



**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: 14 FEBRUARY 2025
MEETING DATE: 20 FEBRUARY 2025
PROJECT REPRESENTATIVE: JOSEPH M. SAFFIOTI, ESQ.

1. The applicant is before the Planning Board for a Public Hearing for a retail cannabis dispensary. All previous comments have been addressed. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kmm

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

Michael W. Weeks, P.E.
Principal

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 | mhepa@mhepc.com



7 PARKING SPACES



7 PARKING SPACES
EXISTING EXTERIOR LIGHTS



8 PARKING SPACES
EXISTING EXTERIOR LIGHTS AT CANOPY



4 PARKING SPACES



EXISTING SHIPPING CONTAINERS W/ DUMPSTER



EXISTING EXTERIOR LIGHT



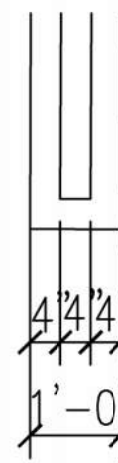
EXISTING EXTERIOR LIGHT



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

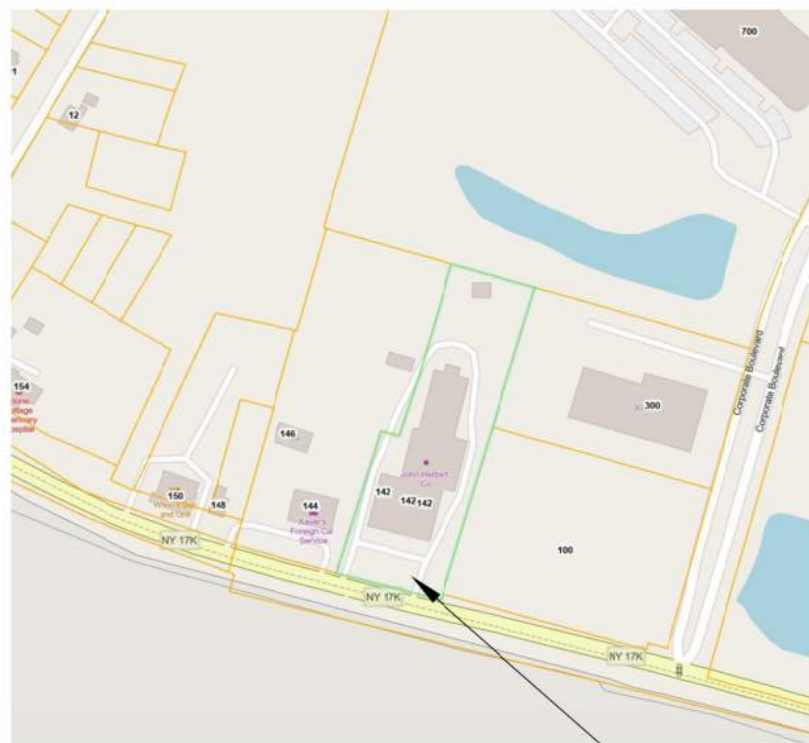
OFFICE 198SF+ BREAK ROOM 514SF =712 /200SF PER PERSON
=4 SPACES

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 IB DISTRICT	LOT AREA SF	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	REAR YARD (FEET)	REQUIRED SETBACKS	
						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 PLAT, 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
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
ARCHITECTURE 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: REGISTERED ARCHITECT
DANIEL P. YANOSH
STATE OF NEW YORK
017205
DRAWN BY: HM
CHECKED BY: RPV
DATE: 10-17-2024
PROJECT NUMBER: 24095
DRAWING NUMBER: SP100
FILE: P:\2000\OB# - JOB NAME\