



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

**PROJECT NAME:** 217 S. PLANK ROAD-CANNABIS DISPENSARY  
**PROJECT NO.:** 24-13  
**PROJECT LOCATION:** SECTION 6, BLOCK 1, LOT 66.21 & 66.32  
**REVIEW DATE:** 7 AUGUST 2024  
**MEETING DATE:** 15 AUGUST 2024  
**PROJECT REPRESENTATIVE:** MINUTA ARCHITECTURE

1. The project should provide an update as far as the signage compliance. Discussions with the Town Code Compliance Office were held at the previously meeting.
2. This project was submitted to Orange County Department of Planning and NYSDOT on 25 June 2024. No response from NYSDOT was received.
3. The entire project parking lot is proposed to be coated and re striped per the Town's parking requirements. Striping must be in accordance with the Town Code. Copy of striping detail is attached.

Respectfully submitted,

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

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', written in a cursive style.

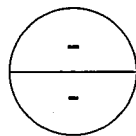
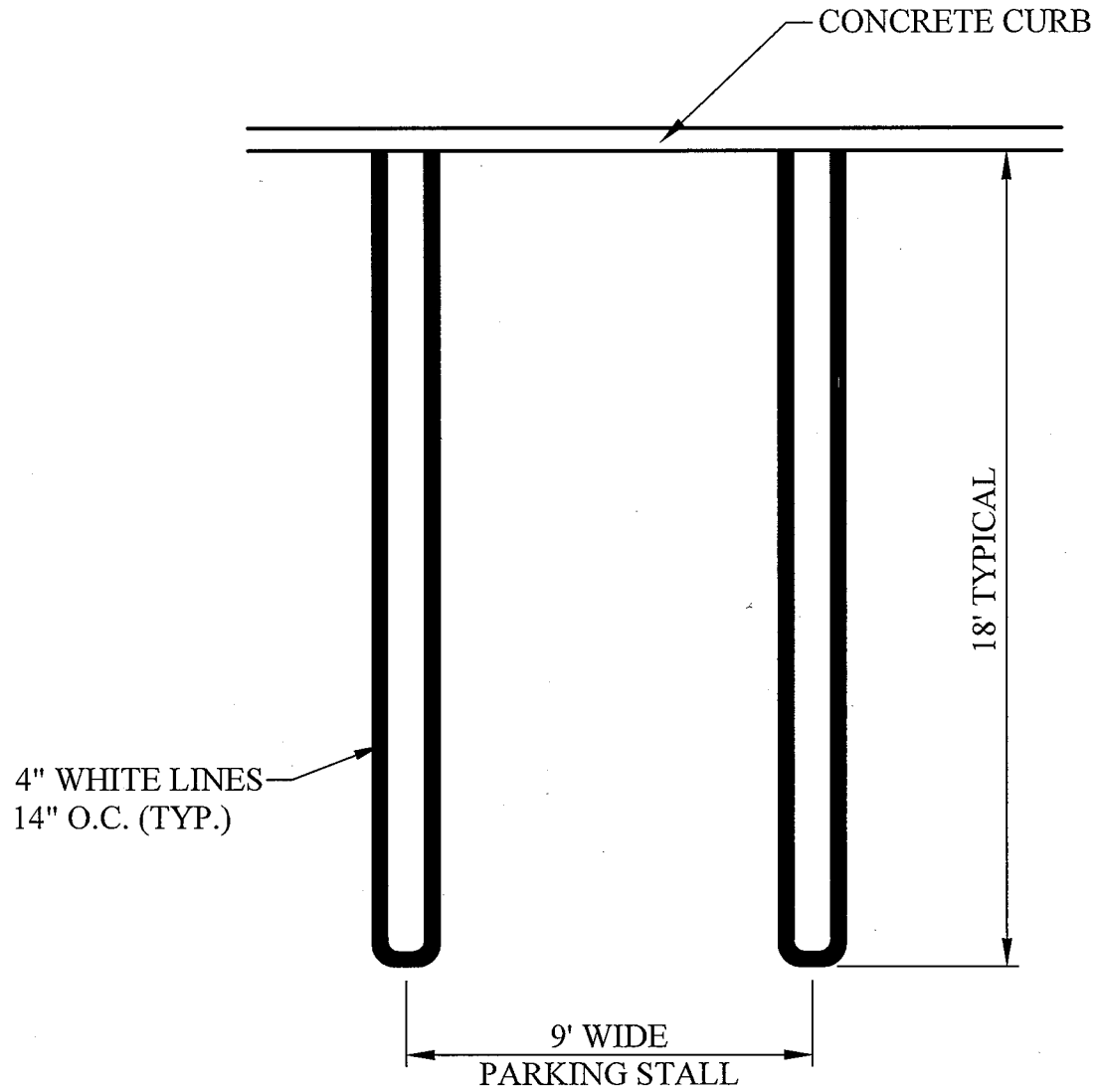
Patrick J. Hines  
Principal  
PJH/ltn

**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



# TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.

## 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:** July 9, 2024

**Re:** PB #24-13, 217 S. Plank Road, S-B-L: 61-1-19.2

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Dear Chairman Ewasutyn:

The project submission consists of the following:

The project before you represents work performed since this project was last seen by the planning board. The two lots have been consolidated to lot 19.2 and it has been filed with the Town and the County.

### Site Improvements:

Plan S-1 depicts the areas at the rear of the property that comports with the original site plan approval of 2004.

A rendering of the front façade has been provided to illustrate before and after image. The intent is to repaint the building in the same colors. The parking lot will be seal coated black and new striping applied in accordance with Town specifications.

Three new parking signs will be placed on the wall at the accessible spaces.

Accessible space, no parking and accessible space directly in front of these parking spaces.

**Signage:****Building:**

Signage has been proposed for the front facade, which is less than the maximum permitted.  
120 lf x 0.70= 84 sf Total Allowed

**Freestanding:**

Updated signage for the freestanding sign proposes removing the lowest sign for a total sign area of less than 60 ft. per side to meet the current code.

23 sf +/- : Beer World

37.5 sf +/- : Cannabliss

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



**PROPOSED LOT CONSOLIDATION  
TAX LOT 61-1-19.2**

All that certain plot, piece or parcel of land lying in the Town of Newburgh, County of Orange, State of New York; bounded and described as follows:

BEGINNING at the intersection of the westerly bounds of N.Y.S. Route 52 (South Plank Road) and the southeasterly corner of lands of Scotto (Tax lot 61-1-17); thence,

South 19 degrees 28 minutes 14 seconds East 210.00 feet along the westerly bounds of N.Y.S. Route 52; thence,

South 53 degrees 02 minutes 29 seconds West 234.88 feet along the northerly bounds of lands of Hudson Heritage Federal Credit Union (Tax lot 60-3-50); thence,

North 19 degrees 28 minutes 14 seconds West 259.10 feet along the easterly bounds of lands of JEMF Properties, LLC (Tax lot 60-3-1); thence,

North 65 degrees 03 minutes 05 seconds East 225.05 feet along the southerly bounds of lands of JEMF Properties, LLC (Tax lot 60-3-1) and lands of Scotto (Tax lot 61-1-17) to the point or place of BEGINNING.

Containing 52,545 square feet or 1.21 acres of land.



Navigation	GIS Map	Tax Maps	DTF Links	Help	Contact Us	Log In
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**Commercial**

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Municipality of Newburgh			
SWIS:	334600	Tax ID:	61-1-19.2

Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	217 S Plank Rd		
Property Class:	450 - Retail srvc	Site Property Class:	450 - Retail srvc
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Not Applicable
Neighborhood:	40826 -	School District:	Newburg
Property Description:	Legal description not given for property		
Total Acreage/Size:	1.20	Equalization Rate:	----
Land Assessment:	2025 - \$72,900	Total Assessment:	2025 - \$274,700
Full Market Value:	2025 - \$1,333,495		
Deed Book:	14690	Deed Page:	1375
Grid East:	609164	Grid North:	981778
Bank Code:	0100075		

Special Districts for 2025				
Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD030-Orange lk fire	0	0%		0
LT004-Consol lt	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0

Land Types	
Type	Size
Primary	1.20 acres

**Photographs**

No Photo Available

**Documents**

No documents found for this parcel

**Maps**

View Tax Map

Pin Property on GIS Map

View in Google Maps

View in Bing Maps

View in Near Map

Map Disclaimer



Proposed elevation 07/08/2024

For illustration purposes only. Actual results may vary

PB# 24-13

217 S. Plank Road



Existing elevation

EXISTING PYLON SIGN



PROPOSED PYLON SIGN WITH NEW SIGN FACES AND SHORTENED LIGHT BOX





BEER WORLD  
217 South Plank Rd.  
Town of Newburgh, NY  
12550

BWA HOLDINGS  
SECTION 61, BLOCK 1, LOT 19.2

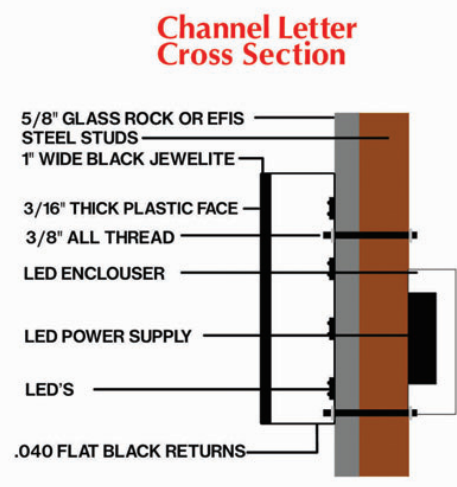


CHANNEL LETTER SYSTEM: INDIVIDUALLY INSTALLED LETTERS. FLAT BLACK RETURNS 5" DEEP, 3/16" THICK ACRYLIC FACES. LED ILLUMINATION WITH LED POWER SUPPLIES. REMOTE MOUNTED BEHIND WALL. ON/OFF SWITCH WITH PHOTO CELL. INSTALLED USING 1/4" TOGGLE SCREWS. POWER SUPPLIES ARE 2 AMPS, 60 WATTS, 120 VOLTS.

06/26/2024 11:06

Quality Signs  
48 Mill St.  
Middletown, NY 10940  
845.343.3025  
qualitydean@gmail.com  
www.qualitysigns.net

DESIGN SPECIFICATIONS			
		NYS Building Code 2020	
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-14	Building Code Requirements for Structural Concrete	
ANSI/AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind	V =	130 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	



FASTENER SCHEDULE (DM Letters)			WALL CONSTRUCTION			
	DIAM.	QTY.	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT DBL. EXPANSION or SCREW-BOLT- ANCHOR	3/8"	2	YES <sup>2</sup>	NO	NO	NO
LAG BOLT	3/8"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BC	3/8"	3	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/Fenderwasher into .08" letter Back or less.  
2.) Expansion anchors require a minimum 5" solid masonry embedment installed per/tec-guide for wall construction type.  
3.) Engineering liability is limited to building connections.  
4.) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required.  
5.) Thru-Bolts (All-Threaded Rods) into L2x2x3/16" Stl. Angle, P1000 Uni-Strut or 2x6 lumber spanning two(2) wall studs per/Bolt- Rod

Engineers Connection Note:  
Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install.

CANNABLISS  
 217 South Plank Rd.  
 Town of Newburgh, NY  
 12550

BWA HOLDINGS  
 SECTION 61, BLOCK 1, LOT 19.2



CHANNEL LETTER SYSTEM: INDIVIDUALLY INSTALLED LETTERS. FLAT BLACK RETURNS 5" DEEP, 3/16" THICK ACRYLIC FACES, LED ILLUMINATION WITH LED POWER SUPPLIES REMOTE MOUNTED BEHIND WALL. ON/OFF SWITCH WITH PHOTO CELL. INSTALLED USING 1/4" TOGGLE SCREWS. POWER SUPPLIES ARE 2 AMPS, 60 WATTS, 120 VOLTS.

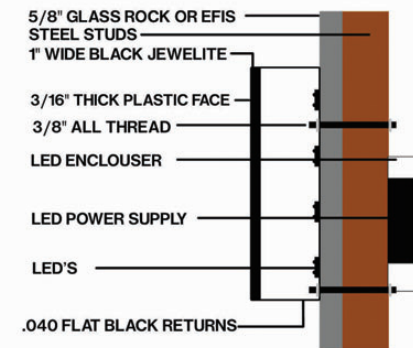
06/26/2024 11:06

Quality Signs  
 48 Mill St.  
 Middletown, NY 10940  
 845.343.3025  
 qualitydean@gmail.com  
 www.qualitysigns.net

Frontage: of building 120'L, Beer World is 60'L, Cannabliss is 60'L

DESIGN SPECIFICATIONS			
		NYS Building Code 2020	
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures	
ACI	318-14	Building Code Requirements for Structural Concrete	
ANSI/AISC	360-16	Specification for Structural Steel Buildings	
DESIGN LOADS			
Wind	V =	130 mph	
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	30 psf	

Channel Letter Cross Section



FASTENER SCHEDULE (DM Letters)			WALL CONSTRUCTION			
	DIAM.	QTY.	MASONRY (CMU-Block)	EFIS/DRYVIT OVER min. 1/2" PLYWOOD	EFIS/DRYVIT OVER GYPSUM/DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	2	YES	YES	ONLY WITH BACKER (MIN. 3/4" PLYWOOD)	YES
DeWALT DBL. EXPANSION or SCREW-BOLT- ANCHOR	3/8"	2	YES <sup>2</sup>	NO	NO	NO
LAG BOLT	3/8"	2	NO	1" SOLID WOOD PENETRATION REQ'D	NO	NO
SNAP TOGGLE BOLT TYPE BC	3/8"	3	IF THROUGH BLOCK FACE	YES	ONLY WITH MIN. 3/4" PLYWOOD BACKER	YES with plywood backer
Tek-Screw	1/4"	2	NO	NO	NO	YES into 1/8" Alum or 1/16" Steel

1.) Fasteners shall be evenly spaced. Thru-sign Backs with washer into .09" Back. w/Fenderwasher into .08" letter Back or less.  
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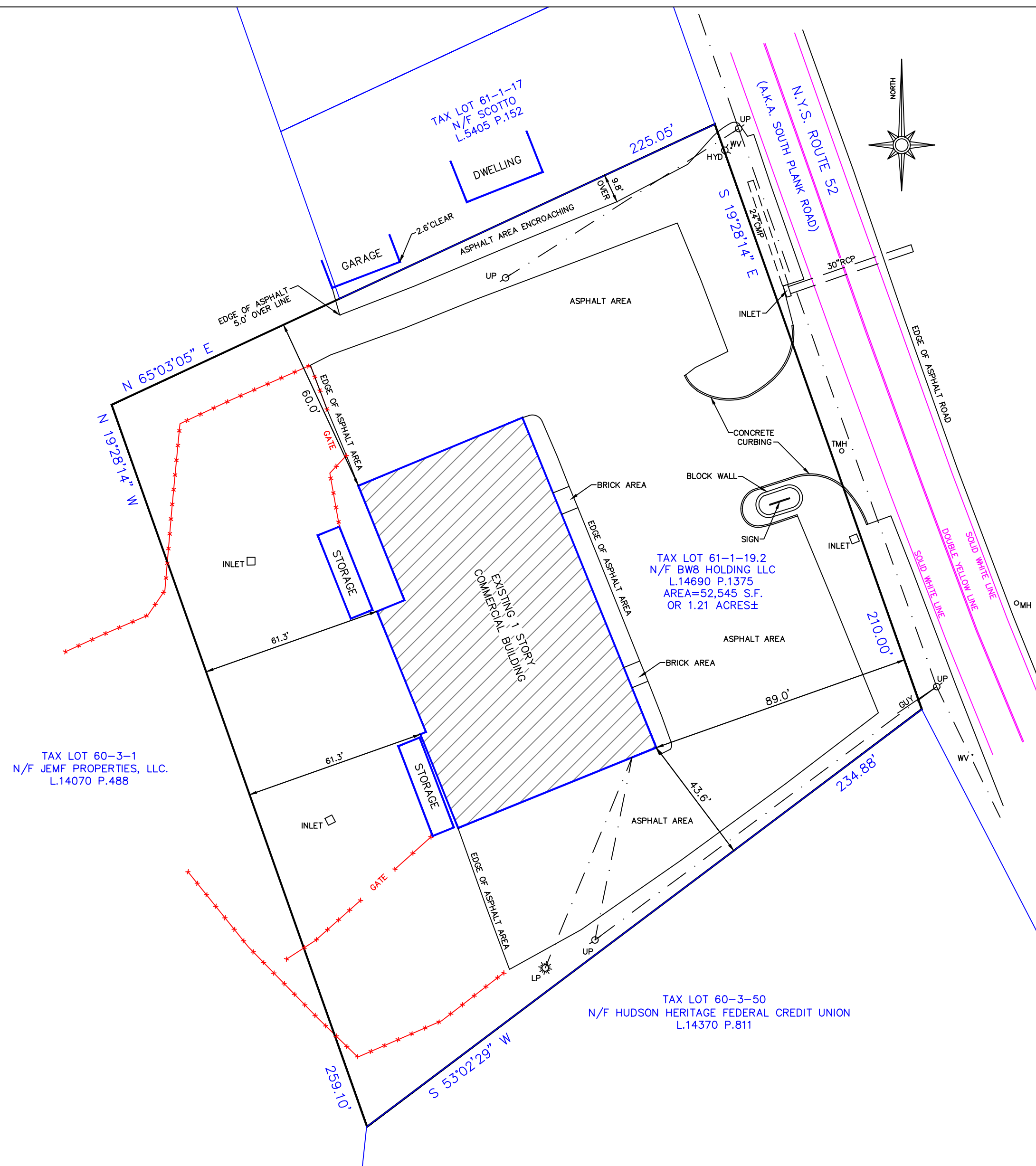
Engineers Connection Note:  
 Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type and quantity per/Letter to install and Two(2) each logo section.

**MURDOCH ENGINEERING**  
 SIGN STRUCTURE PROFESSIONALS  
 2399 A-2 NJ-34  
 MANASQUAN, NJ 08736  
 (973) 570-8254  
*Jere Murdoch*  
**Jere Murdoch, PE**  
 Professional Engineer  
 NY PE Lic. #089862  
 Exp. 1/31/2026

7/3/2024

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.

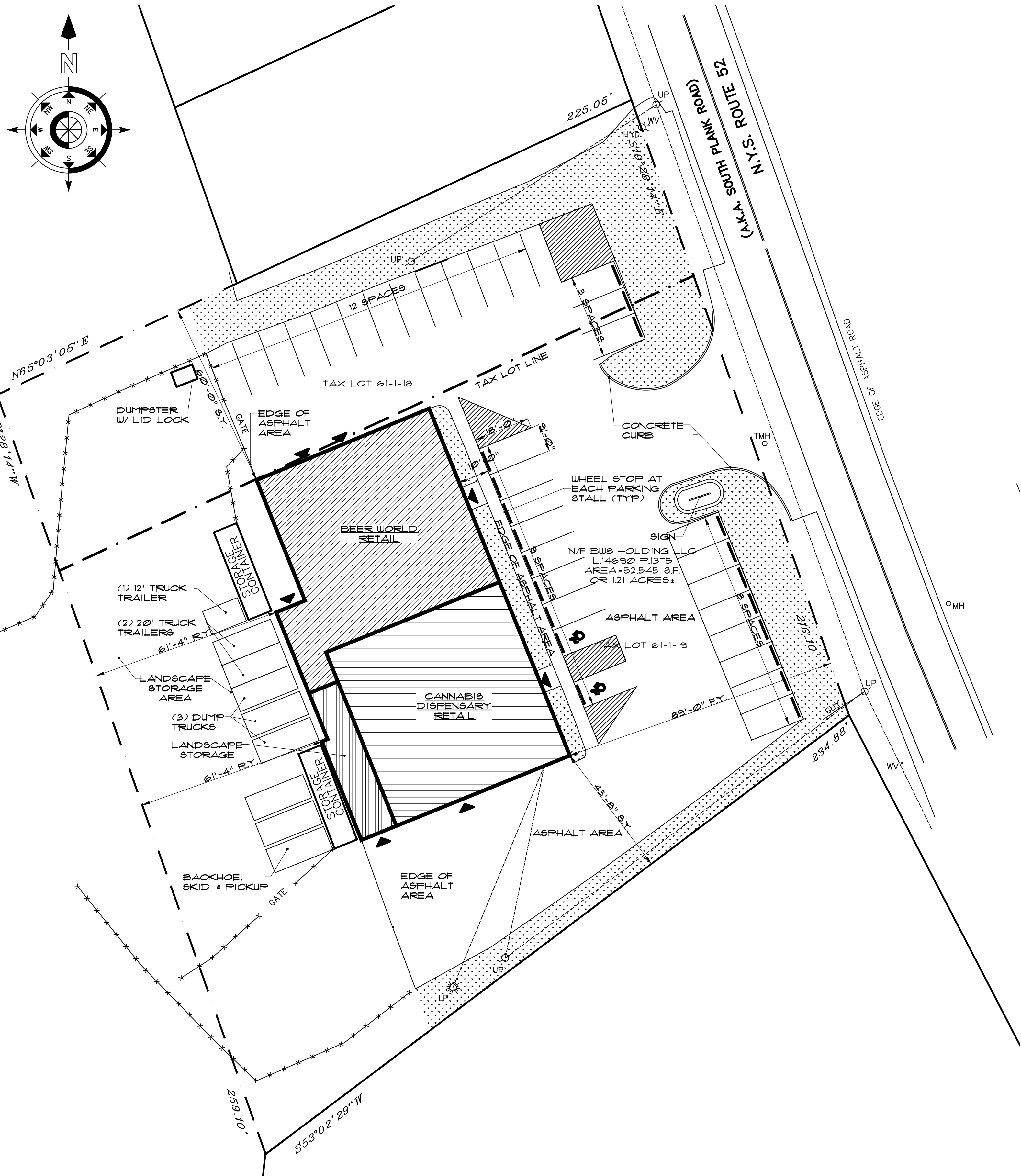


I HEREBY CERTIFY THAT:  
 THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
 ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
 ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.  
 ALL OBSERVABLE, 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:  
 61-1-19.2  
 AREA: AS SHOWN  
 DATE: 5/20/24  
 SCALE: 1" = 30'  
 JOB NO. 1436-53



**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	EXISTING FIRE HYDRANT
		MH	EXISTING MANHOLE	TMH	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					
<b>MINIMUM REQUIREMENTS</b>					
	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
<b>YARD SETBACKS</b>					
	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
<b>MAXIMUM PERMITTED</b>					
	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

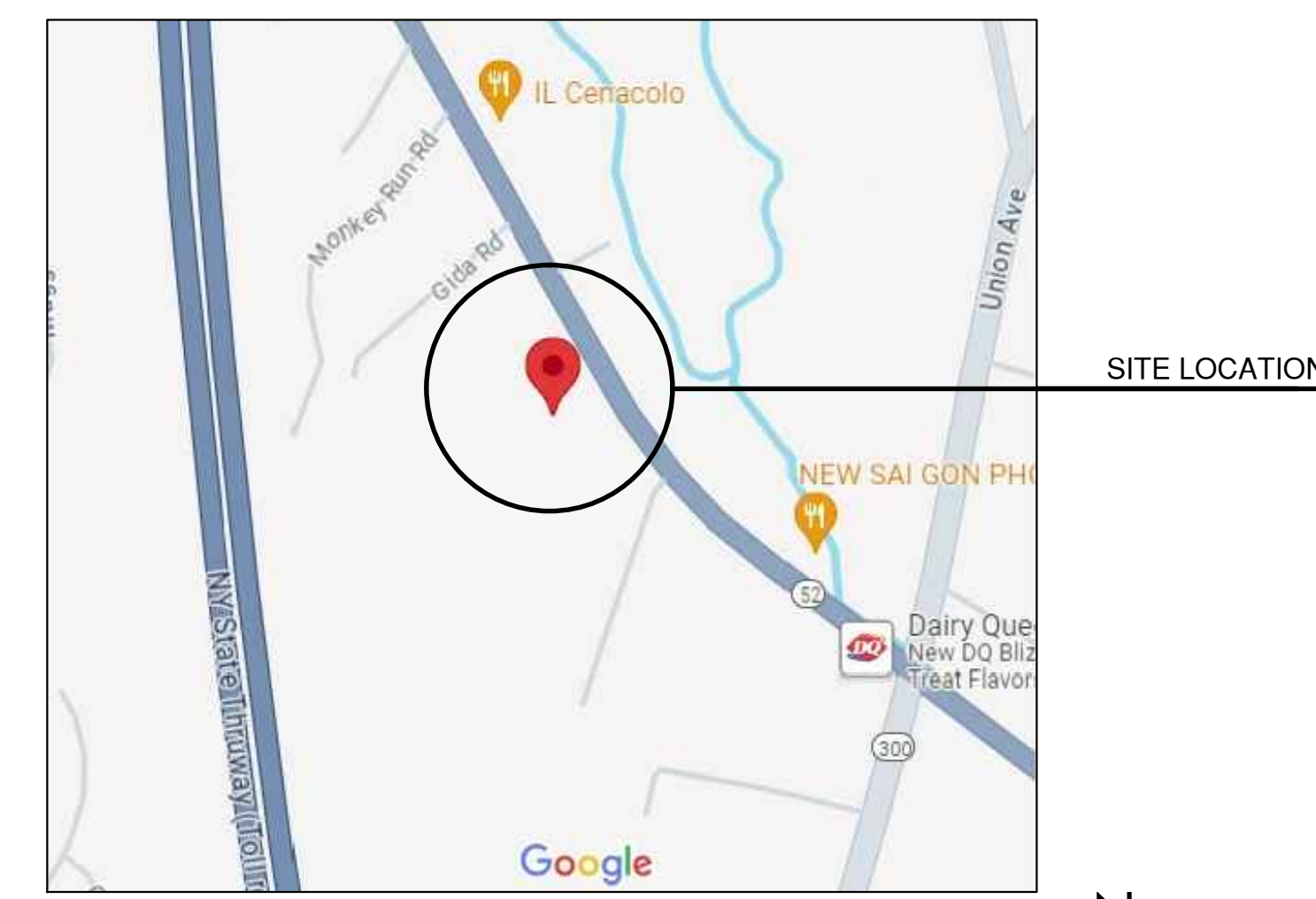
PER § 185-13 (C) (5) OFF-STREET PARKING AND LOADING FACILITIES.  
 PER § 185-13 (C) (5) OFF-STREET PARKING FOR NONRESIDENTIAL USES. (AMENDED 9-23-1998 BY L.L. No. 12923)  
 RETAIL STORES: 1 PER 50 SQUARE FEET OF GROSS LEASABLE FLOOR AREA OR AS REQUIRED BY PLANNING BOARD  
 3-600 SF (EXISTING LEASABLE SPACE) / 150 SF = TOTAL 24 PARKING SPACES  
 STORAGE AREAS AND INSTALLATION BAY: 1 PER 50 SQUARE FEET OF GROSS LEASABLE FLOOR AREA OR AS REQUIRED BY PLANNING BOARD  
 4,415 SF, 20' SPACE / 1800 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.

**NOTES:**  
 PROJECT IS IN COMPLIANCE WITH THE ZONING CANNABIS-RELATED USE CODE PER § 185-48.9C

(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.



**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; LOT: 19.2  
 PB APP. No. 24-13

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

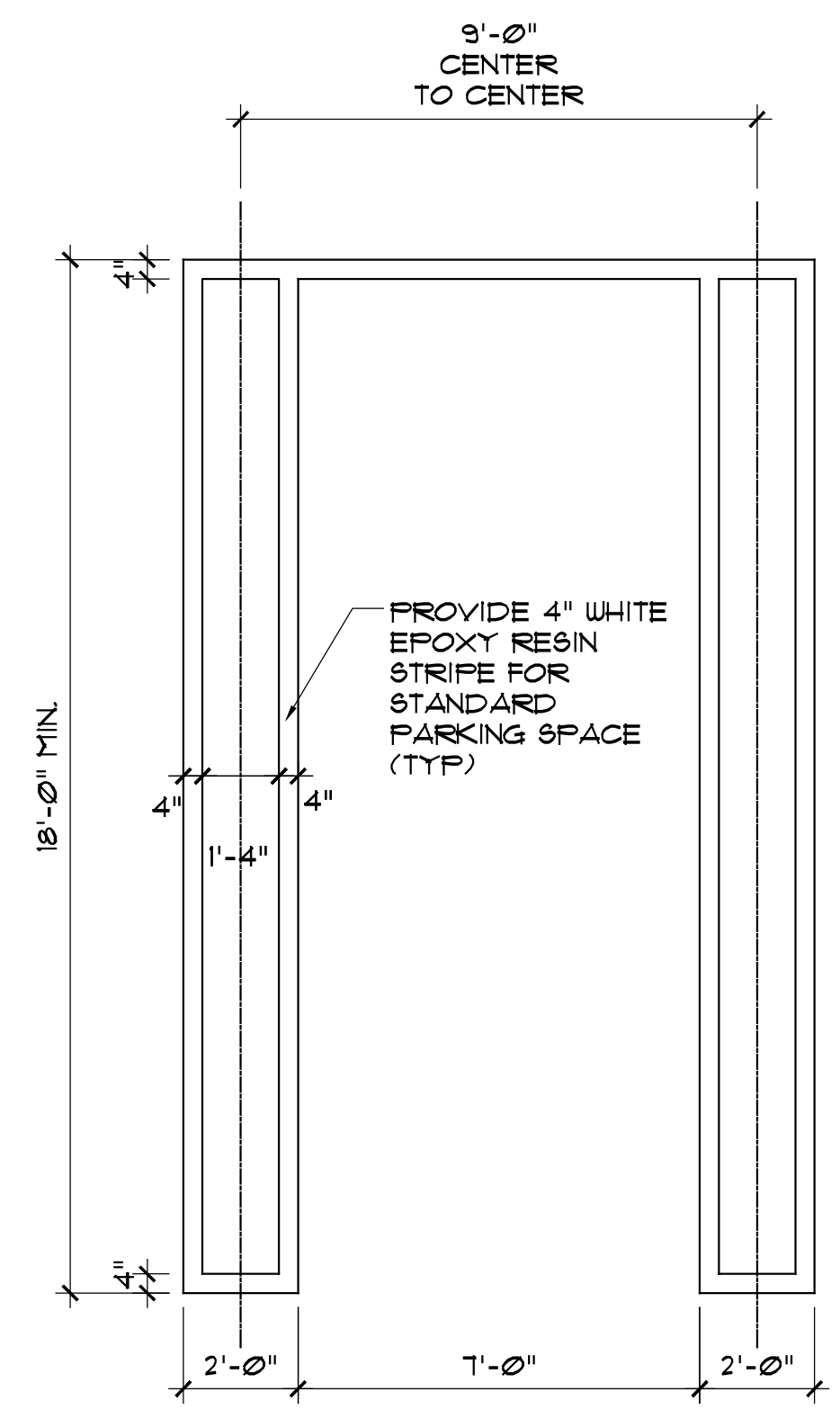
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A REGISTERED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION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



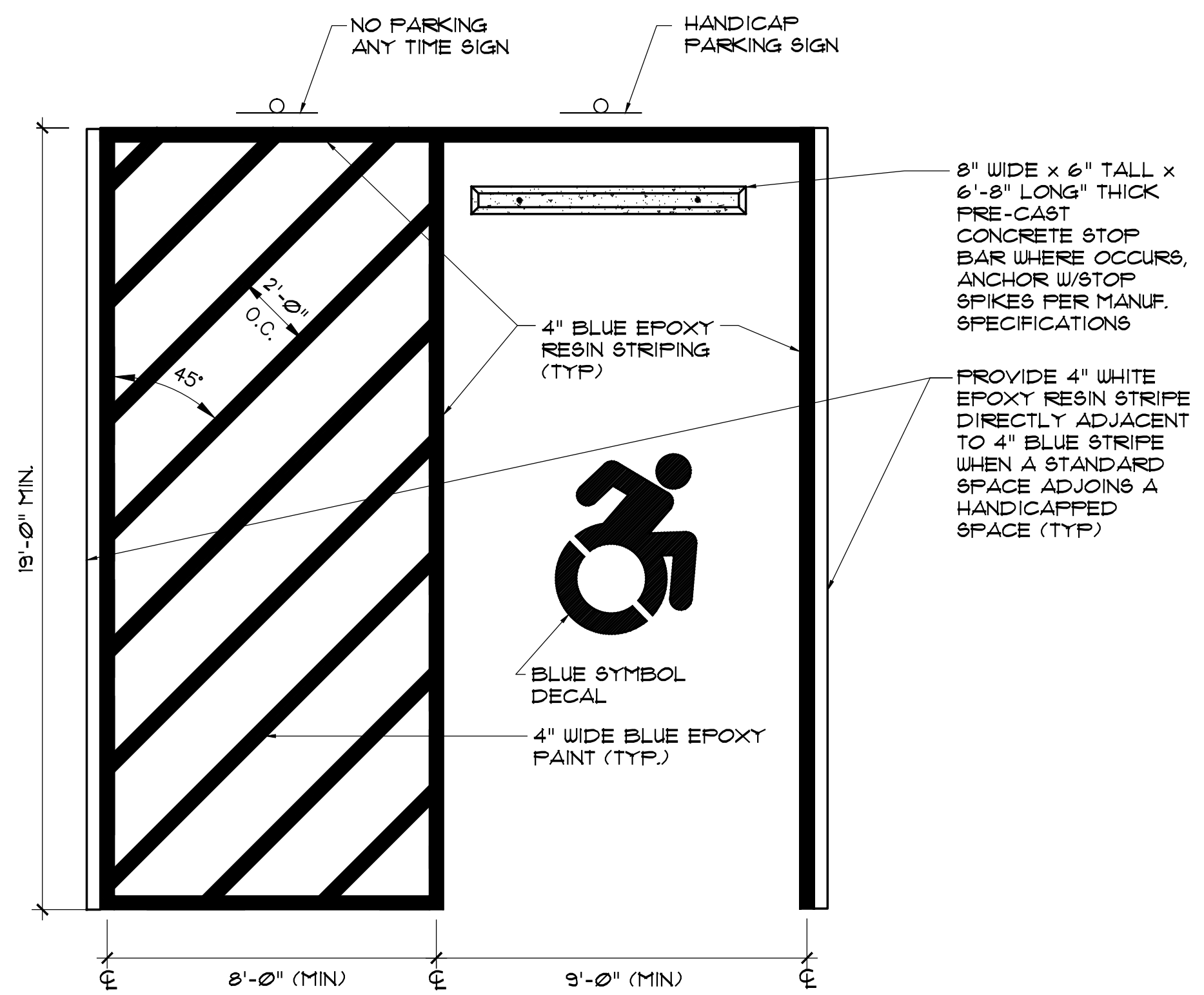
Cannabiss Dispensary  
 For Special Use Permit Review & Approval

Date: 05.22.24  
 Revisions: Update per PB 06.20.24

Drawn By: JR & DM

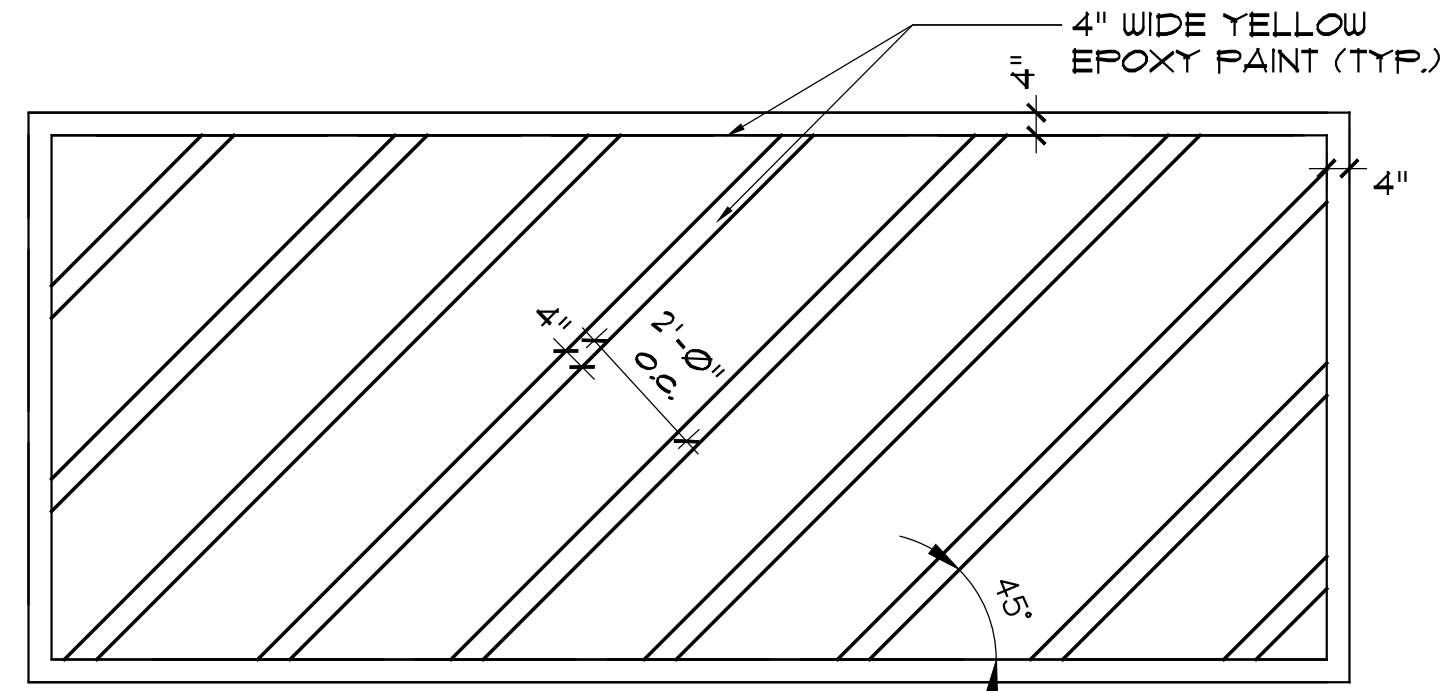


**1** Typical Parking Striping Diagram  
 S-2 Scale: N.T.S.

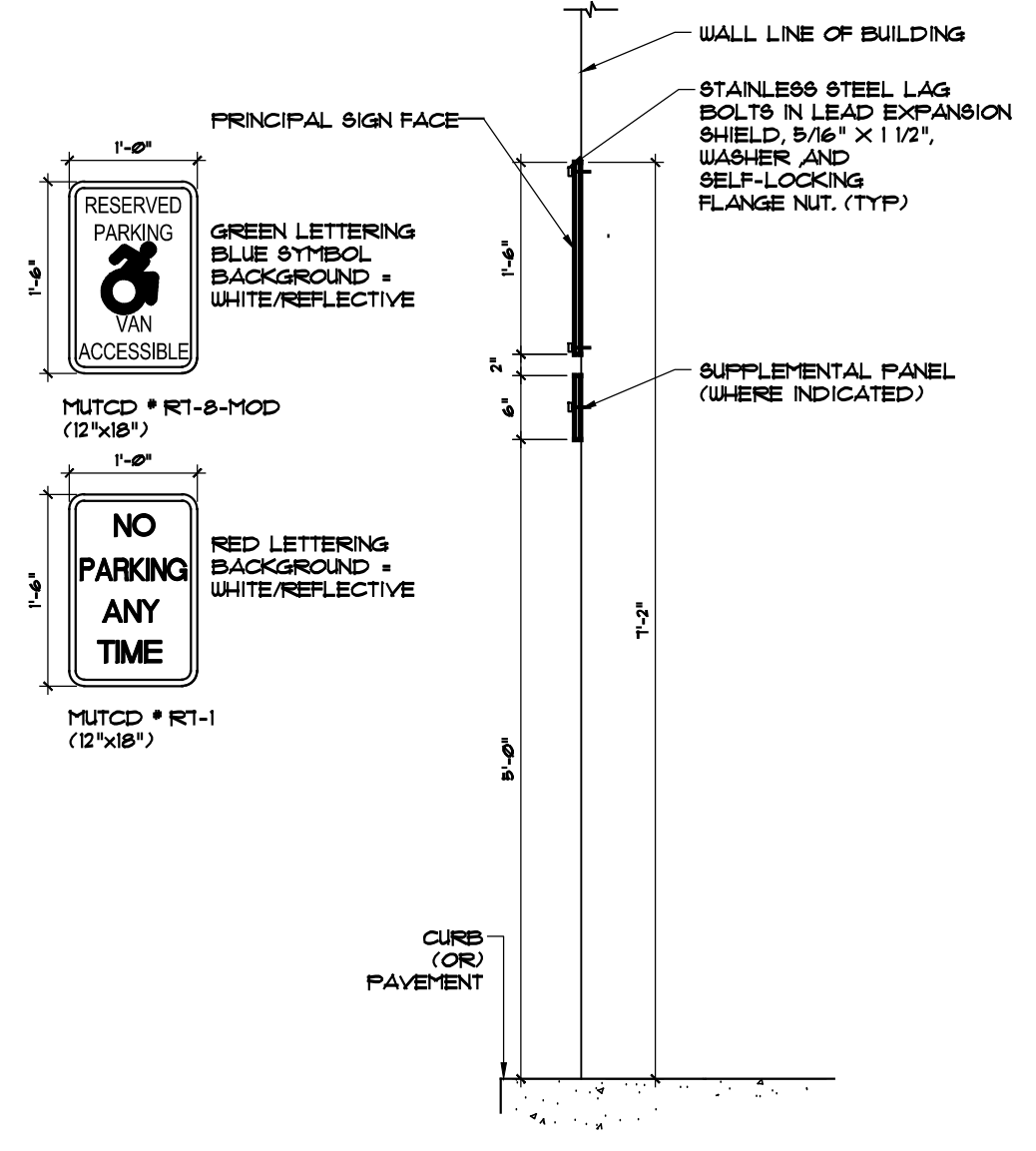


**2** Typical Accessible Parking Space  
 S-2 Scale: N.T.S.

SIGNAGE TABLE	
<b>BUILDING:</b> 120 LF X 0.10 = 84 SF TOTAL ALLOWED (NOTE 1)	
<b>FREESTANDING:</b> BEER WORLD = 23 SF +/- (NOTE 2) CANNABLISS = 37.5 SF +/- (NOTE 2)	
<b>NOTES:</b> 1. SIGNAGE HAS BEEN PROPOSED FOR THE FRONT FACADE WHICH IS LESS THAN THE MAXIMUM PERMITTED. 2. UPDATED SIGNAGE FOR THE FREESTANDING SIGN PROPOSES REMOVING THE LOWEST SIGN FOR A TOTAL SIGN AREA OF LESS THAN 60 FT PER SIDE TO MEET THE THE CURRENT CODE.	



**3** Typical Stripped Asphalt Diagram  
 S-2 Scale: N.T.S.



**4** Typical Sign Detail  
 S-2 Scale: 1/4" = 1'-0"

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Cannabliss Dispensary  
 For Special Use Permit Review & Approval  
 Mr. Paul S. Blum, P.E.  
 279 West Park Blvd.  
 Town of Newburgh, New York, 12550

Date: 05.22.24  
 Revisions: Update per PB 06.20.24

Drawn By: JR & RM

S-2

**Dig Safely. New York**

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

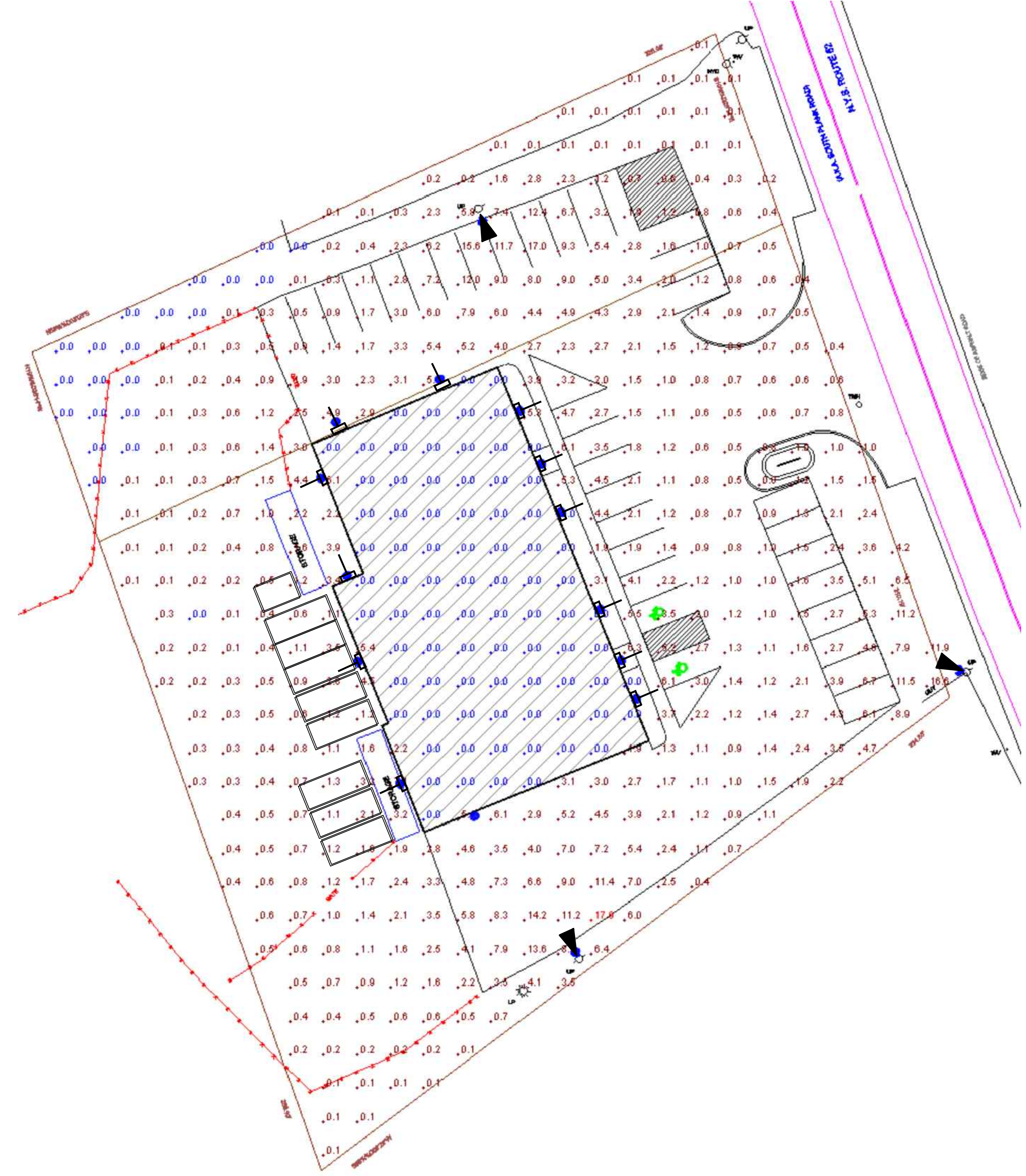
800-962-7962  
 www.digsafelynewyork.com

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

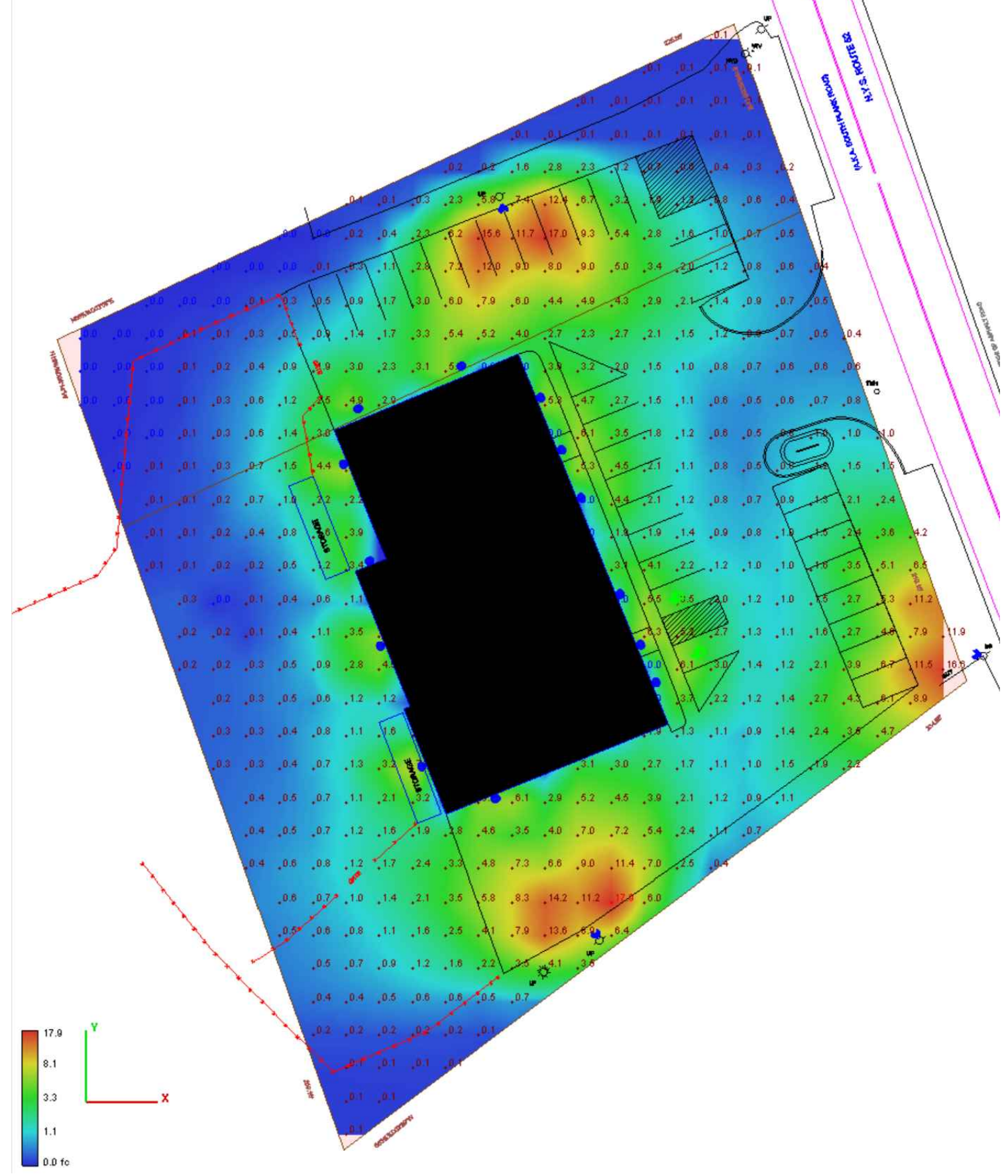
SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

PLANNING BOARD APPROVAL  
 SECT: 61; BLK: 1; LOT: 19.2  
 PB APP. No. 24-13

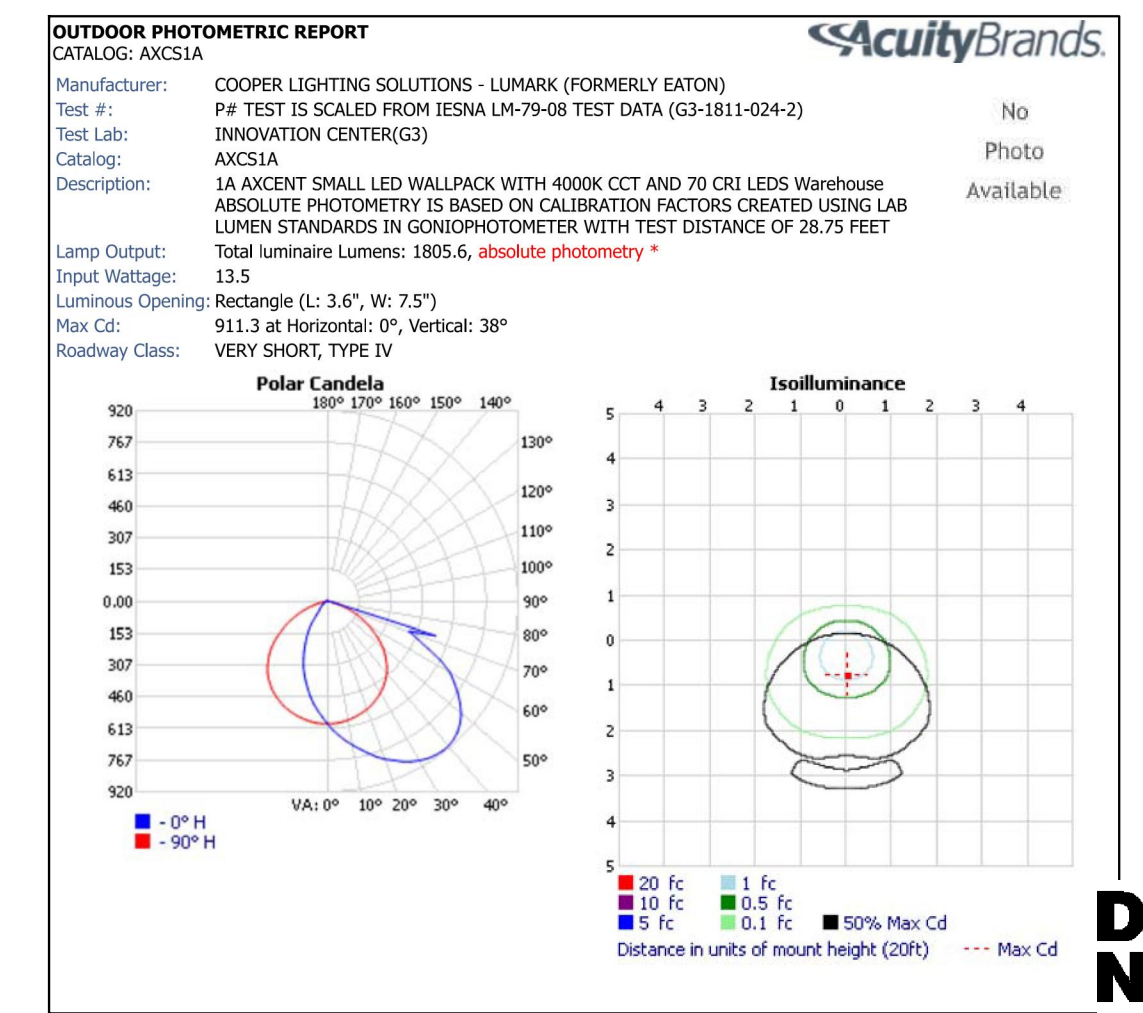
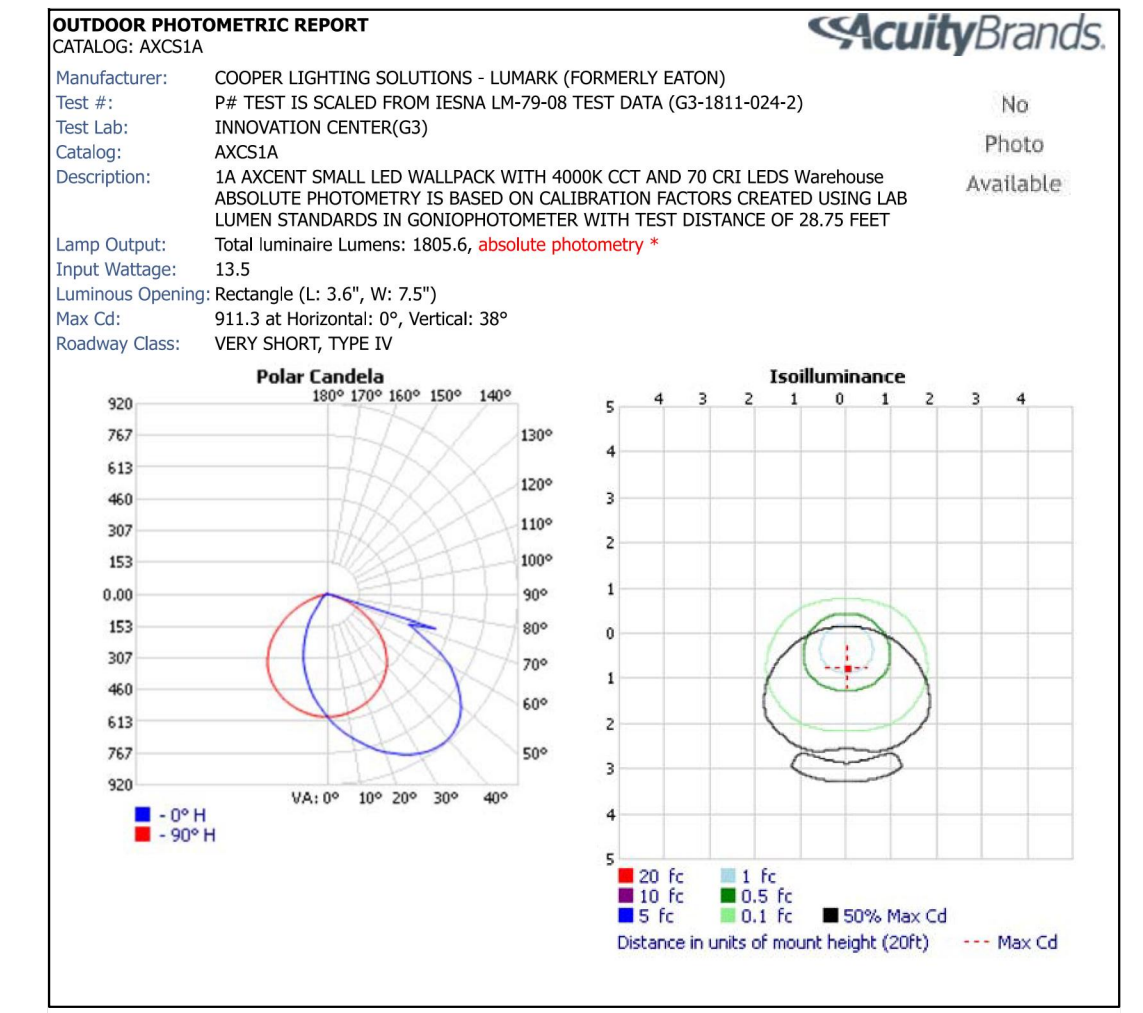
Z:\2024 Projects\24117 Final NB\CAD\24117 Final NB.S.1\_070224.dwg 7/9/2024 3:15:59 PM DWG To PDF.pc3  
 COPYRIGHT 2024 Minuta Architecture, PLLC - ALL RIGHTS RESERVED - FOR USE ONLY BY THE OWNER AND SITE LISTED



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



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



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

**Dig Safely. New York**  
 Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Respect The Marks  
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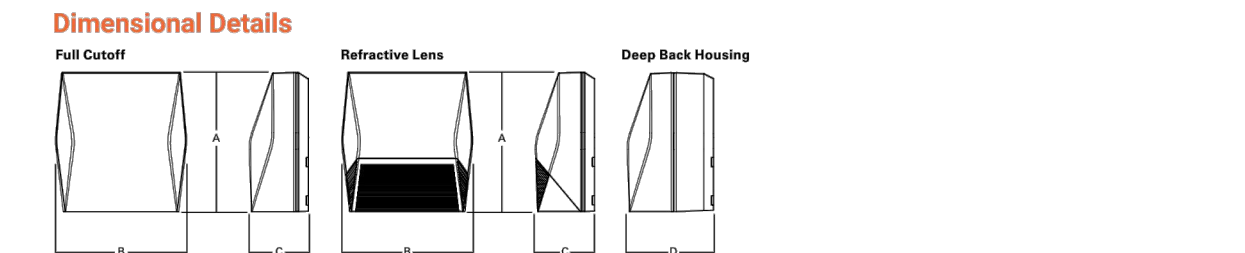
Project	Catalog #	Type
Prepared by	Notes	Date



**Lumark**  
 Axcent  
 Wall Mount Luminaire  
 Product Features  
 Product Certifications  
 Interactive Menu  
 Quick Facts  
 Dimensional Details

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

- 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 Data	AXCS Luminaire	AXCS Luminaire
A	8" (203mm)	11-1/2" (292mm)
B	7-1/2" (190mm)	10-3/4" (273mm)
C	3-5/8" (94mm)	4-5/8" (118mm)
D	6-1/8" (159mm)	7-1/8" (184mm)

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.

**LITHONIA LIGHTING** PRODUCTS RESOURCES

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

COMPARE

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

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

SIGNATURE  
 DATE

PLANNING BOARD APPROVAL  
 SECT: 61; BLK: 1; LOT: 19.2  
 PB APP. No. 24-13



Cannabliss Dispensary  
 Mr. Paul S. Lombardi  
 279 West Park Drive  
 Town of Newburgh, New York, 12550

Date: 05.22.24  
 Revisions: Update per PB 06.20.24

Drawn By: JR & RM

L-1