

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.

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Patrick J. Hines

Principal

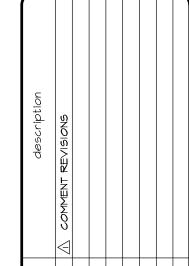
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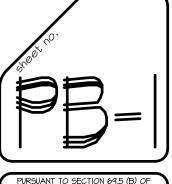
Michael W. Weeks, PE

Principal

ZONING DATA CHART	PARCEL # 9-1-60 TOWN OF NEWBURGH	ZONING NOTES I. ZONING ANALYSIS BASED ON PROPOSED	PARKING ANALYSIS	PARCEL # 9-1-60 TOWN OF NEWBURGH			
ZONE B REQUIRED	EXISTING PROPOSED	CANNABIS RETAIL DISPENSARY USE. 2. LOT WIDTH TAKEN AT FRONT LINE OF BUILDING B.	ZONE B REQUIRED	EXISTING PROPOSED			
DT AREA MIN 15,000 SF DT WIDTH MIN 100'	(3.2± ACRES) NO CHANGE 579'-0"± NO CHANGE	3. ROUTE 9M IS A STATE HIGHMAY & REQUIRES A 60'-0" FRONT YARD PER ZONING SECTION 185-18.C (2) (b). 4. MINIMUM 25'-0" REAR & SIDE YARD	PARKING REQUIREMENTS PER USE: RETAIL (<25,000 SF): PS per 150 SF				
T DEPTH MIN 125' ONT YARD SETBACK (ROUTE 9W) MIN CEE NOTE #3	677'-0"± NO CHANGE 60'-0"± (BLDG B) NO CHANGE	WHERE ABUTTING A RESIDENTIAL DISTRICT (UNDER 30,000 SF BUILDING) PER ZONING SECTION 185-18.C (5) (a). 5. 40% LOT BUILDING COVERAGE \$ 80%	CANNABIS RETAIL: I PS per 150 SF (or AS REQUIRED BY THE BOARD) * BUILDING A RETAIL: 8,230± SF 54.9 SPACES		PROPOSED C	ANNABIS RETAIL DISPENS	5ARY AT:
ONT YARD SETBACK (CORTLAND) MIN 40'	94'-5"± (BLDG B) NO CHANGE	LOT SURFACE COVERAGE & 80% LOT SURFACE COVERAGE (WITHOUT PUBLIC SEWER) PER FOOTNOTE I OF 'TABLE OF USE & BULK REQUIREMENTS B		71 TOTAL	CORTLA	ND COL	4MANC
AR YARD SETBACK MIN 30' SEE NOTE #4 I SIDE MIN 25' SEE NOTE #4	44'-0"± (BLDG A) NO CHANGE NOT APPLICABLE NO CHANGE	DISTRICT - SCHEDULE 7'. 6. PROJECT LOCATED IN THE MARLBORO SCHOOL DISTRICT.	TOTAL SPACES MIN 71 SPACES *	(68 + 3 STACKED) EMPLOYEE SPACES ODISPENSARY)	5440 ROUTE 9K		
BOTH SIDES MIN 30'	NOT APPLICABLE NO CHANGE	7. PROJECT LOCATED IN THE MIDDLEHOPE FIRE DISTRICT.	ADA SPACES MIN (51-75 PROVIDED)	4 NO CHANGE			,
DING HEIGHT MAX 40% SEE NOTE #5 MAX 35'	(10,535± SF) 23'-6"± (BLDG A) 29'-3"± (BLDG B) NO CHANGE		OWNER'S CONSENT	* SECTION 185-13.B (6) REQUIRES PARKING FOR A CANNABIS RETAIL	ARCHITECT / APPLICANT: BRANDON PETRELLA, RA AIA	DISPENSARY OPERATOR: HARVINDER SINGH	PROPERTY OWNER: BRYAN J FARRELL, TRUSTEE
SURFACE COVERAGE MAX 80% SEE NOTE #5	43.0%± (60,000± SF) NO CHANGE		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.	DISPENSARY TO BE DETERMINED BY EITHER SQUARE FOOTAGE CALCULATION (I SPACE PER 150 SF) or AS REQUIRED BY THE PLANNING	MAURI ARCHITECTS PC 73 MANSION STREET POUGHKEEPSIE, NY 12601 845-452-1030	ZOOTIEZ, LLC C/O ULTRA ENERGY CORP PO BOX 27 MONTICELLO, NY 12701	JG FARRELL III REAL ESTATE, LLC 2331 MONTAUK HIGHWAY, PO BOX 14 BRIDGEHAMPTON, NY 11932 631-537-1068
INDEX TO DRAWINGS			SIGNED THIS DAY OF	BOARD. BUILDING B - PARKING REQUIREMENT PER SQUARE FOOT CALCULATION:	brandon@mauri-architects.com	645-591-2544 pompy2034@gmall.com	b.farrell@farrellbuilding.com
TITLE SITE PLAN, MAPS & ZONING / PARKING ANALYSIS	DATE 8 NOV 2024		, 20	2,305 SF / 150 PS/SF = 15.4 PS REQUIRED			
SIGNAGE DETAILS, ELEVATIONS & DATA CHART	8 NOV 2024			DRIVE THROUGH TRANSACTIONS ARE NOT PROPOSED. THE EXISTING DRIVE THROUGH LANE WILL BE REPURPOSED FOR STACKED EMPLOYEE PARKING			
$\widetilde{\omega} \succeq$				ONLY.			
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		U	S ROUTE 9W				UP
	Nb _{o-}				ULP		452.996'
N ETRIAIZE EN E			JUP 333 331 7 11 5484	Flod" F	· — · — · — · — · — · — ·	· · · · .	· ·
N 57°18'35.5" E.	_ · · · ·	LP	1 392.39 N 54°4	EXISTING CONCRE	SETE WALK,		. 16320
	EXISTING STONE LANDSCAPE WALL	EXISTING ASPHALT DRIVE & PARKING AREA, TYP		EXISTING LANDSC	S STONE 5 STON		
	LANDSCAPE MALL			YARDS,	MINIMUM PAYT MUMINIM		P.
ULP APPROXEXIST	KIMATE AREA OF POLE, TYP		EXISTING ASPHALT DRIVE # PARKING AREA, TYP	E		· · · · · ·	
REQUIRED FRONT YARD						PARR VALLE	
/—R=45.00¹	NO DRIVE THROUGH	EXISTING BUILDING B PROPOSED				SBL: II2-I-I	PLAN NORTH
L=47.91' D=61°00'00"	TRANSACTIONS PROPOSED, EXISTING DRIVE THROUGH LANE TO BE	PROPOSED CANNABIS RETAIL DISPENSARY					
	REPURPOSED FOR (3) STACKED EMPLOYEE PARKING SPACES	2,305 SF	EXISTING BUILDING EXISTING RETAIL TO REMA	A A A A A A A A A A A A A A A A A A A			
\$55.02.			EXISTING RETAIL TO REMA			SITE	EXISTING SITE INFORMATION TAKEN FRO E PLAN APPROVAL DRAWINGS CORTLAN
				365.2		JULY SITE PI	MONS' APPROVED & CHAIRMAN SIGNED 23, 2020 & REVISED SEPTEMBER 14, 20 LANS APPROVAL DRAWINGS & ASSOCIA VEY ENTITLED 'TOPOGRAPHIC SURVEY (
	EXISTING CONCRETE CURBING & WALKS, TYP		FIRE LANE - NO PARKING			PROF JN	PERTY' DATED JUNE 6, 2016 PREPARED IC PLANNING, ENGINEERING, LANDSCAPE RCHITECTURE & LAND SURVEYING, PLLC.
SARY PLAN NOTES		P F	EXISTING ASPHALT DRIVE EXISTING REFUSE				
NG SITE LIGHTING SHALL BE MAINTAINED FROM DUSK TO SITE LIGHTING SHALL BE MAINTAINED IN CONFORMANCE PLAN APPROVAL DRAWINGS CORTLAND COMMONS'			# PARKING AREA, TYP	=	PB-I SCALE: I" = 30'-0"		
OVED & CHAIRMAN SIGNED ON JULY 23, 2020 & REVISED MBER 14, 2021. JATE PERSONNEL & EXISTING CEDAR REFUSE ENCLOSURE BE MAINTAINED FOR DISPOSAL OF ALL TRASH & DEBRI	<i>X</i>		LP LP				0 10 50 60
R REFUSE ENCLOSURE SHALL BE LOCKABLE & IN DRMANCE W/ 'SITE PLAN APPROVAL DRAWINGS CORTLANI ONS' APPROVED & CHAIRMAN SIGNED ON JULY 23, 2020			◆ LP — × — × — × — × — × — × — × — × — × — ×		LOCATION MAP SCALE N.T.S.	ZONING	MAP SCALE N.T.S.
ED SEPTEMBER 14, 2021. TE OWNER SHALL BE RESPONSIBLE FOR CONTINUED ENANCE OF THE EXTERIOR BUILDINGS & GROUNDS, INCLUD CAPING, SIGNAGE & POLICING OF LITER.	PING }	EXISTING REFUSE ENCLOSURE	EXISTING RETAINING WALL & FENCE, TYP		1 /4.3 a/ Map 42.11		
LES PRODUCT OR PARAPHERNALIA ITEMS RELATED TO THARATION OF CONSUMPTION OF CANNABIS PRODUCTS SHALES OFF-SITE FROM A PUBLIC RIGHT-OF-WAY.	L {		5/0.0	PARR MEAD DR —	2 22A 21.7A(C) 2 3.2 23.1A(C) 4.1 (0) 6.2	AR	B AR
TSIDE SOUND REPRODUCTION DEVICES INCLUDING, BUT NO D TO, LOUD SPEAKERS & AMPLIFIERS SHALL BE USED.	}	CORTIAND.			57.1 92.1 92.2 92.3 SEE INSERT		
		ERICHT DRIVE			92-28 92-5 92-15 92-15 92-15 92-15 92-15 92-15 92-15 92-15 92-16-12 92-16-1	15.13 	
		MAN			9-2-10 9-2-10 SECTION 112 15.12 15.2 15.2 7.4A(C)	16.1 1.24 16.2 1.7A s	
					4.1A 1.9A(C) 9.41. 9.22 16.21 9.33	R3	
				MORE DR -	26A 10 60 112-1-12 9.42 3.2A SECTION 112	NO. 1	
			S BB . ATM.		54.21 (9W)53.1 regeneratives	AR	R3
			"'w		27.2 53.2 50 50.05T1		
					GT CORTIAND DE		
				OAK	3 112	LEGEND AR - AGRICULTURAL B - BUSINESS DISTE	DISTRICT
							e w . 1

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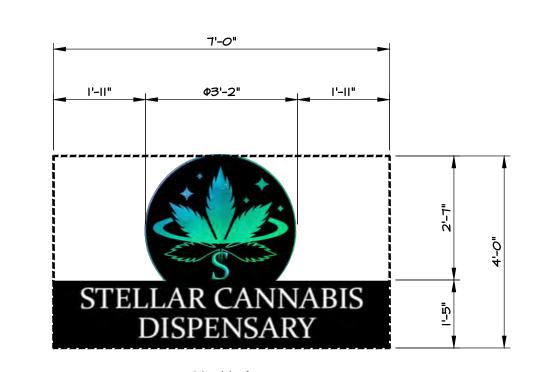


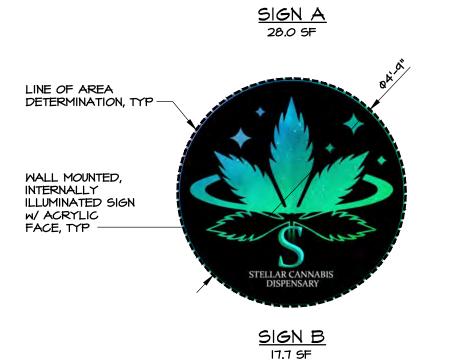




AR - AGRICULTURAL DISTRICT B - BUSINESS DISTRICT R3 - RESIDENTIAL DISTRICT

SIGN DATA CHA	PARCEL # 9-1-60 TOWN OF NEWBURGH				
ZONE B	\mathcal{L}	PERMITTED	PROPOSED		
§ <u>[85-14.1 - SHOPPING CENTERS</u> 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 39'-0" = 78 SF	SIGN A SIGNAGE AREA: 7'-0" × 4'-0" TOTAL: 28 SF		
		AGGREGATE SIGN AREA:	SIGN B SIGNAGE AREA: 4'-9" DIAMETER TOTAL: 17.7 SF		
<u>§185-14.1 - SHOPPING CENTERS</u> SIDE WALL SIGN - SOUTH (FACING CORTLAND DRIVE)	MAX	I.O SF x FRONT WALL LENGTH I.O SF x 58'-0" = 58 SF	SIGN C SIGNAGE AREA: 15'-6" × 2'-7" TOTAL: 40.1 SF		
			AGGREGATE SIDE WALL SIGN AREA = 57,8 SF		





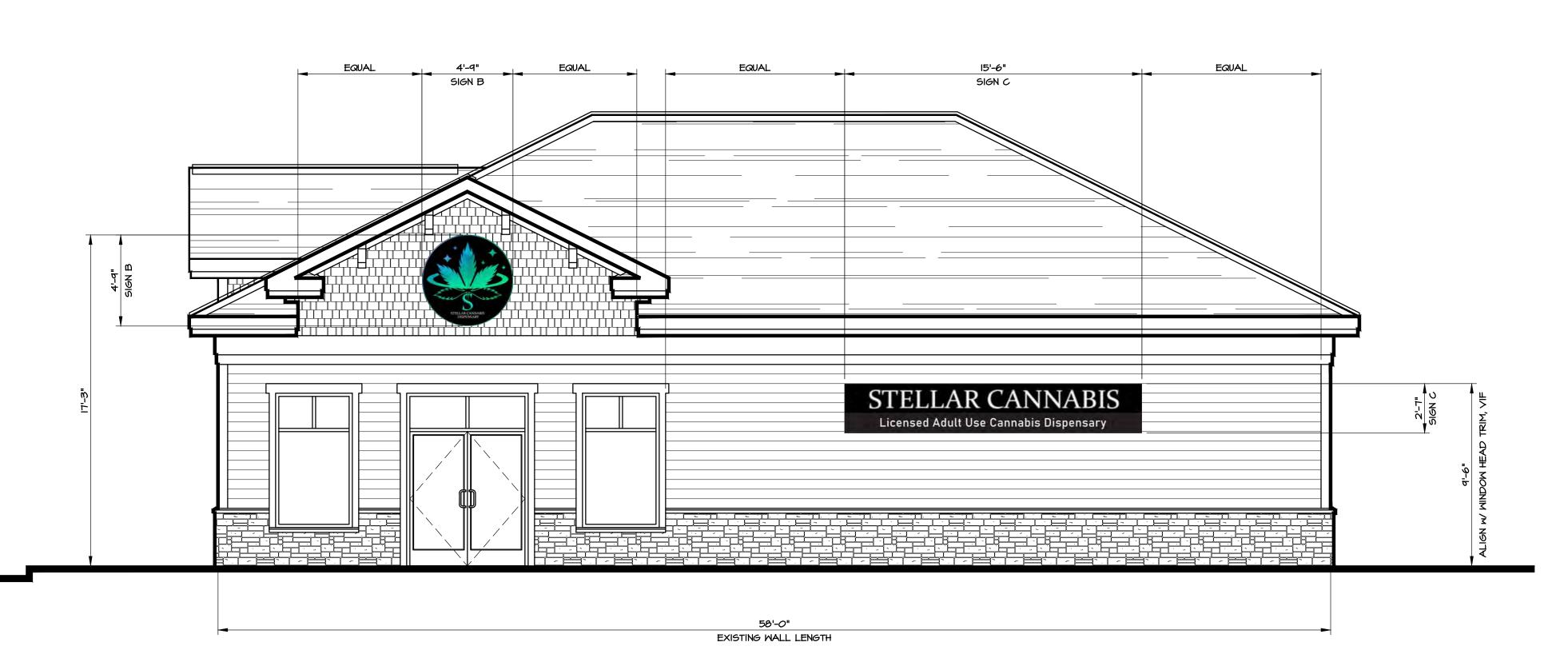


<u>SIGN C</u> 40.1 SF

15'-6"









project no. 16-54.W

13 SEP 2024 drawn by

ion description 2024 A comment REVISIONS

OMN OF NEWBURGH, NY

CORTLAND COM

CORTLAND COM

ARCHITECTS PC

