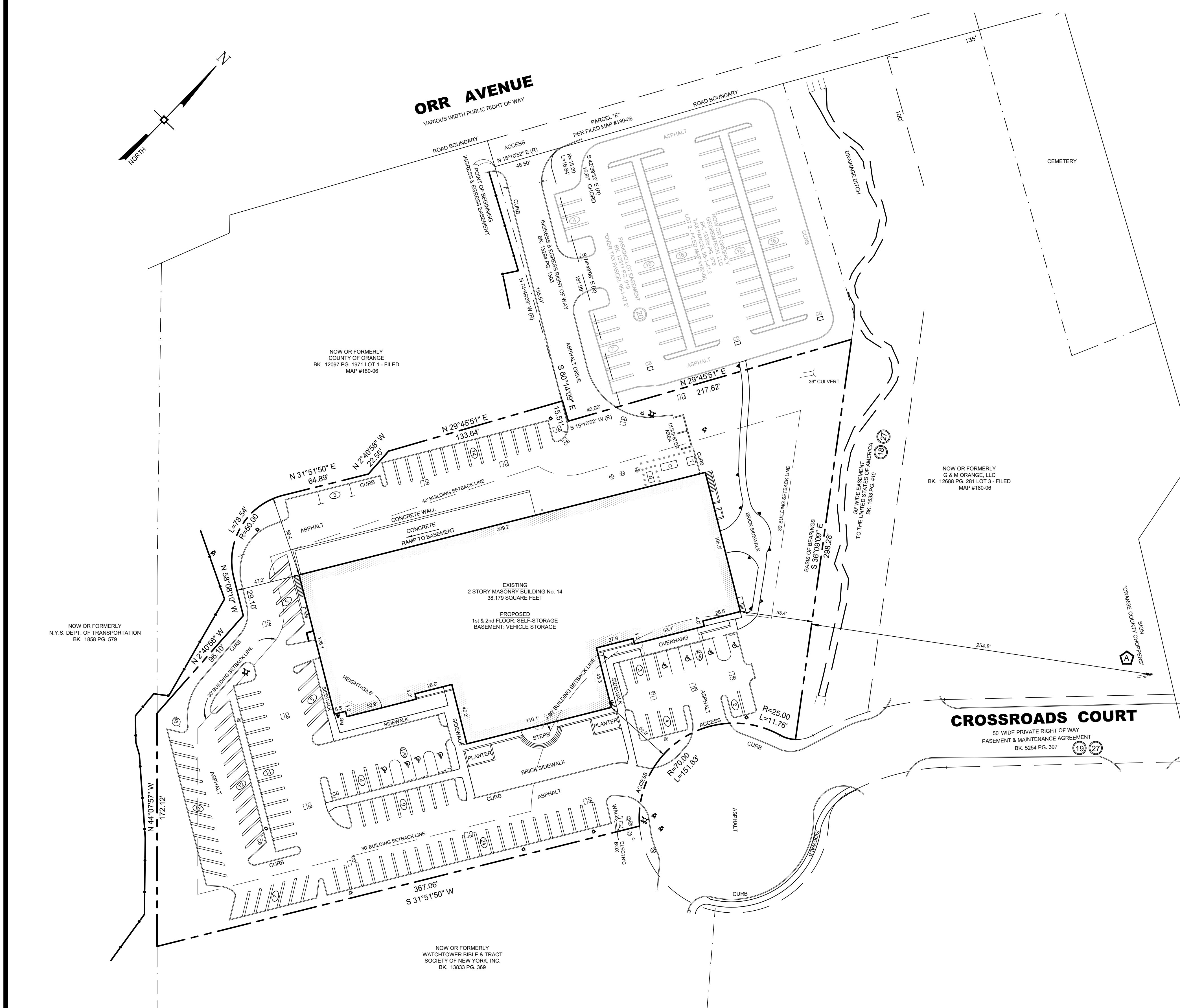
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat, Upland Sandpiper	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
There is an existing stormwater collection network system on-site which will not be altered		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Orange County Transfer Station No. 2 located at 9 Orr Avenue		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stewart ANG Base Pesticide Disposal Area: on nearby property, remediation complete		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ross Winglevitz</u> Date: <u>1/19/22</u>		
Signature:  Title: <u>Engineering</u>		



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.

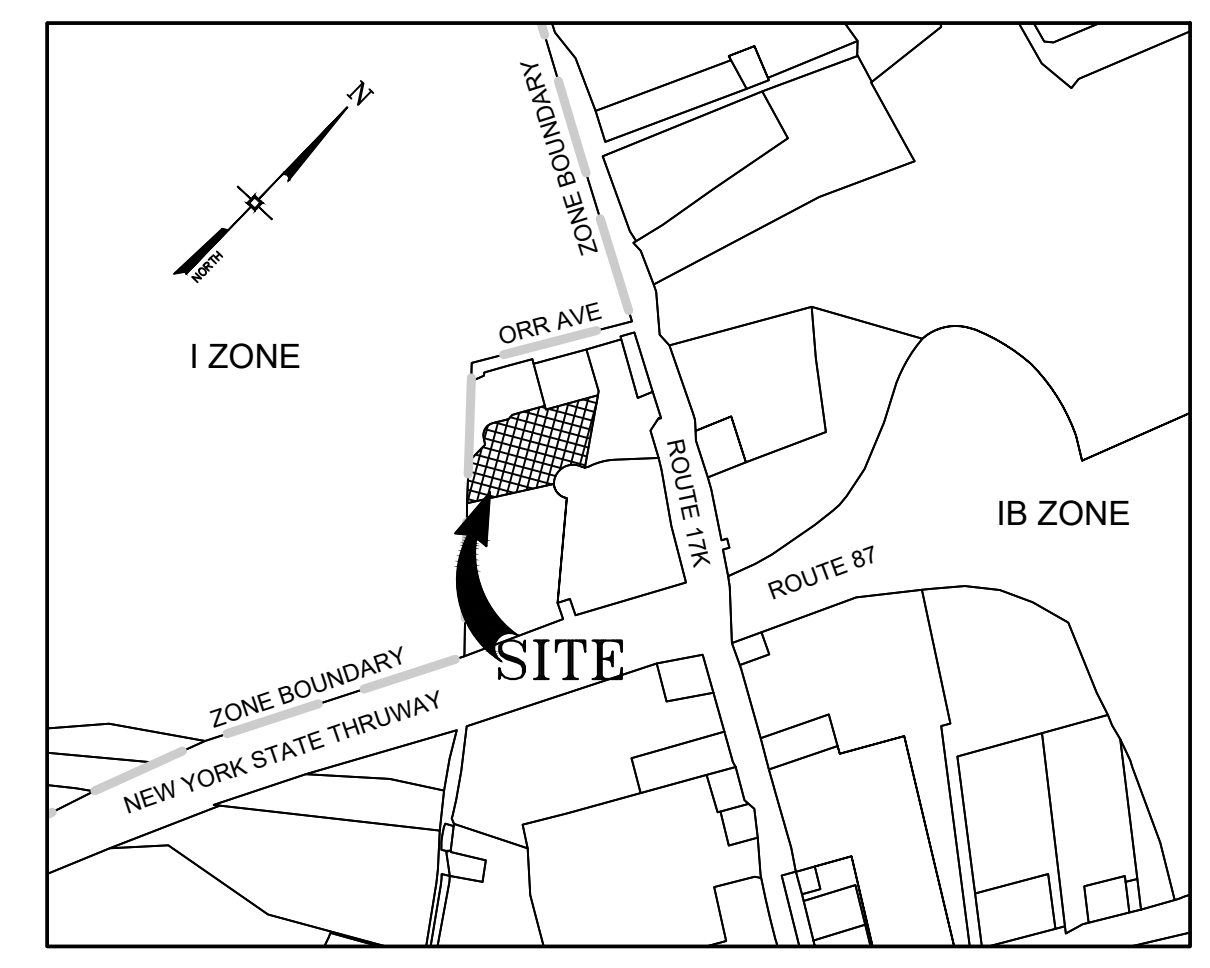


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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	LLC CROSSROADS COURT REAL ESTATE ORANGE COUNTY IDA P.O. BOX 10804 NEWBURGH, NY 12552
95	1	45.22	WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC. 900 RED WILLS ROAD WALKILL, NY 12589
95	1	46.2	COUNTY OF ORANGE 255-275 MAIN STREET GOSHEN, NY 10924
95	1	47.2	DP66, LLC 333 NORTH BEDFORD ROAD STE. 145 MT. KISCO, NY 10549
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, 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	49.2	SINGH REALTY CORP 100 ROUTE 17K NEWBURGH, NY 12550
95	1	73	EXIT 29 REAL ESTATE, LLC P.O. BOX 10804 NEWBURGH, NY 12550
95	1	79.2	MATRIX NEWBURGH I, LLC 108 ROUTE 17K NEWBURGH, NY 12550
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: TOWN OF NEWBURGH: SECTION 95 BLOCK 1 LOT 74
- TOTAL AREA OF SUBJECT PARCEL: 3.2687± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY DOUGLAS R. LEHR, LIC. NO. 48223. LEHR LAND SURVEYORS, LIVERPOOL, NEW YORK ON MAY 15, 2015.
- 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: NATIONAL GRID WATER & SEWER: TOWN OF NEWBURGH

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	±3.2687 Ac
LOT WIDTH	100 FT	416 FT
LOT DEPTH	125 FT	±315 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 %	26.8 %
MAXIMUM IMPERVIOUS COVERAGE	60 %	76.4 % (*)

(*) EXISTING CONDITIONS

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:	±56,351 SF OF PARKING AREA, 127 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

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR SHEET NUMBER 1/27/22	
<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"/> NYSDOC 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

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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 DRAWN BY: BG
DATE: 1/27/22 SCALE: 1"=40'
REVISION: 0 TAX LOT: 95-1-74

C-100