



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

**PROJECT NAME:** JJSK, INC., RETAIL CANNABIS DISPENSARY  
**PROJECT NO.:** 2024-23  
**PROJECT LOCATION:** SECTION 60, BLOCK 3, LOT 18  
**REVIEW DATE:** 25 NOVEMBER 2024  
**MEETING DATE:** 5 DECEMBER  
**PROJECT REPRESENTATIVE:** JOSEPH M. SAFFIOTI

1. The access location from Meadow Avenue is proposed to be defined via the installation of curbing. The Highway Superintendents comments regarding the access drive should be received.
2. A dumpster enclosure has been added to the plans. The applicants are requested to specifically address security of the dumpster and disposal of any product from the site.
3. The project has been submitted to Orange County Planning for review and project is located within 500 feet of a state highway. A 13 November 2024 review from County Planning has been received identifying a local determination with no advisory comments.
4. A letter was sent by the applicants Engineer to NYSDOT. NYSDOT submitted an email dated 6 November 2024 identifying if no work is proposed within the NYSDOT ROW the applicant need not apply for a Highway Work Permit. However, if milling and resurfacing of the parking lot causes the pavement edge to break apart and the break extends into the highway right-of-way of Route 52, they shall also be required to pave the right-of-way. That work will require them to submit a Highway Work Permit. The department requires a few weeks prior to submission.
5. A note has been added to the plans Sheet 3 of 4 identifying existing parking lot to be milled and paved with bituminous concrete surface coarse (minimum 1.5 thickness).
6. The Planning Board should discuss whether security for the landscaping is required or if this scale landscaping should be deferred to the Building Departments review of the completed site plan.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines  
Principal

A handwritten signature in blue ink, appearing to read 'Michael W. Weeks'.

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

**TOWN OF NEWBURGH PLANNING BOARD**  
**TOWN OF NEWBURGH APPLICATION FOR SPECIAL USE PERMIT/  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO:** Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** \_\_\_\_\_  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

**JJSK Inc., Retail Cannabis Dispensary**

**2. Owner of Lands to be reviewed:**

**Name** **AZB Corporation**  
**Address** **165 South Plank Road, Newburgh, NY 12550**  
  
**Phone** **917-250-9355**

**3. Applicant Information (If different than owner):**

**Name** **JJSK Inc.**  
**Address** **1 Tantillo Lane, New Paltz, NY 12561**

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**Representative** **Joseph M. Saffioti**  
**Phone** **845-562-3500**  
**Fax** **845-562-3117**  
**Email** **jsaffioti@saffiotianderson.com**

**4. Subdivision/Site Plan prepared by:**

**Name** **MARK GIMIGLIANO, PE**  
**DYKSTRA WALKER DESIGN GROUP**  
**Address** **21 BOWLING GREEN PARKWAY, SUITE 204**  
**LAKE HOPATCONG, NJ 07849**  
**Phone/Fax** **973-663-6540 EXT 17**

5. Location of lands to be reviewed:

165 South Plank Road, Newburgh, NY 12550

6. Zone IB

Acreage .610 ACRES

Fire District Orange Lake

School District Newburgh Enlarged

7. Tax Map: Section 60 Block 3 Lot 18

8. Project Description and Purpose of Review:

Number of existing lots N/A Number of proposed lots N/A

Lot line change N/A

Site plan review Retail Cannabis Dispensary

Clearing and grading N/A

Other Special Use Permit – Retail Cannabis Dispensary

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature \_\_\_\_\_ Title \_\_\_\_\_

Date: \_\_\_\_\_

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

**PROJECT NAME JJSK Inc., Retail Cannabis Dispensary**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

- 1.      Environmental Assessment Form As Required**
- 2.      Proxy Statement**
- 3.      Application Fees**
- 4.      Completed Checklist (Automatic rejection of application without checklist)**

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

- 1.   x   Name and address of applicant**
- 2.   x   Name and address of owner (if different from applicant)**
- 3.      Subdivision or Site Plan and Location**
- 4.   x   Tax Map Data (Section-Block-Lot)**
- 5.      Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined**
- 6.      Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot**
- 7.      Show zoning boundary if any portion of proposed site is within or adjacent to a different zone**
- 8.      Date of plan preparation and/or plan revisions**
- 9.      Scale the plan is drawn to (Max 1" = 100')**
- 10.      North Arrow pointing generally up**
- 11.      Surveyor,s Certification**

- 12.\_\_\_\_ Surveyor's seal and signature
- 13.\_\_\_\_ Name of adjoining owners
- 14.\_\_\_\_ \_Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15.\_\_\_\_ Flood plain boundaries
- 16.\_\_\_\_ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
- 17.\_\_\_\_ Metes and bounds of all lots
- 18.\_\_\_\_ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
- 19.\_\_\_\_ Show existing or proposed easements (note restrictions)
- 20.\_\_\_\_ Right-of-way width and Rights of Access and Utility Placement
- 21.\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
- 22.\_\_\_\_ Lot area (in sq. ft. for each lot less than 2 acres)
- 23.\_\_\_\_ Number of lots including residual lot
- 24.\_\_\_\_ Show any existing waterways
- 25.\_\_\_\_ n/a\_\_ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26.\_\_\_\_ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
- 27.\_\_\_\_ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
- 28.\_\_\_\_ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
- 29.\_\_\_\_ Show topographical data with 2 or 5 ft. contours on initial submission

30.\_\_\_\_ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number

31.\_\_n/a\_ If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed

32.\_\_0\_\_ Number of acres to be cleared or timber harvested

33.\_\_\_\_ Estimated or known cubic yards of material to be excavated and removed from the site

34.\_\_\_\_ Estimated or known cubic yards of fill required

35.\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness

36.\_\_\_\_ Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

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37.\_\_\_\_ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

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38.\_\_\_\_ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

## **FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

**SUKHVIR SINGH, PRESIDENT  
JJSK INC.**

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**APPLICANTS SIGNATURE**

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**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PROXY**

**(OWNER) ANGELA DANOSKY, PRESIDENT OF AZB CORPORATION  
DEPOSES AND SAYS THAT AZB CORPORATION HAS A BUSINESS ADDRESS**

**AT 165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550**

**IN THE COUNTY OF ORANGE**

**AND STATE OF NEW YORK**

**AND THAT AZB CORPORATION IS THE OWNER IN FEE OF**

**165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550**

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**

**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**

**PLANNING BOARD AND JOSEPH M. SAFFIOTI, Esq. IS AUTHORIZED**

**TO REPRESENT AT MEETINGS OF SAID BOARD.**

**DATED: July ,2024**

**OWNERS SIGNATURE**

\_\_\_\_\_  
**ANGELA DANOSKY, PRESIDENT  
AZB CORPORATION**

\_\_\_\_\_  
**WITNESS' SIGNATURE**

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

\_\_\_\_\_  
**WITNESS' NAME (printed)**

**MARK GIMIGLIANO, PE  
DYKSTRA WALKER DESIGN GROUP  
21 BOWLING GREEN PARKWAY, SUITE 204  
LAKE HOPATCONG, NJ 07849**



**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

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**DATED**

**SUKHVIR SINGH, PRESIDENT  
JJSK, INC.**

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**APPLICANT'S SIGNATURE**

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,  
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

\_\_\_\_\_ **X** \_\_\_\_\_ **NONE**

\_\_\_\_\_ **NAME, ADDRESS, RELATIONSHIP OR INTEREST**  
(financial or otherwise)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

\_\_\_\_\_ **TOWN BOARD**  
\_\_\_\_\_ **X** \_\_\_\_\_ **PLANNING BOARD**  
\_\_\_\_\_ **ZONING BOARD OF APPEALS**  
\_\_\_\_\_ **ZONING ENFORCEMENT OFFICER**  
\_\_\_\_\_ **BUILDING INSPECTOR**  
\_\_\_\_\_ **OTHER**

\_\_\_\_\_  
**DATED**

**JJSK INC.**

**BY:** \_\_\_\_\_  
**SUKHVIR SINGH, President**

SPECIAL USE PERMIT - SITE PLAN

JJSK INC., RETAIL CANNABIS DISPENSARY

SECTION 60, BLOCK 3, LOT 18

#165 SOUTH PLANK ROAD (NYS ROUTE 52)

TOWN OF NEWBURGH

ORANGE COUNTY - NEW YORK

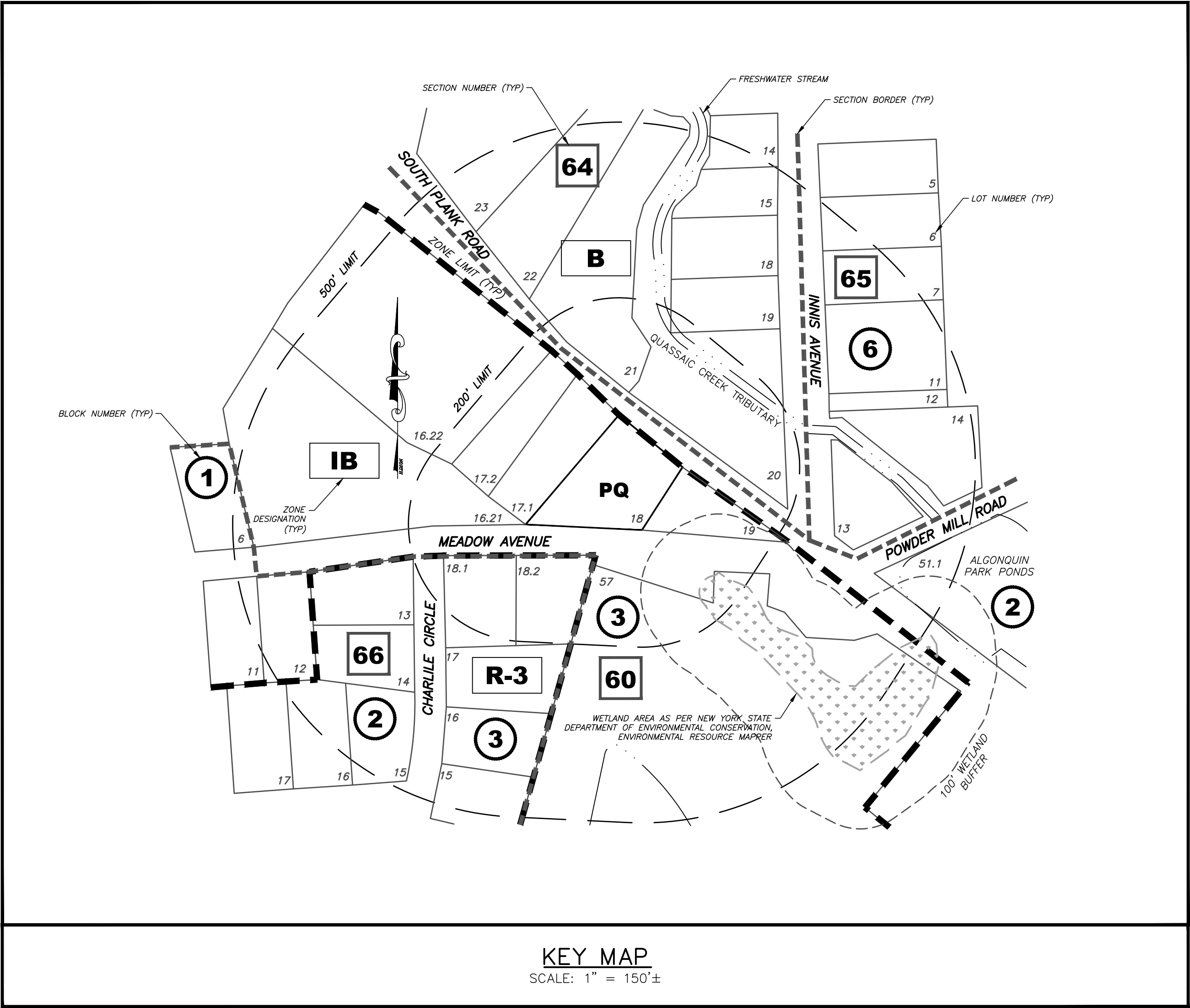
NOTES AND REFERENCES

1. OWNER: A2B CORPORATION  
165 SOUTH PLANK ROAD  
NEWBURGH, NY 12550
- APPLICANT: JJSK INC.  
1 TANTILLO LANE  
NEW PALTZ, NY 12561
2. THESE PLANS HAVE BEEN PREPARED FOR A SPECIAL USE PERMIT FOR PROPERTY KNOWN AS TAX MAP PARCEL 60-3-18, LOCATED AT 165 SOUTH PLANK ROAD IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK. THE APPLICANT PROPOSES TO OCCUPY A PORTION OF THE EXISTING RETAIL BUILDING ON-SITE WITH AN ADULT-USE RETAIL DISPENSARY. THE EXTERIOR OF THE BUILDING WILL NOT BE CHANGED. WALL MOUNTED PARKING LOT LIGHTING WILL BE ADDED TO THE EXTERIOR OF THE BUILDING, A SECURE DUMPSTER ENCLOSURE WILL BE PROVIDED AND THE EXISTING PARKING LOT WILL BE RE-STRIPED.
3. THE SUBJECT PROPERTY IS 0.610 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE INTERCHANGE BUSINESS (IB) ZONE DISTRICT OF THE TOWN OF NEWBURGH. THE PROPERTY HAS FRONTAGE ALONG SOUTH PLANK ROAD (NY STATE ROUTE 52) AND MEADOW AVENUE.
4. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
5. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN JULY OF 2024. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF ENGLEWOOD CLIFFS AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
7. ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
8. THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN AN AREA OF MINIMAL FLOODING (ZONE X) PER FEMA FIRM MAPPING. THE OFF-SITE 100-YEAR FLOODPLAIN LIMITS SHOWN HEREON PER FEMA FIRM MAP NUMBER 3607100139E, DATED AUGUST 3, 2009.
9. THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY PER NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND US ARMY CORPS OF ENGINEERS MAPPING.

PARKING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS: PROPOSED CANNABIS RETAIL USE: 1,960 SF GROSS LEASABLE AREA 1,960 SF x (1 SPACE / 150 SF) = 13.1 SPACES REMAINING RETAIL USE: 3,920 SF ± x (1 SPACE / 150 SF) = 26.1 SPACES	40 SPACES	31 SPACES (1)
MINIMUM SPACE SIZE	9 FT x 18 FT	9 FT x 18 FT

(1) VARIANCE REQUIRED



TOWN OF NEWBURGH ZONING REQUIREMENTS

IB (INTERCHANGE BUSINESS) ZONE DISTRICT			
ITEM	REQUIRED (1)	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	26,556 SF (2)	26,556 SF (3)
MINIMUM LOT WIDTH	150 FT	137.7 FT (2)	137.7 FT (3)
MINIMUM LOT DEPTH	150 FT	221.9 (2)	221.9 (3)
MINIMUM FRONT YARD SETBACK	50 FT	31.7 (2)	31.7 (3)
MINIMUM REAR YARD SETBACK	60 FT	36.7 (2)	36.7 (3)
MINIMUM SIDE YARD SETBACK (SINGLE)	50 FT	8.9 (2)	8.9 (3)
MINIMUM SIDE YARD SETBACK (COMBINED)	100 FT	84.4 (2)	84.4 (3)
MAXIMUM LOT (BUILDING) COVERAGE	40%	22.7% (6,025 SF) (4)	22.7% (6,025 SF) (4)
MAXIMUM IMPERVIOUS COVERAGE	80%	78.1% (20,750 SF) (4)	70.0% (18,474 SF) (4)
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT

- (1) REQUIREMENTS FOR INDIVIDUAL RETAIL STORES PER TABLE OF USE AND BULK REQUIREMENTS, IB DISTRICT - SCHEDULE 8  
(2) EXISTING, NON-CONFORMING CONDITION  
(3) VARIANCE REQUIRED  
(4) IMPERVIOUS COVERAGE SUMMARY:

EXISTING CONDITIONS	
BUILDING	6,025 SF
PAVEMENT	14,606 SF
CONCRETE	94 SF
R.R. TIES	25 SF
TOTAL	20,750 SF
PROPOSED CONDITIONS	
BUILDING	6,025 SF
PAVEMENT AND CURBING	12,250 SF
CONCRETE DUMPSTER ENCLOSURE	80 SF
CONCRETE	94 SF
R.R. TIES	25 SF
TOTAL	18,474 SF

OWNERS ENDORSEMENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS PLAN AND ITS CONTENTS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

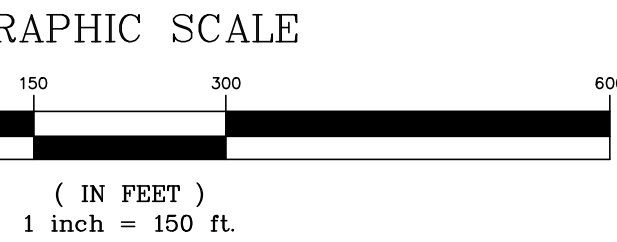
APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION

ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL

PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
3	SITE PLAN
4	LIGHTING & LANDSCAPING PLAN



DYKSTRA WALKER  
DESIGN DW GROUP P.A.

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-6540 - FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM

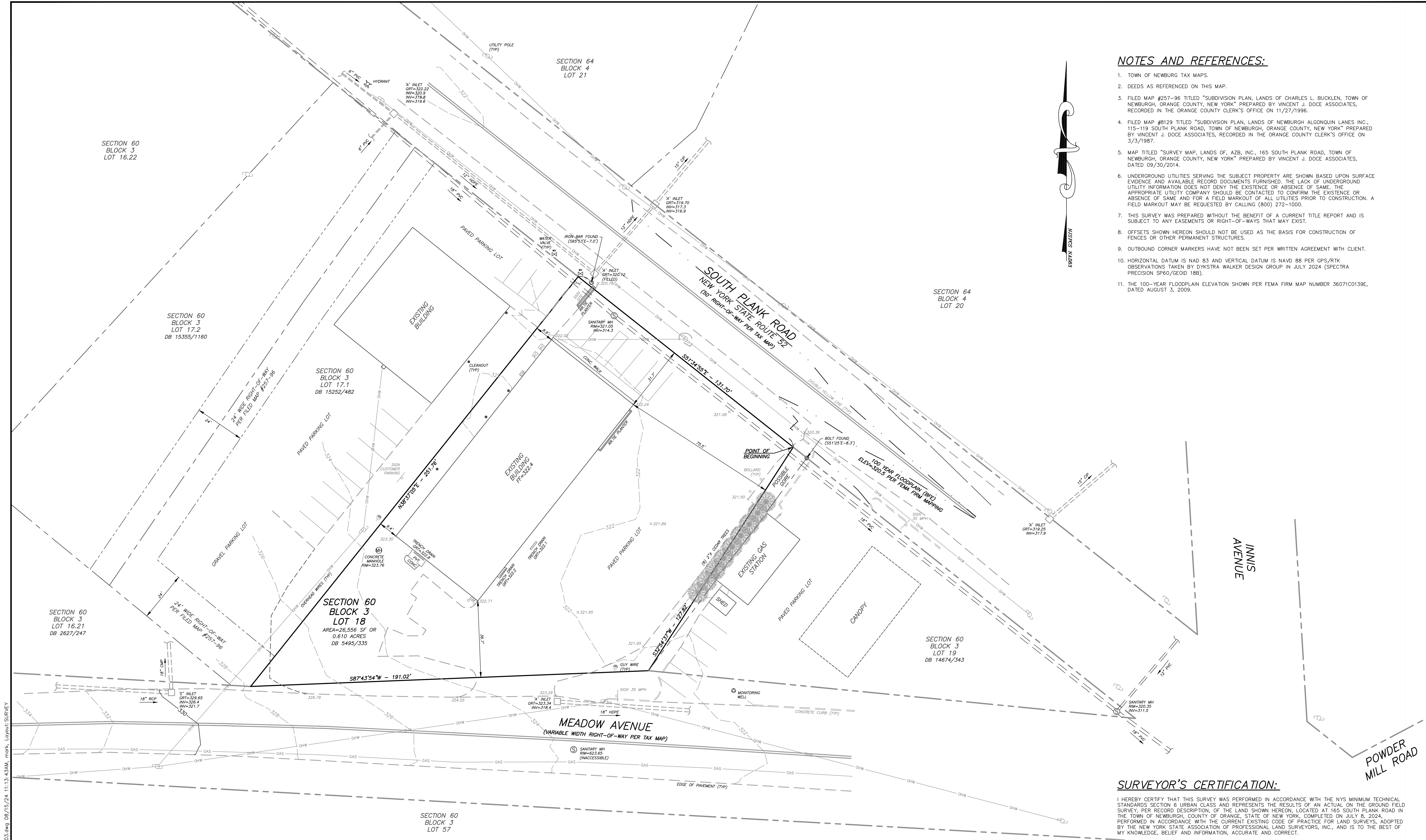
MARK GIMIGLIANO, P.E.  
PROFESSIONAL ENGINEER, N.Y. LIC. NO. 109422

COVER SHEET

SPECIAL USE PERMIT - SITE PLAN  
JJSK, INC., RETAIL CANNABIS DISPENSARY  
SECTION 60, BLOCK 3, LOT 18  
#165 SOUTH PLANK ROAD (NYS 52)  
TOWN OF NEWBURGH  
ORANGE COUNTY NEW YORK

SCALE: 1" = 150'
JOB NO.: 24103
DRAWN BY: AM
CHECKED BY: MG
DATE: 7/15/2024
SHEET NO. 1 of 4



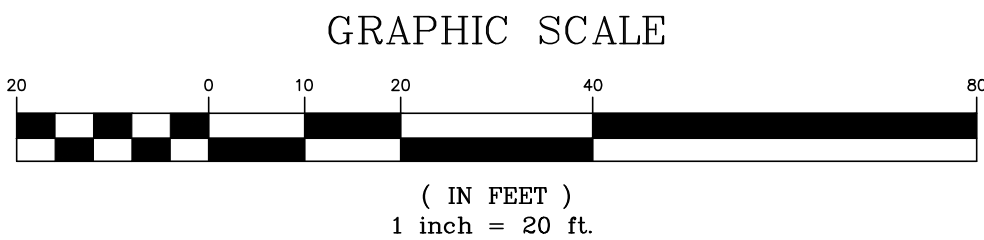


NOTES AND REFERENCES:

1. TOWN OF NEWBURGH TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. FILED MAP #257-96 TITLED "SUBDIVISION PLAN, LANDS OF CHARLES L. BUCKLEN, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 11/27/1996.
4. FILED MAP #8129 TITLED "SUBDIVISION PLAN, LANDS OF NEWBURGH ALGONQUIN LANES INC., 115-119 SOUTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3/3/1987.
5. MAP TITLED "SURVEY MAP, LANDS OF, AZB, INC., 165 SOUTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, DATED 09/30/2014.
6. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
8. OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
9. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET PER WRITTEN AGREEMENT WITH CLIENT.
10. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN JULY 2024 (SPECTRA PRECISION SP60/GEOD 18B).
11. THE 100-YEAR FLOODPLAIN ELEVATION SHOWN PER FEMA FIRM MAP NUMBER 36071C0139E, DATED AUGUST 3, 2009.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE NYS MINIMUM TECHNICAL STANDARDS SECTION 6 URBAN CLASS AND REPRESENTS THE RESULTS OF AN ACTUAL ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT 165 SOUTH PLANK ROAD IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, COMPLETED ON JULY 8, 2024, PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS, ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT.

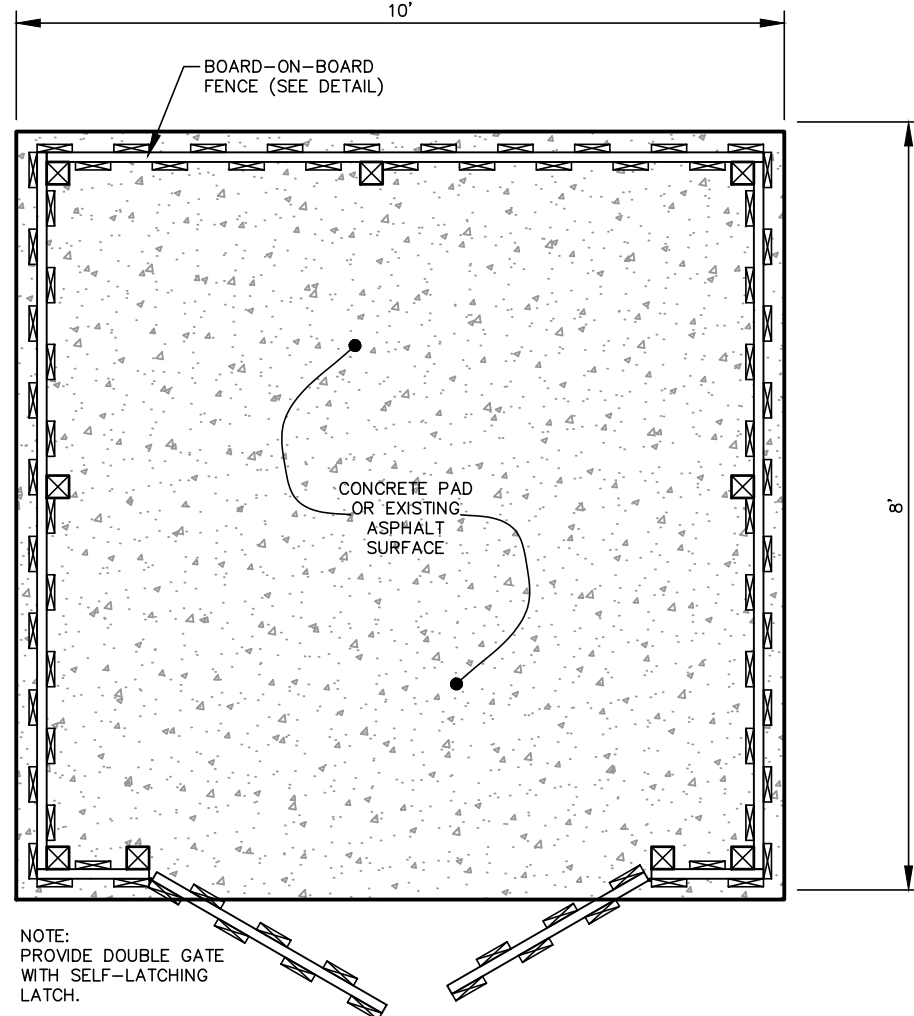


		<div>DYKSTRA WALKER DESIGN DW GROUP P.A. PROFESSIONAL ENGINEERS, PLANNERS &amp; SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849 PHONE (973) 663-6540 · FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM</div> <div>KENNETH D. DYKSTRA PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050308-1</div>	BOUNDARY & TOPOGRAPHIC SURVEY PLAN	<div>DW</div> <div>SCALE: 1"=20'</div> <div>JOB NO.: 24103</div> <div>DRAWN BY: AM</div> <div>CHECKED BY: MG</div> <div>DATE: 7/11/2024</div> <div>SHEET NO. 2 of 4</div>
DATE	REVISION			

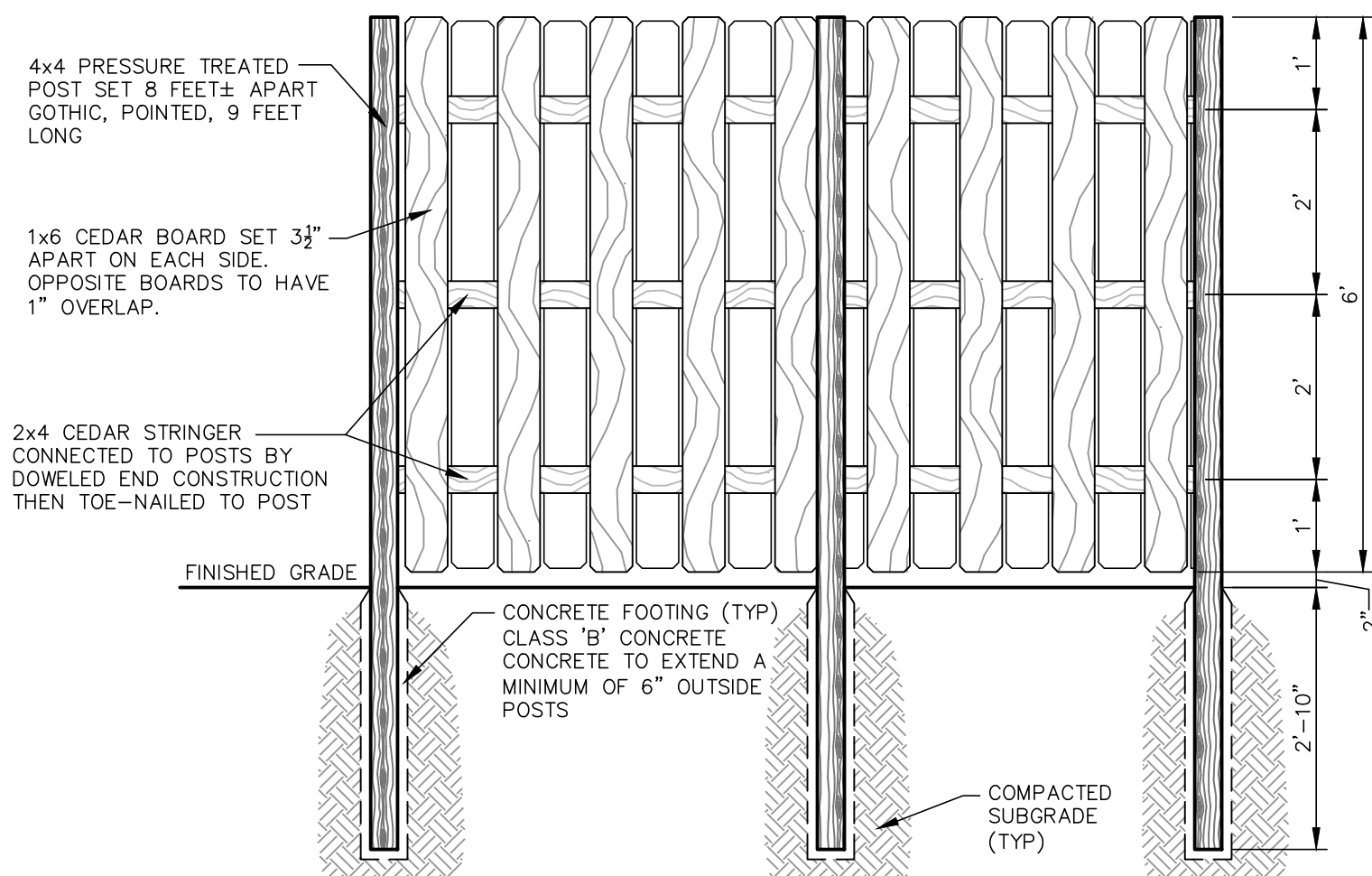


TOWN OF NEWBURGH CANNABIS CODE COMPLIANCE REQUIREMENTS:

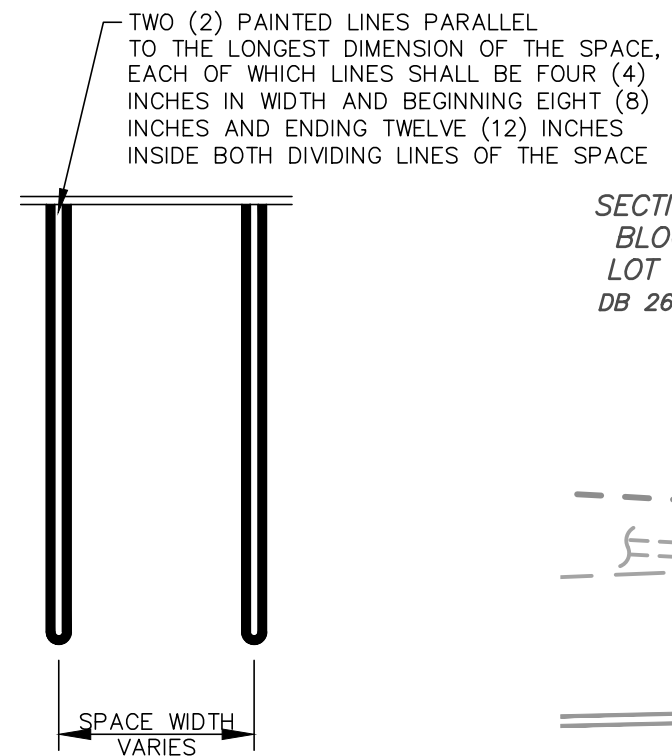
- PER SECTION 185-48.9.C OF THE TOWN OF NEWBURGH CODE, SITES CONTAINING CANNABIS ON-SITE CONSUMPTION PREMISES AND CANNABIS RETAIL DISPENSARIES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
1. SUFFICIENT LIGHTING SHALL BE PROVIDED DURING AND AFTER BUSINESS HOURS. TWO (2) NEW AND ONE (1) EXISTING BUILDING MOUNTED LIGHT ARE PROPOSED FOR COMPLIANCE.
  2. ADEQUATE FACILITIES AND PERSONNEL FOR DISPOSAL OF TRASH AND OTHER DEBRIS SHALL BE PROVIDED. ONE (1) NEW SCREENED DUMPSTER AREA IS PROPOSED FOR COMPLIANCE.
  3. CONTINUING MAINTENANCE OF THE EXTERIOR OF THE BUILDING AND GROUNDS, INCLUDING LANDSCAPING, SIGNS AND POLICING OF LITTER SHALL BE PROVIDED. APPLICANT SHALL COMPLY WITH THIS REQUIREMENT.
  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. APPLICANT SHALL COMPLY WITH THIS REQUIREMENT.
  5. OUTSIDE USE OF SOUND REPRODUCTIVE DEVICES, INCLUDING, BUT NOT LIMITED TO LOUDSPEAKERS AND AMPLIFIERS ON THE PREMISES SHALL BE PROHIBITED. APPLICANT SHALL COMPLY WITH THIS REQUIREMENT.



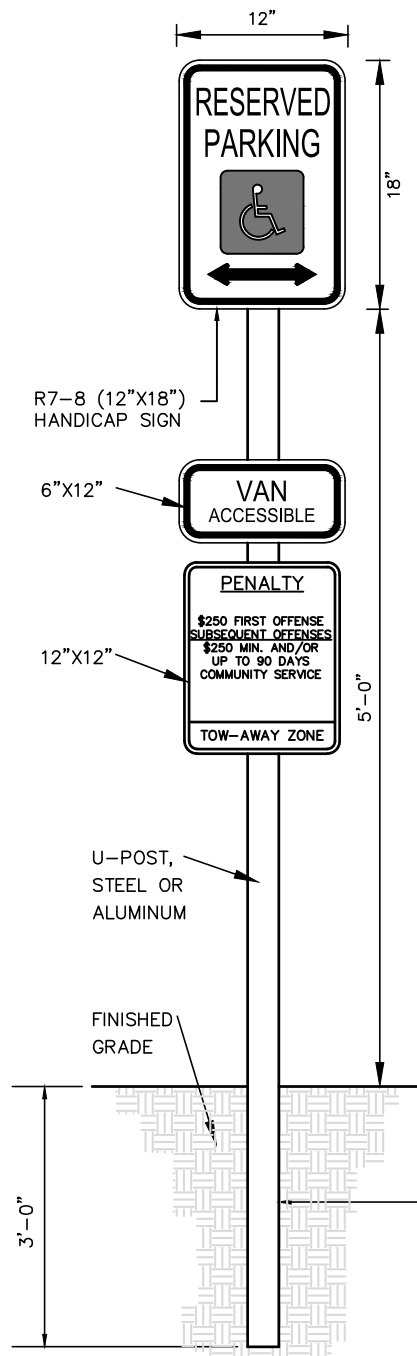
DUMPSTER ENCLOSURE DETAIL  
NOT TO SCALE



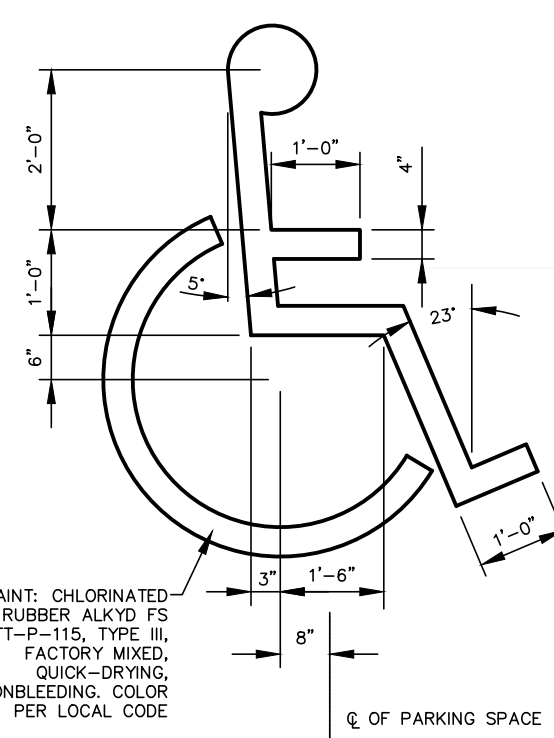
BOARD-ON-BOARD FENCE DETAIL  
NOT TO SCALE



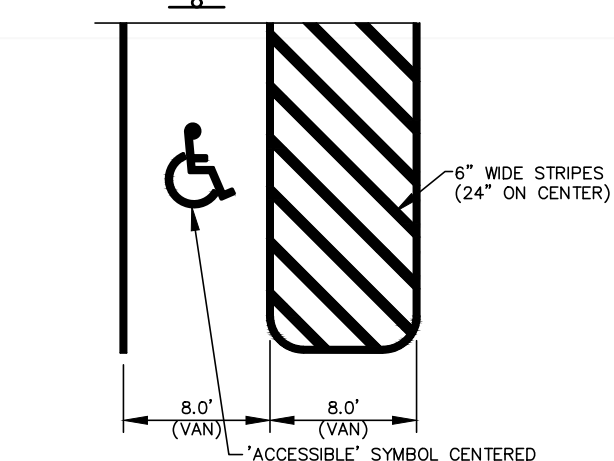
HAIRPIN STRIPING DETAIL  
N.T.S.



ACCESSIBLE PARKING SIGN  
N.T.S.



ACCESSIBLE PARKING SPACE  
N.T.S.



ADA PARKING STALL STRIPING  
N.T.S.

SECTION 60  
BLOCK 3  
LOT 16.22

SECTION 60  
BLOCK 3  
LOT 17.2  
DB 15335/1180

SECTION 60  
BLOCK 3  
LOT 17.1  
DB 15252/482

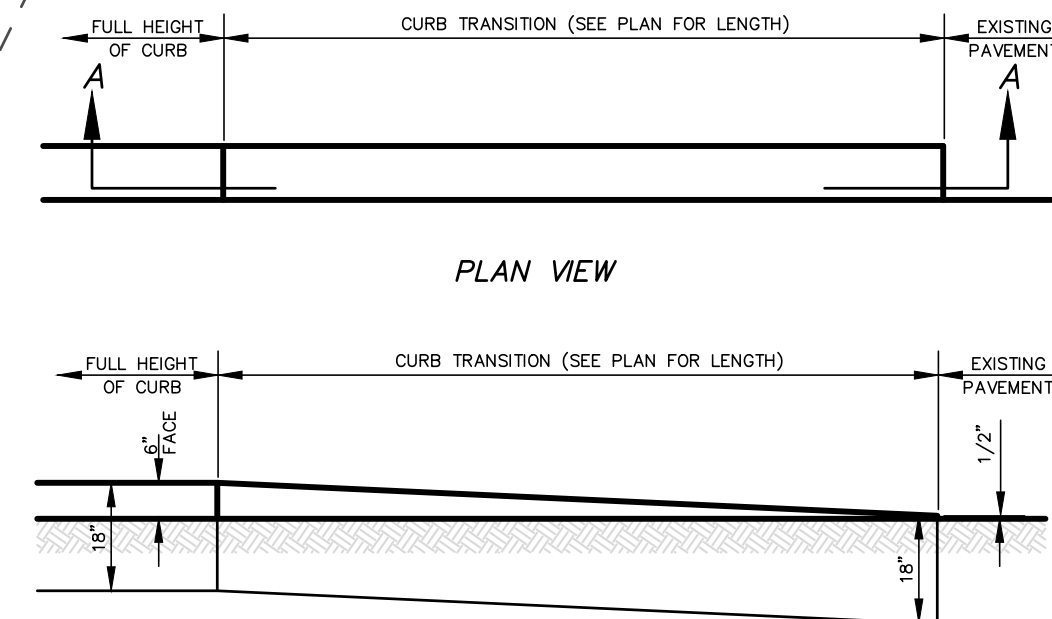
SECTION 60  
BLOCK 3  
LOT 18  
AREA=26,556 SF  
OR 0.610 ACRES  
DB 5495/336

SECTION 60  
BLOCK 3  
LOT 57

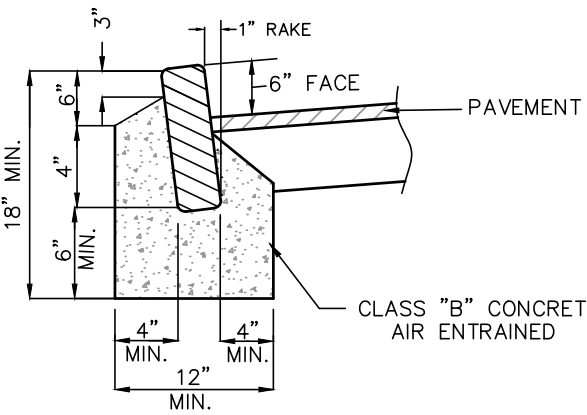
SECTION 64  
BLOCK 4  
LOT 21

SECTION 64  
BLOCK 4  
LOT 20

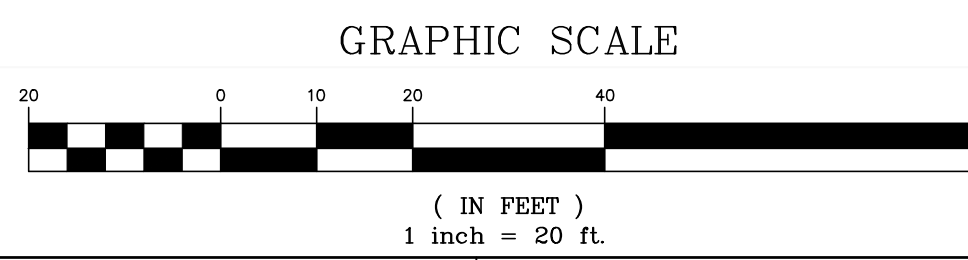
SECTION 60  
BLOCK 3  
LOT 19  
DB 14674/343



CONCRETE CURB DETAIL  
NOT TO SCALE



GRANITE BLOCK CURB  
NOT TO SCALE



DATE	REVISION
8/13/24	PER TOWN ENGINEER REVIEW
7/30/24	PER TOWN ENGINEER REVIEW

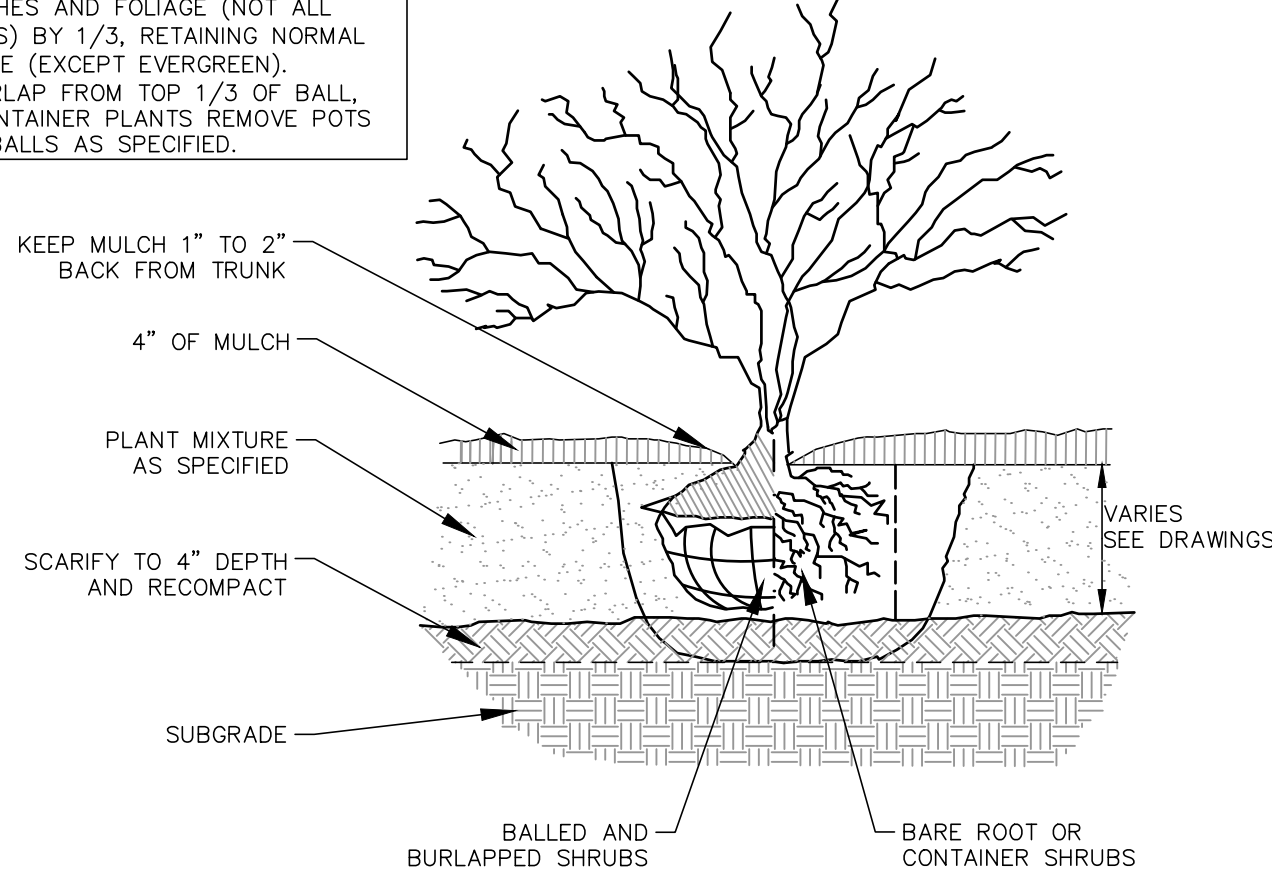
**DYKSTRA WALKER**  
**DESIGN GROUP**  
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
21 BOWLING GREEN PARKWAY, SUITE 304 - LAKE HOPATCONG, NJ 07849  
PHONE (973) 663-4540 - FAX (973) 663-0042  
WWW.DYKSTRAWALKER.COM  
  
MARK GIMIGLIANO, P.E.  
PROFESSIONAL ENGINEER, N.Y. LIC. NO. 109422

SITE PLAN	
SPECIAL USE PERMIT - SITE PLAN JUSK, INC., RETAIL CANNABIS DISPENSARY SECTION 60, BLOCK 3, LOT 18 #165 SOUTH PLANK ROAD (NYS 52) TOWN OF NEWBURGH ORANGE COUNTY NEW YORK	
SCALE: 1"=20'	JW
JOB NO.: 24103	
DRAWN BY: AM	
CHECKED BY: MG	
DATE: 7/15/2024	
SHEET NO. 3	OF 4



**SHRUB PLANTING NOTES:**

- DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
- THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
- REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS AS SPECIFIED.

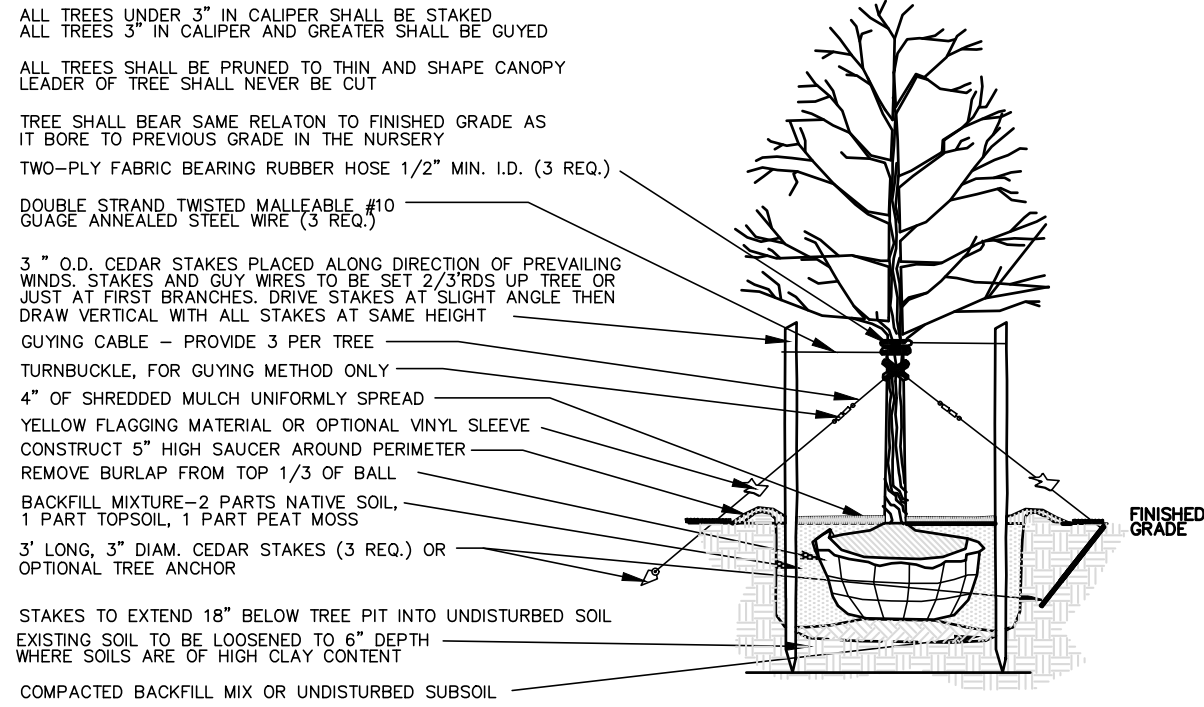


**SHRUB PLANTING DETAIL**  
NOT TO SCALE

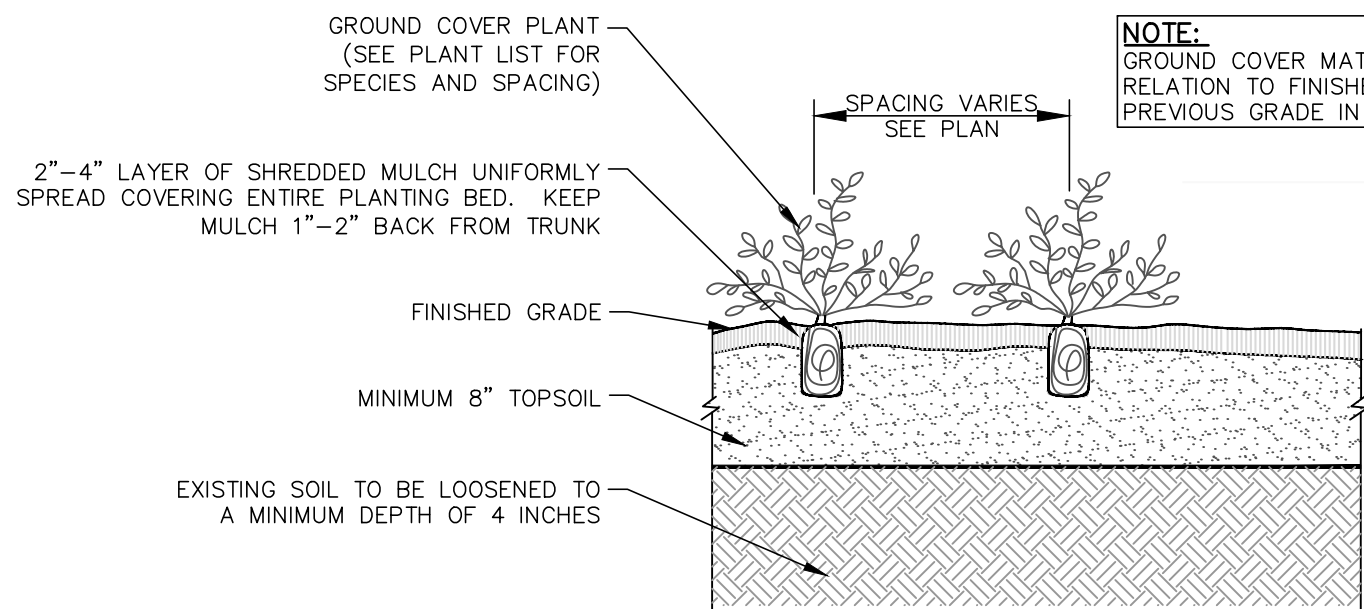
**LANDSCAPING SCHEDULE**

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	CONTAINER	SPACING
AR	5	ACER RUBRUM OCTOBER GLORY	RED MAPLE	2"-2-1/2" CAL	40' - 50'	B & B	AS SHOWN
JS	9	JUNIPER SCOPULORUM "SKYROCKET"	SKYROCKET JUNIPER	24" - 36"	12' - 15'	B & B	AS SHOWN
BS	25	BUXUS SINICA "WINTERGREEN"	WINTERGREEN BOXWOOD	24" - 36"	3' - 4'	CONT.	AS SHOWN
JH	16	JUNIPERUS HORIZ. WILTONII	BLUE RUG JUNIPER		4" - 6"	CONT.	AS SHOWN

**NOTE:**  
THE ABOVE SCHEDULE IS A PRELIMINARY LIST OF PLANTINGS FOR THE PROJECT. PLANT SPECIES MAY BE ADJUSTED AT THE TIME OF PLANTING SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.



**DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.



**GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE

**NOTES:**

1. THE PROPOSED LANDSCAPING COMPLIES WITH SECTION 185-13.D(9)(a) OF THE TOWN OF NEWBURGH ZONING ORDINANCE. OPEN AREAS HAVE BEEN SUITABLY LANDSCAPED AND GREATER THAN FIVE (5) PERCENT OF THE AREA OF THE PARKING LOT HAS BEEN DEVOTED TO LANDSCAPING (785 SF LANDSCAPING / 12,250 SF PARKING AREA = 6.4%). MORE THAN ONE (1) SHADE IS PROPOSED FOR EACH EIGHT (8) PARKING SPACES.

2. THE PROPOSED LANDSCAPING COMPLIES WITH SECTION 185-13.D(9)(b) OF THE TOWN OF NEWBURGH ZONING ORDINANCE. ALL PLANTING BEDS AND LANDSCAPE ISLANDS ARE PROTECTED BY CURBING OR LOCATED WITHIN RAISED PLANTERS. ALL PEDESTRIAN WALKWAYS ARE PROTECTED BY WHEEL STOPS.

SECTION 64  
BLOCK 4  
LOT 21

**LIGHTING NOTES**

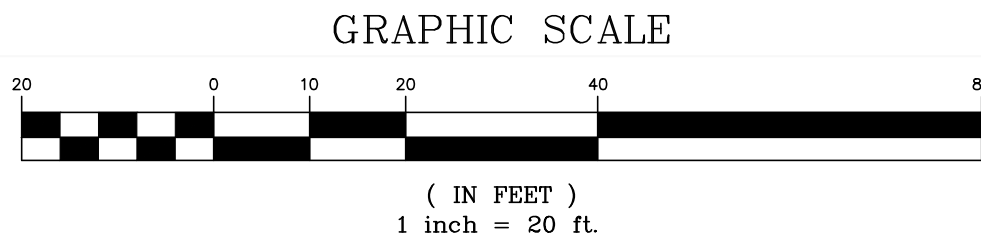
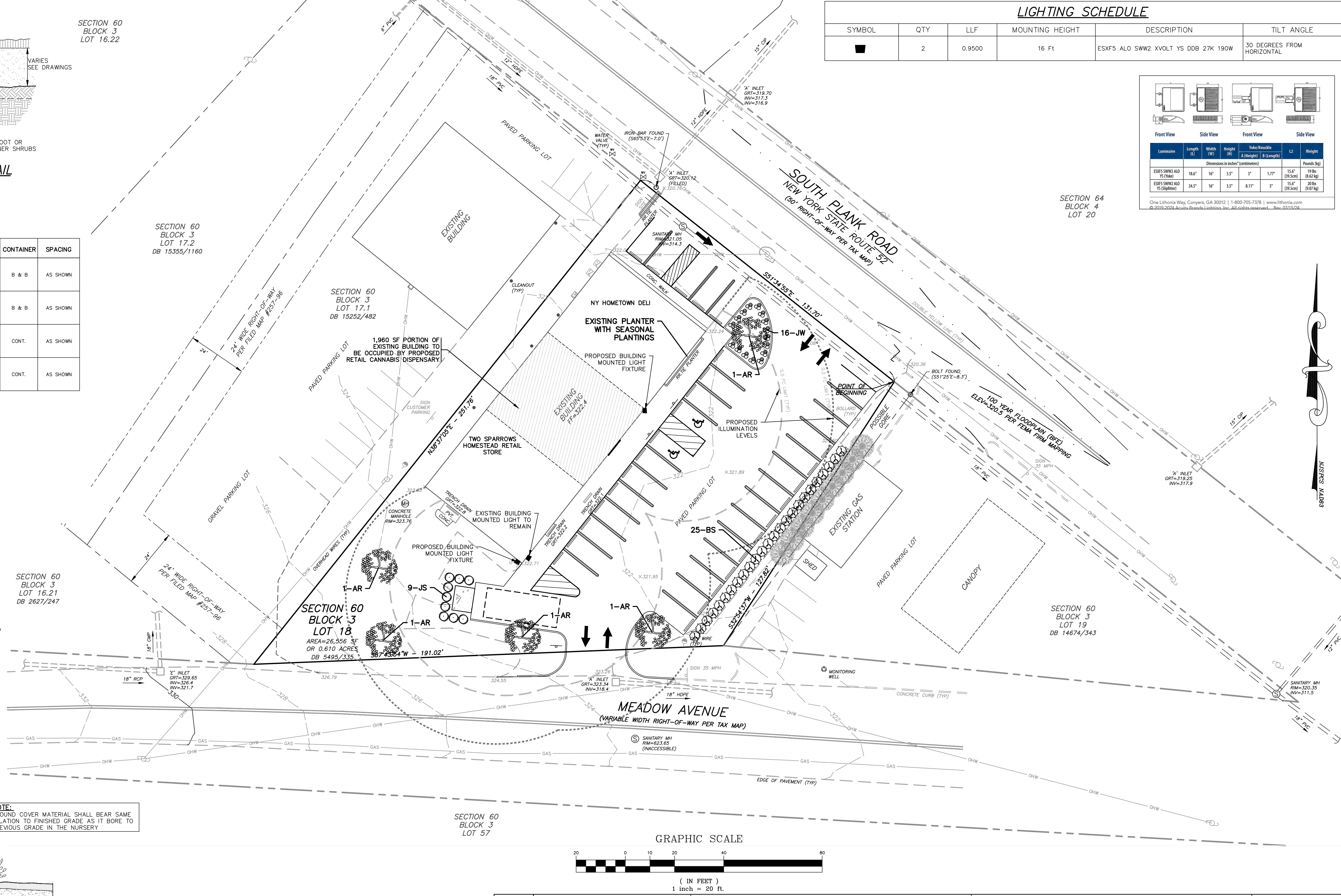
- THE BUILDING MOUNTED LIGHT FIXTURES TO BE LED AND MOUNTED 16 FEET IN HEIGHT.
- LIGHTING TO BE TIME CLOCK OPERATED FROM DUSK UNTIL DAWN.
- ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO PROPOSED FIXTURES SHALL BE INCLUDED IN LIGHTING BID. CONTRACTOR SHALL COORDINATE THE LAYOUT AND ELECTRICAL SERVICE TO THE PROPOSED FIXTURES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).

**LIGHTING SCHEDULE**

SYMBOL	QTY	LLF	MOUNTING HEIGHT	DESCRIPTION	TILT ANGLE
■	2	0.9500	16 Ft	ESXF5 ALO SSW2 XVOLT YS DDB 27K 190W	30 DEGREES FROM HORIZONTAL

Luminaire	Length (L)	Width (W)	Height (H)	Yoke (Y)	Length (L)	Weight (lb)
ESXF5 SSW2 ALO YS DDB 27K 190W	18.0"	16"	3.5"	3"	13.6"	19 lbs (8.6 kg)
ESXF5 SSW2 ALO YS DDB 27K 190W	24.5"	16"	3.5"	8.11"	5"	20 lbs (9.07 kg)

One Lithonia Way, Conyers, GA 30012 | 1-800-705-7378 | www.lithonia.com  
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PROFESSIONAL ENGINEER, N.Y. LIC. NO. 109422

**LIGHTING & LANDSCAPING PLAN**

SPECIAL USE PERMIT - SITE PLAN  
**JJSK, INC., RETAIL CANNABIS DISPENSARY**  
SECTION 60, BLOCK 3, LOT 18  
#165 SOUTH PLANK ROAD (NYS 52)  
TOWN OF NEWBURGH  
ORANGE COUNTY NEW YORK

**DW**  
SCALE: 1"=20'  
JOB NO.: 24103  
DRAWN BY: AM  
CHECKED BY: MG  
DATE: 8/13/24  
SHEET NO. 4 OF 4