

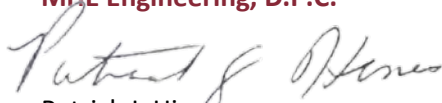


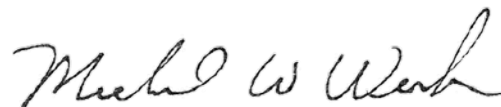
**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: ELEVATED DREAMS LLC – RETAIL CANNABIS DISPENSARY
PROJECT NO.: 25-13
PROJECT LOCATION: SECTION 64, BLOCK 2, LOT 16
REVIEW DATE: 18 JUNE 2025
MEETING DATE: 25 JUNE 2025
PROJECT REPRESENTATIVE: FLOYD JOHNSON, CADMAN DESIGN / LOUIS DUBOIS, P.E.

1. The project was sent to County Planning on 5 May 2025. As of the date of this meeting the project will be timed out if no response has been received.
2. This project was submitted to the NYSDOT on 2 May 2025. As of the date of this review, no response was received.
3. Confirmation that Adjoiners' Notices have been sent should be provided.
4. A chart has been added for the parking on the site identifying 60 parking spaces required. Actual number of parking spaces should be identified.
5. The signage for the site should be addressed with Code Compliance.
6. Seven delineated parking spaces exist on the site.
7. Code Compliance should address the sign located off site and with no set back.
8. A lock dumpster has been depicted on the plans. Dumpster is proposed to be located to the rear of the structure. Dumpster enclosure is proposed.
9. Project is a special use. A Public Hearing is required.

Respectfully submitted,
MHE Engineering, D.P.C.


Patrick J. Hines
Principal

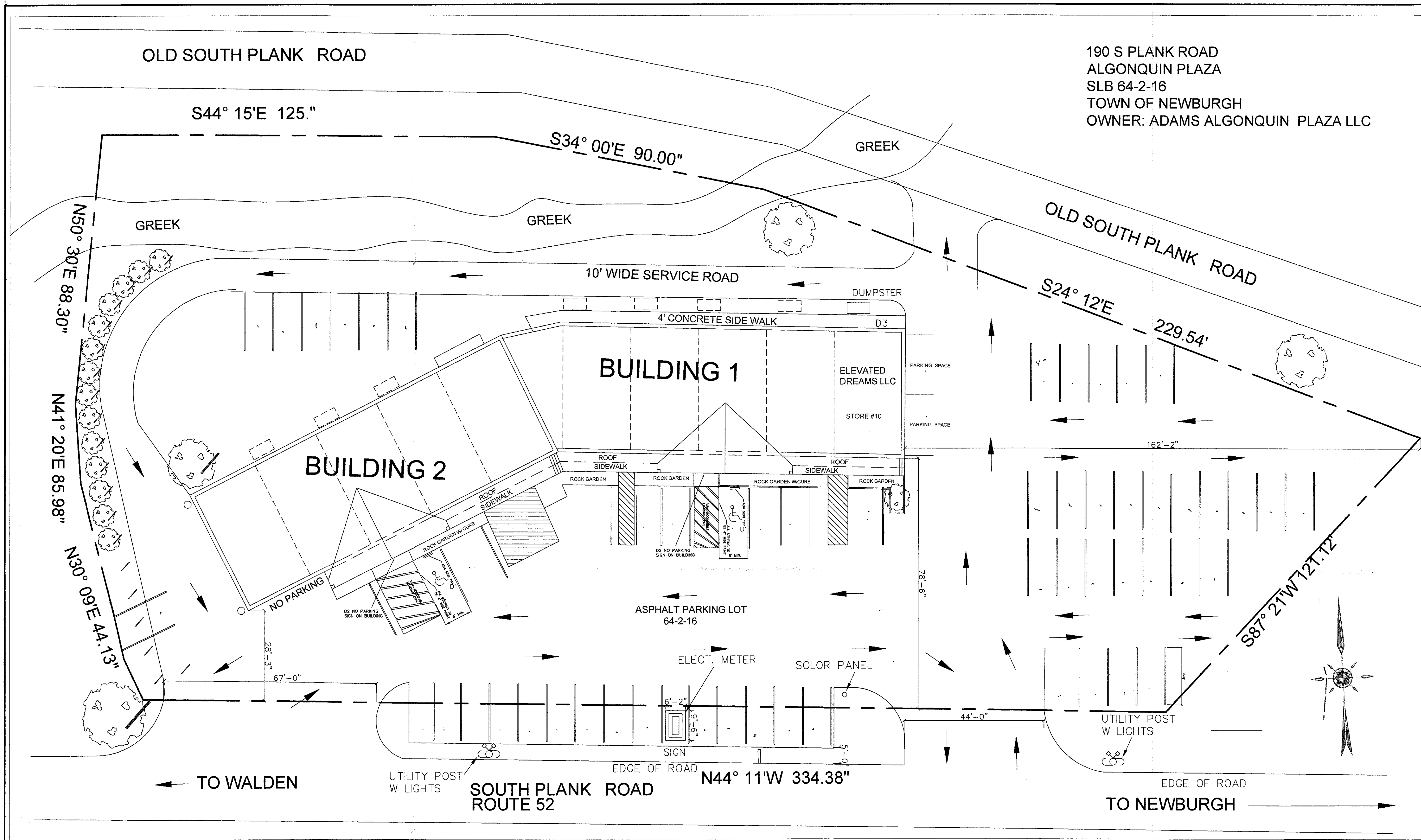

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

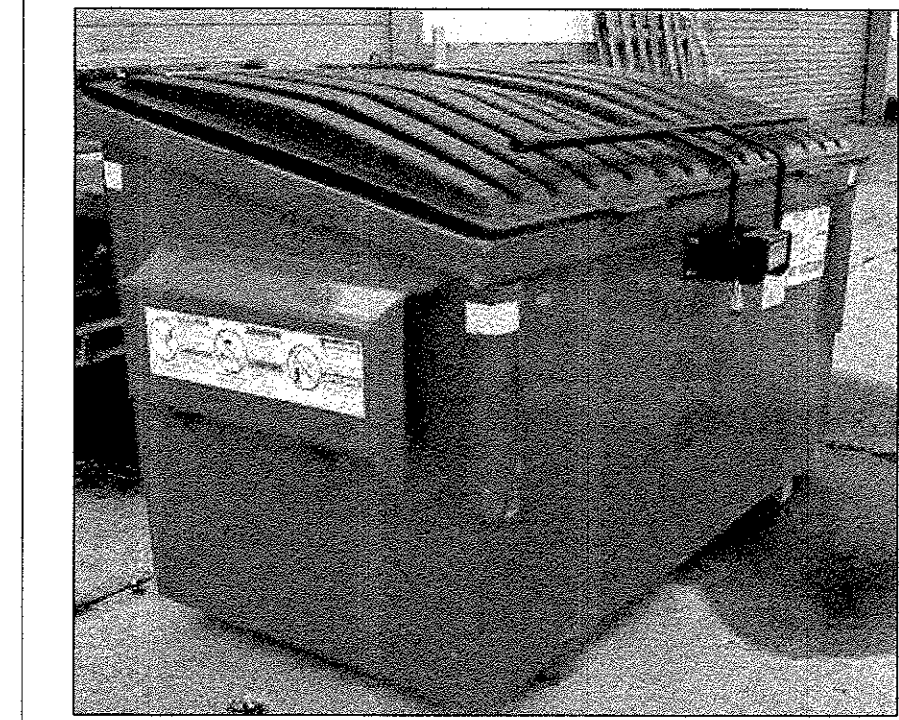
PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



ZONING COMPLIANCE			
ZONE: B DISTRICT"			
SECTION 47 ,BLOCK 1 ,LOT 22			
ITEM	REQUIRED	PROVIDED	VARIANCE
LOT WIDTH	100'	334'	0'
LOT DEPTH	125'	218.41'	0'
FRONT SETBACK	40'	78.5'	0
SIDE SETBACK	15'	162.10'	0
SIDE SETBACK BOTH	30'	0	0
REAR SETBACK	30'	60'	0
LOT COVERAGE	80/85%	27%(26,900)	0
BLDG. HGT.	35' MAX	15'-6"	0
PARKING	1 PER 150sf	76	0
LOT AREA	15,000sf	99,215sf	0
BUILDING COVERAGE	40%	.16%	0
REV. NO.	COMMENTS		DATE REVISED
A	REVISED DRAWING PER COMMENTS DATED 25 APRIL 2025		

LEGEND	
	SIGN
	UTILITY POLE
	LIGHT POLE
	OVERHEAD UTILITY LINES
	SANITARY SEWER MANHOLE
	FENCE LINE
	FIRE HYDRANT



SECURE DUMPSTER

SBL 64-2-16

JOB TITLE
ELEVATED DREAMS
190 S PLANK RD

OWNER
ELEVATED DREAMS LLC
NEWBURGH, N.Y. 12550
Licelevalddreams@gmail.com
PHONE NO. 917-767-1176

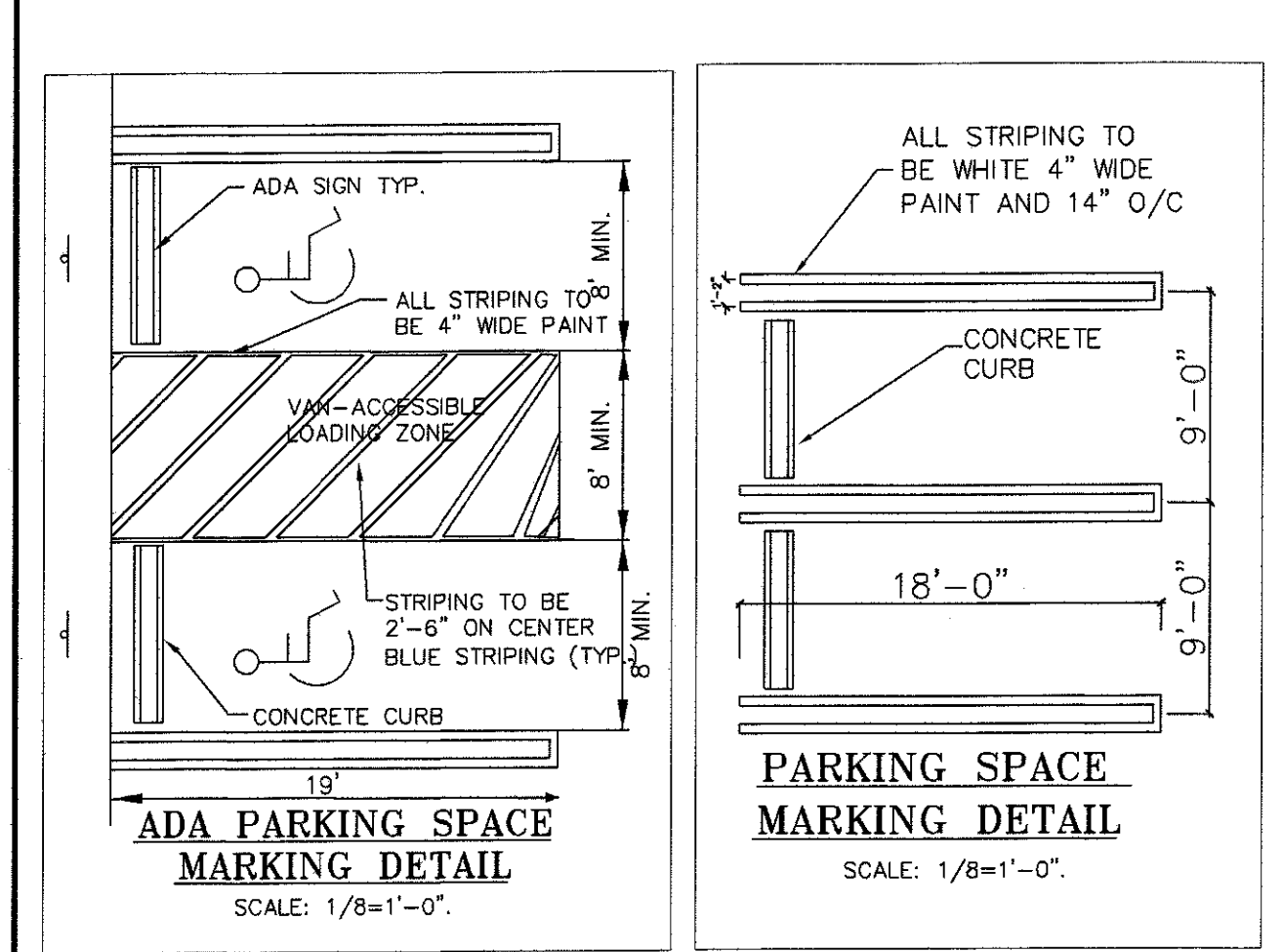
LOUIS S DUBOIS P.E.
8 COOK LANE
NEW PALTZ, NY 12561
CADMAN DESIGN
18 DEAN HILL ROAD
NEW WINDSOR, N.Y. 12553
845-541-7437

SEND ALL COMMENT TO THE DESIGNER
CADMANDESIGN2020@GMAIL.COM

TITLE:
ELEVATED DREAMS
FLOOR PLAN

DATE: 03/16/25	SCALE: AS NOTED	REV. A	REVISION DATE 5/08/25
ENGINEER: LSD	DRAWN BY: FCJ		

CMD25010 SHEET 1 OF 1 S-1



PARKING TABLE			
STORE NAME	S/F	PARKING	NO. OF SPACES
ADAMS FAMILY FLOOR	895sf	1 PER 150sf	6 PARKING SPACE
ALMA YOGA	895sf	1 PER 150sf	6 PARKING SPACE
HUDSON STREET CAFE	895sf	1 PER 150sf	6 PARKING SPACE
HAPPY TIME SMOKE SHOP	895sf	1 PER 150sf	6 PARKING SPACE
ELEVATED DREAMS	895sf	1 PER 150sf	6 PARKING SPACE
NAILS BY SINDY	895sf	1 PER 150sf	6 PARKING SPACE
THE SHAKE AND GRIND	895sf	1 PER 150sf	6 PARKING SPACE
ME TIME BEAUTY SALON	895sf	1 PER 150sf	6 PARKING SPACE
FACE BY ANGLE	895sf	1 PER 150sf	6 PARKING SPACE
ACUPUNCTURE	895sf	1 PER 150sf	6 PARKING SPACE
TOTAL PARKING SPACES	8950sf		60 PARKING SPACES

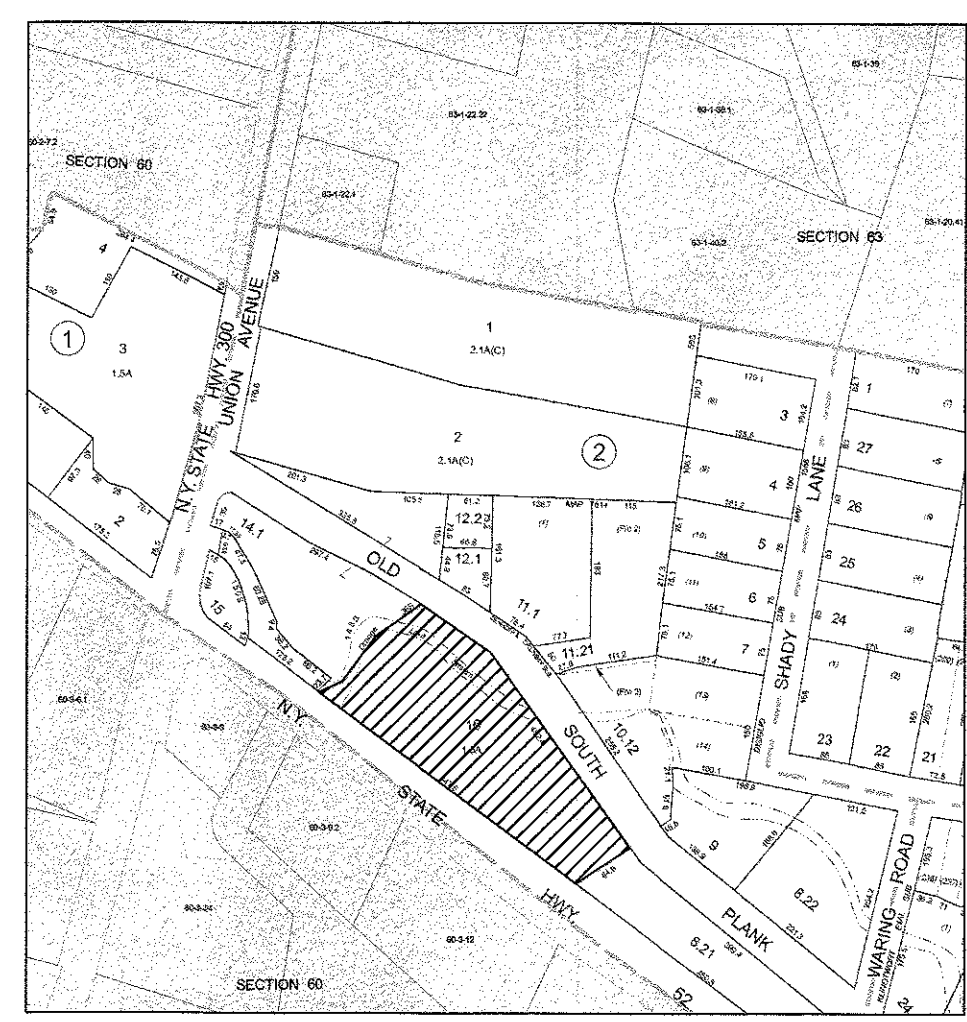
NOTES: Additional requirements for cannabis on-site consumption premises and cannabis retail dispensaries. Sites containing cannabis on-site consumption premises and cannabis retail dispensaries shall be subject to the following additional requirements:

- (1) Provision of sufficient lighting during and after hours of operation.
- (2) Provision of adequate facilities and personnel for disposal of trash and other debris.
- (3) Provision for continuing maintenance of the exterior of the building and the grounds, including landscaping, signs and policing of litter.
- (4) Sales product and paraphernalia items related to the preparation or consumption of product shall not be visible off-site or from a public right-of-way.
- (5) Outside use of sound reproduction devices, including, but not limited to, loudspeakers and amplifiers on the premises shall be prohibited.

Elevated Dreams
SIGH TO BE INSTALLED IN SIGN CASING MOUNTED ON BUILDING

SITE PLAN

SCALE: 1"=20'



LOCATION MAP EXISTING SIGN