



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

PROJECT NAME: CBD 420, LLC-RETAIL CANNABIS DISPENSARY SITE PLAN /SPECIAL USE
PROJECT NO.: 24-32
PROJECT LOCATION: 142 ROUTE 17K
SECTION 95, BLOCK 1, LOT 63.1
REVIEW DATE: 8 JANUARY 2025
MEETING DATE: 16 JANUARY 2025
PROJECT REPRESENTATIVE: JOSEPH M. SAFFIOTI, ESQ.

1. The applicant was before the Zoning Board of Appeals on 26 December 2024. Confirmation of the variances should be received.
2. Orange County Planning Department 239 review was received dated December 2024. County Planning made a local determination with comments on the signs and lighting.
3. The project is a Type II Action under SEQRA for the change of use within an existing structure.
4. The Planning Board is in a position to schedule a Public Hearing for the special use.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in dark ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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7 PARKING SPACES



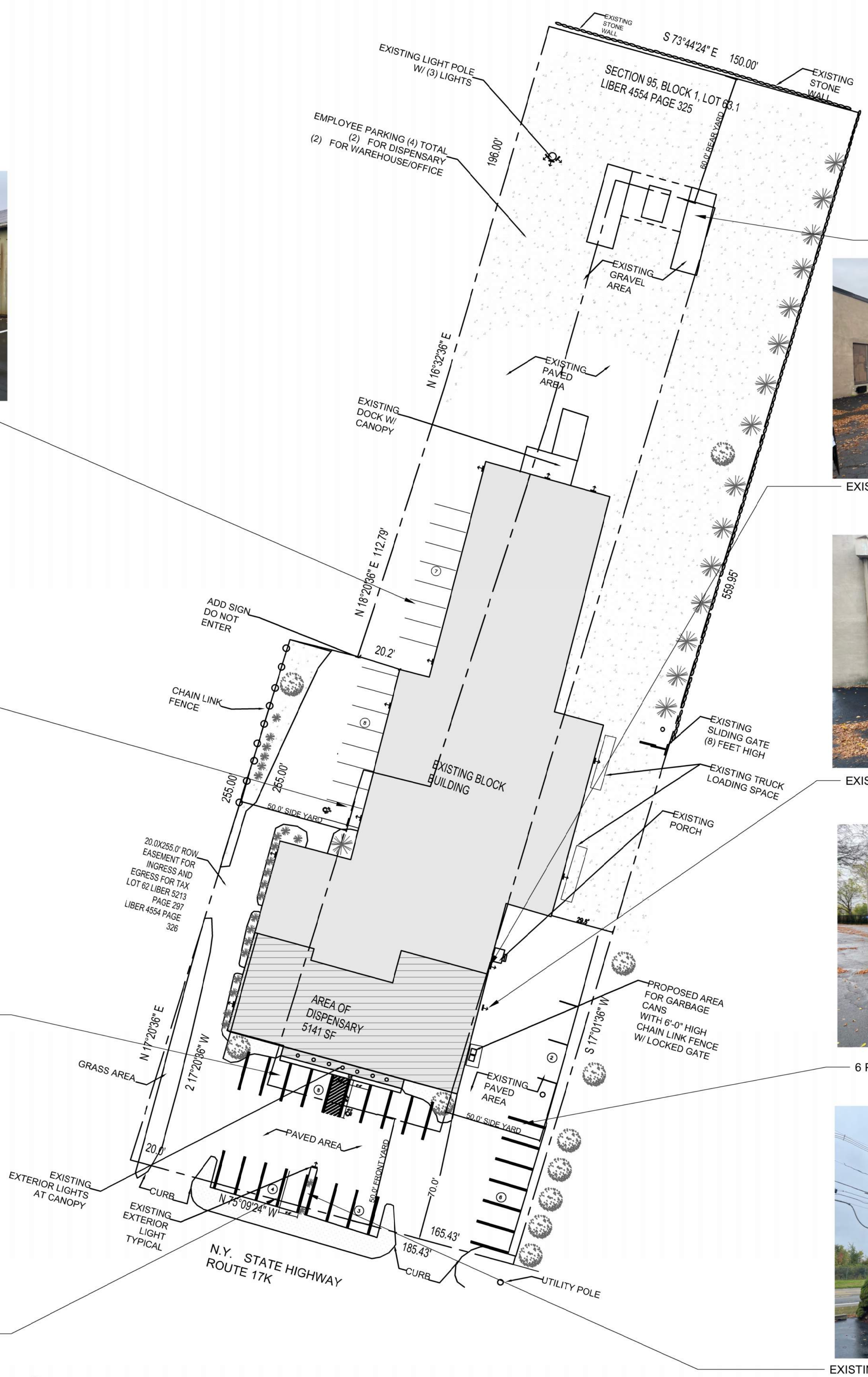
7 PARKING SPACES
EXISTING EXTERIOR LIGHTS



8 PARKING SPACES
EXISTING EXTERIOR LIGHTS AT CANOPY



4 PARKING SPACES



EXISTING SHIPING CONTAINERS W/ DUMPSTER



EXISTING EXTERIOR LIGHT



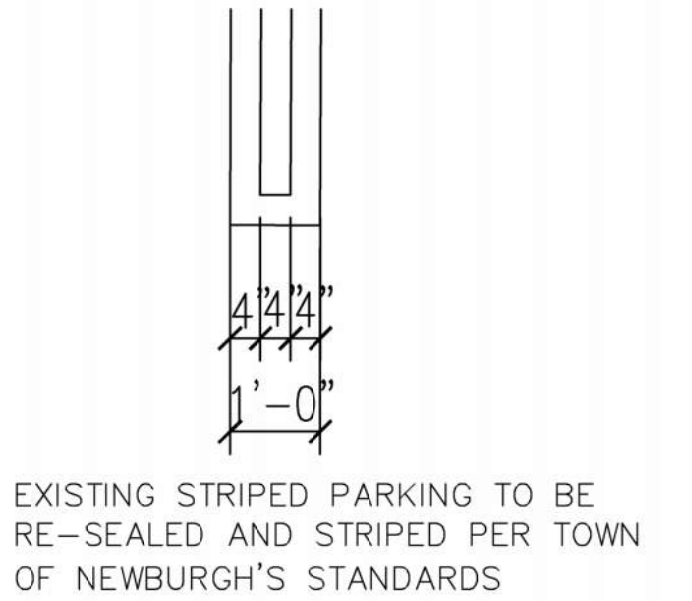
EXISTING EXTERIOR LIGHT



6 PARKING SPACES



EXISTING EXTERIOR LIGHTS ON EXISTING SIGN



EXISTING STRIPED PARKING TO BE RE-SEALED AND STRIPED PER TOWN OF NEWBURGH'S STANDARDS

THE PROPOSED PARKING LAYOUT:

EXISTING WAREHOUSE/OFFICE
 EXISTING WAREHOUSE/STORAGE 18,600 SF (2) PARKING SPACES FOR 3 EMPLOYEES AT THE GRAVEL AREA BEHIND THE BUILDING= 2 SPACES
 EXISTING OFFICE SPACE 3000 SF / 200SF PER PERSON=15 SPACES
 TOTAL PARKING FOR WAREHOUSE& OFFICE 15+2 =17 PARKING SPACES

PROPOSED DISPENSARY
 OFFICE 198SF+ BREAK ROOM 514SF =712 /200SF PER PERSON =4 SPACES
 STORAGE 150SF +FULFILLMENT 190SF + WAREHOUSE/STORAGE 619SF= 959SF (2) SPACES FOR EVERY 3 EMPLOYEES= 2 SPACES AT THE GRAVEL AREA BEHIND THE BUILDING
 RETAIL AREA 3026SF / 150SF/PERSON=21 SPACES

TOTAL PARKING REQUIRED FOR DISPENSARY =21+4+2= 27 SPACES
 TOTAL PARKING PROVIDED FOR DISPENSARY 25 SPACES



ZONING MAP

SITE

ZONING AND LAND USE REGULATIONS							
SUMMARY OF BULK REQUIREMENTS							
MINIMUM YARD AND OPEN SPACE REQUIREMENTS							
ZONING DISTRICT	LOT AREA SF	LOT WIDTH (FEET)	LOT DEPTH (FEET)	REQUIRED SETBACKS			
				FRONT YARD (FEET)	REAR YARD (FEET)	1 SIDE YARD (FEET)	BOTH SIDE YARDS (FEET)
REQUIRED	40,000	150	150	50	60	50	100
PROVIDED	92,887	+-185 EX.	+- 559 EX.	70 EX.	203.2 EX.	20.2 EX.	49.6 EX.

NOTES:
 1.EXTERIOR LIGHTING FOR DISPENSARY TO BE NEW "DARK ZONE COMPLIANT"
 2.EXISTING LANDSCAPING DEVOTED FOR DISPENSARY PARKING IS 13% OF THE PARKING AREA.

NOTES:
 1. EXISTING DRAINAGE TO REMAIN.

PLANNING BOARD APPROVAL
 APPROVAL BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK, ON THE ____ DAY OF _____, 20____. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF _____ 20____, BY _____

CHAIRMAN: _____

SECRETARY: _____

OWNER'S / APPLICANT CONSENT:
 THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE IS FAMILIAR WITH THE MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

NAME _____

DATE _____

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY DANIEL P. YANOSH N.Y.S. L.S. P.O. BOX 320 2194 N.Y.S. ROUTE 302 CIRCLEVILLE, NEW YORK 10919 P: 845-361-4700 DATE 1-28-2008 AND LMV FIELD MEASUREMENTS AT 9-26-2024

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
 ARCHITECTURE
 181 CHURCH STREET
 POUGHKEEPSIE, NEW YORK 12601
 PLANNING INTERIORS PHONE 845-452-2268 FAX 845-452-3752

PROJECT
 TRANSPARENCY MANAGEMENT LLC
 CANNABIS DISPENSARY
 142 ROUTE 17K NEWBURGH, NY

DRAWING
 PROPOSED SITE PLAN

SEAL	DRAWN BY HM	PROJECT NUMBER 24095
	CHECKED BY RPV	DATE 10-17-2024
	DRAWING NUMBER SP100	

FILE P:\2000\OB# - JOB NAME