



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

PROJECT NAME:	CORTLAND COMMONS RETAIL CANNABIS DISPENSARY
PROJECT NO.:	24-27
PROJECT LOCATION:	SECTION 9, BLOCK 1, LOT 60
REVIEW DATE:	18 JUNE 2025
MEETING DATE:	25 JUNE 2025
PROJECT REPRESENTATIVE:	MAURI ARCHITECTS PC

1. The applicants are before the Board for a revised ARB for signage. The applicants were notified by the New York State of Office of Cannabis Management that their previously approved signs do not comply with their state's regulation. It is noted these regulations do not permit symbols. This office has no further comments on the proposed signage.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in blue ink that reads 'Michael W. Weeks'.

Michael W. Weeks, PE
Principal

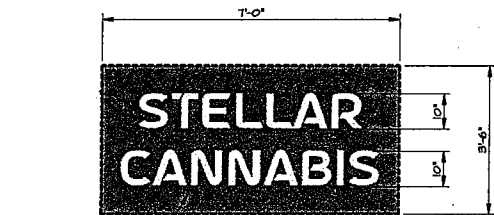
NEW YORK OFFICE

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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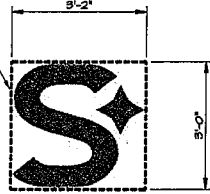
SIGN DATA CHART			PARCEL # 9-1-60 TOWN OF NEWBURGH	
ZONE	B	PERMITTED	PROPOSED	
SIDE-14.1 - SHOPPING CENTERS FRONT WALL SIGN - WEST (PRIMARY ACCESS DRIVE LOCATED ON ROUTE 9W)	MAX	AGGREGATE SIGN AREA: 2.0 SF x FRONT WALL LENGTH 2.0 SF x 34'-0" = 70 SF	SIGN A SIGNAGE AREA: 7'-0" x 3'-6" TOTAL: 24.5 SF	
SIDE-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 58'-0" = 58 SF	SIGN B SIGNAGE AREA: 3'-2" x 3'-0" TOTAL: 4.5 SF	
			SIGN C SIGNAGE AREA: 15'-6" x 2'-7" TOTAL: 41.4 SF	
			AGGREGATE SIDE WALL SIGN AREA = 56.9 SF	



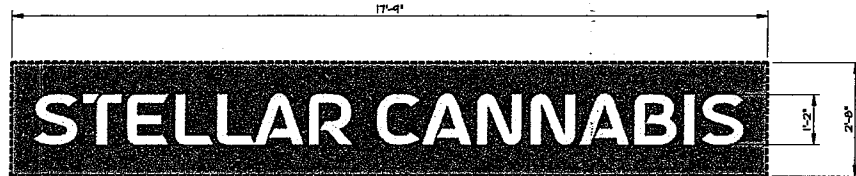
WALL MOUNTED,
INTERIALLY
ILLUMINATED SIGN
W/ ACRYLIC
FACE TYP

SIGN A
24.5 SF

LINE OF AREA
DETERMINATION TYP



SIGN B
4.5 SF

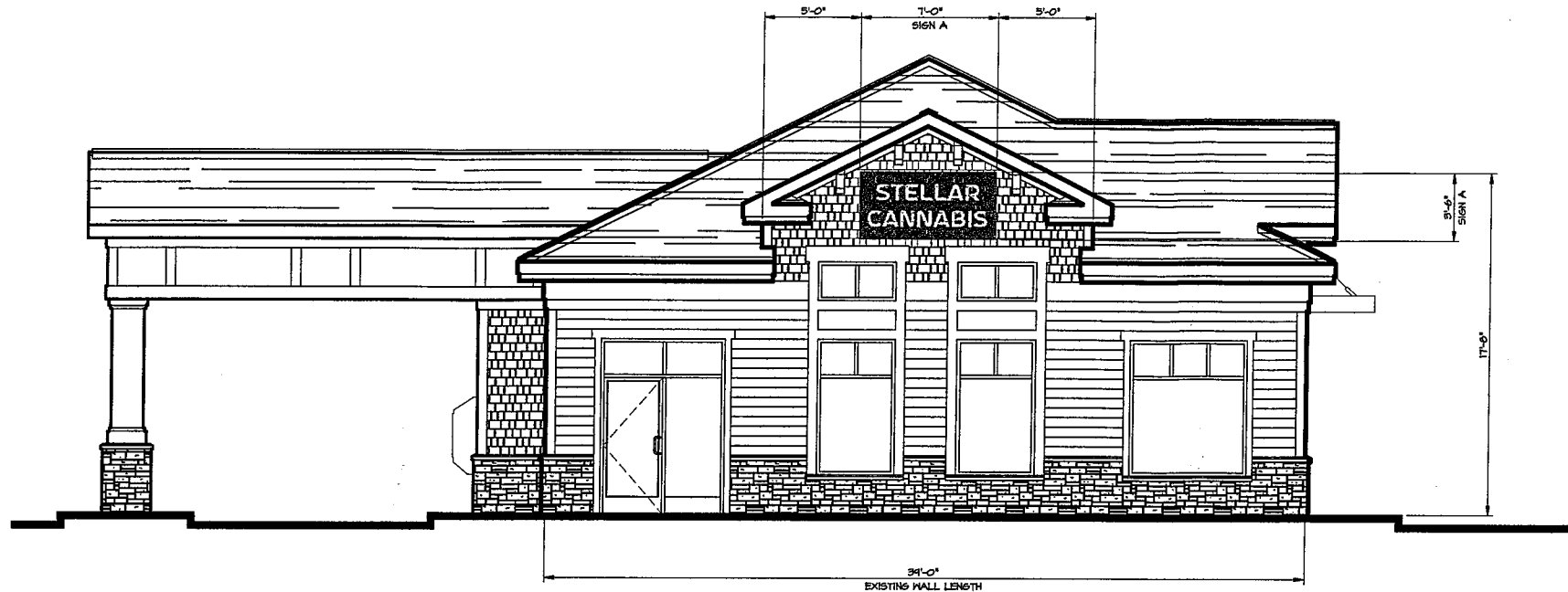


SIGN C
41.4 SF

1 SIGN DETAILS

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

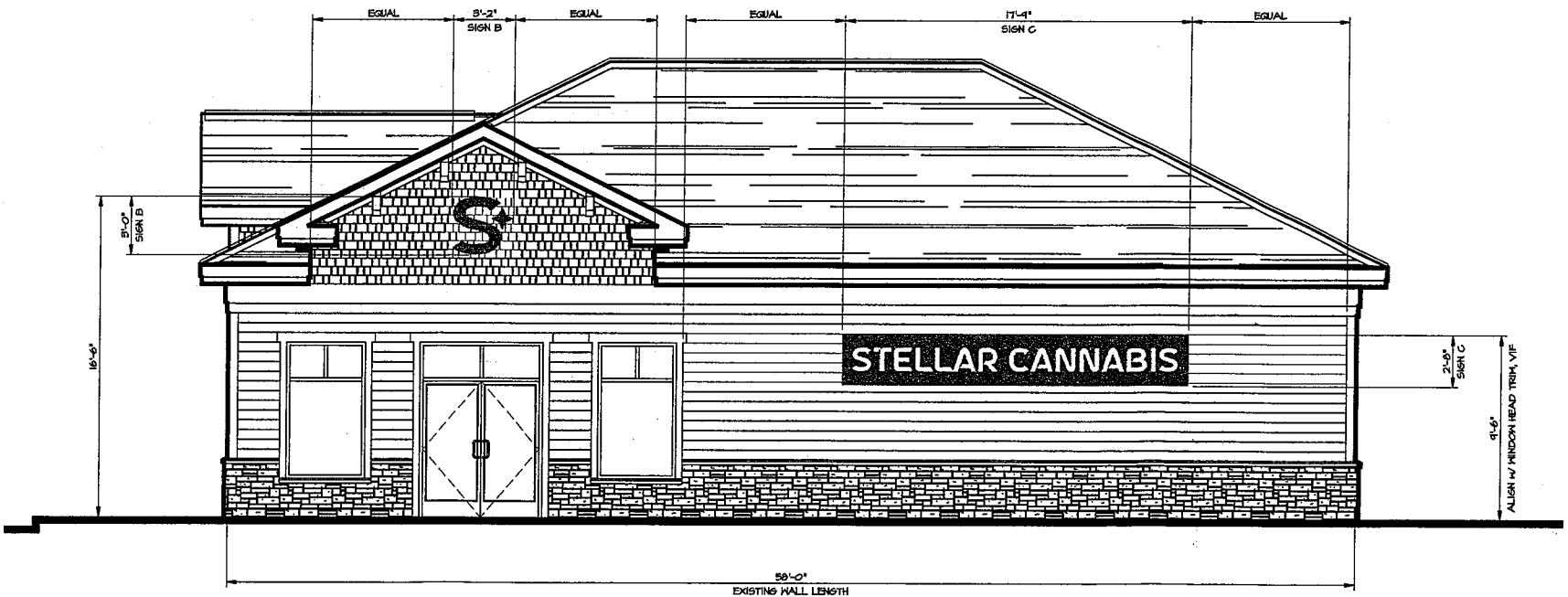
0 5' 1'



2 SIGNAGE - WEST ELEVATION (FACING ROUTE 9W)

SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'



3 SIGNAGE - SOUTH ELEVATION (FACING CORTLAND DRIVE)

SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'

project no.
16-54.14

date
13 SEP 2024

drawn by
BP

revision	date	description
1	13 SEP 2024	COMMIT REVISIONS

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

SIGNAGE DETAILS, ELEVATIONS & DATA CHART

MAURI ARCHITECTS PC
15 MAISON STREET FORTKEEPSIE NY 12001 845-452-0250 mauri-architects.com

PROJECT NO.
PB-2

PURSUANT TO SECTION 645.01 OF
THE REGULATIONS OF THE
COMMISSIONER OF EDUCATION,
UNAUTHORIZED ALTERATIONS TO THIS
DOCUMENT IS A VIOLATION OF THE LAW.

ZONING DATA CHART				PARCEL # 9-1-60	
TOWN OF NEWBURGH					
ZONE		B	REQUIRED	EXISTING	PROPOSED
LOT AREA			MIN 15,000 SF	134,666± SF (3.2± ACRES)	NO CHANGE
LOT WIDTH			MIN 100'	574'-0"±	NO CHANGE
LOT DEPTH			MIN 125'	677'-0"±	NO CHANGE
FRONT YARD SETBACK (ROUTE 9W)			60' SEE NOTE #3	60'-0"± (BLDG B)	NO CHANGE
FRONT YARD SETBACK (CORTLAND)			MIN 40'	44'-5"± (BLDG B)	NO CHANGE
REAR YARD SETBACK			MIN 30' SEE NOTE #4	44'-0"± (BLDG A)	NO CHANGE
SIDE YARD SETBACK	1 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'-5"± (BLDG B)	NO CHANGE
LOT SURFACE COVERAGE			MAX 80% SEE NOTE #5	43.0%± (60,000± SF)	NO CHANGE

- ZONING NOTES**
1. ZONING ANALYSIS BASED ON PROPOSED CANNABIS RETAIL DISPENSARY USE.
 2. LOT WIDTH TAKEN AT FRONT LINE OF BUILDING B.
 3. ROUTE 9W IS A STATE HIGHWAY & REQUIRES A 60'-0" FRONT YARD PER ZONING SECTION 185-19.0 (2) (b).
 4. MINIMUM 25'-0" REAR & SIDE YARD WHERE ABUTTING A RESIDENTIAL DISTRICT (UNDER 30,000 SF BUILDING) PER ZONING SECTION 185-19.0 (3) (a).
 5. 40% LOT BUILDING COVERAGE & 80% LOT SURFACE COVERAGE (WITHOUT PUBLIC SEWER) PER FOOTNOTE 1 OF TABLE OF USE & BULK REQUIREMENTS B DISTRICT - SCHEDULE T.
 6. PROJECT LOCATED IN THE MARLBORO SCHOOL DISTRICT.
 7. 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 16th DAY OF JUNE 2025

J. Lee Mazzola

- SECTION 185-19.0 (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

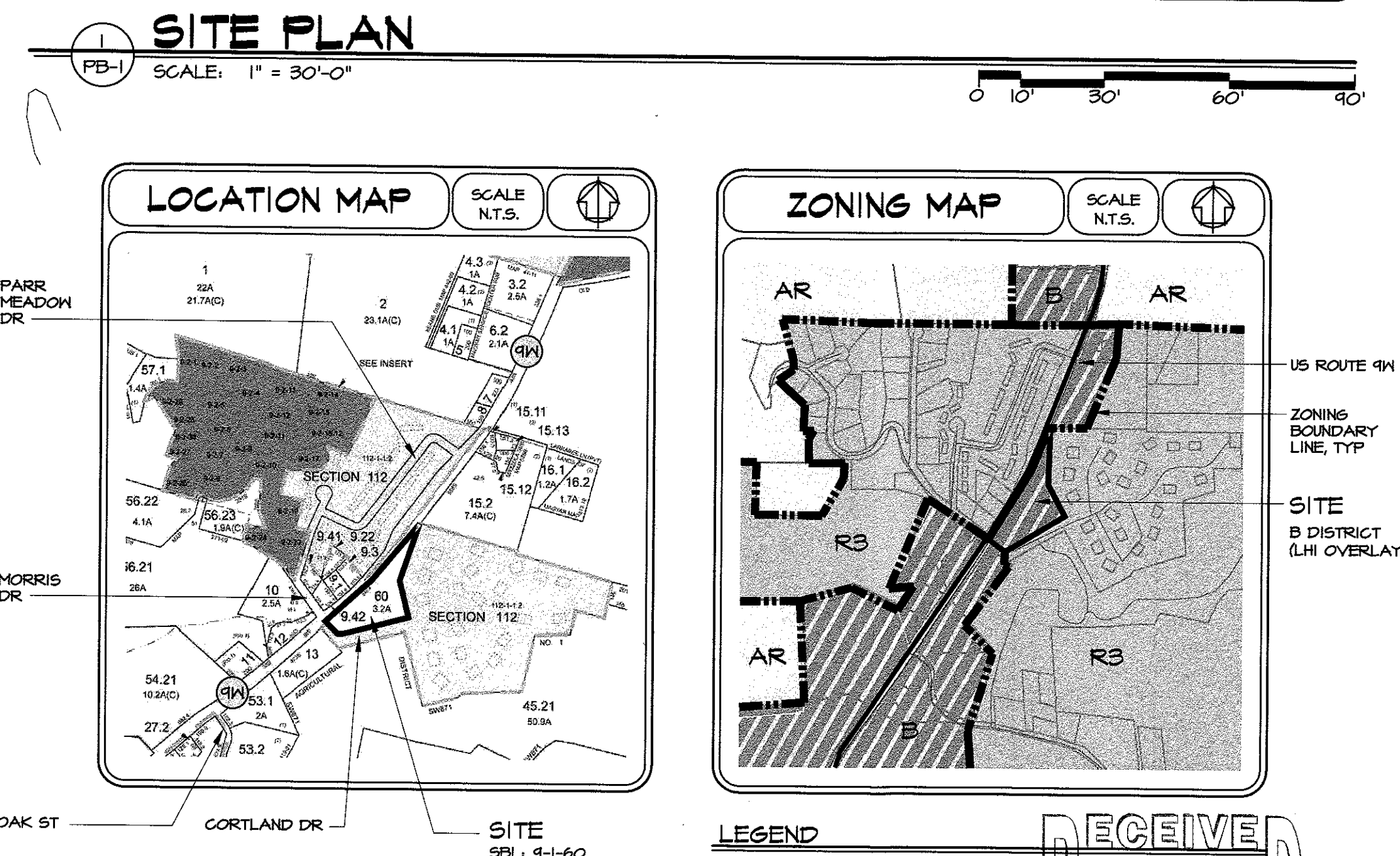
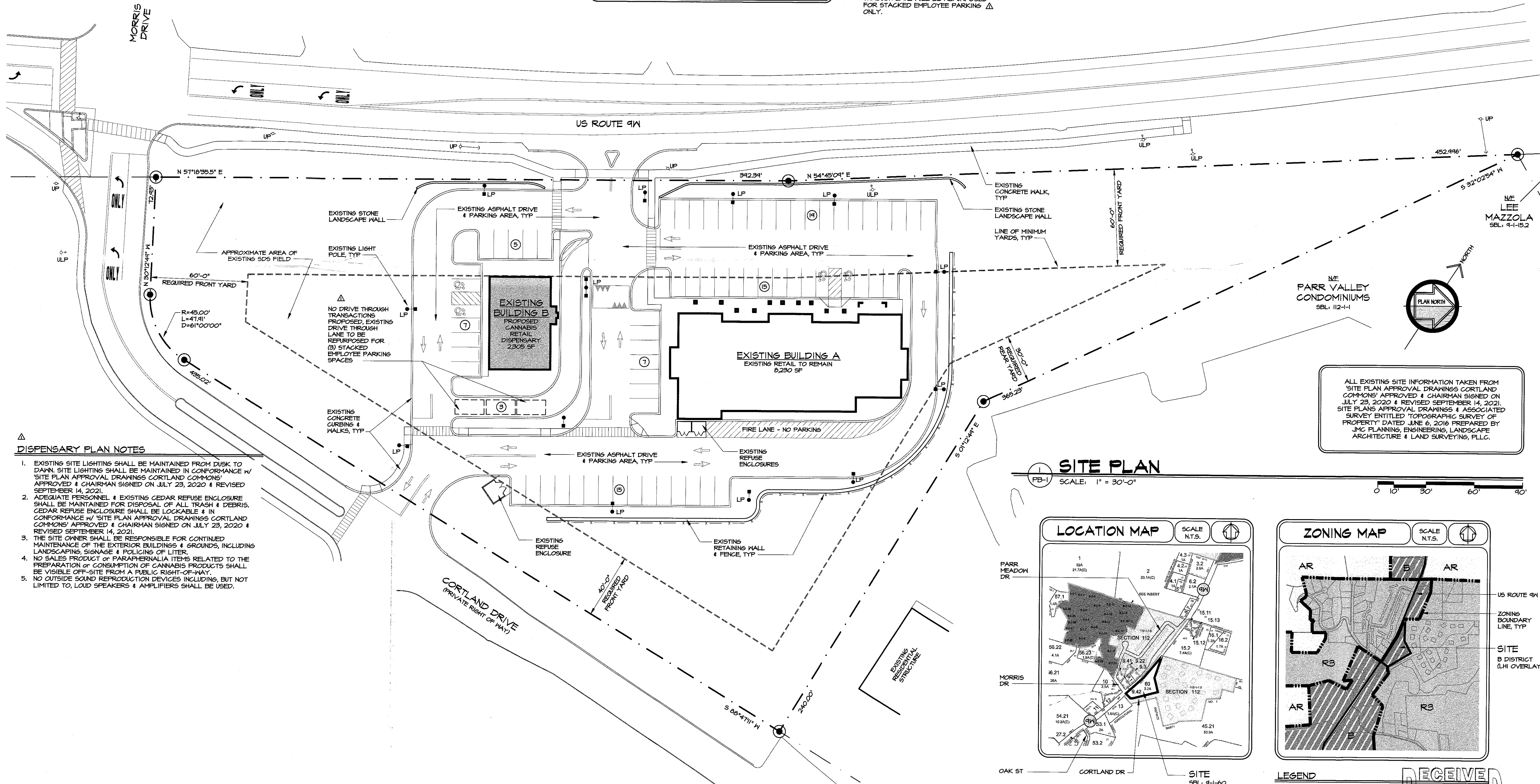
DISPENSARY OPERATOR:

HARVINDER SINGH
ZOOTIEZ, LLC
C/O ULTRA ENERGY CORP
PO BOX 27
MONTICELLO, NY 12101
845-541-2544
pomp2034@gmail.com

PROPERTY OWNER:

BRYAN J FARRELL, TRUSTEE
JG FARRELL III REAL ESTATE, LLC
2331 MONTAUK HIGHWAY, PO BOX 14
BRIDGEHAMPTON, NY 11932
631-531-1068
b.farrell@farrellbuilding.com

INDEX TO DRAWINGS		
SHT. #	TITLE	DATE
PB-1	SITE PLAN, MAPS & ZONING / PARKING ANALYSIS	8 NOV 2024
PB-2	SIGNAGE DETAILS, ELEVATIONS & DATA CHART	16 JUN 2025



project no.
16-54-W

date
13 SEP 2024

drawn by
BP

revision
date
8 NOV 2024

description
CONSENT REVISIONS

PROPOSED CANNABIS RETAIL DISPENSARY AT:

CORTLAND COMMONS

TOWN OF NEWBURGH, NY
5440 ROUTE 9W

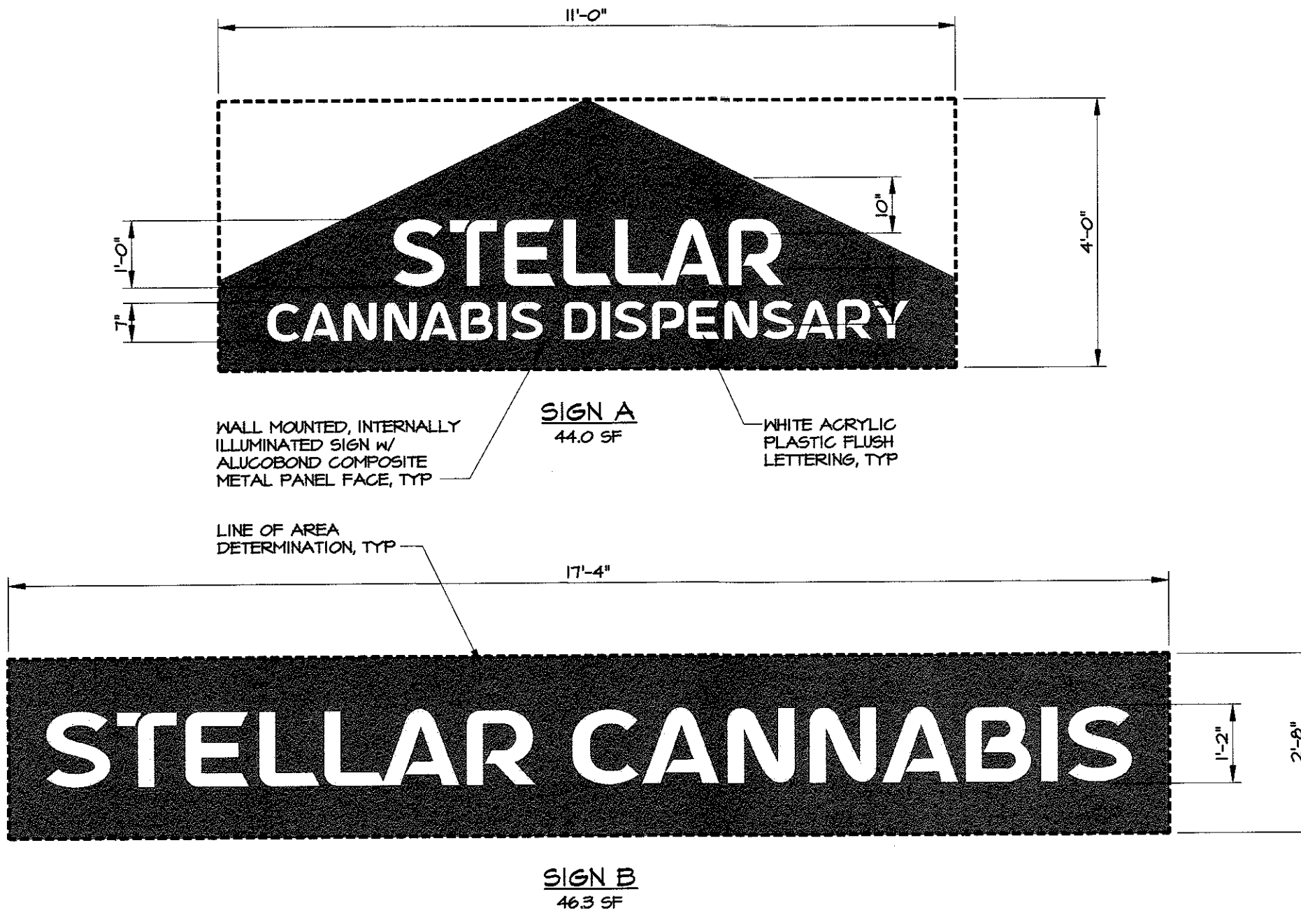
SITE PLAN, MAPS & ZONING / PARKING ANALYSIS

MAURI ARCHITECTS PC

73 MANSION STREET
POUGHKEEPSIE, NY 12601
845-452-1030
mauri-architects.com

REGISTERED ARCHITECT
MATH T. DESING
STATE OF NEW YORK
033240

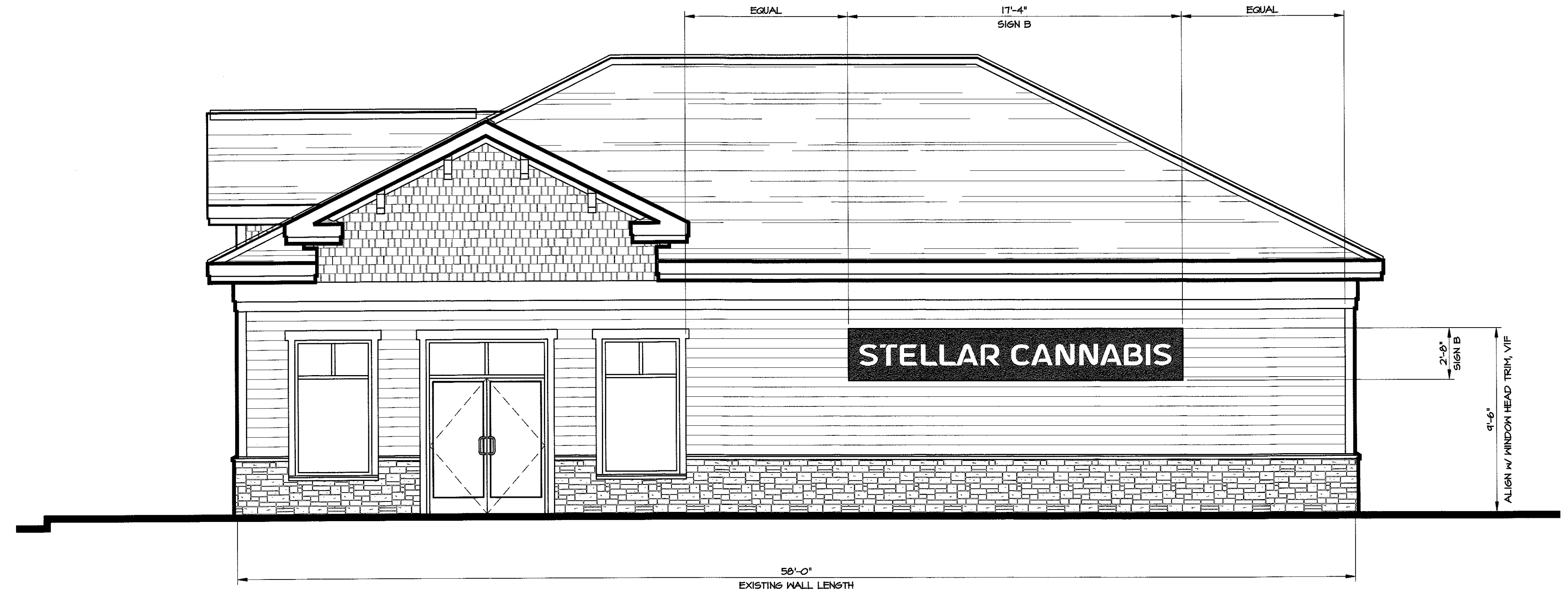
SIGN DATA CHART			PARCEL # 9-1-60
			TOWN OF NEWBURGH
ZONE	B	PERMITTED	PROPOSED
SIDE-14.1 - SHOPPING CENTERS FRONT WALL SIGN - WEST (PRIMARY ACCESS DRIVE LOCATED ON ROUTE 9W)	MAX	AGGREGATE SIGN AREA: 2.0 SF x WEST WALL LENGTH 2.0 SF x 34'-0" = 70 SF	SIGN A SIGNAGE AREA: 11'-0" x 4'-0" TOTAL: 44.0 SF
SIDE-14.1 - SHOPPING CENTERS SIDE WALL SIGN - SOUTH (FACING CORTLAND DRIVE)	MAX	AGGREGATE SIGN AREA: 1.0 SF x SOUTH WALL LENGTH 1.0 SF x 58'-0" = 58 SF	SIGN B SIGNAGE AREA: 17'-4" x 2'-8" TOTAL: 46.3 SF



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



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



3 SIGNAGE - SOUTH ELEVATION (FACING CORTLAND DRIVE)
SCALE: 1/4" = 1'-0"
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project no.
16-54.W

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13 SEP 2024

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revision	date	description
1	8 NOV 2024	1. COMMENT REVISIONS
2	16 JUN 2025	2. OWNER SIGN REVISIONS

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

SIGNAGE DETAILS, ELEVATIONS & DATA CHART
MAURI ARCHITECTS PC
73 MANHATTAN STREET POUGHKEEPSIE NY 12601 845.452.1030 mauri-architects.com

PROJECT NO.
PB-2

PURSUANT TO SECTION 2405 (b) OF THE REGULATION OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

REGISTERED ARCHITECT
MARTIN T. DIEBING
STATE OF NEW YORK
033240