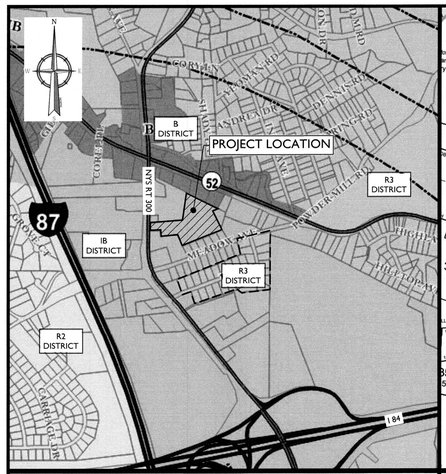
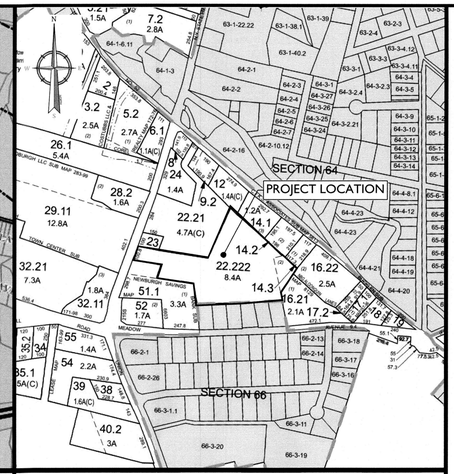


LOCATION MAP

SCALE: 1" = 1000'

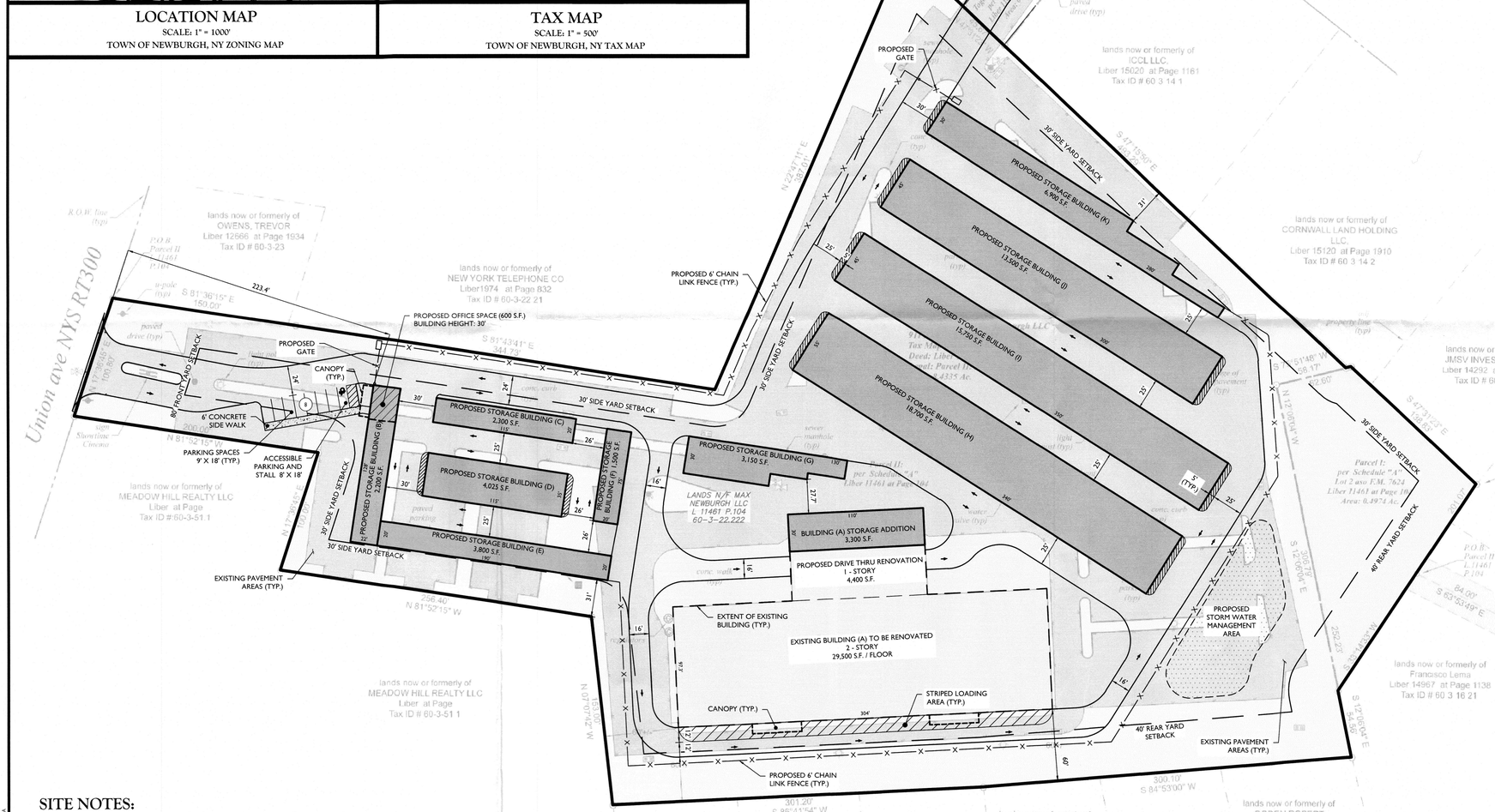
TOWN OF NEWBURGH, NY ZONING MAP



TAX MAP

SCALE: 1" = 500'

TOWN OF NEWBURGH, NY TAX MAP



OWNER:

SAM NEWBURGH, LLC
157 DOVE HILL DRIVE
MANHASSET, NY 11030

APPLICANT :

MICHAEL MOYER
2178 INDUSTRIAL DRIVE
BETHLEHEM, PA 18017

TAX LOT:

SBL: 60-3-22.222
±8.43 ACRES

BULK TABLE:

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)
USE SUBJECT TO SITE PLAN REVIEW BY PLANNING BOARD: SELF-STORAGE CENTERS

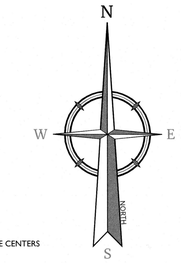


TABLE OF BULK REQUIREMENTS

MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	3.0 ACRES	8.43 ACRES	OK
LOT WIDTH	100 FEET	100.4 FEET	OK
LOT DEPTH	125 FEET	991 FEET	OK
FRONT YARD	80 FEET	223.4 FEET	OK
REAR YARD	40 FEET	60 FEET	OK
1 SIDE YARD	30 FEET	31 FEET	OK
BOTH SIDE YARDS	60 FEET	62 FEET	OK
DISTANCE BETWEEN BUILDINGS [1]	25 FEET	25 FEET	OK
DRIVE WIDTH [1]	20 FEET	24 FEET	OK
MAXIMUM			
LOT BUILDING COVERAGE	30%	29.9%	OK
LOT SURFACE COVERAGE	60%	58.0% (EXISTING = ±68.0%)	OK
BUILDING HEIGHT			
STORAGE BUILDINGS	15 FEET	≤15 FEET (PROPOSED STRUCTURES)	OK
		28 FEET (EXISTING BUILDING)	VARIANCE REQUIRED
OFFICE	40 FEET	30 FEET (PROPOSED STRUCTURE)	OK

1. PER ZONING CODE 185-35, FOR SELF-STORAGE CENTERS.

PARKING REQUIREMENTS:

OFFICE (600 S.F.)

1 SPACE PER 200 S.F. OF FLOOR AREA
600/ 200 = 3 SPACES REQUIRED

TOTAL PARKING

TOTAL PARKING REQUIRED = 3 SPACES
TOTAL PARKING PROVIDED = 8 SPACES

SITE BUILDINGS:

EXISTING STRUCTURE (RENOVATED):	63,400 S.F.
PROPOSED STORAGE BUILDINGS:	75,125 S.F.
PROPOSED OFFICE BUILDING:	600 S.F.

SITE NOTES:

1. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 36071C0139E DATED AUGUST 3, 2009.
2. SCHOOL DISTRICT: NEWBURGH ENLARGED CITY SCHOOL DISTRICT
3. FIRE DEPARTMENT: WINONA LAKE ENGINE CO. 2
4. NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.

SURVEY REFERENCE

1. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY OF THE LANDS OF MAX NEWBURGH, LLC PREPARED FOR TAX MAP PARCEL 60-3-22.222" PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. DATED MAY 17, 2022.

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LEGEND

PROJECT SITE	
ADJACENT PROPERTY LINES	
PROPERTY SETBACK	
STORMWATER AREA	
PROPOSED FENCING	X

50 0 50 100

SCALE : 1" = 50'

SELECT LINEAR UNIT OF MEASURE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN
FOR
NEWBURGH SELF STORAGE

SECTION: 60
BLOCK: 3
LOT: 22.222

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/7/2024	MAS	JED
PROJECT NUMBER: 24000891A	DRAWING NAME: C-CNPT		

SHEET TITLE: SKETCH SITE PLAN

SHEET NUMBER: 1 of 1

2024-20000891A\Engineering\Concepts\C-CNPT.dwg\C-01 CONCEPT By: MICHAEL CABA