

Zoning Board of Appeals  
JUN 27 2024  
Town of Newburgh

# The Shoppes – Phase III 1217 & 1219 Route 300 *Self-Storage Facility*

**KARC**  
PLANNING CONSULTANTS, INC.



# Project Information

**ADDRESS:**

1217 & 1219 Route 300

**TAX ID#:**

96-1-6.2 & 96-1-11.1

**ACREAGE:**

11.40 collectively

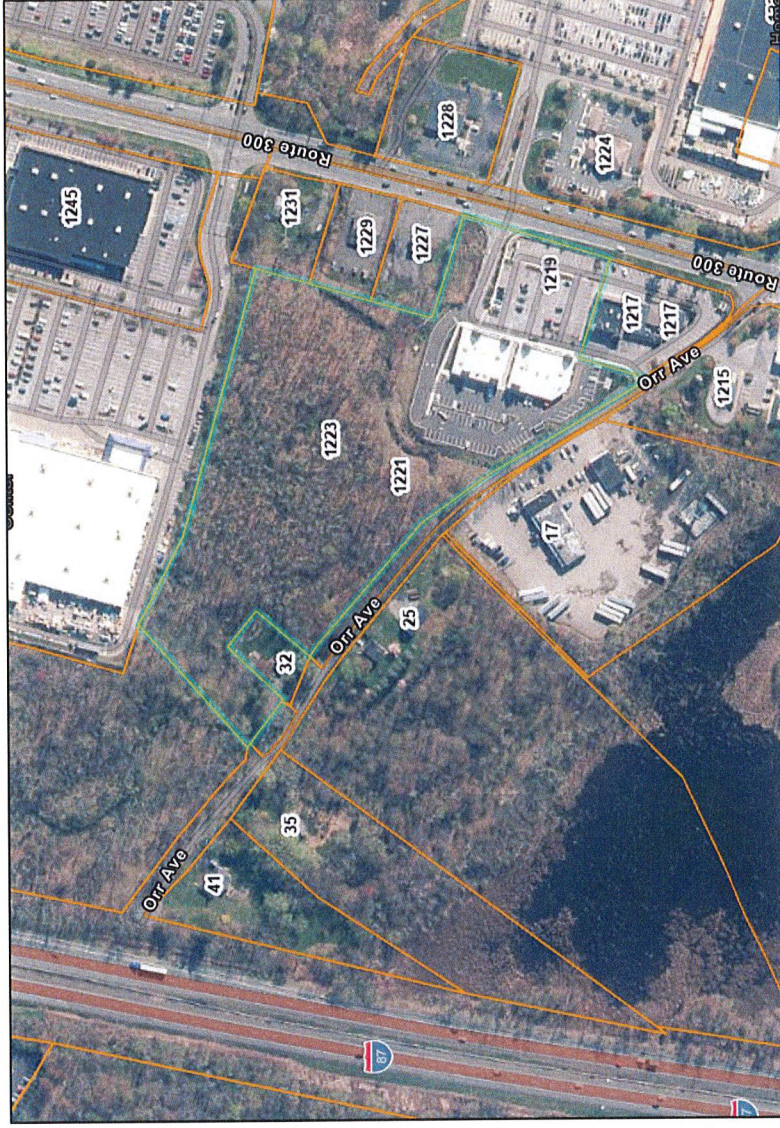
**ZONING DISTRICT:**

IB

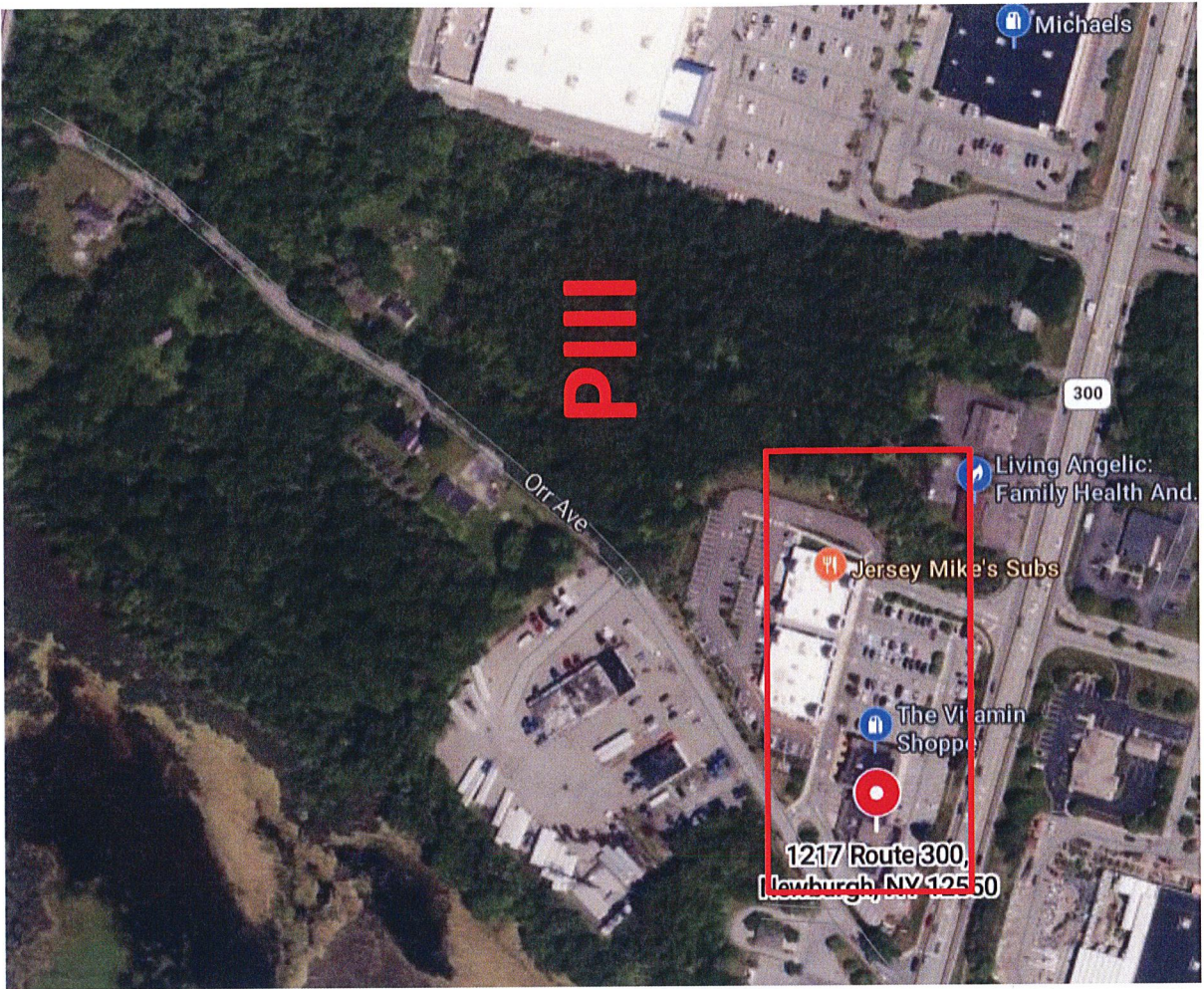
**SCOPE**

One (1) 3-story climate controlled self-storage building = 30,000sf

Nine (9) 1-story self-storage buildings = 25,850sf (combined)



# Existing Conditions

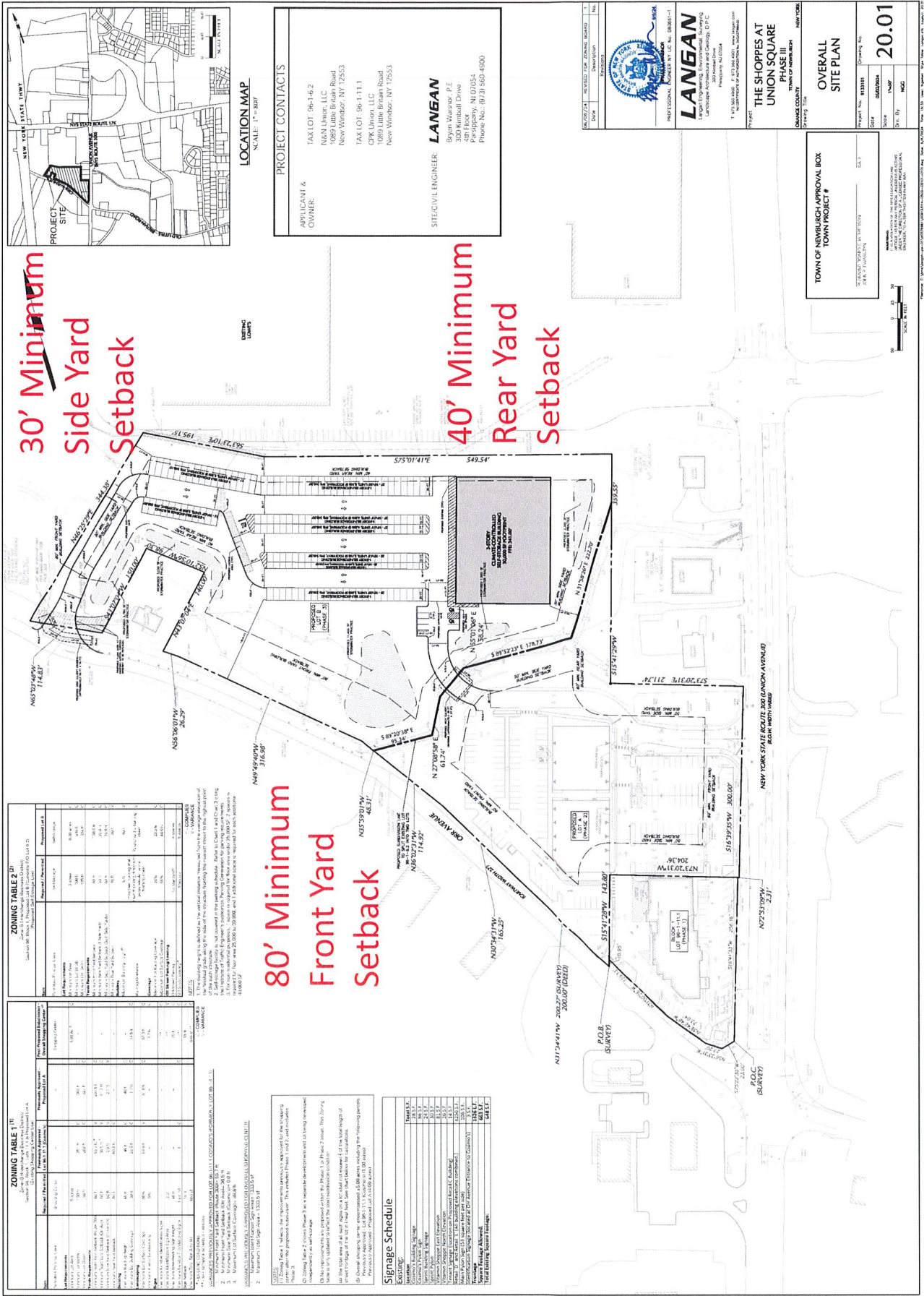


- EXISTING:**
- Phase I & II**  
Cosimo's Restaurant & Commercial Retail Shops
- Phase III**  
Undeveloped/prior approval Grocery store
- PROPOSED:**
- Phase III**  
Self-Storage Facility





# Overall Site Plan



**ZONING TABLE 1 (1)**  
 Section 24-100 of the Zoning Ordinance, Chapter 24 of the Town Code  
 Adopted by the Board of Supervisors on 10/27/11

Use	Permitted	Conditional	Prohibited
Office	Yes	Yes	No
Professional Office	Yes	Yes	No
Business Office	Yes	Yes	No
Community Office	Yes	Yes	No
Government Office	Yes	Yes	No
Health Care Office	Yes	Yes	No
Hotel	Yes	Yes	No
Residential	Yes	Yes	No
Single-Family Detached	Yes	Yes	No
Single-Family Attached	Yes	Yes	No
Multi-Family Detached	Yes	Yes	No
Multi-Family Attached	Yes	Yes	No
Multi-Family Conversion	Yes	Yes	No
Multi-Family New Construction	Yes	Yes	No
Multi-Family Rehabilitation	Yes	Yes	No
Multi-Family Conversion to Single-Family	Yes	Yes	No
Multi-Family Conversion to Multi-Family	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached	Yes	Yes	No
Multi-Family Conversion to Single-Family Detached	Yes	Yes	No
Multi-Family Conversion to Multi-Family Attached	Yes	Yes	No
Multi-Family Conversion to Multi-Family Detached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached and Detached	Yes	Yes	No
Multi-Family Conversion to Multi-Family Attached and Detached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Attached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Detached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Attached and Detached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Attached, Detached and Multi-Family	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Attached, Detached and Multi-Family Attached and Detached	Yes	Yes	No
Multi-Family Conversion to Single-Family Attached, Detached and Multi-Family Attached, Detached and Multi-Family Attached, Detached and Multi-Family Attached and Detached	Yes	Yes	No

**80' Minimum Front Yard Setback**

**30' Minimum Side Yard Setback**

**40' Minimum Rear Yard Setback**

**PROJECT CONTACTS**

APPLICANT & OWNER:  
 TAX LOT 06-1-6-2  
 N&N Union, LLC  
 1089 Little Britain Road  
 New Windsor, NY 12553

TAX LOT 06-1-11-1  
 EPC Union, LLC  
 1089 Little Britain Road  
 New Windsor, NY 12553

SITE/CIVIL ENGINEER:  
**LANGAN**  
 Bryan Wagner, P.E.  
 300 Kimball Drive  
 Poughkeepsie, NY 10705-4  
 Phone No. (813) 550-4900

DATE: 06/29/24  
 REVISION: 1 (REVISED ZONING MAP)

**LANGAN**  
 LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING & ARCHITECTURE, INC.  
 300 KIMBALL DRIVE  
 P.O. BOX 111  
 POUGHKEEPSIE, NY 10705-0111  
 TEL: 845.321.1111  
 FAX: 845.321.1112  
 WWW.LANGAN-PA.COM

THE SHOPPES AT UNION SQUARE  
 PHASE III  
 TOWN OF NEWBURGH  
 ORANSE COUNTY  
 NEW YORK

**OVERALL SITE PLAN**

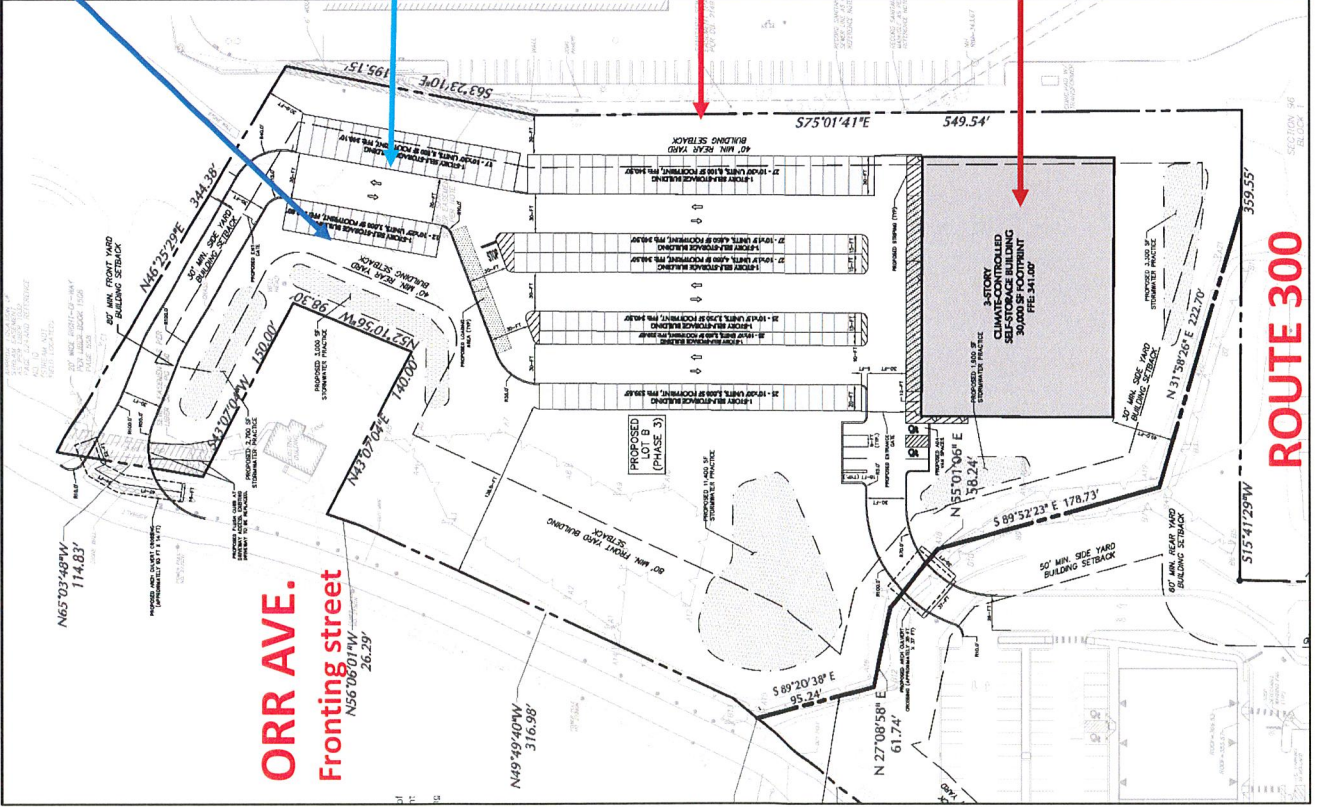
Project No. 1938181  
 Drawing No. 04020204  
 Scale: 1"=40'-0"  
 Date: 06/29/24

TOWN OF NEWBURGH APPROVAL BOX  
 TOWN PROJECT # \_\_\_\_\_  
 DATE \_\_\_\_\_

**Signage Schedule**

Signage	Height	Area	Material	Color	Lighting
Signage 1	8'0"	100 sq. ft.	Aluminum	White	No
Signage 2	8'0"	100 sq. ft.	Aluminum	White	No
Signage 3	8'0"	100 sq. ft.	Aluminum	White	No
Signage 4	8'0"	100 sq. ft.	Aluminum	White	No
Signage 5	8'0"	100 sq. ft.	Aluminum	White	No
Signage 6	8'0"	100 sq. ft.	Aluminum	White	No
Signage 7	8'0"	100 sq. ft.	Aluminum	White	No
Signage 8	8'0"	100 sq. ft.	Aluminum	White	No
Signage 9	8'0"	100 sq. ft.	Aluminum	White	No
Signage 10	8'0"	100 sq. ft.	Aluminum	White	No
Signage 11	8'0"	100 sq. ft.	Aluminum	White	No
Signage 12	8'0"	100 sq. ft.	Aluminum	White	No
Signage 13	8'0"	100 sq. ft.	Aluminum	White	No
Signage 14	8'0"	100 sq. ft.	Aluminum	White	No
Signage 15	8'0"	100 sq. ft.	Aluminum	White	No
Signage 16	8'0"	100 sq. ft.	Aluminum	White	No
Signage 17	8'0"	100 sq. ft.	Aluminum	White	No
Signage 18	8'0"	100 sq. ft.	Aluminum	White	No
Signage 19	8'0"	100 sq. ft.	Aluminum	White	No
Signage 20	8'0"	100 sq. ft.	Aluminum	White	No
Signage 21	8'0"	100 sq. ft.	Aluminum	White	No
Signage 22	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 24	8'0"	100 sq. ft.	Aluminum	White	No
Signage 25	8'0"	100 sq. ft.	Aluminum	White	No
Signage 26	8'0"	100 sq. ft.	Aluminum	White	No
Signage 27	8'0"	100 sq. ft.	Aluminum	White	No
Signage 28	8'0"	100 sq. ft.	Aluminum	White	No
Signage 29	8'0"	100 sq. ft.	Aluminum	White	No
Signage 30	8'0"	100 sq. ft.	Aluminum	White	No
Signage 31	8'0"	100 sq. ft.	Aluminum	White	No
Signage 32	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 36	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 59	8'0"	100 sq. ft.	Aluminum	White	No
Signage 60	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 69	8'0"	100 sq. ft.	Aluminum	White	No
Signage 70	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 81	8'0"	100 sq. ft.	Aluminum	White	No
Signage 82	8'0"	100 sq. ft.	Aluminum	White	No
Signage 83	8'0"	100 sq. ft.	Aluminum	White	No
Signage 84	8'0"	100 sq. ft.	Aluminum	White	No
Signage 85	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 88	8'0"	100 sq. ft.	Aluminum	White	No
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Signage 97	8'0"	100 sq. ft.	Aluminum	White	No
Signage 98	8'0"	100 sq. ft.	Aluminum	White	No
Signage 99	8'0"	100 sq. ft.	Aluminum	White	No
Signage 100	8'0"	100 sq. ft.	Aluminum	White	No

# Variances (4)



**BUILDING MATERIALS: FACADE FACING FRONTING STREET TO BE OF MASONRY CONSTRUCTION (W)**

Wherever possible = Masonry facing Orr Ave  
Proposed = Aluminum/Metal

**BUILDING ORIENTATION: LONG DIMENSION TO BE PERPENDICULAR TO FRONTING STREET (W)**

Wherever possible = Perpendicular to Orr Ave  
Proposed = Parallel

**MINIMUM REAR YARD SETBACK (V)**

Required/Permitted = 30'  
Proposed = 40'

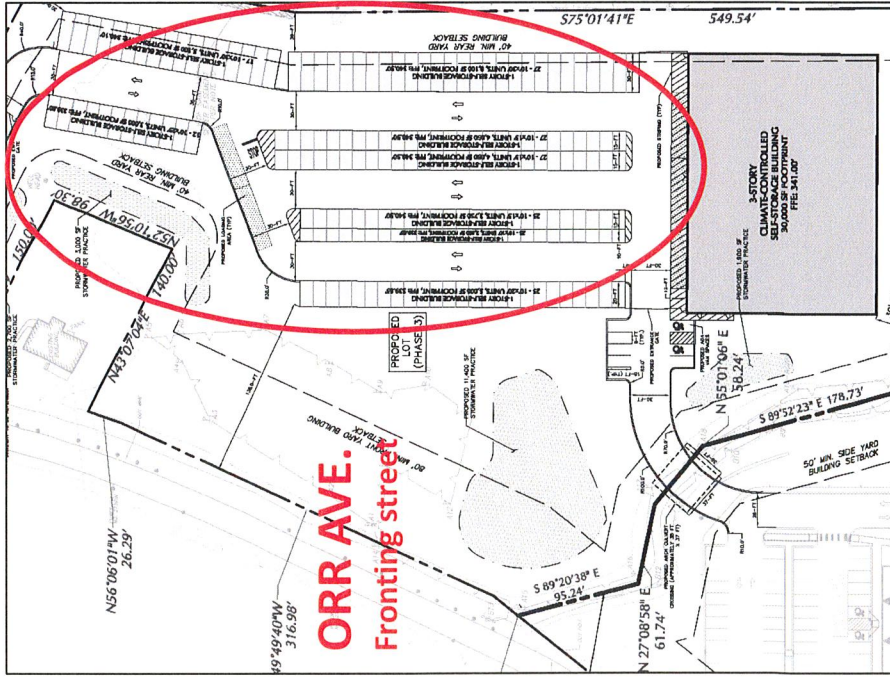
**V = -10'**

**MAXIMUM BUILDING HEIGHT (V)**

Required/Permitted = 15'  
Proposed = 40'

**V = +25'**

# BUILDING MATERIALS: Façade of Building Facing Fronting Street to be Masonry



## Building Materials (W)

Wherever Possible = Masonry facing Orr Ave  
Proposed = Metal/Aluminum

## Per Section 185-35.C

*Building locations and materials. Wherever possible, any new buildings shall be located so that their long dimension is perpendicular to the fronting street. Building facades facing the fronting street shall be of masonry construction.*

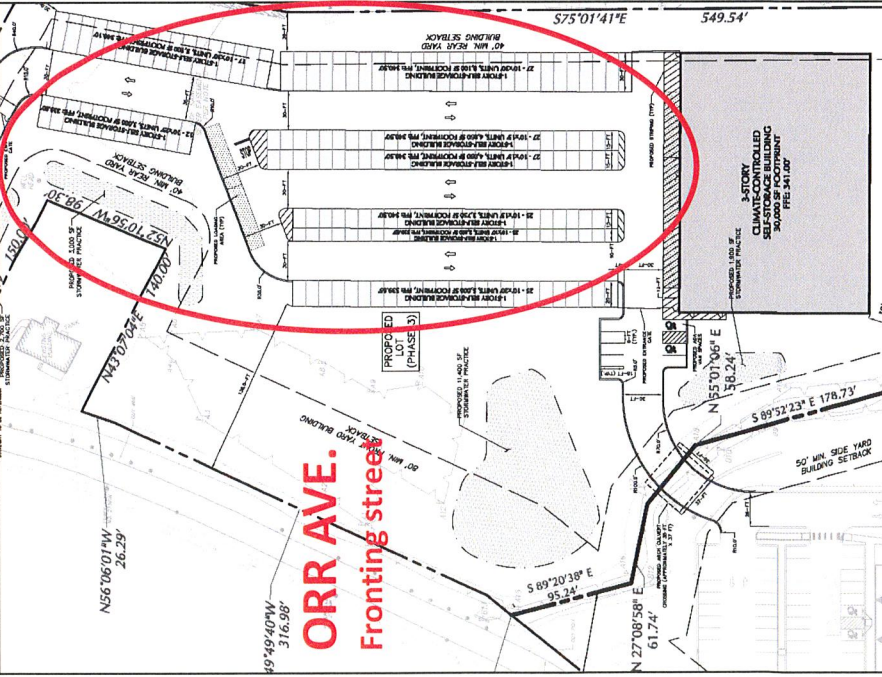
The Applicant is requesting a waiver for this request from the Town Code.

Although a re-design could be suggested, metal/aluminum material is the preferred material by the Applicant and Tenant.

The building(s) will be set back off 136 feet from Orr Ave. with significant screening along Orr Ave. limiting views of the site.

Orr Ave. is a dead-end road and the Applicant owns/controls most of the properties along Orr Ave (see next slide); therefore, there is a limit number of vehicles that access the road daily.

# BUILDING ORIENTATION: Long Dimension Perpendicular to Fronting Street



**ROUTE 300**

## Building Orientation (W)

Wherever possible = Perpendicular to Orr Ave  
Proposed = Parallel

### Per Section 185-35.C

*Building locations and materials. Wherever possible, any new buildings shall be located so that their long dimension is perpendicular to the fronting street. Building facades facing the fronting street shall be of masonry construction.*

The Applicant is requesting a waiver for this request from the Town Code.

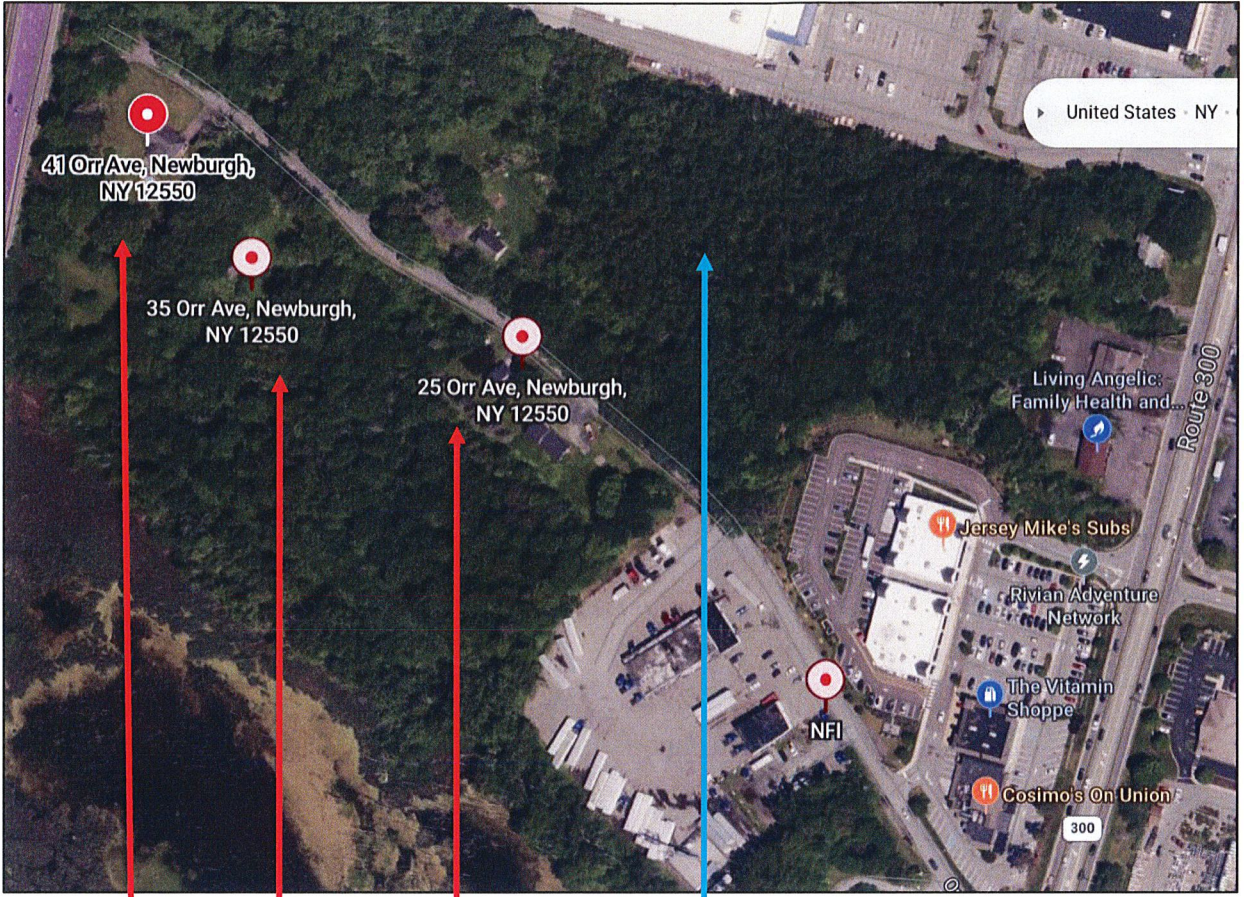
Although a “re-design” could be suggested, the current layout takes into consideration minimizing impacts to the existing vegetation.

The building(s) will be set back off 136 ft from Orr Ave. with significant screening along Orr Ave. limiting views of the site.

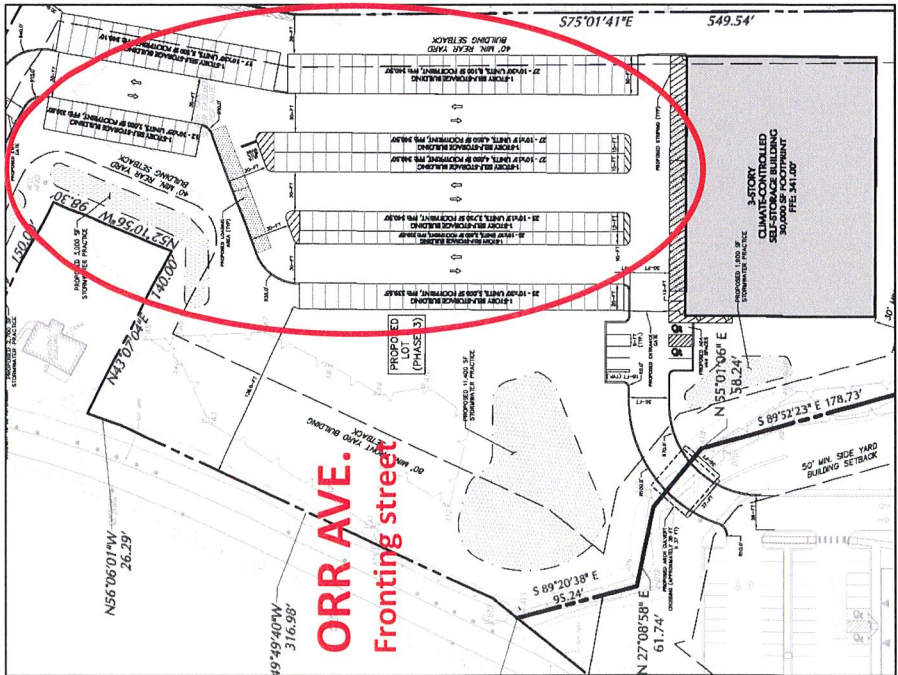
Orr Ave. is a dead-end road and the Applicant owns/controls most of the properties along Orr Ave; therefore, there is a limit number of vehicles that access the road daily.



Orr Ave. - Properties owned by Applicant



41 Orr Ave  
 35 Orr Ave  
 25 Orr Ave  
 Subject Parcel



# Building Location & Materials

## Building Materials (W)

Wherever Possible = Masonry

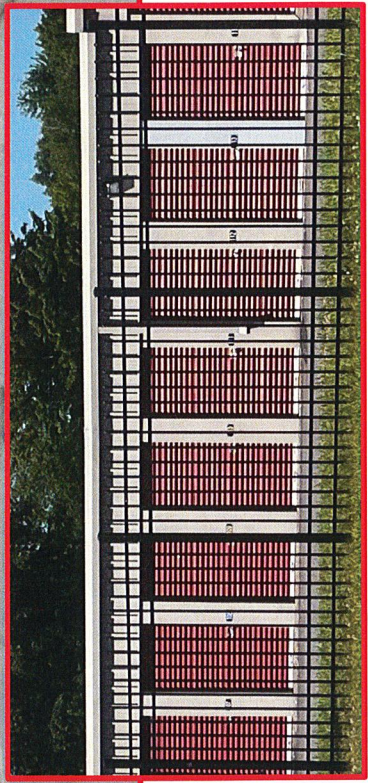
Proposed = Metal/Aluminum

## Building Location (W)

Wherever Possible = Perpendicular

Proposed = Parallel

EXAMPLE of other structures in the vicinity that are NOT perpendicular to fronting street and that DO show metal/aluminum in addition to masonry construction on the façade of structure(s) facing the fronting street



# Building Location & Materials

## Building Materials (W)

Wherever Possible = Masonry

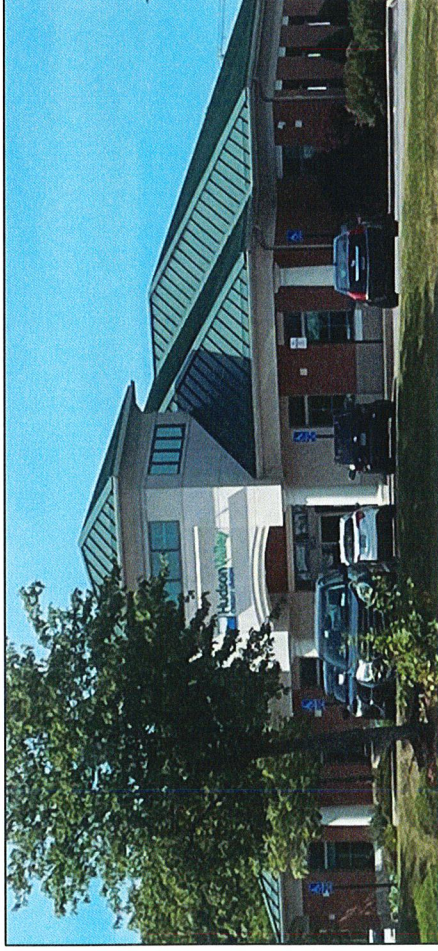
Proposed = Metal/Aluminum

## Building Location (W)

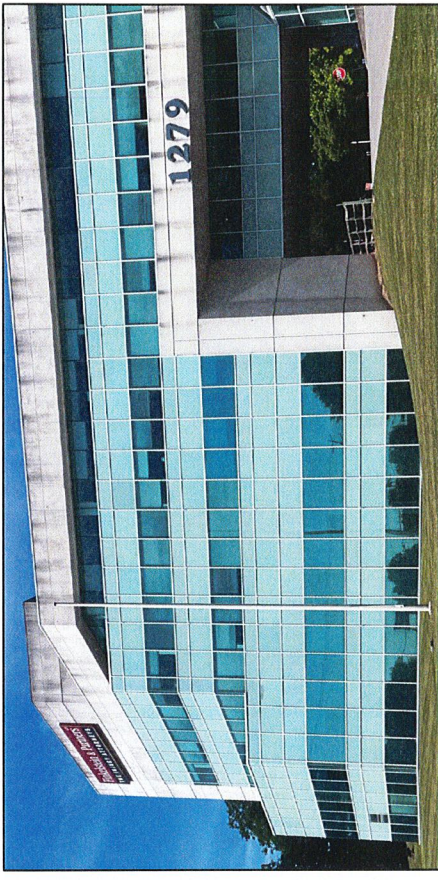
Wherever Possible = Perpendicular

Proposed = Parallel

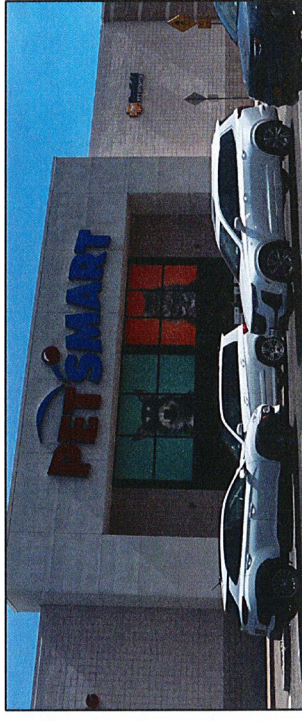
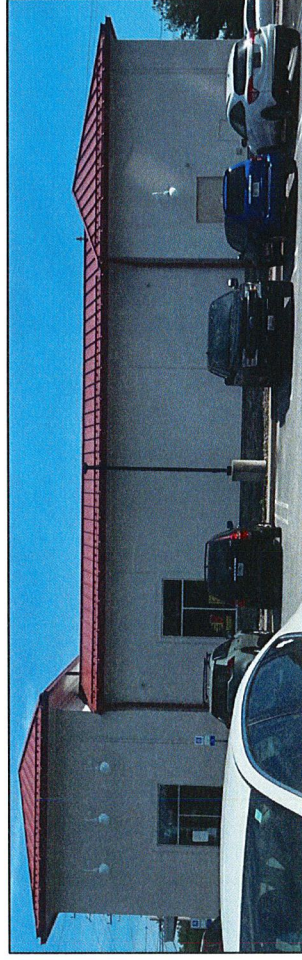
EXAMPLES of other structures in the vicinity that include construction materials other than masonry on the facades of structures facing a fronting street.



Metal/Aluminum (roof)

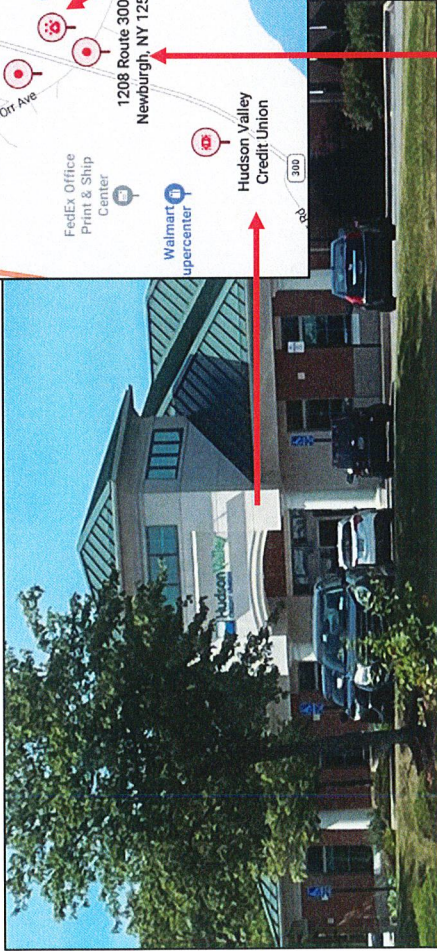
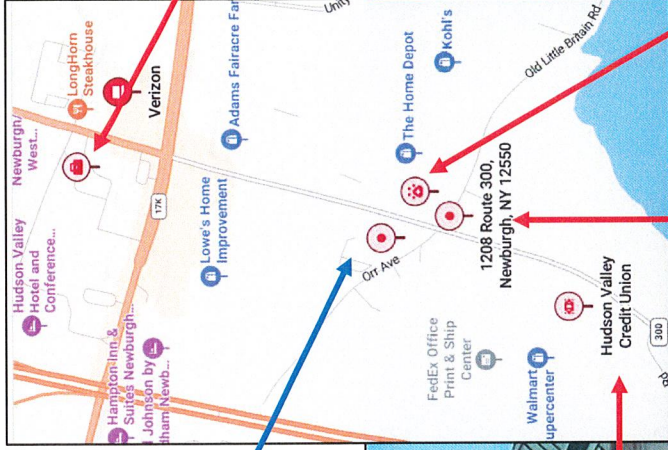


Glass/Storefronts

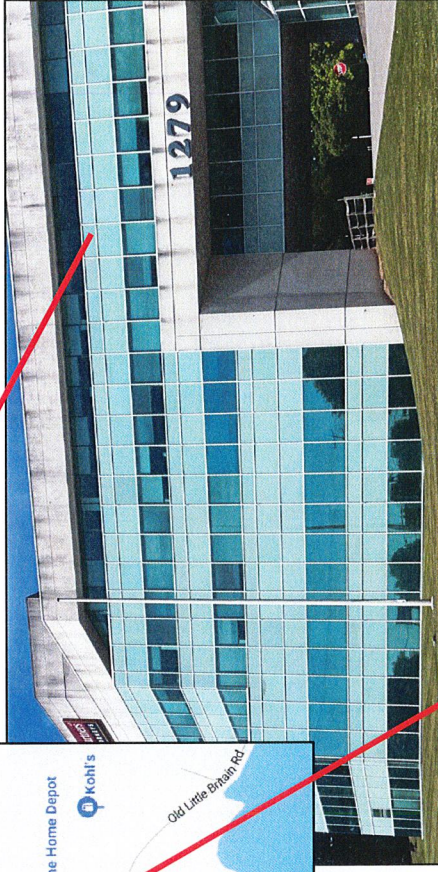


# Building Locations & Materials: Key Map

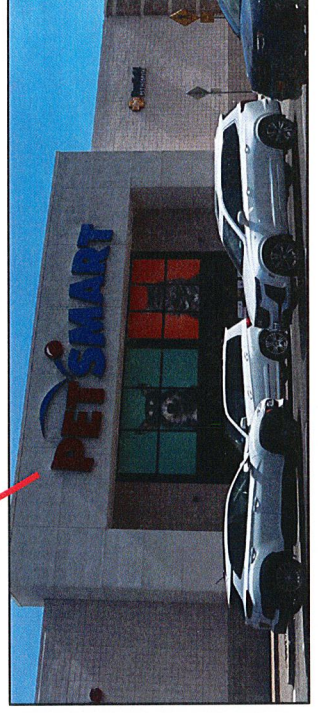
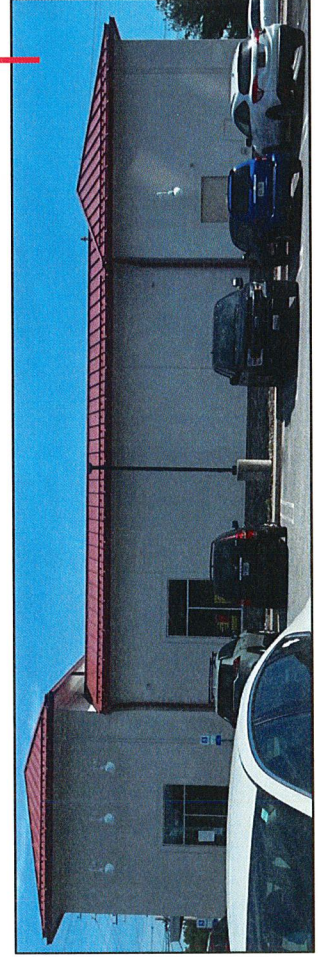
Subject Parcel



Metal/Aluminum (roof)



Glass/Storefronts



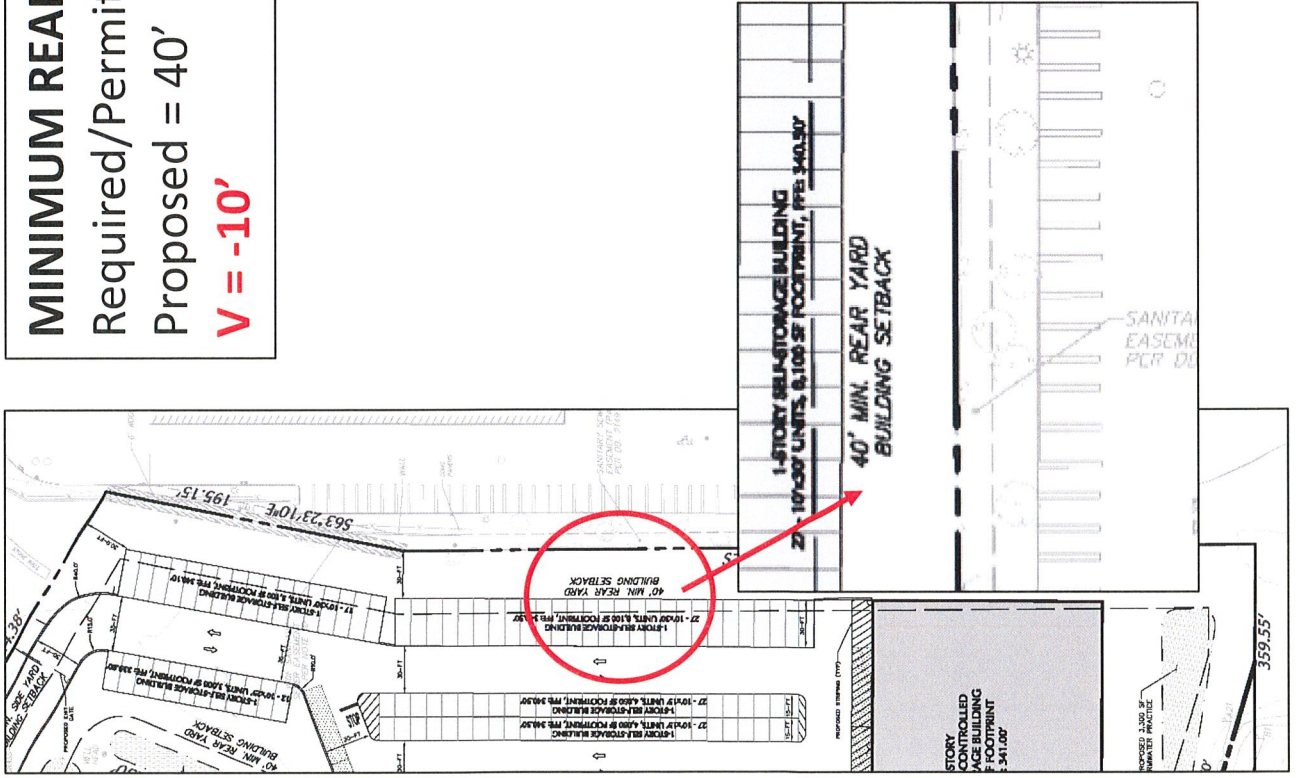
# Minimum Rear Yard Setback

## MINIMUM REAR YARD SETBACK (V)

Required/Permitted = 30'

Proposed = 40'

**V = -10'**



The rear yard of the parcel is opposite of Orr Ave. (parcel frontage) and is adjacent to the existing Lowe's shopping center (Route 300).

Per Section 185 Attachment 13 (Use & Bulk Table for I-B District), the required Minimum Rear Yard Setback is 40'. The Applicant is requesting a 10' reduction while still providing a 30' setback.

There is a significant grade difference (Lowe's 350/Project 341) between the two properties with Lowe's at a higher elevation, which reduces any adverse effects or impacts to the environment or the surrounding properties and neighborhood.

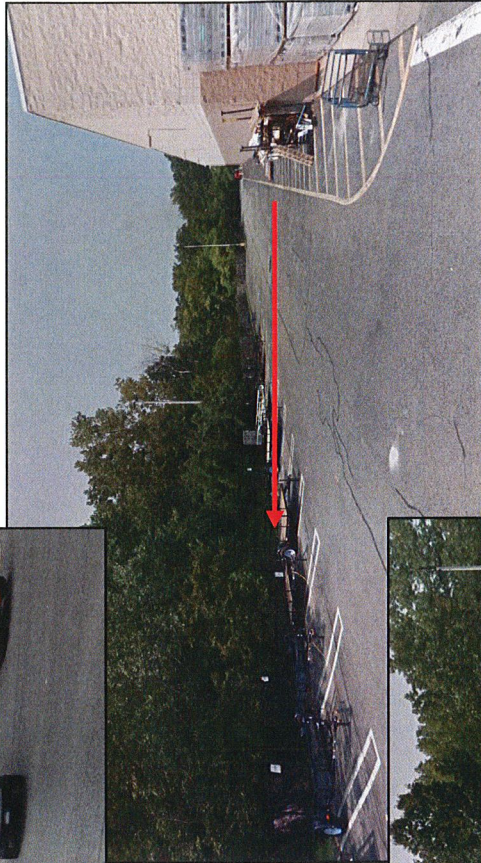
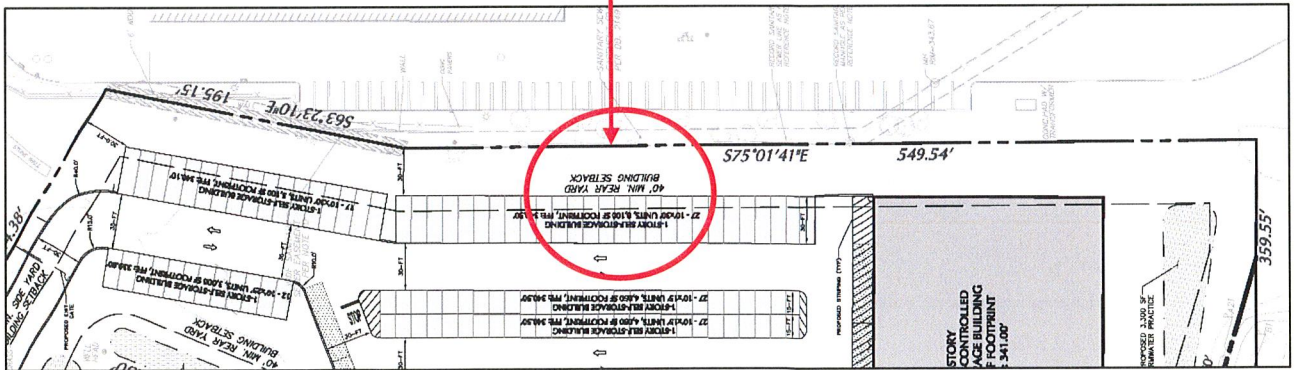
# Minimum Rear Yard Setback

## MINIMUM REAR YARD SETBACK (V)

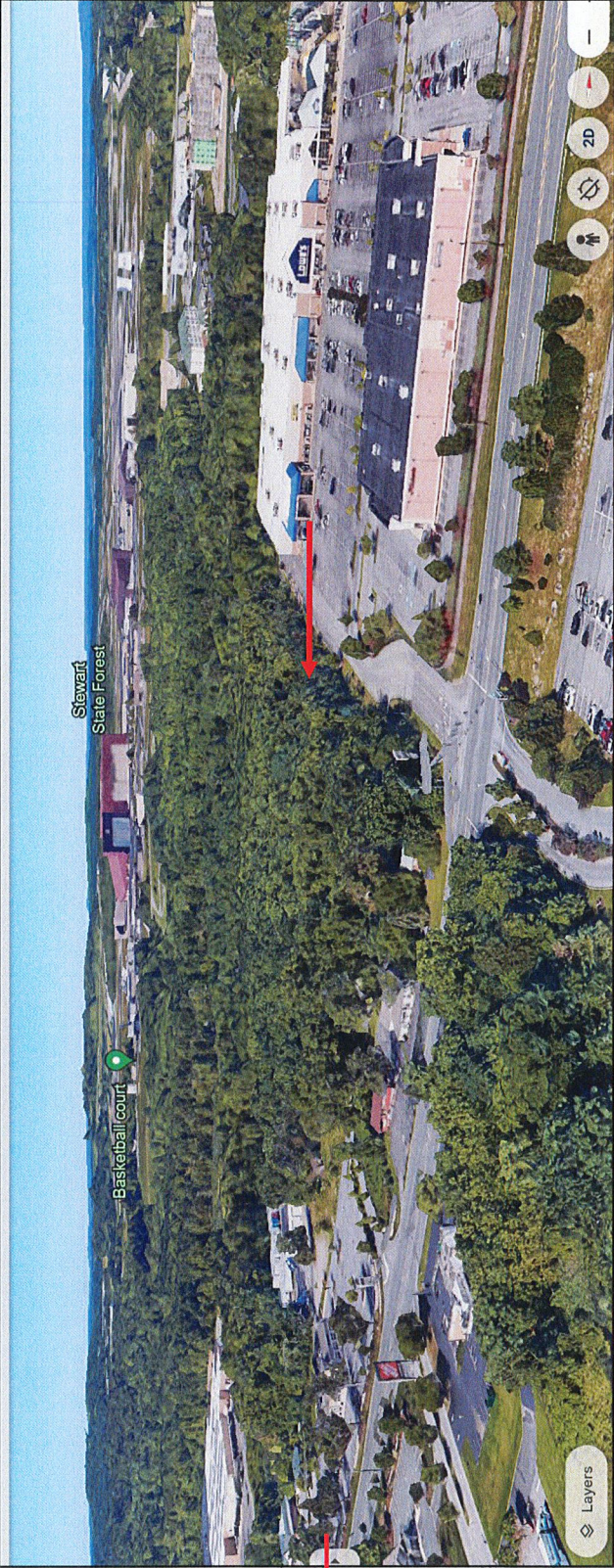
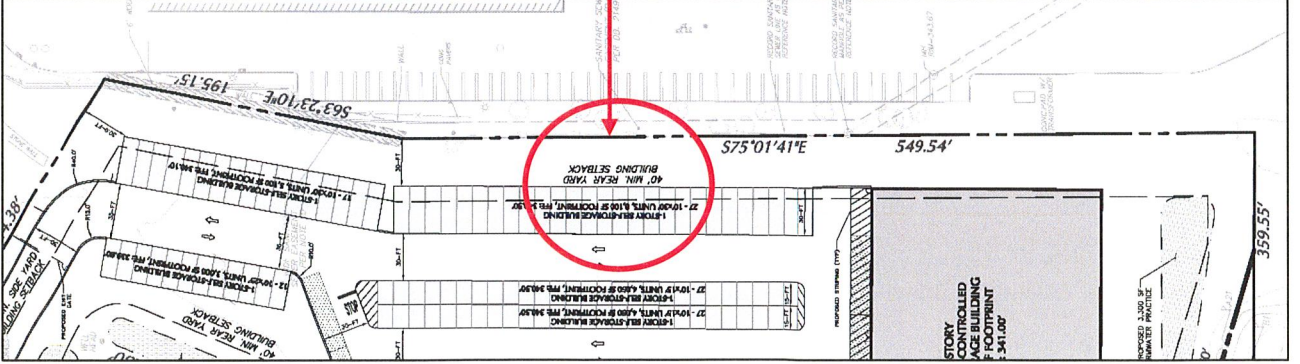
Required/Permitted = 30'

Proposed = 40'

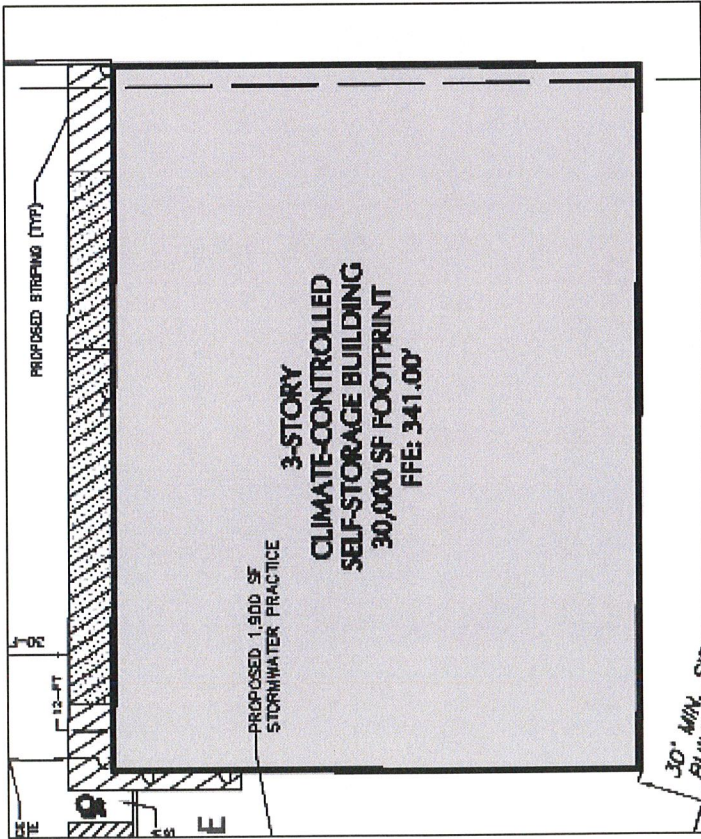
V = -10'



# Minimum Rear Yard Setback



# Maximum Building Height



## MAXIMUM BUILDING HEIGHT (V)

Required/Permitted = 15'

Proposed = 40'

**V = +25'**

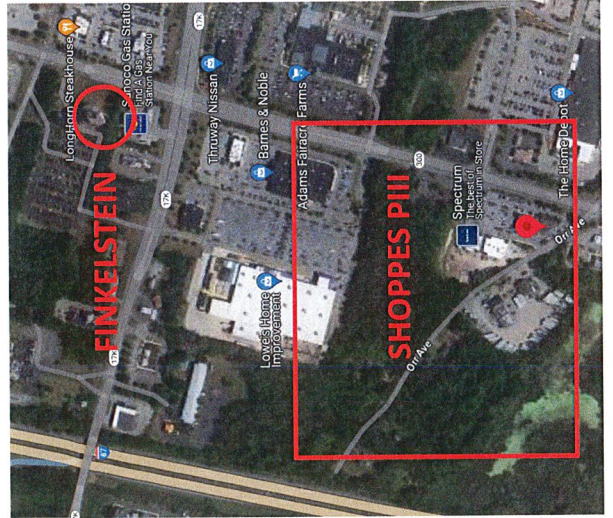
In this District, the maximum building height for an Office building is 40'.

### BUILDING HEIGHT

The vertical distance measured from the average elevation of the finished grade along the side of the structure fronting on the nearest street to the highest point of such structure.

The maximum height for a storage facility is 15'.

The proposed self storage facility will architecturally appear as an office building, therefore keeping in line with the character of the neighboring properties.

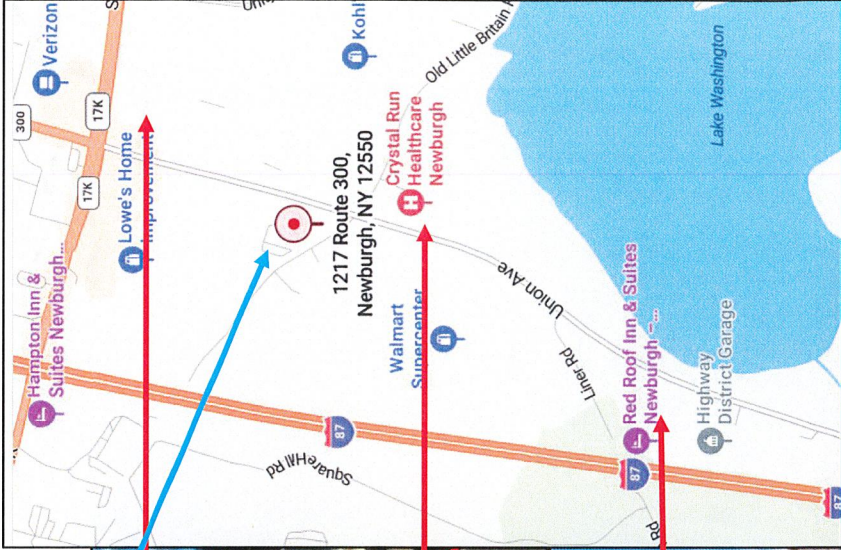
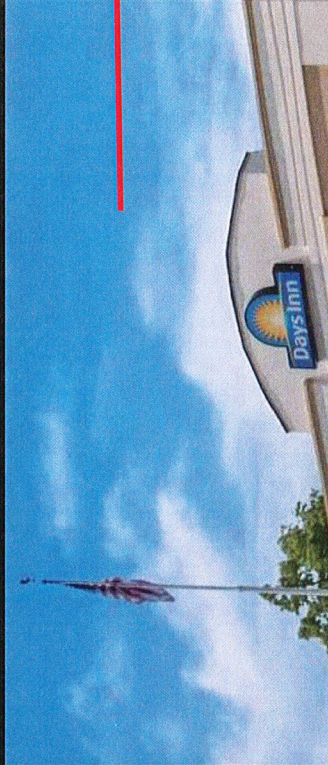
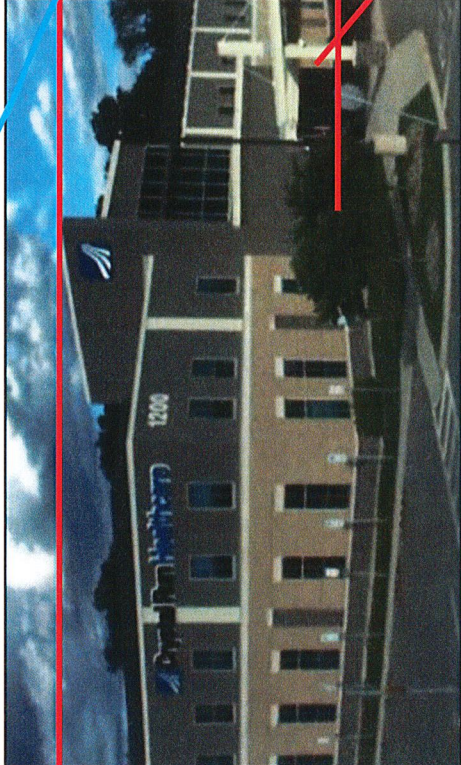




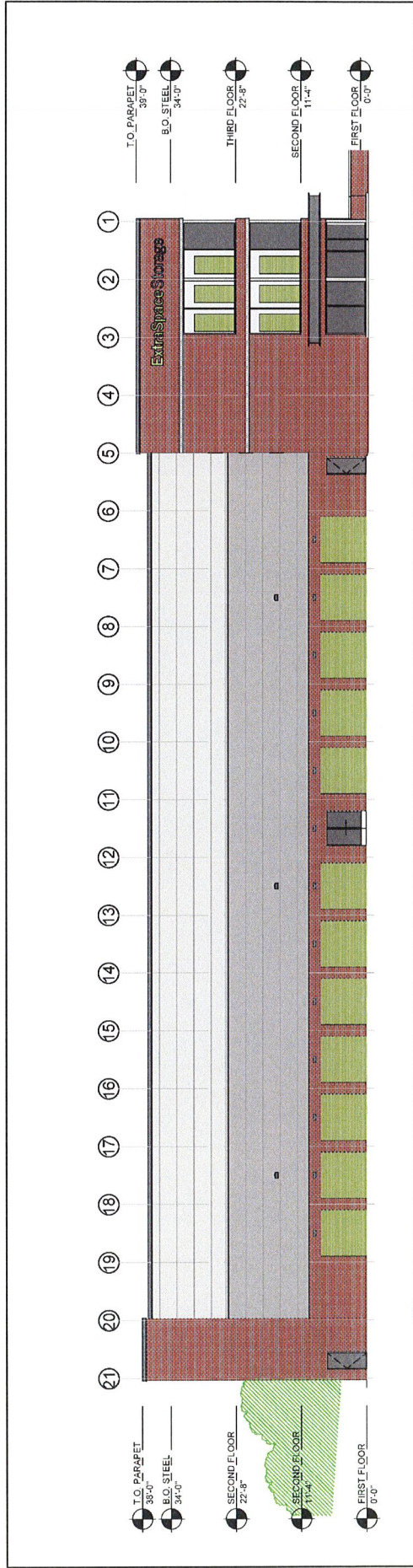
# Buildings over 15'



Subject Parcel



# Elevations: South & West



# Questions/Comments

