



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

PROJECT NAME: JJSK, INC., RETAIL CANNABIS DISPENSARY
PROJECT NO.: 2024-23
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 18
REVIEW DATE: 26 JULY 2024
MEETING DATE: 1 AUGUST 2024
PROJECT REPRESENTATIVE: JOSEPH M. SAFFIOTI

1. The forms for the application received are unsigned by the applicant and design professional.
2. It is a Special Use under the Town's Cannabis Code. Special Use Permits require Public Hearings.
3. Project is located on a State Highway. Orange County Planning Department referral is required.
4. No plan sheets were received by this office for review.
5. Compliance with all sections of the Town's Cannabis Code should be documented on any plans submitted.
6. Further review of the project will be undertaken upon receipt of plans.
7. Adjoiner's Notices must be sent out as this is an initial appearance. Notices will require plans to be posted prior to sending.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark blue ink, appearing to read '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 | mhempa@mhepc.com

TOWN OF NEWBURGH PLANNING BOARD
**TOWN OF NEWBURGH APPLICATION FOR SPECIAL USE PERMIT/
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):

JJSK Inc., Retail Cannabis Dispensary

2. Owner of Lands to be reviewed:

Name **AZB Corporation**
Address **165 South Plank Road, Newburgh, NY 12550**

Phone **917-250-9355**

3. Applicant Information (If different than owner):

Name **JJSK Inc.**
Address **1 Tantillo Lane, New Paltz, NY 12561**

Representative **Joseph M. Saffioti**
Phone **845-562-3500**
Fax **845-562-3117**
Email **jsaffioti@saffiotianderson.com**

4. Subdivision/Site Plan prepared by:

Name **MARK GIMIGLIANO, PE**
DYKSTRA WALKER DESIGN GROUP
Address **21 BOWLING GREEN PARKWAY, SUITE 204**
LAKE HOPATCONG, NJ 07849
Phone/Fax **973-663-6540 EXT 17**

5. Location of lands to be reviewed:
165 South Plank Road, Newburgh, NY 12550

6. Zone IB Fire District Orange Lake
Acreage .610 ACRES School District Newburgh Enlarged

7. Tax Map: Section 60 Block 3 Lot 18

8. Project Description and Purpose of Review:
Number of existing lots N/A Number of proposed lots N/A
Lot line change N/A
Site plan review Retail Cannabis Dispensary
Clearing and grading N/A
Other Special Use Permit – Retail Cannabis Dispensary

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:
(Describe generally) N/A

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 _____

Date: _____

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

PROJECT NAME JJSK Inc., Retail Cannabis Dispensary

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. ___ n/a 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. 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. 0 Number of acres to be cleared or timber harvested

33. Estimated or known cubic yards of material to be excavated and removed from the site

34. Estimated or known cubic yards of fill required

35. The amount of grading expected or known to be required to bring the site to readiness

36. 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. 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. 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 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.

**SUKHVIR SINGH, PRESIDENT
JJSK INC.**

APPLICANTS SIGNATURE

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

**(OWNER) ANGELA DANOSKY, PRESIDENT OF AZB CORPORATION
DEPOSES AND SAYS THAT AZB CORPORATION HAS A BUSINESS ADDRESS**

AT 165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT AZB CORPORATION IS THE OWNER IN FEE OF

165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND JOSEPH M. SAFFIOTI, Esq. IS AUTHORIZED

TO REPRESENT AT MEETINGS OF SAID BOARD.

DATED: July ,2024

OWNERS SIGNATURE

**ANGELA DANOSKY, PRESIDENT
AZB CORPORATION**

WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

WITNESS' NAME (printed)

**MARK GIMIGLIANO, PE
DYKSTRA WALKER DESIGN GROUP
21 BOWLING GREEN PARKWAY, SUITE 204
LAKE HOPATCONG, NJ 07849**

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.

DATED

**SUKHVIR SINGH, PRESIDENT
JJSK, INC.**

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**

DATED

JJSK INC.

BY: _____
SUKHVIR SINGH, President