



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

PROJECT NAME: 217 S. PLANK ROAD-CANNABIS DISPENSARY
PROJECT NO.: 24-13
PROJECT LOCATION: SECTION 61, BLOCK 1, LOT 18 &19
REVIEW DATE: 14 JUNE 2024
MEETING DATE: 20 JUNE 2024
PROJECT REPRESENTATIVE: MINUTA ARCHITECTURE

1. The project is a Special Use under Chapter 185-48.9 Cannabis Related Uses.
2. Dominic Cordisco's comments regarding the need for a lot line consolidation should be received.
3. Status of the landscape business utilizing the site should be addressed on the Site Plan.
4. Signage should be provided for Architectural Review.
5. Notes should be added to the plan identifying compliance with provisions of Chapter 185-48.9C(4) and (5).
6. Adjoiner's Notices must be sent out.
7. County Planning referral for Special Use Permit is required.
8. A Public Hearing for the special use will be required.
9. Planning Board should declare itself for Lead Agency.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal
PJH/kbw

NEW YORK OFFICE

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MINUTA | ARCHITECTURE

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PLANNING BOARD NARRATIVE

ARCHITECTS PROJECT # 24117

To: Hon. John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

CC: File, Owner

Via: Hand

Pages: 2

Date: May 29, 2024

Re: PB #24-12, 217 S. Plank Road, S-B-L: 61-1-18 & 61-1-19

Dear Chairman Ewasutyn:

The project application for the special use permit consists of the following:

Interior fit up:

Fit-up the left side of the building located at 217 S. Plank Rd previously occupied by Hollywood Sounds (Retail/ Mercantile) with a new cannabis dispensary business (Retail/ Mercantile).

Compliance with Town of Newburgh Cannabis regulations:

The project intent is to increase the lighting levels on the 3 public exterior facades at the building perimeter by replacing existing wall packs and adding additional to enhance the existing site lighting as seen on our lighting plan. Also increasing lighting level at the rear fenced area near the building. The site lighting supplied by Central Hudson lights specific to the site on Central Hudson utility poles will remain.

The existing lockable dumpster will be located behind the secured fence area at the rear of the property which uses the building as part of its barrier and screened from public view. The remainder of the site will remain as is.

RECEIVED
MAY 29 2024

MHE Engineering, D.P.C.



Signage:

Sign permit applications will be provided by the sign manufacturer as a separate and future application to the Building Department at such time the owner wishes to install them. For planning board purposes we provide the following:

Freestanding:

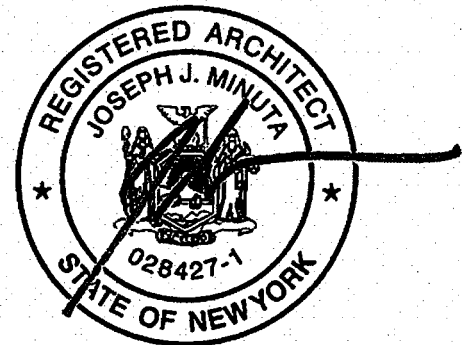
The existing permitted internally illuminated box sign currently featuring former tenant Hollywood Sounds will remain and have the slicks changed out for the new tenant.

Building:

The building does not currently have signs. The intent is to install one sign for the existing Beer World tenant and install one separate sign for the Cannabis Dispensary tenant. 120 LF of building front wall x 0.75 = 90 SF total maximum for building signage (IE 2 signs at 45 SF or proportions not to exceed the total square footage permitted). The signs will be internally illuminated in compliance with local and NYS requirements for this industry.

The State of New York has granted a license to the location (attached) and we ask for the Planning Boards approval for this local municipal special use to dispense cannabis.

Respectfully Submitted,
Joseph J. Minuta, RA, AIA, NCARB, CACB
NYS Codes Certified



Certificate of Licensure

New York State Adult-Use Cannabis Program



Office of Cannabis
Management

License Number : OCM-RETL-24-000091

License Type : Adult-Use Retail Dispensary License

Entity Name : Cannabliss Recreational LLC

DBA :

Date Of Issuance : 13-May-2024

Date Of Expiration : 13-May-2026

Operating Address :

217 S Plank Rd.

Newburgh

NY

12550

STREET

CITY

STATE

ZIP

The Adult-Use Cannabis Licensee must comply with all applicable state and local laws and regulations. This includes but is not limited to the Cannabis Law and its implementing regulations. An Adult-Use Cannabis Licensee's failure to comply with these laws and regulations may result in revocation of the license or permit, and the imposition of civil penalties, or any other enforcement action, as provided for in state and local laws and regulations, including but not limited to, the Cannabis Law and its implementing regulations. This license or permit is not a property or vested right.

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

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

DATE RECEIVED: _____ **TOWN FILE NO:** 24-12
(Application fee returnable with this application)

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

2. **Owner of Lands to be reviewed:**
Name BW8 Holding, LLC
Address 217 South Plank Road
Newburgh NY 12550
Phone _____

3. **Applicant Information (If different than owner):**
Name Sonny Patel
Address 590 Route 211 E
Middletown NY 10940
Representative Minuta Architecture, PLLC
Phone 845-565-0055
Fax _____
Email info@minutaarchitecture.com

4. **Subdivision/Site Plan prepared by:**
Name Darren J. Stridiron- CV Associates
Address 148 Route 17M suite 2
Harriman NY 10926
Phone/Fax 845-774-1075

5. **Location of lands to be reviewed:**
217 South Plank Road

6. **Zone** B (Business District) **Fire District** Orange Lake
Acreage 1.21 Acres **School District** Newburgh

7. **Tax Map: Section** 61 **Block** 1 **Lot** 18+19

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____
Clearing and grading _____
Other _____ Special Use Permit

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

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

Signature Sepati Title PRESIDENT

Date: 5/24/24

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

NEW CANNABIS DISPENSARY
PROJECT NAME

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. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. 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. X Surveyor,s Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. NA Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X 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. N/A Show existing or proposed easements (note restrictions)
20. N/A Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. X Number of lots including residual lot
24. X 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. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. NA Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 or 5 ft. contours on initial submission

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING *N/A*

Name of applicant: _____

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ Block: _____ Lot: _____ Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

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.

Saumik Patel
APPLICANT'S NAME (printed)

Sp Patel
APPLICANTS SIGNATURE

5.24.2024
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) Sonny Patel, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 590 Route 211 E, Middletown, NY 10940

IN THE COUNTY OF Orange

AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 217 South Plank Road

Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Minuta Architecture, PLLC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 24 MAY 2024

Sonny Patel
OWNERS SIGNATURE

Sonny Patel
OWNERS NAME (printed)

[Signature]
WITNESS SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

JOSEPH MINUTA
WITNESS NAME (printed)

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.

5/24/2024

DATED

Saumik Patel

APPLICANT'S NAME (printed)

Sapatel

APPLICANT'S SIGNATURE

AGRICULTURAL NOTE

NA

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

N/A

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

APPLICANT'S SIGNATURE

DATE

ARCHITECTURAL REVIEW N/A SPECIAL USE

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

N/A SPECIAL USE

DATE: _____

NAME OF PROJECT: _____

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

COLOR OF THE EXTERIOR OF BUILDING:

ACCENT TRIM:

Location: _____

Color: _____

Type (material): _____

PARAPET (all roof top mechanicals are to be screened on all four sides):

ROOF:

Type (gabled, flat, etc.): _____

Material (shingles, metal, tar & sand, etc.): _____

Color: _____

WINDOWS/SHUTTERS:

Color (also trim if different): _____

Type: _____

DOORS:

Color: _____

Type (if different than standard door entrée): _____

SIGN:

Color: _____

Material: _____

Square footage of signage of site: _____

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town Project # 24-12			
Name of Action or Project: New Cannabis Dispensary			
Project Location (describe, and attach a location map): 217 South Plank Road			
Brief Description of Proposed Action: Retail- Alteration to existing retail space just left side of building			
Name of Applicant or Sponsor: BW8 Holding, LLC		Telephone: 845-286-2337	
		E-Mail: saumikpatel@gmail.com	
Address: 590 Route 211 E			
City/PO: Middletown		State: NY	Zip Code: 10940
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS Office of Cannabis Management License Adult-Use cannabis Program, Town of Newburgh Special Use Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		+/- 1.21 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/- 1.21 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? See Attached Page 13 of 13 Long EAF	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana: Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>BW8 Holding, LLC</u> Date: <u>5/24/24</u>		
Signature: <u>Sepati</u> Title: <u>President</u>		

PRINT FORM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: <u>Gardner, Silas, House</u></p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p> <p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

PRINT FORM

REFERENCES:

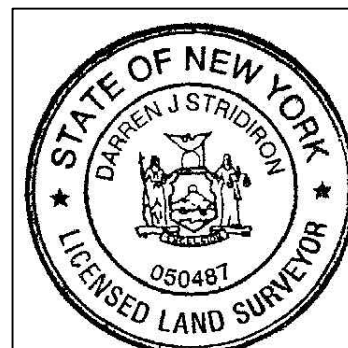
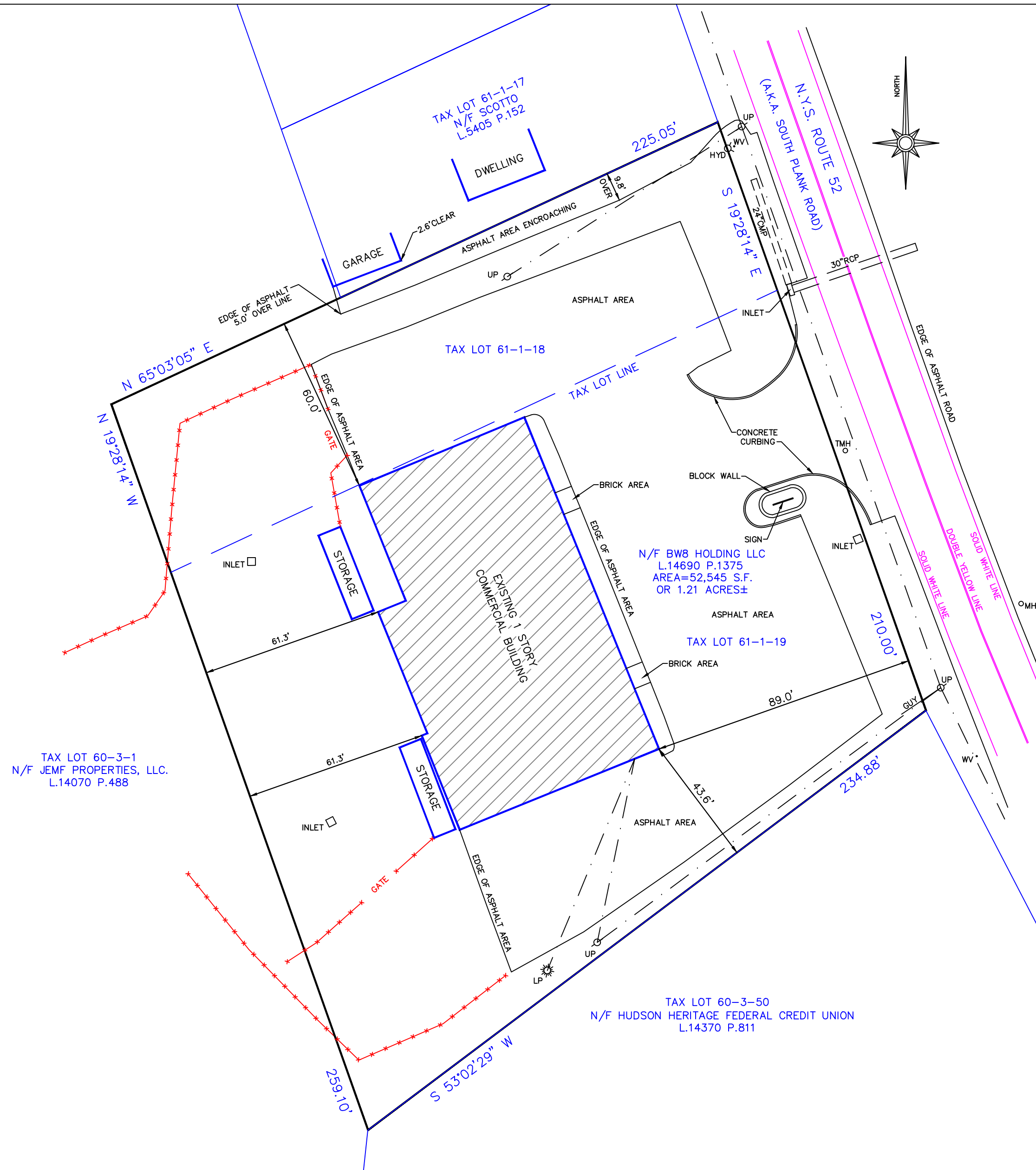
- TOWN OF NEWBURGH TAX MAP SECTION 60 & 61.
- DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
 L.14690 P.1375 L.11580 P.28
 L.5405 P.152 L.14070 P.488
 L.6202 P.53 L.14370 P.811

LEGEND

- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING CHAIN LINK FENCE
- WV DENOTES EXISTING WATER VALVE
- TMH DENOTES EXISTING TELEPHONE MANHOLE
- MH DENOTES EXISTING MANHOLE
- LP DENOTES EXISTING LIGHT POLE
- HYD DENOTES EXISTING FIRE HYDRANT

NOTES:

SUBJECT TO STATE TAKINGS THAT MAY OR NOT BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE.



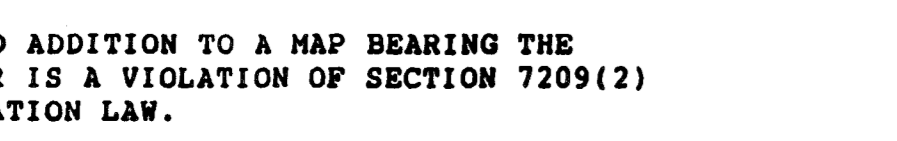
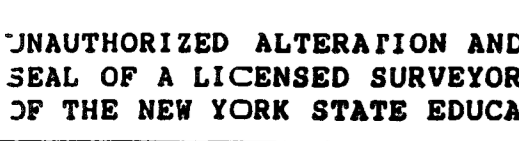
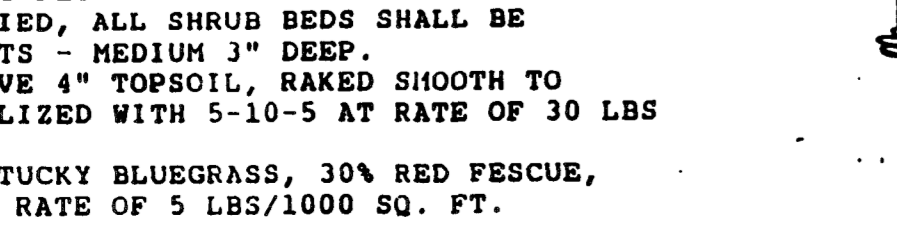
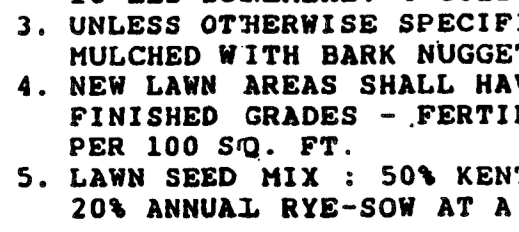
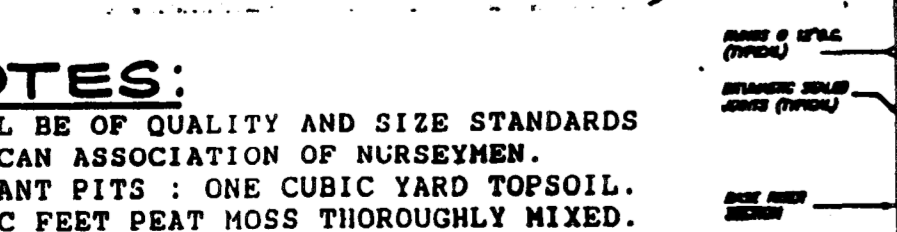
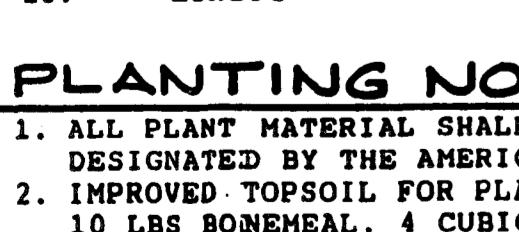
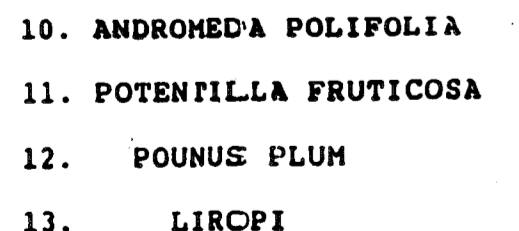
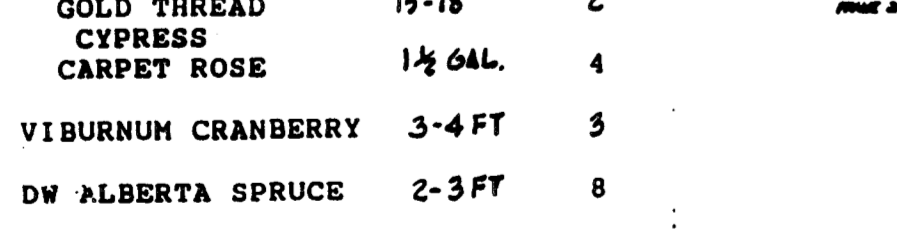
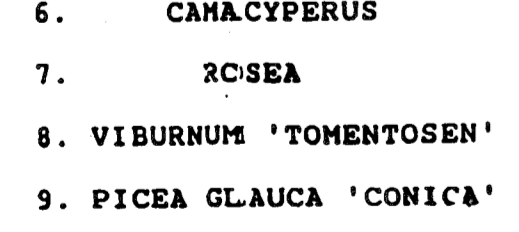
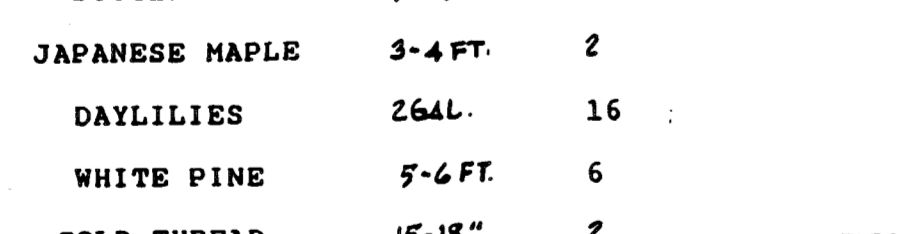
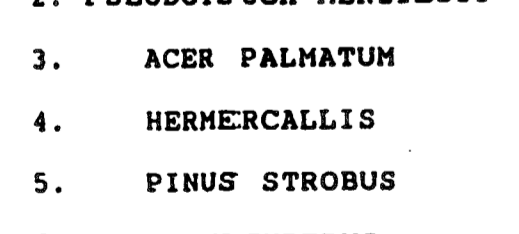
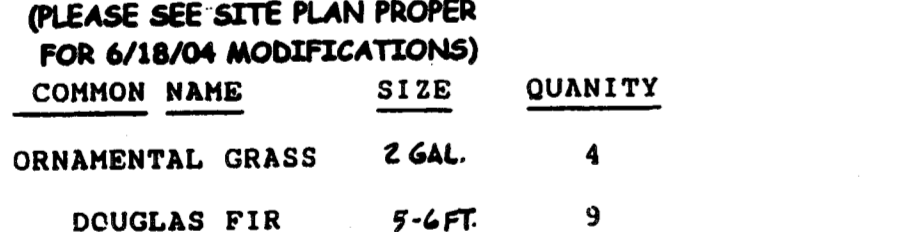
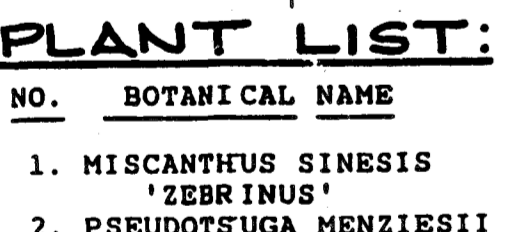
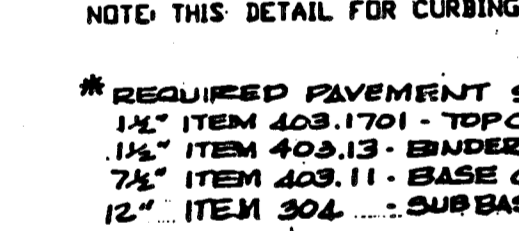
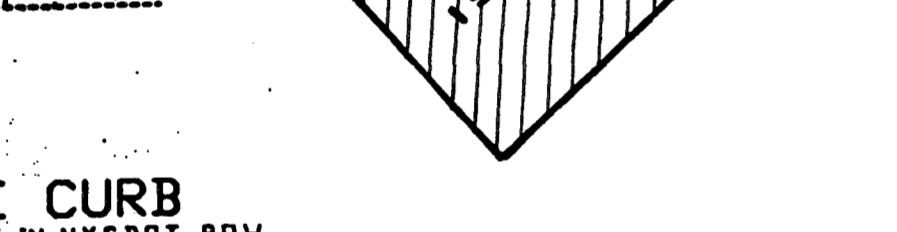
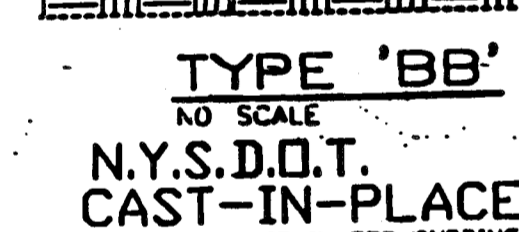
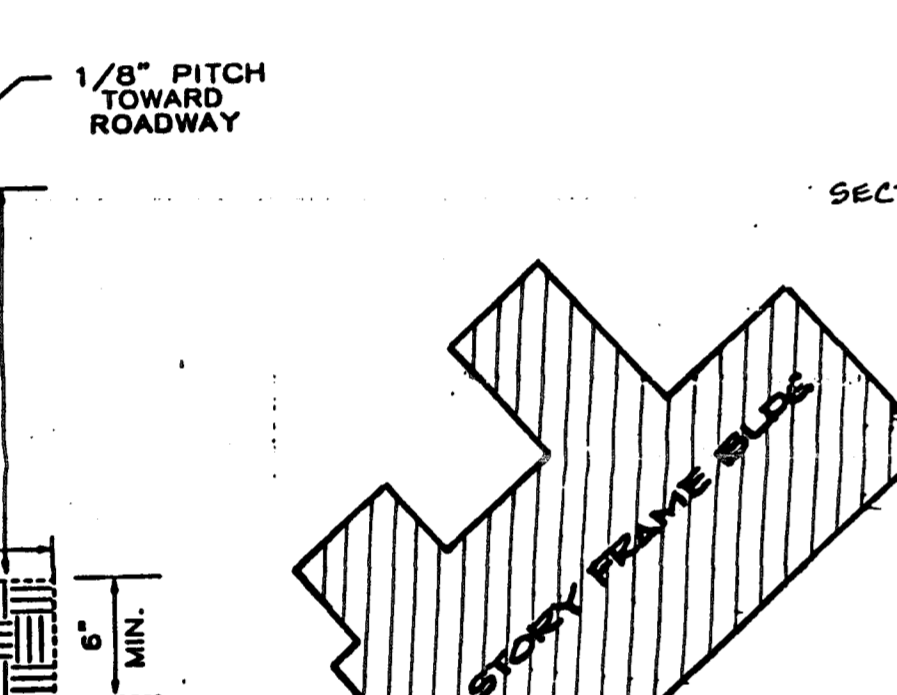
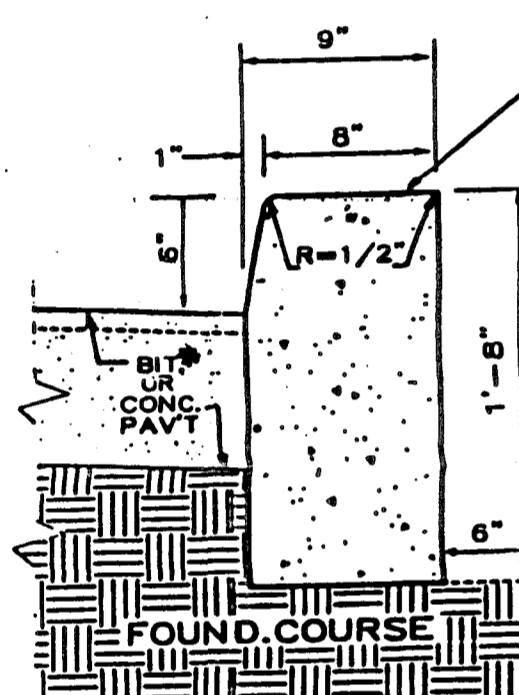
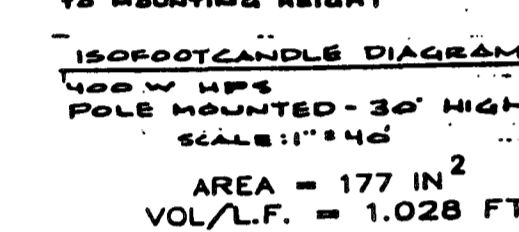
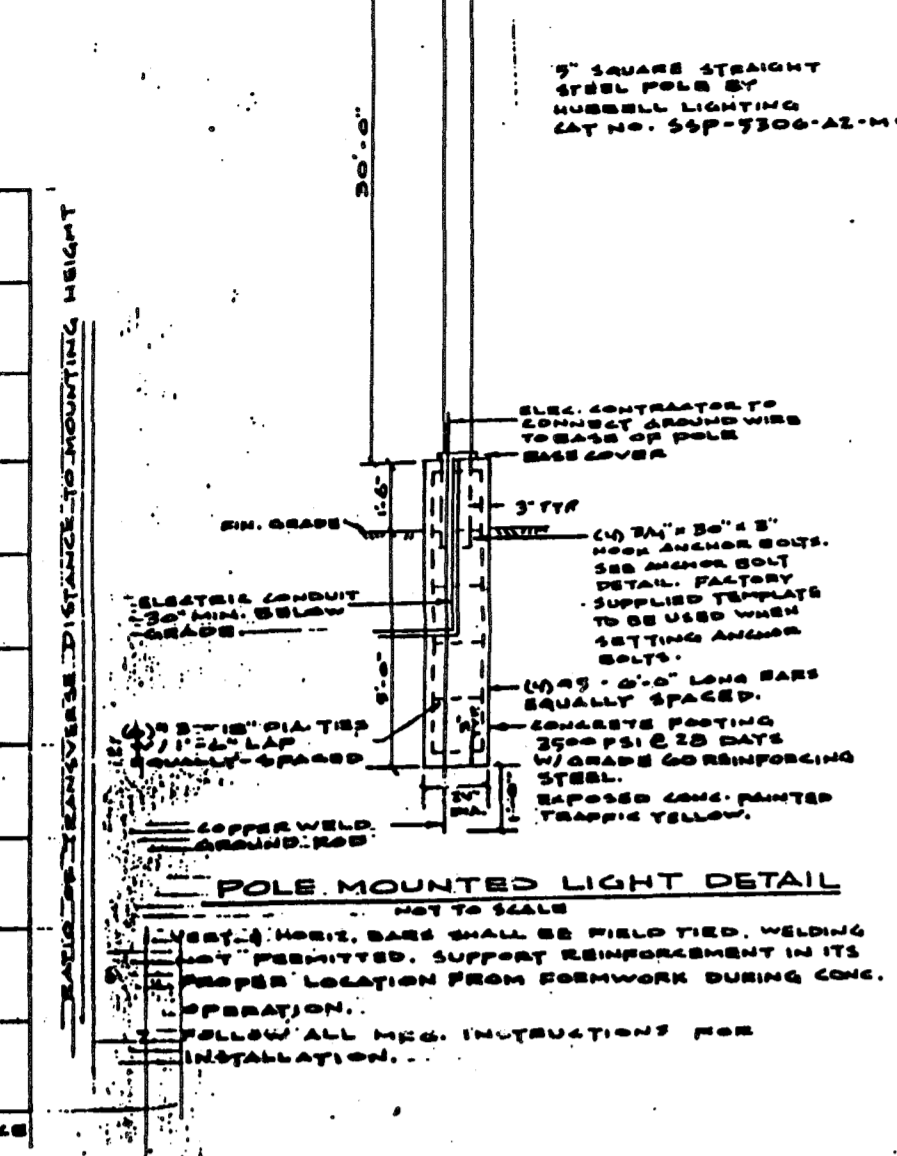
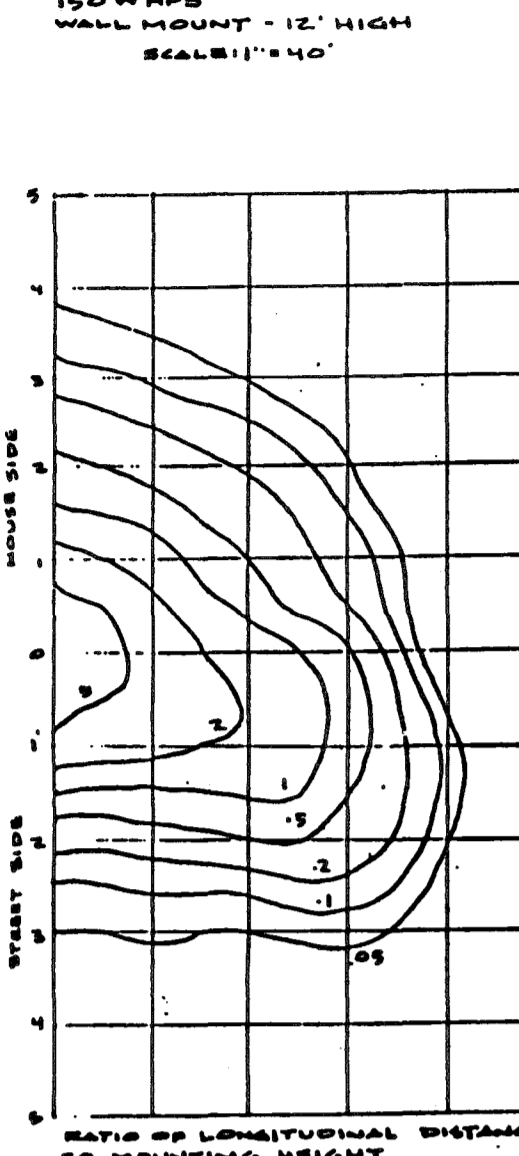
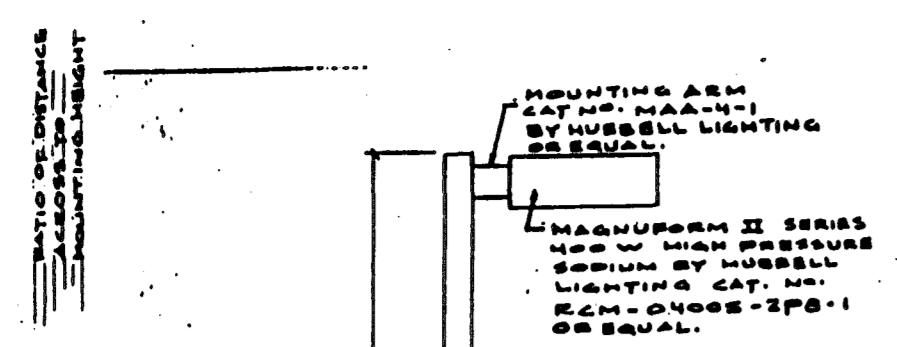
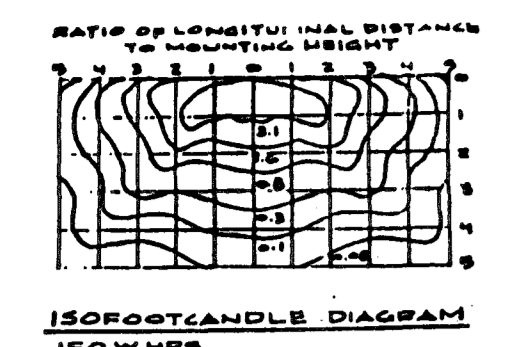
I HEREBY CERTIFY THAT:
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
 ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
 ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
 SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
 DARREN J. STRIDIRON, P.L.S.
 NEW YORK STATE LICENSE No. 050487

BOUNDARY SURVEY
 LOCATED AT
217 SOUTH PLANK ROAD
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK
 CV ASSOCIATES NY, P.E., L.S., P.C.
 148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926

TAX LOT:
 61-1-18 & 19
 AREA: AS SHOWN
 DATE: 5/20/24
 SCALE: 1" = 30'
 JOB NO. 1436-53



SPECIAL NOTE: (THRU 5/23/03)
 THE AMENDMENTS MADE TO THIS SITE PLAN REFLECT THE PLANNING BOARD'S CONCERNS WITH THE REAR OF THE EXISTING BUILDING, ITS GRADING, SURFACING AND THE STORAGE OF EQUIPMENT AND MATERIALS BY VP LANDSCAPING.

N/F
 COREL REALTY, INC.
 SECTION 60 BLOCK 3 LOT 1

- NOTES: (THRU 5/23/03) - SEE SITE PLAN PROPER FOR 6/18/04 ADDITIONS
- THE INTENDED USES FOR THE PORTION OF THE PARCEL WESTERLY OF THE EXISTING BUILDING SHALL BE:
 - PARKING OF FOUR DUMP TRUCKS USED FOR THE LANDSCAPING AND SNOWPLOWING BUSINESS OF VP LANDSCAPING WHEN THE TRUCKS ARE NOT BEING USED AT JOB LOCATIONS.
 - PARKING OF TWO TRACTORS WHEN THE TRACTORS ARE NOT BEING USED AT JOB LOCATIONS.
 - PARKING OF ONE ENCLOSED 20 FOOT LAWN TRAILER AND ONE OPEN 20-FOOT LAWN TRAILER WHEN NOT BEING USED AT JOB LOCATIONS.
 - STORAGE OF TWO SNOWPLOW BLADES.
 - THERE SHALL BE NO LANDSCAPING SALES, DISPLAYS, OR OTHER RELATED BUSINESS ACTIVITIES TAKING PLACE ON THE PARCEL.
 - THERE SHALL BE NO STORAGE OF LANDSCAPING MATERIALS ON THE SITE, WITH THE EXCEPTION OF:
 - NOT MORE THAN 40 YARDS OF MULCH.
 - MINOR AMOUNTS OF MATERIALS LEFT OVER FROM CURRENT JOBS TO BE USED AT NEW JOBS.
 - ALL PURCHASE OF LANDSCAPING MATERIALS SHALL BE MADE FROM LOCAL SUPPLIERS AND DELIVERED DIRECTLY FROM THE SUPPLIER TO THE INTENDED JOB SITE.
 - GRADING OF THE PORTION OF THE PROPERTY WESTERLY OF THE EXISTING BUILDING SHALL BE COMPLETED AS ORIGINALLY INTENDED AND SURFACED WITH SIX INCHES OF ITEM 4.



LOCATION MAP
 SCALE: 1" = 2000'

ZONE B:

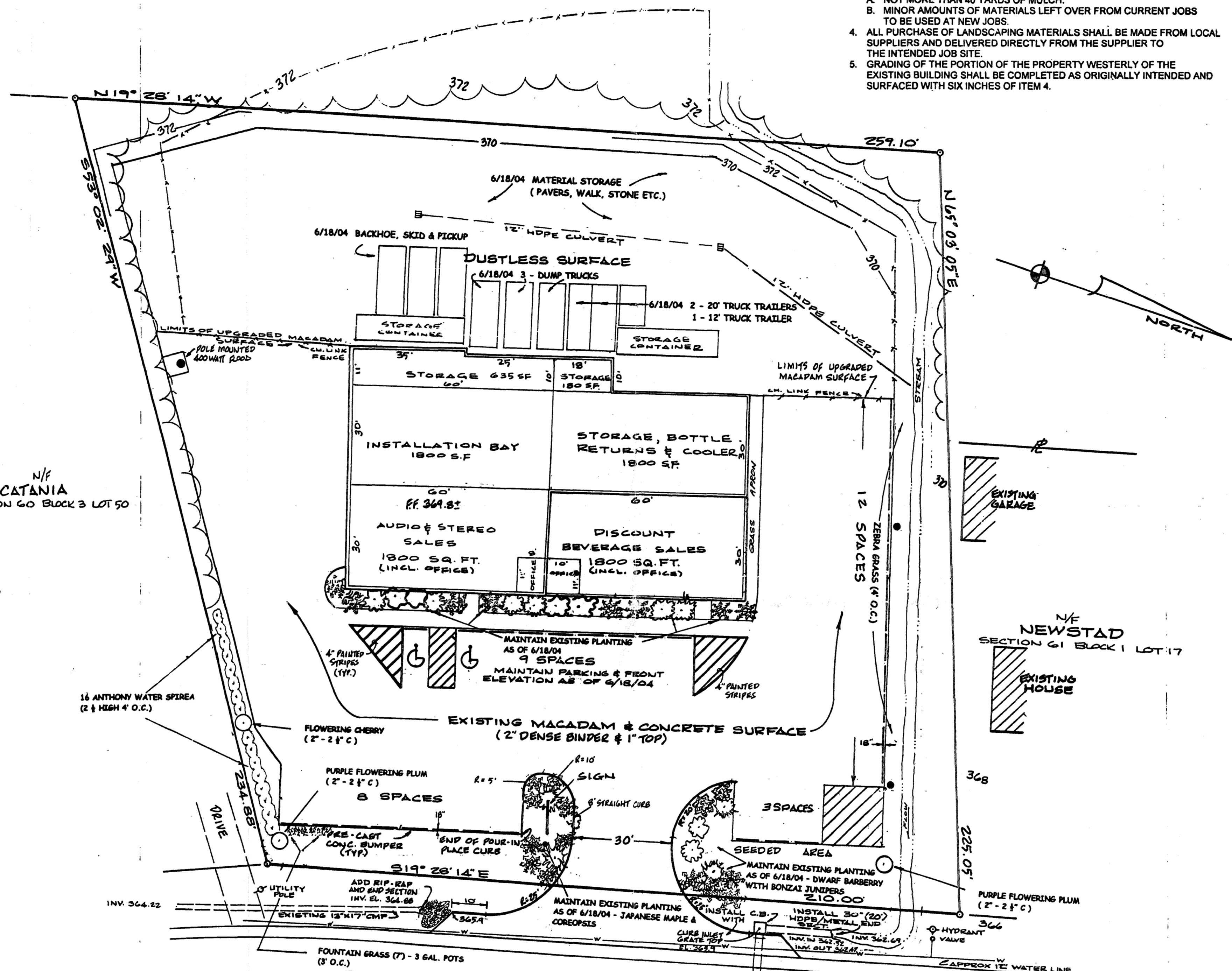
	MIN. PERMITTED	MIN. PROVIDED
LOT AREA	20,000 SQ. FT.	52,708 SQ. FT.
LOT WIDTH	100 FEET	210 FEET
LOT DEPTH	125 FEET	225 FEET
FRONT YARD	40 FEET	83 FEET
REAR YARD	30 FEET	67 FEET
SIDE YARD	15 FEET	42 FEET
BOTH SIDE YARDS	30 FEET	101 FEET

	MAX. PERMITTED	MAX. EXIST
LOT BUILDING COVERAGE	60%	19%
LOT SURFACE COVERAGE	85%	34%

PARKING CALCULATION:

USE	REQUIRED	EXISTING
RETAIL STORES - 3600 SQ. FT. (1 SPACE/150 SQ. FT.)	24	
STORAGE AREAS AND INSTALLATION BAY - 4415 SQ. FT. (0.5 SPACE/1000 SQ. FT.)	3	
TOTAL	27	32

- GENERAL NOTES:**
- SITE IS CONNECTED TO MUNICIPAL WATER AND SEWER.
 - OWNER: MICHELE PONESSE PROPERTIES, LLC
 6 SOMERSET DRIVE
 WALLKILL, NEW YORK 12589
 - TAX MAP DATA: SECTION 60 BLOCK 1 LOTS 18 & 19
 - SITE WILL CONTINUE TO DRAIN INTO THE NYS ROUTE 52 DRAINAGE SYSTEM.
 - THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 - THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
 - THE EXISTING TOPOGRAPHY SHOWN IS FOR SITE PLAN PURPOSES ONLY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE EXISTING CONTOURS SHOWN ARE NOT TO BE USED FOR BID ESTIMATING PURPOSES, AND SUCH USE IS AT THE SOLE LIABILITY OF THOSE SO DOING.
 - PRIOR TO PERFORMING ANY WORK WITHIN THE NYS ROUTE 52 RIGHT-OF-WAY A WORK PERMIT MUST BE FILED WITH THE NYS DOT.



* REQUIRED PAVEMENT SECTION:
 1 1/2" ITEM 403.1701 - TOP COURSE: TYPE 4F
 1 1/4" ITEM 403.13 - BINDER COURSE: TYPE 2
 7/8" ITEM 403.11 - BASE COURSE: TYPE 1
 12" ITEM 304 - SUBBASE: TYPE 1

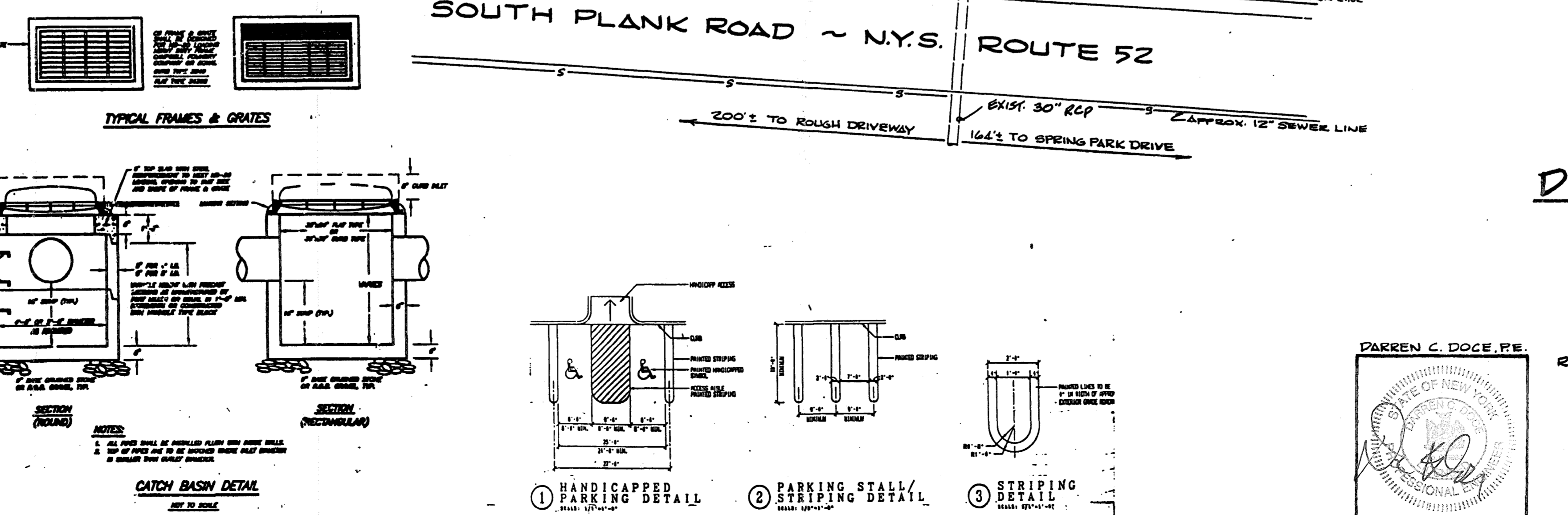
PLANT LIST: (PLEASE SEE SITE PLAN PROPER FOR 6/18/04 MODIFICATIONS)

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
1.	MISCANTHUS SINESIS 'ZEBRINUS'	ORNAMENTAL GRASS	2 GAL.	4
2.	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5-6 FT.	9
3.	ACER PALMATUM	JAPANESE MAPLE	3-4 FT.	2
4.	HERMERCALLIS	DAYLILIES	2 GAL.	16
5.	PINUS STROBUS	WHITE PINE	5-6 FT.	6
6.	CANACYPHERUS	GOLD THREAD CYRUS	15-18"	2
7.	ROSEA	CARPET ROSE	1 1/2 GAL.	4
8.	VIBURNUM 'TOMETOSEN'	VIBURNUM CRANBERRY	3-4 FT.	3
9.	PICEA GLAUCA 'CONICA'	DW ALBERTA SPRUCE	2-3 FT.	8
10.	ANDROMEDA POLIPLIA	ANDROMEDA	2-3 FT.	6
11.	POTENILLA FRUTICOSA	POTENTILLA	18-24"	4
12.	POUNUS PLUM	PURPLE LEAF PLUM	1 1/2 - 2" CAL	1
13.	LIROPI	VARIATED LIROPE	1 GAL.	6

PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE OF QUALITY AND SIZE STANDARDS DESIGNATED BY THE AMERICAN ASSOCIATION OF NURSEYERS.
- IMPROVED TOPSOIL FOR PLANT PITS: ONE CUBIC YARD TOPSOIL, 10 LBS BONE MEAL, 4 CUBIC FEET PEAT MOSS THOROUGHLY MIXED.
- UNLESS OTHERWISE SPECIFIED, ALL SHRUB BEDS SHALL BE MULCHED WITH BARK NUGGETS - MEDIUM 3" DEEP.
- NEW LAWN AREAS SHALL HAVE 4" TOPSOIL, RAKED SMOOTH TO FINISHED GRADES - FERTILIZED WITH 5-10-5 AT RATE OF 30 LBS PER 100 SQ. FT.
- LAWN SEED MIX: 50% KENTUCKY BLUEGRASS, 30% RED FESCUE, 20% ANNUAL RYE-SOW AT A RATE OF 5 LBS/1000 SQ. FT.

UNAUTHORIZED ALTERATION AND ADDITION TO A MAP BEARING THE SEAL OF A LICENSED SURVEYOR IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.



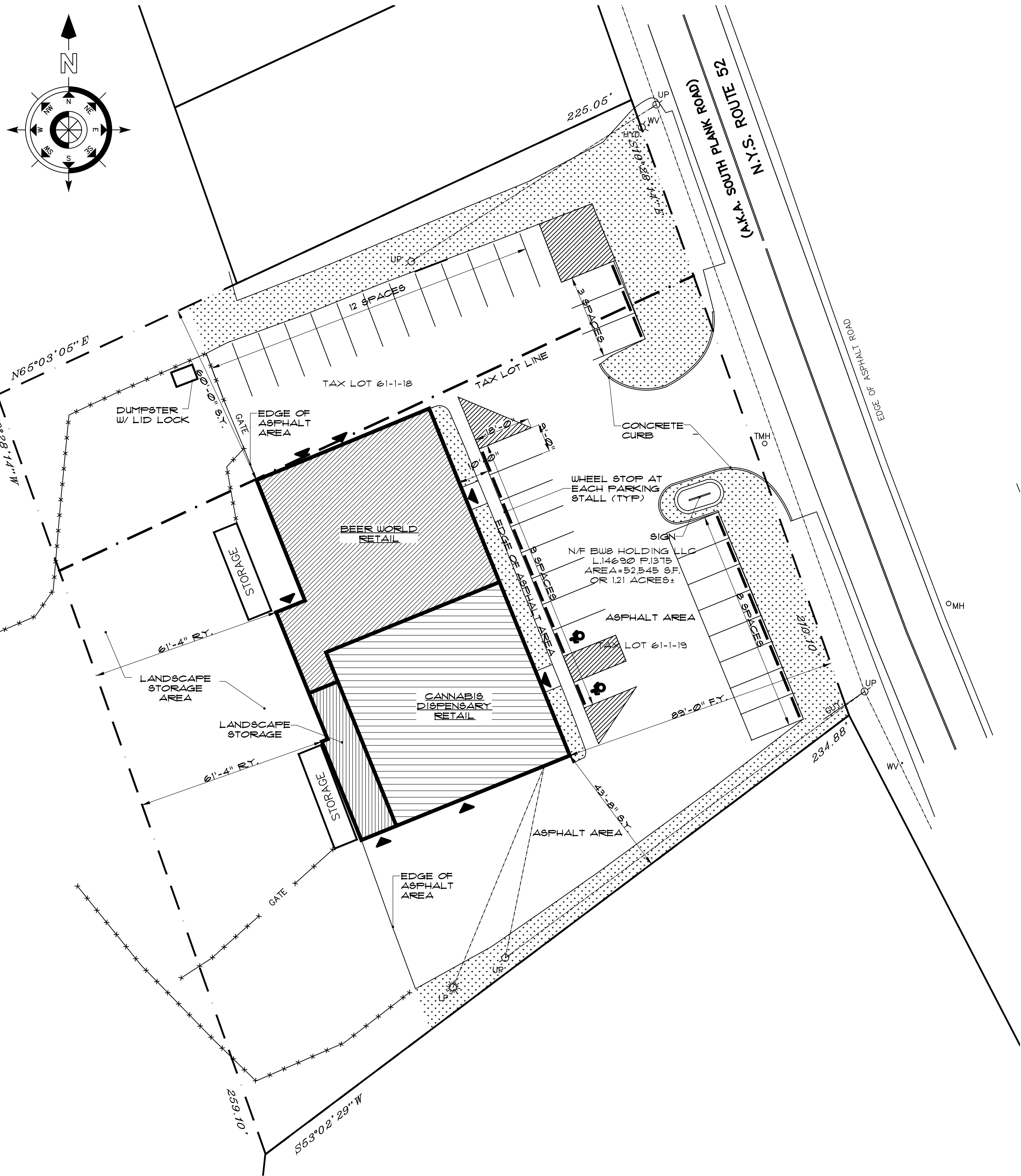
SITE PLAN
DISCOUNT BEVERAGE CENTER
& RETAIL STORE
 TOWN OF NEWBURGH
 ORANGE COUNTY, N.Y.
 DATE: 3-5-99
 SCALE: 1" = 20'

REVISIONS:

DATE	PLANNING COMMENT
5-10-99	PLANNING COMMENT
12-24-02	NORTHERN PARKING AREA (EXIST CONDITIONS)
2-06-03	SPECIAL NOTE & NOTES V-F
5-23-03	SPECIAL NOTE & NOTES V-F
6-20-04	REFLECTS 6/18/04 COMMENTS OF PLANNING BOARD LANDSCAPE ARCHITECT

VINCENT J. DOCE ASSOCIATES
 SURVEYORS - PLANNERS - ENGINEERS
 13 NEW ROAD
 NEWBURGH, N.Y.

DARREN C. DOCE, R.E.
 VINCENT J. DOCE, L.S.



LEGEND

	EXISTING LANDSCAPE	UP	EXISTING UTILITY POLE		PROPERTY LINE
	MAIN BUILDING - CANNABIS DISPENSARY	LP	EXISTING LIGHT POLE		EXISTING CHAIN LINK FENCE
	ENTRANCE/ EXIT FOR PROPOSED BUSINESS	WW	EXISTING WATER VALVE		HYD
		MH	EXISTING MANHOLE		TMH
					EXISTING FIRE HYDRANT
					EXISTING TELEPHONE MANHOLE

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DARREN J. STRIDIRON PLS, NYS LIC. # 050461 DATED: MAY 20, 2024

1
S-1 Architectural Site Plan
Scale: 1" = 20'-0"



BULK TABLE REQUIREMENTS

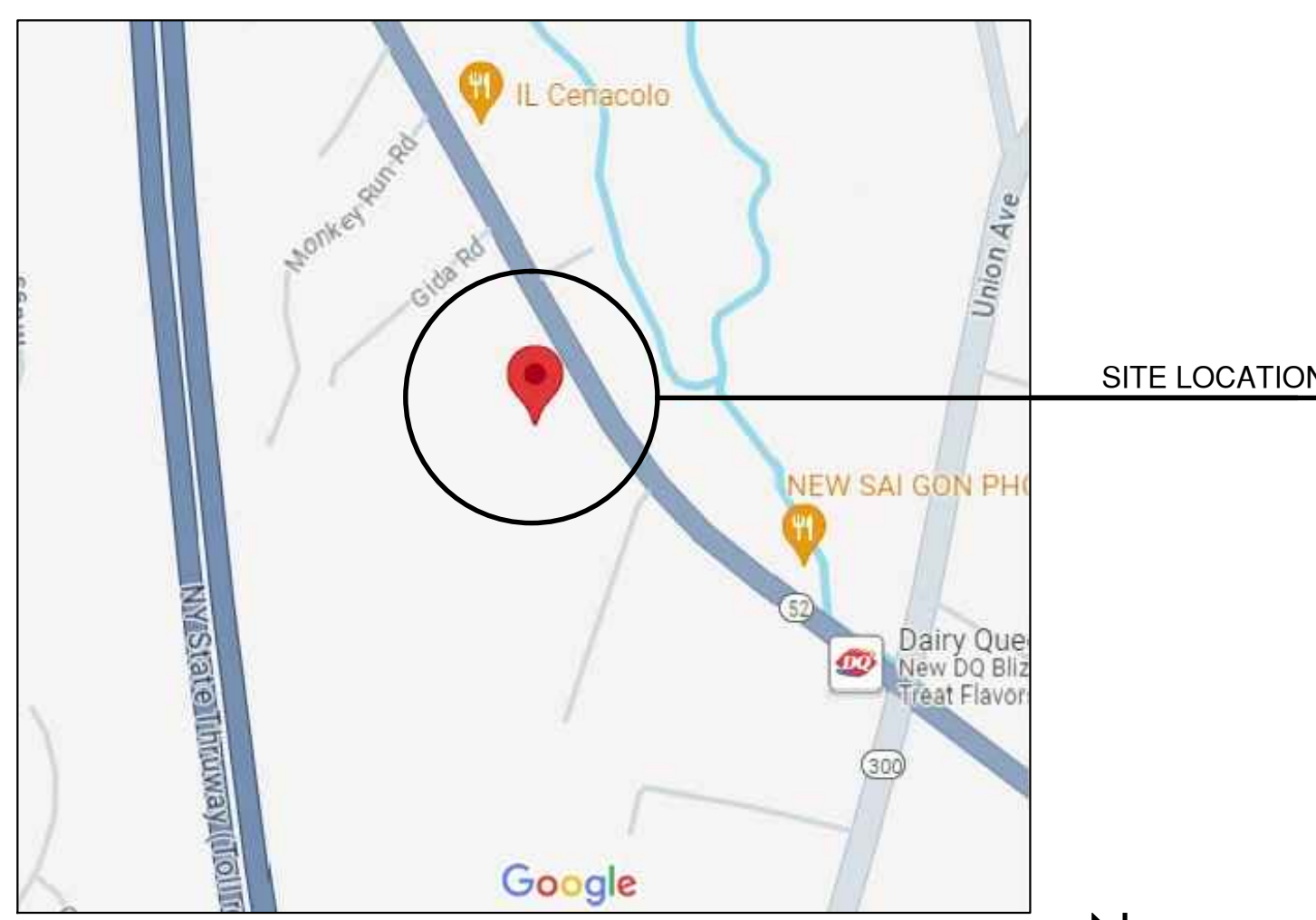
ZONING INFORMATION	TOWN OF NEWBURGH				
	ZONE :	B (BUSINESS DISTRICT)			
	Proposed Use :	Cannabis Retail Dispensaries			
	Permitted with:	Approval by Planning Board			
MINIMUM REQUIREMENTS					
	Required	Existing	Proposed	Change	Variance
Lot Area	15,000 SF.	52,544 SF	NONE	NONE	NONE
Lot Width	100 FT	228'-2" FT +/-	NONE	NONE	NONE
LOT DEPTH	125 FT	224'-8" FT +/-	NONE	NONE	NONE
Min. Livable SF	N/A	N/A	NONE	NONE	NONE
Habitable Floor Area Per Dwelling Unit	N/A	N/A	NONE	NONE	NONE
YARD SETBACKS					
	Required	Existing	Proposed	Change	Variance
Front	40 FT	89'-0" +/-	NONE	NONE	NONE
Rear	30 FT	61'-2" +/-	NONE	NONE	NONE
Side	15 FT	43'-5" +/-	NONE	NONE	NONE
Both	30 FT	(43'-5" + 60'-0") = 103'-5" +/-	NONE	NONE	NONE
MAXIMUM PERMITTED					
	Required/ Maximum	Existing	Proposed	Change	Variance
Dwelling Units Per Acre	N/A	N/A	NONE	NONE	NONE
Lot Building Coverage	60% x 52,545 SF = 31,527 SF	8,015 / 52,545 x100 = 15.253%	NONE	NONE	NONE
Building Height	35 FT	15'-5" +/-	NONE	NONE	NONE
Lot Surface Coverage	85% x 52,545 SF = 44,663 SF	27,415 / 52,545 x100 = 52.175%	NONE	NONE	NONE

PARKING REQUIREMENTS

	Required *	EXISTING
Standard Stalls	26	30
Handicapped Stalls	1	2
Total Stalls Required	27	32

PER 185-13 (C) (b) OFF-STREET PARKING AND LOADING FACILITIES.
 PER 185-13 (C) (b) OFF-STREET PARKING FOR NONRESIDENTIAL USES. (AMENDED 9-23-1998 BY L.L. No. 1-2023)
 RETAIL STORES: 1 PER 50 SQUARE FEET OF GROSS LEASABLE FLOOR AREA OR AS REQUIRED BY PLANNING BOARD
 3,600 SF (EXISTING LEASABLE SPACE) / 50 SF = TOTAL 72 PARKING SPACES
 STORAGE AREAS AND INSTALLATION BAY: 1 PER 50 SQUARE FEET OF GROSS LEASABLE FLOOR AREA OR AS REQUIRED BY PLANNING BOARD
 4,45 SF, 20' SPACE / 1,000 SF = TOTAL 13 PARKING SPACES REQUIRED
 NOTE: TOTAL PARKING REQUIRED = 1 SPACE PER 1 TO 25 PARKING SPACES

NOTES:
 1. ALL EXISTING PARKING TO REMAIN, SEE APPROVED SITE PLAN DATED 5-10-99, LAST REVISED 6-20-04 AND APPROVED BY THE TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN JOHN EWASUTYN 10-26-04.



2
S-1 Site Location Map
Scale: N.T.S.

Dig Safely. New York
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
800-962-7962
 www.digsafelynewyork.com

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

SIGNATURE _____
 DATE _____

PLANNING BOARD APPROVAL
 SECT: 61; BLK: 1; LOTS: 18 & 19
 PB APP. No. 24-12

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
 NOTE: DO NOT SCALE

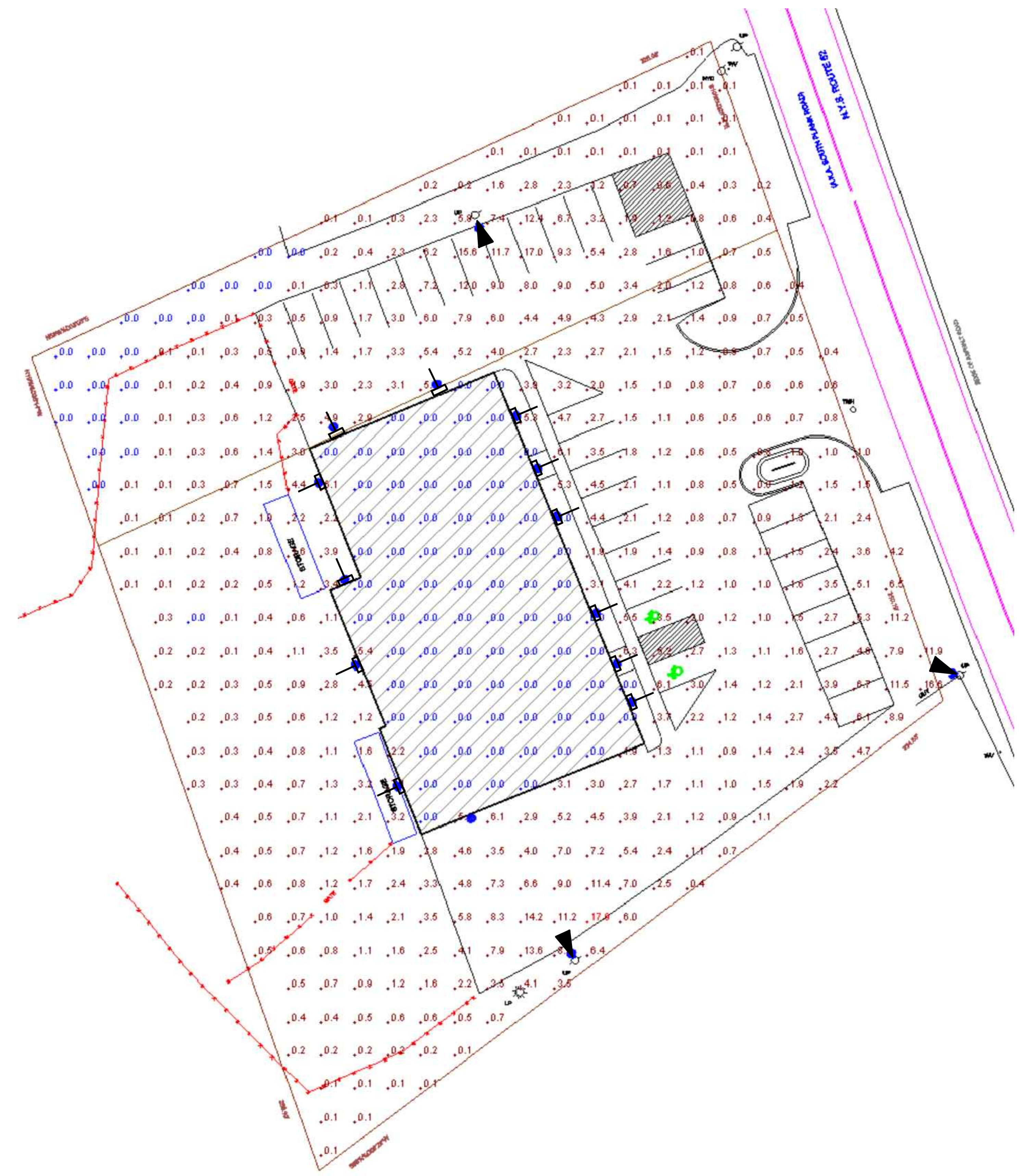


Cannabis Dispensary
 Mr. Patel
 18 & 19
 25 S. L. O'Hara Pl
 Town of Newburgh, New York 12550

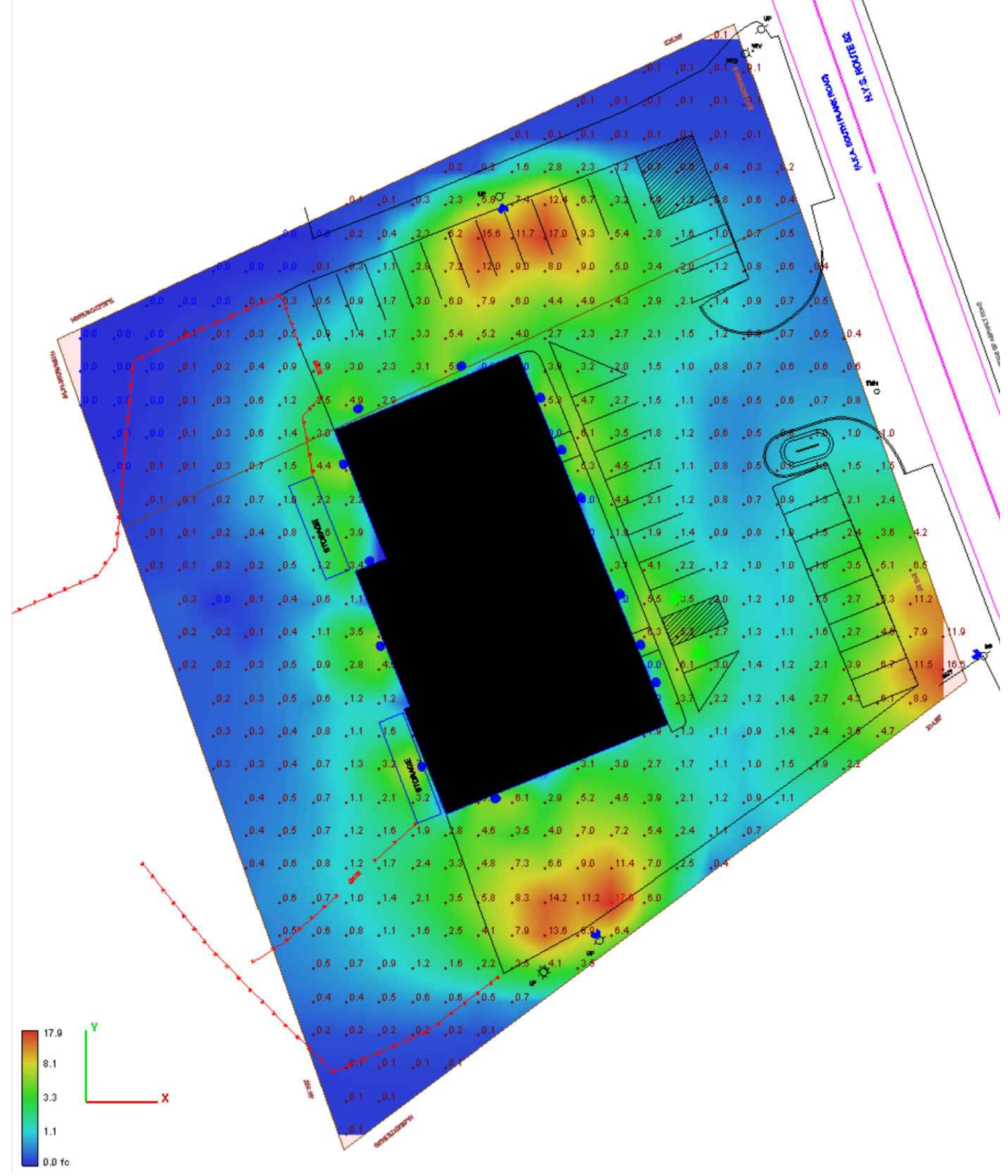
For Special Use Permit Review & Approval

Date: 05.29.24
 Revisions:

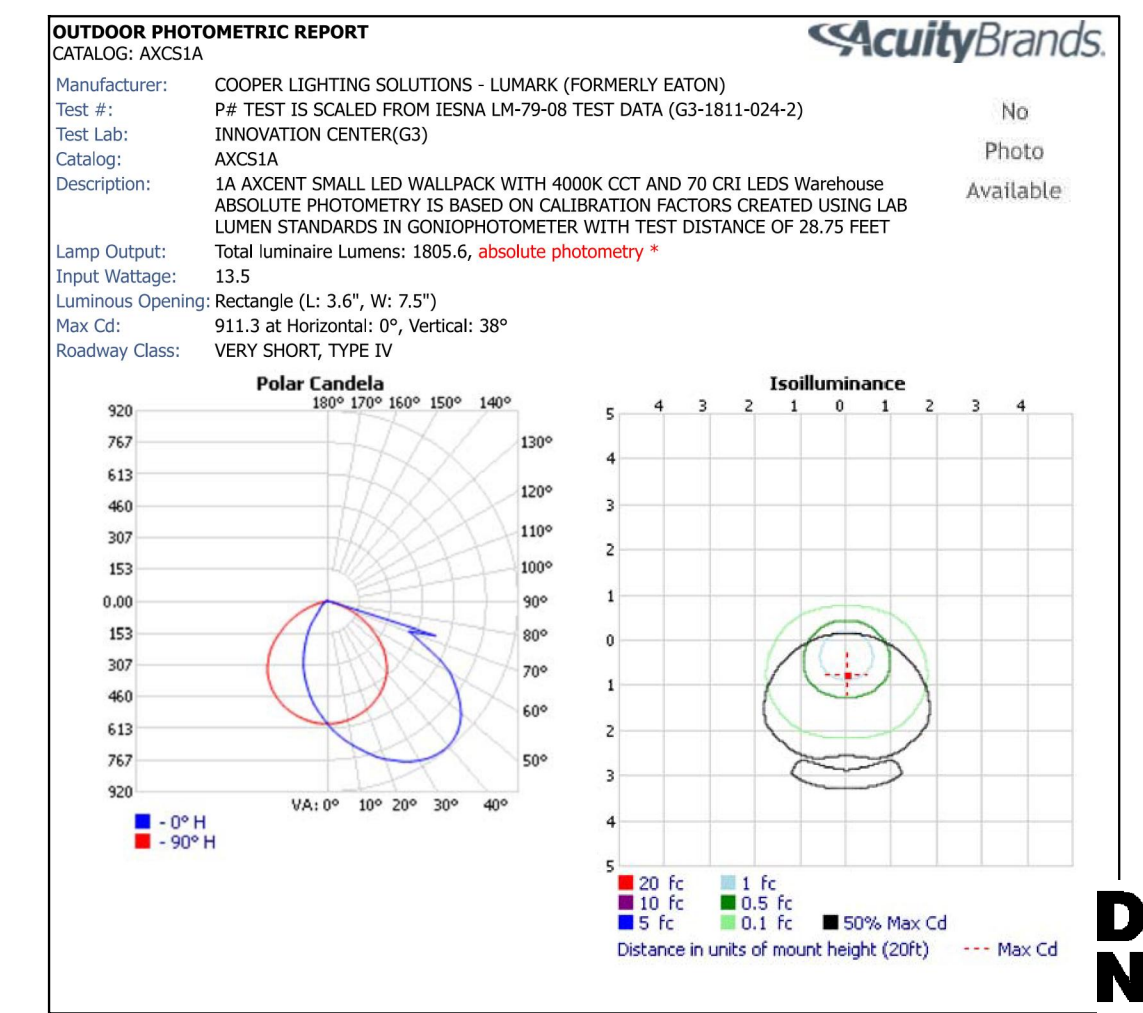
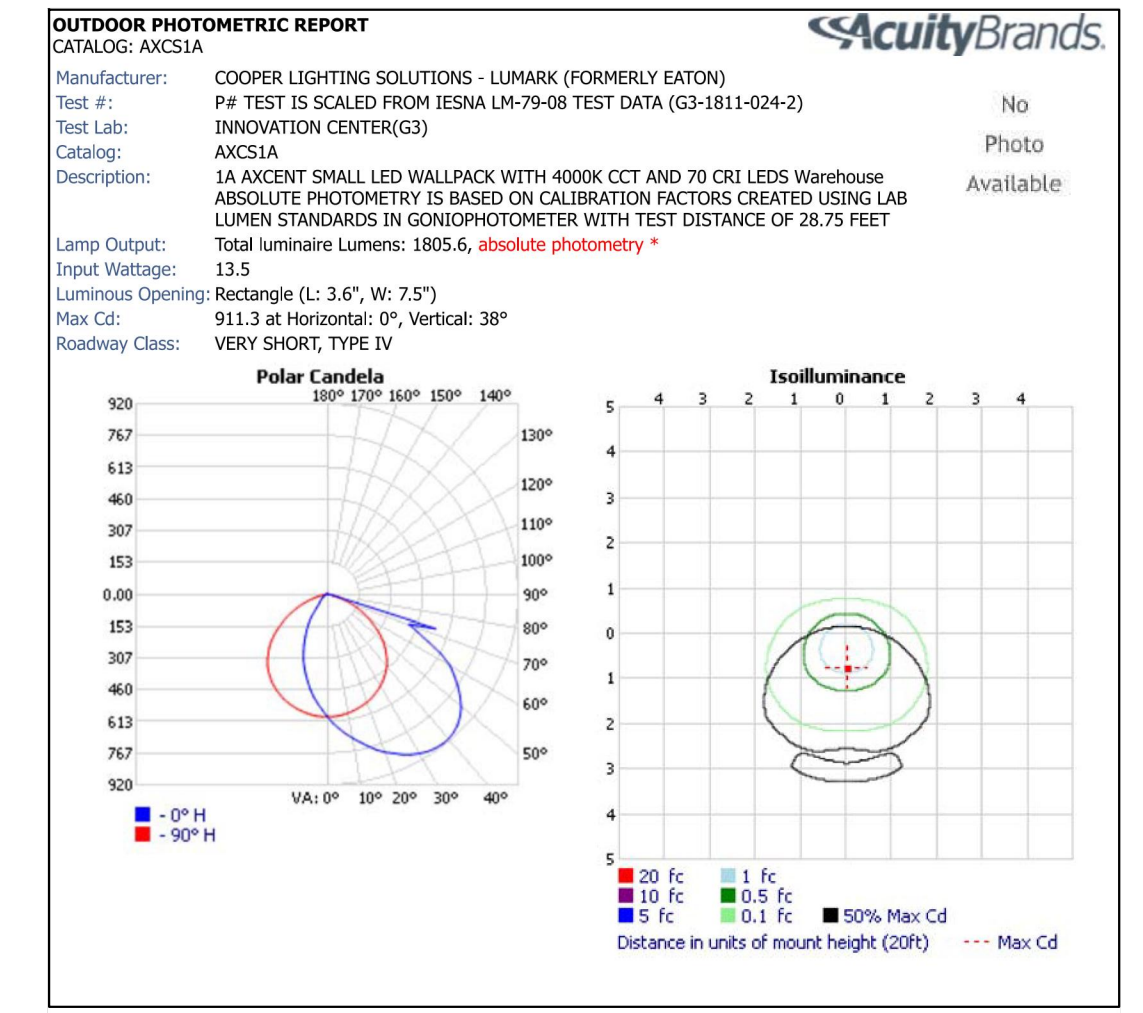
Drawn By: JR & RM
S-1
 1 of 2



1 Site Lighting Plan
L-1 Scale: 1" = 20'-0"



2 Footcandle Luminaire Diagram
L-1 Scale: N.T.S.



4 Photometric Reports
L-1 Scale: N.T.S.

Project	Catalog #	Type
Prepared by	Notes	Date

Lumark
Axcent
Wall Mount Luminaire

Product Features

- Energy efficient
- Full cutoff
- 30 VIB
- 5 YEAR

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 4

Quick Facts

- Available in 14W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details

Reflector Lens	Deep Back Housing

Options

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

3 Proposed Lumark Wall Pack Spec
L-1 Scale: N.T.S.

PRODUCTS RESOURCES

HOME // PRODUCTS // FLOODLIGHTS(HPS-MH)

COMPARE

5 Existing Flood Light Spec - On Utility Pole
L-1 Scale: N.T.S.

Dig Safely. New York

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

SIGNATURE
DATE

PLANNING BOARD APPROVAL
SECT: 61; BLK: 1; LOTS: 18 & 19
PB APP. No. 24-12

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Cannabis Dispensary
Mr. Patel
25 E. 10th St
2nd Floor
Town of Newburgh, New York 12550

For Special Use Permit Review & Approval

Date: 05.29.24
Revisions:

Drawn By: JR & RM

L-1