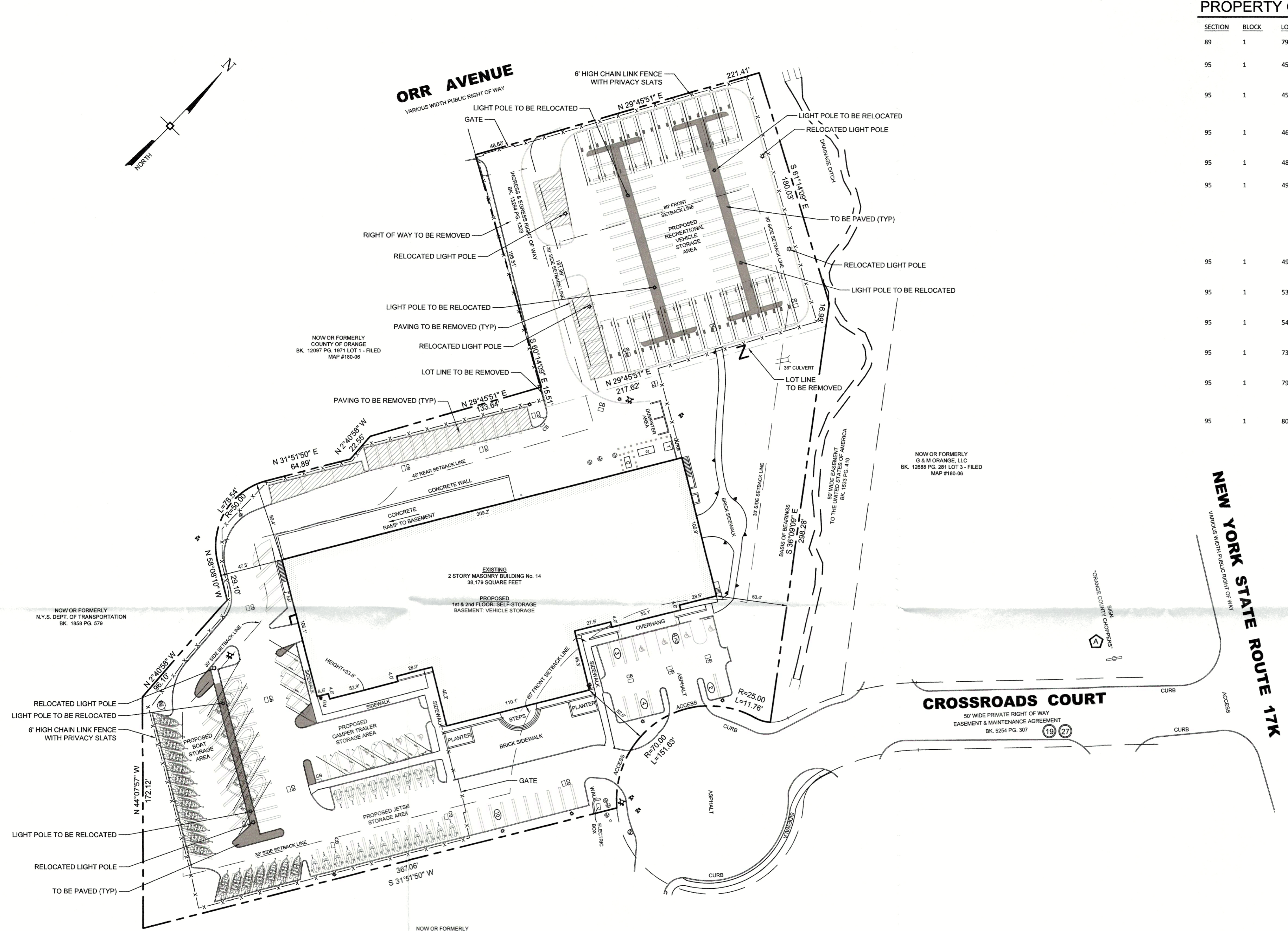
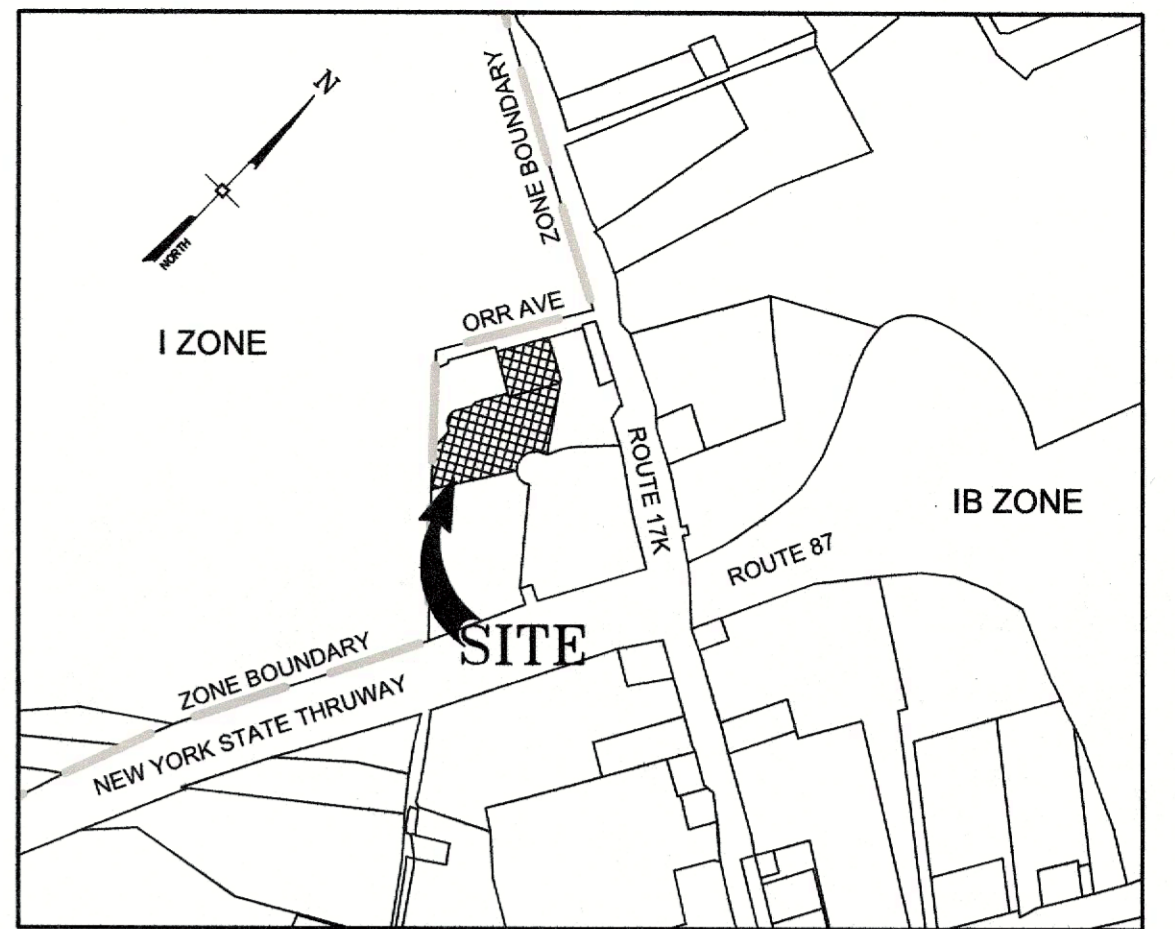


ORR AVENUE



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 WALKKILL, 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, DEC'D 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	53	PDH REALTY, LLC P.O. BOX 859 GOSHEN, NY 10924
95	1	54.2	PDH REALTY, LLC P.O. BOX 859 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 CW, CRANBURY, NJ 08512
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
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 583
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	±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 %	20.5 %
MAXIMUM IMPERVIOUS COVERAGE	60 %	75.8 % (*)

(*) VARIANCE REQUIRED 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: (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: ±10,000 SF OF PARKING AREA, 23 TOTAL SPACES

CROSSROADS COURT

50' WIDE PRIVATE RIGHT OF WAY
EASEMENT & MAINTENANCE AGREEMENT
BK. 5254 PG. 307

⊕ = 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
⊕ = TRANSFORMER	— = CHAIN LINK FENCE
⊕ = 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

DRAWING STATUS	ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	05/09/22
CONCEPT APPROVAL	N/A OF N/A
PLANNING BOARD APPROVAL	1 OF 1
OCDOH REALTY SUBDIVISION APPROVAL	N/A OF N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A OF N/A
NYSDEC APPROVAL	N/A OF N/A
NYSDOT APPROVAL	N/A OF N/A
OTHER	N/A OF N/A
FOR BID	N/A OF N/A
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).

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

1 inch = 40 ft.

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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: 2

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

C-100