



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

PROJECT NAME: GREEN LEAF- CANNABIS DISPENSARY
PROJECT NO.: 24-3
PROJECT LOCATION: SECTION 60, BLOCK 3, LOT 43
REVIEW DATE: 11 APRIL 2024
MEETING DATE: 18 APRIL 2024
PROJECT REPRESENTATIVE: AFR ENGINEERING

1. Parking calculations have been identified on the site. 120 parking spaces are identified as being required, 139 spaces are provided.
2. The parking striping in the overflow parking area is identified as being very faded. Restriping of this area should be considered.
3. A Sign Report has been provided for the entire site.
4. A building layout plan has been provided identifying uses in the structure.
5. A dumpster enclosure is proposed with details provided.
6. Referral to Orange County Department of Planning is required as the project is on State highway.
7. Adjoiner's Notices have been circulated and an Affidavit of Mailing has been submitted.
8. Any approval must be conditioned on State licensing being provided and continuing the site.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal
PJH/ltn

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