



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

PROJECT NAME: CORTLAND COMMONS CANNABIS RETAIL
PROJECT NO.: 24-27
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 60
REVIEW DATE: 11 DECEMBER 2024
MEETING DATE: 19 DECEMBER 2024
PROJECT REPRESENTATIVE: MAURI ARCHITECTS PC

1. The project is before the Board for a Public Hearing for Special Use under the Towns Cannabis Related Uses.
2. Our previous comments have been addressed.
3. Any substantive comments received at the Public Hearing should be addressed by the applicant.

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, PE
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

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ZONING DATA CHART					PARCEL # 9-1-60	
					TOWN OF NEWBURGH	
ZONE		B	REQUIRED		EXISTING	PROPOSED
LOT AREA			MIN	15,000 SF	19,666± SF (3.2± ACRES)	NO CHANGE
LOT WIDTH			MIN	100'	57'-0"±	NO CHANGE
LOT DEPTH			MIN	125'	67'-0"±	NO CHANGE
FRONT YARD SETBACK (ROUTE 9W)			MIN	60' SEE NOTE #3	60'-0"± (BLDG B)	NO CHANGE
FRONT YARD SETBACK (CORTLAND)			MIN	40'	94'-5"± (BLDG B)	NO CHANGE
REAR YARD SETBACK			MIN	30' SEE NOTE #4	44'-0"± (BLDG A)	NO CHANGE
SIDE YARD SETBACK	I SIDE	MIN	25' SEE NOTE #4	NOT APPLICABLE	NO CHANGE	
	BOTH SIDES	MIN	30'	NOT APPLICABLE	NO CHANGE	
LOT BUILDING COVERAGE		MAX	40% SEE NOTE #5	7.5%± (10,535± SF)	NO CHANGE	
BUILDING HEIGHT		MAX	35'	23'-6"± (BLDG A) 24'-3"± (BLDG B)	NO CHANGE	
LOT SURFACE COVERAGE		MAX	80% SEE NOTE #5	43.0%± (60,000± SF)	NO CHANGE	

INDEX TO DRAWINGS		
SHT. #	TITLE	DATE
PB-1	SITE PLAN, MAPS & ZONING / PARKING ANALYSIS	8 NOV 2024
PB-2	SIGNAGE DETAILS, ELEVATIONS & DATA CHART	8 NOV 2024

- ZONING NOTES**
- ZONING ANALYSIS BASED ON PROPOSED CANNABIS RETAIL DISPENSARY USE.
 - LOT WIDTH TAKEN AT FRONT LINE OF BUILDING B.
 - ROUTE 9W IS A STATE HIGHWAY & REQUIRES A 60'-0" FRONT YARD PER ZONING SECTION 105-10.2 (2) (b).
 - MINIMUM 25'-0" REAR & SIDE YARD WHERE ABUTTING A RESIDENTIAL DISTRICT (UNDER 30,000 SF BUILDING) PER ZONING SECTION 105-10.2 (3) (a).
 - 40% LOT BUILDING COVERAGE & 80% LOT SURFACE COVERAGE (WITHOUT PUBLIC SEWER) PER FOOTNOTE 1 OF TABLE OF USE & BULK REQUIREMENTS B DISTRICT - SCHEDULE T.
 - PROJECT LOCATED IN THE MARLBORO SCHOOL DISTRICT.
 - PROJECT LOCATED IN THE MIDDLEHOPE FIRE DISTRICT.

PARKING ANALYSIS					PARCEL # 9-1-60		TOWN OF NEWBURGH	
ZONE	B	REQUIRED	EXISTING	PROPOSED				
PARKING REQUIREMENTS PER USE: RETAIL (25,000 SF): 1 PS per 150 SF CANNABIS RETAIL: 1 PS per 150 SF (or AS REQUIRED BY THE BOARD) *								
BUILDING A RETAIL:	8,230± SF	54.9 SPACES						
BUILDING B CANNABIS RETAIL:	2,305± SF	15.4 SPACES *						
TOTAL SPACES	MIN	71 SPACES *	68		71 TOTAL (68 + 3 STACKED EMPLOYEE SPACES ● DISPENSARY)			
ADA SPACES	MIN	3 (51-75 PROVIDED)	4		NO CHANGE			

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____, 20____

SECTION 105-13.B (6) REQUIRES PARKING FOR A CANNABIS RETAIL DISPENSARY TO BE DETERMINED BY EITHER SQUARE FOOTAGE CALCULATION (1 SPACE PER 150 SF) OR AS REQUIRED BY THE PLANNING BOARD.

BUILDING B - PARKING REQUIREMENT PER SQUARE FOOT CALCULATION: 2,305 SF / 150 PS/SF = 15.4 PS REQUIRED

DRIVE THROUGH TRANSACTIONS ARE NOT PROPOSED. THE EXISTING DRIVE THROUGH LANE WILL BE REPURPOSED FOR STACKED EMPLOYEE PARKING ONLY.

PROPOSED CANNABIS RETAIL DISPENSARY AT:

CORTLAND COMMONS

5440 ROUTE 9W TOWN OF NEWBURGH, NY

ARCHITECT / APPLICANT:

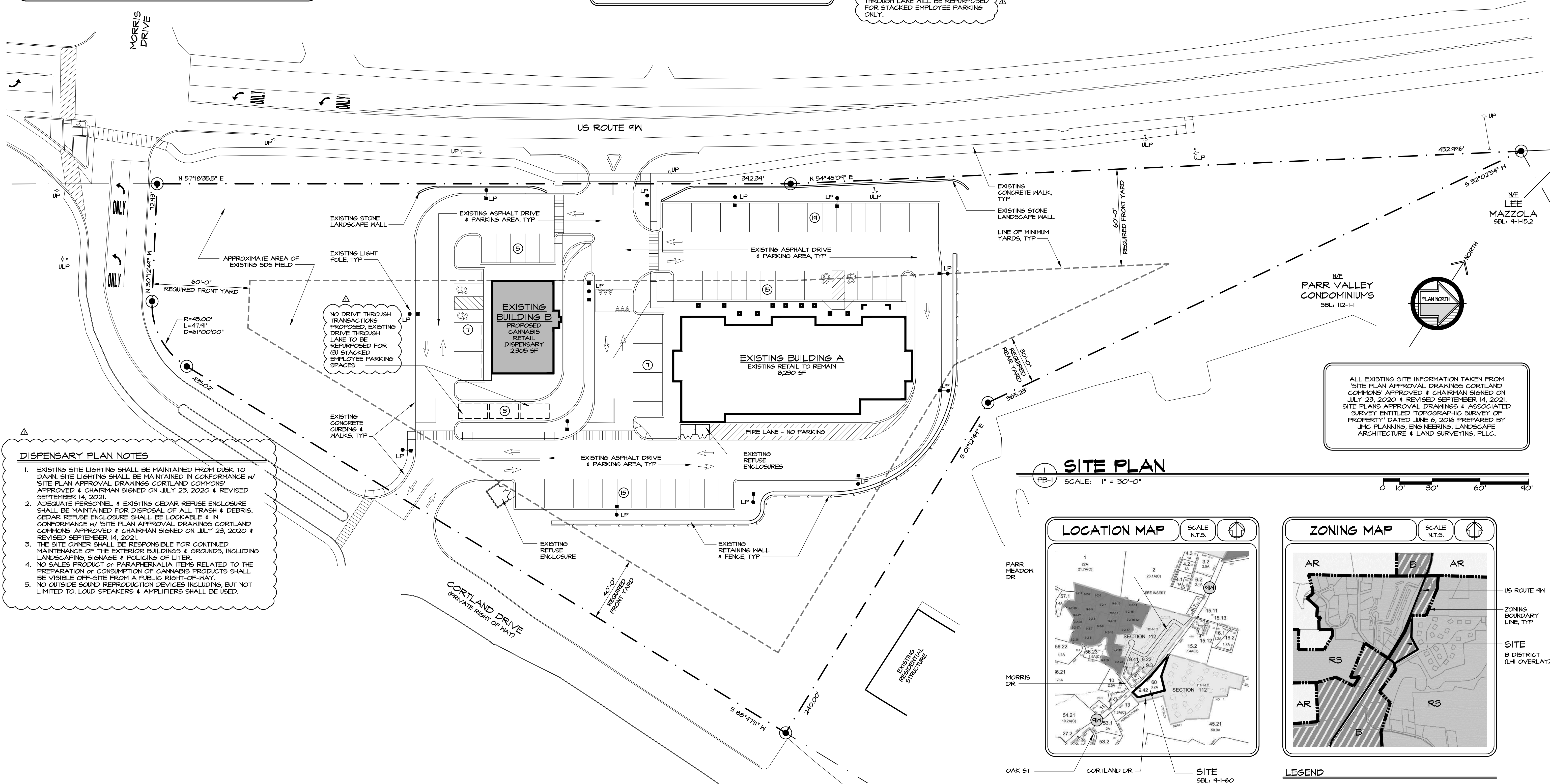
BRANDON PETRELLA, RA AIA
MAURI ARCHITECTS PC
73 MANSION STREET
POUGHKEEPSIE, NY 12601
845-452-1030
brandon@mauri-architects.com

DISPENSARY OPERATOR:

HARVINDER SINGH
ZOOTIEZ LLC
C/O ULTRA ENERGY CORP
PO BOX 27
MONTICELLO, NY 12701
845-591-2544
pompy2034@gmail.com

PROPERTY OWNER:

BRYAN J FARRELL, TRUSTEE
J6 FARRELL III REAL ESTATE, LLC
2931 MONTAUK HIGHWAY, PO BOX 14
BRIDGEHAMPTON, NY 11932
631-591-1068
b.farrelle@farrellbuilding.com



project no.	16-54.W
date	13 SEP 2024
drawn by	BP
revision	8 NOV 2024
comment	REVISIONS

PROPOSED CANNABIS RETAIL DISPENSARY AT:

CORTLAND COMMONS

5440 ROUTE 9W TOWN OF NEWBURGH, NY

SITE PLAN, MAPS & ZONING / PARKING ANALYSIS

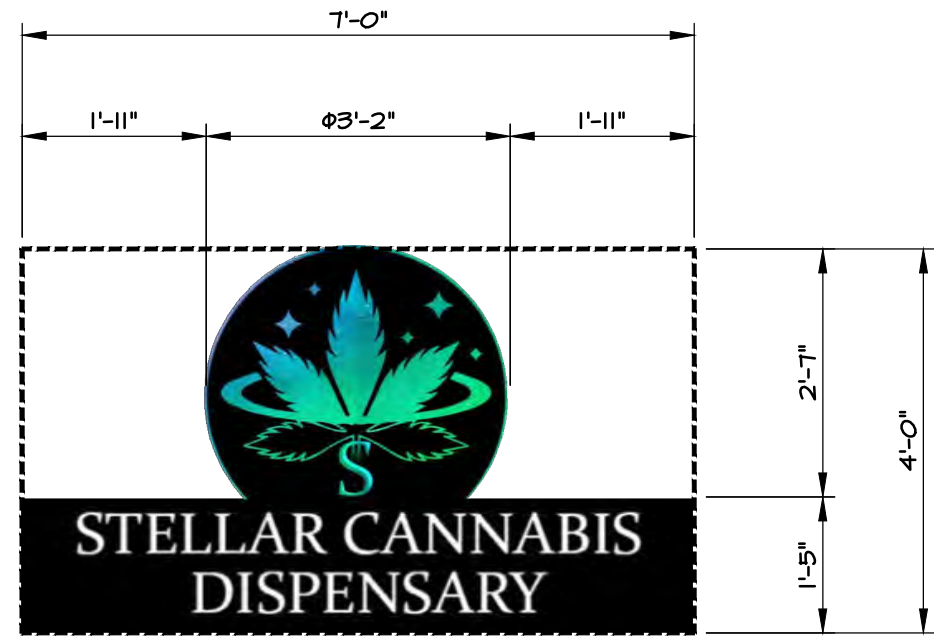
MAURI ARCHITECTS PC
73 MANSION STREET POUGHKEEPSIE NY 12601 845-452-1030 mauri-architects.com

PERMIT NO. **PB-1**

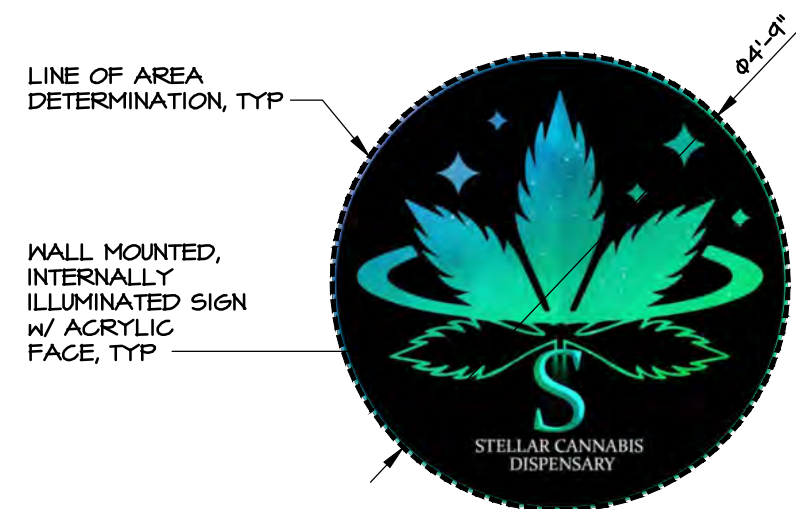
PERMIT TO CONSTRUCTION

REGISTERED ARCHITECT
MARTIN T. DIESING
STATE OF NEW YORK
033240

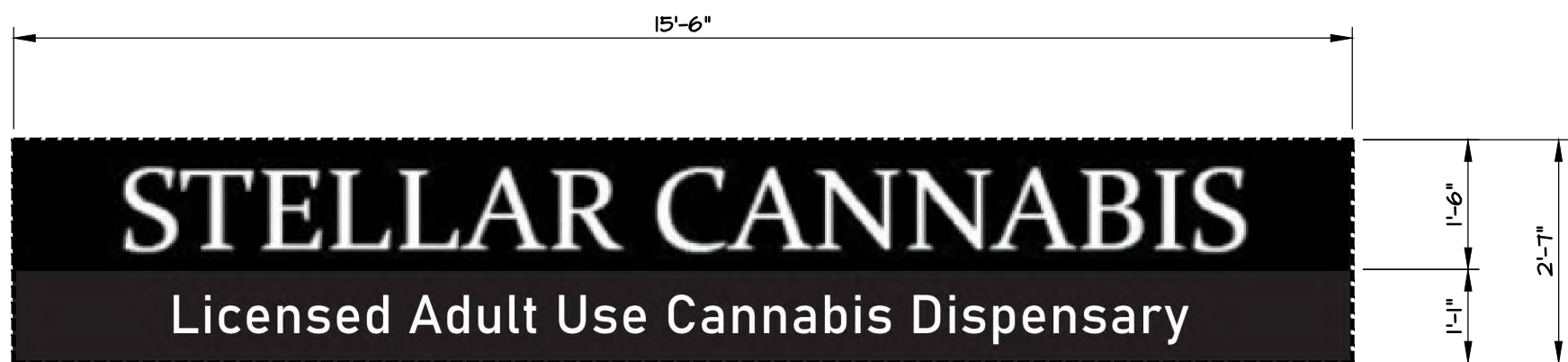
SIGN DATA CHART				PARCEL # 9-1-60
				TOWN OF NEWBURGH
ZONE	B	PERMITTED	PROPOSED	
S105-14.1 - SHOPPING CENTERS FRONT WALL SIGN - WEST (PRIMARY ACCESS DRIVE LOCATED ON ROUTE 9W)	MAX	AGGREGATE SIGN AREA: 2.0 SF x FRONT WALL LENGTH 2.0 SF x 34'-0" = 70 SF	SIGN A SIGNAGE AREA: 7'-0" x 4'-0" TOTAL: 20 SF	
S105-14.1 - SHOPPING CENTERS SIDE WALL SIGN - SOUTH (FACING CORTLAND DRIVE)	MAX	AGGREGATE SIGN AREA: 1.0 SF x FRONT WALL LENGTH 1.0 SF x 50'-0" = 50 SF	SIGN B SIGNAGE AREA: 4'-4" DIAMETER TOTAL: 17.7 SF SIGN C SIGNAGE AREA: 15'-6" x 2'-7" TOTAL: 40.1 SF AGGREGATE SIDE WALL SIGN AREA = 57.8 SF	



SIGN A
20.0 SF



SIGN B
17.7 SF

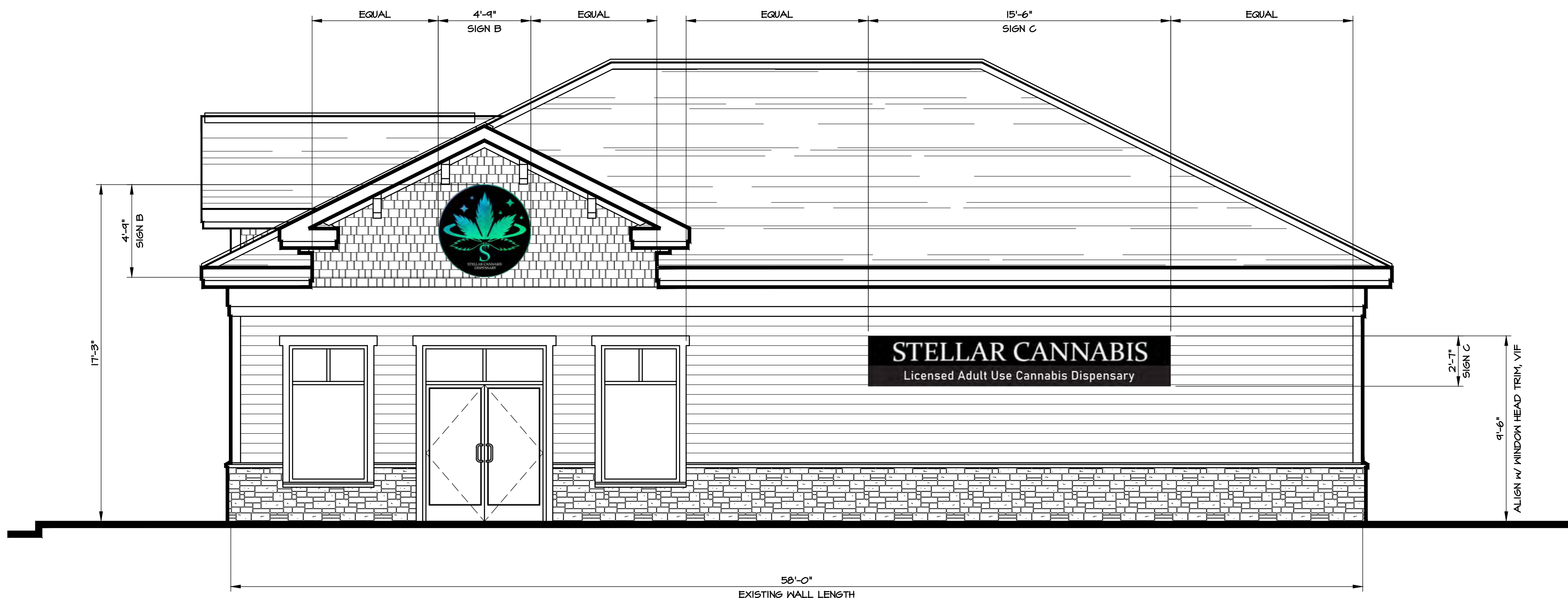


SIGN C
40.1 SF

1 SIGN DETAILS
SCALE: 1/2" = 1'-0"



2 SIGNAGE - WEST ELEVATION (FACING ROUTE 9W)
SCALE: 1/4" = 1'-0"



3 SIGNAGE - SOUTH ELEVATION (FACING CORTLAND DRIVE)
SCALE: 1/4" = 1'-0"

project no.
16-54.W

date
13 SEP 2024

drawn by
BP

revision	date	description
1	8 NOV 2024	COMMENT REVISIONS

PROPOSED CANNABIS RETAIL DISPENSARY AT:
CORTLAND COMMONS
TOWN OF NEWBURGH, NY
5440 ROUTE 9W

SIGNAGE DETAILS, ELEVATIONS & DATA CHART
MAURI ARCHITECTS PC
73 MANSON STREET POUGHKEEPSIE NY 12601 845.452.0030 mauri-architects.com

sheet no.
PB-2

PURSUANT TO SECTION 645 (b) OF
THE REGULATIONS OF THE
COMMISSIONER OF EDUCATION
UNAUTHORIZED ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW

