



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

PROJECT NAME: CBD 420, LLC-RETAIL CANNABIS DISPENSARY SITE PLAN /SPECIAL USE
PROJECT NO.: 24-32
PROJECT LOCATION: 142 ROUTE 17K
SECTION 95, BLOCK 1, LOT 63.1
REVIEW DATE: 28 OCTOBER 2024
MEETING DATE: 7 NOVEMBER 2024
PROJECT REPRESENTATIVE: JOSEPH M. SAFFIOTI, ESQ.

1. The project is before the Board for an amended site plan/special use under Zoning Section 185-48.9 Cannabis Related Uses.
2. Section 185-48.9C contains the following additional requirements:
 - Provision of sufficient lighting during and after hours of operation
 - Provisions of adequate facilities and personnel for disposal of trash and other debris
 - Provisions for continuing maintenance of the exterior of buildings and grounds including landscaping signs and policing of litter.
 - Sales product and paraphilia items related to the preparation or consumption of the product shall not be visible off site or from a public right of way.
 - Outside use of sound reproduction devices including, but not limited to loud speakers and amplifiers on the premises will be prohibited.
3. The existing site has insufficient side yard 20.2 feet existing where 50 feet is required and both side yards 49.6 existing where 100 feet is required.
4. Zoning compliance regarding Section 18518 (4) (C). For all new development projects, the first 35 feet of front yard properties fronting on 17K from the City of Newburgh west Town of Montgomery shall be landscaped. Private service or marginal roads (except for access drives), parking of vehicles shall not be permitted in these landscaped areas. The 35-foot dimension should be expanded to 45 feet for all properties on 17K within 300 feet of the intersections of centerlines of intersecting streets.
5. Adjoiners Notices must be circulated.

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 | mhpa@mhepc.com

6. Notification to the NYSDOT should be undertaken. Project is a Type II Action under SEQRA, so no SEQRA coordination to DOT will occur.
7. Orange County Planning referral is required.
8. Code compliance comments regarding existing and/or proposed signage should be received.
9. The site plan identifies cargo containers on the site. Section 185-15.1 regulates cargo container use for storage.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Michael W. Weeks, P.E.
Principal

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:** 24-32
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
CBD 420 LLC Retail Cannabis Dispensary

2. Owner of Lands to be reviewed:
Name 142 Route 17K LLC
Address 142 Route 17K, Newburgh, NY 12550

Phone 914-403-6596

3. Applicant Information (If different than owner):
Name CBD 420 LLC
Address 14 Almond Street, Staten Island, NY 10312

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

4. Subdivision/Site Plan prepared by:
Name RAYMOND VANVOORHIS
LISCUM, MCCORMAK & VANVOORHIS

Address 191 Church Street, Poughkeepsie, NY 12601

Phone: 845-452-2268 Fax: 845-452-3752

5. Location of lands to be reviewed:

142 Route 17K, Newburgh, NY 12550

6. Zone IB

Acreage 2.13ACRES

Fire District Orange Lake

School District Newburgh Enlarged

7. Tax Map: Section 95 Block 1 Lot 63.1

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:

CBD 420 LLC

Signature


By: Anthony Capone, Member

Date: October 17, 2024

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 CBD 420 LLC 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. X Environmental Assessment Form As Required**
- 2. X Proxy Statement**
- 3. X Application Fees**
- 4. X 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. X Subdivision or Site Plan and Location**
- 4. X Tax Map Data (Section-Block-Lot)**
- 5. X 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. X 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. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone**
- 8. X Date of plan preparation and/or plan revisions**

9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up
11. X Surveyor's Certification
12. X Surveyor's seal and signature
13. X Name of adjoining owners
14. X Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. X Flood plain boundaries
16. X 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. X Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. X 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. X 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. X Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.

28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided

29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A 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. N/A Number of acres to be cleared or timber harvested

33. N/A Estimated or known cubic yards of material to be excavated and removed from the site

34. N/A Estimated or known cubic yards of fill required

35. N/A The amount of grading expected or known to be required to bring the site to readiness

36. N/A 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.

37. N/A 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.

38. X 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

RAYMOND VANVOORHIS

LISCUM, MCCORMACK & VANVOORHIS

PROXY

**(OWNER) PAUL HOFFNER, MEMBER OF 142 ROUTE 17K LLC DEPOSES
AND SAYS 142 ROUTE 17K LLC HAS A BUSINESS ADDRESS**

AT 142 ROUTE 17K, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE

AND STATE OF NEW YORK

AND THAT 142 Route 17K LLC IS THE OWNER IN FEE OF

142 ROUTE 17K, NEWBURGH, NEW YORK 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD. JOSEPH M. SAFFIOTI, Esq. AND RAYMOND

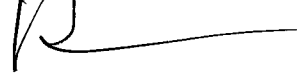
VANVOORHIS ARE AUTHORIZED TO REPRESENT THE PROPERTY AT

MEETINGS OF SAID BOARD.

DATED: October 7, 2024

OWNERS SIGNATURE

142 ROUTE 17K LLC



PAUL HOFFNER, MEMBER



WITNESS' SIGNATURE

**NAMES OF ADDITIONAL
REPRESENTATIVES**

**RAYMOND VANVOORHIS
LISCUM, MCCORMACK & VANVOORHIS
191 CHURCH STREET
POUGHKEEPSIE, NY 12601**

LYNN FORTE

WITNESS' NAME (printed)

Project Narrative

CBD 420 LLC is a domestic Limited Liability Company having an address of 14 Almond Street, Staten Island, New York 10312. CBD 420 LLC has received a Provisional Approval to operate an Adult-Use Cannabis Retail Dispensary from the NYS Office of Cannabis Management, see copy attached.

CBD 420 LLC has entered into a lease with 142 Route 17K LLC for the existing store presently occupied by JOHN HERBERT COMPANY located at 142 Route 17K, Newburgh, New York. The building presently contains a commercial store and office/warehouse. The space to be leased is the front store of the building. The building is located on NYS Route 17K. The Retail Cannabis Dispensary will occupy the existing, store front. Minor renovations will be made to the interior of the premises including:

- Security entrance – internal
- Counters
- Secured storage area
- Office

The exterior of the existing building will not be changed. Wall mounted parking lot lighting will be added to the exterior of the building to provide parking lot lighting. A secure, fenced in dumpster area will be provided for a dumpster. The existing parking lot will be restriped – see site plan.

The store hours of operation will be 9 A.M. to 9 P.M. There will be an on-site security guard at the entrance to check ID's and the counter sales staff will also check ID's prior to any sale to confirm customer is at least 21 years old. All products are bar coded. There will be security cameras in the store. The store will use existing signage on the pylon road sign.



: OCM CLS License Provisional Approval - OCMCAURD-2022-000076

essage

<bigartsiny@gmail.com>
"ari133@gmail.com" <Ari133@gmail.com>

Wed, Oct 16, 2024 at 5:18

n Wed, Jul 19, 2023, 12:28 PM <noreply@ocm.ny.gov> wrote:

**New York State
Office of Cannabis Management**

Application #: OCMCAURD-2022-000076

Business Entity/Legal Name: Cbd 420 llc

License or Permit Type: Adult-Use Conditional Retail Dispensary License

Fee Paid: \$2000.00

Your New York State Adult-Use Conditional Retail Dispensary License application has been selected for provisional approval status. The Office will be sharing information with the Primary Contact listed on the application including additional details and next steps to complete the application for final licensure..

If you need assistance or have any questions, please contact the Adult-use Cannabis Program by phone at 1-888-OCM-5151 (1-888-626-5151) or by e-mail at AULicensing@ocm.ny.gov.

Sincerely,

Office of Cannabis Management
Website: <https://cannabis.ny.gov>
Email: AULicensing@ocm.ny.gov
Phone: 1-888-OCM-5151 (1-888-626-5151)

Date: October 17, 2024

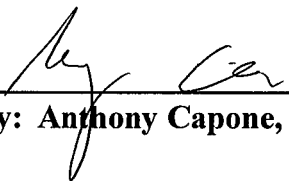
This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

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.

CBD 420 LLC



By: Anthony Capone, Member

Dated: October 17, 20204

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

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

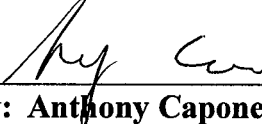
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that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

Dated: October 17, 2024

CBD 420, LLC



By: Anthony Capone, Member

**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:

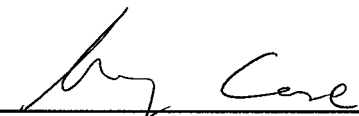
 X NONE

 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: October 17, 2024

BY: 
Anthony Capone, Member

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			
CBD 420 LLC			
Name of Action or Project: RETAIL CANNABIS DISPENSARY			
Project Location (describe, and attach a location map): 142 Route 17K, Newburgh, NY 12550			
Brief Description of Proposed Action: Repurpose existing Retail store space to CANNABIS DISPENSARY			
Name of Applicant or Sponsor: CBD 420 LLC		Telephone:	
		E-Mail:	
Address: 14 Almond Street			
City/PO: STATEN ISLAND		State: NY	Zip Code: 10312
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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS office of Cannabis Management, Town of Newburgh Planning Board, Zoning Board and Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.13 acres	
b. Total acreage to be physically disturbed?		NONE acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.13 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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): <u>Airport</u> <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 service(s) 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 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?			
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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 type="checkbox"/> NO <input type="checkbox"/> YES		

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: _____</p> <p>Signature: <i>[Handwritten Signature]</i></p>		<p>Date: <u>10/18/24</u></p>

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only (If applicable)

Project: _____
Date: _____

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



7 PARKING SPACES



7 PARKING SPACES
EXISTING EXTERIOR LIGHTS



8 PARKING SPACES
EXISTING EXTERIOR LIGHTS AT CANOPY



4 PARKING SPACES



EXISTING SHIPPING CONTAINERS W/ DUMPSTER



EXISTING EXTERIOR LIGHT



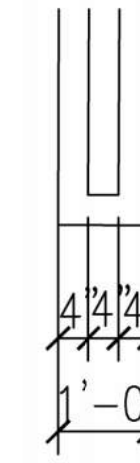
EXISTING EXTERIOR LIGHT



6 PARKING SPACES



EXISTING EXTERIOR LIGHTS ON EXISTING SIGN



EXISTING STRIPED PARKING TO BE RE-SEALED AND STRIPED PER TOWN OF NEWBURGH'S STANDARDS

THE PROPOSED PARKING LAYOUT:

EXISTING WAREHOUSE/OFFICE

EXISTING WAREHOUSE/STORAGE 18,600 SF (2) PARKING SPACES FOR 3 EMPLOYEES AT THE GRAVEL AREA BEHIND THE BUILDING= 2 SPACES

EXISTING OFFICE SPACE 3000 SF / 200SF PER PERSON=15 SPACES

TOTAL PARKING FOR WAREHOUSE& OFFICE 15+2 =17 PARKING SPACES

PROPOSED DISPENSARY

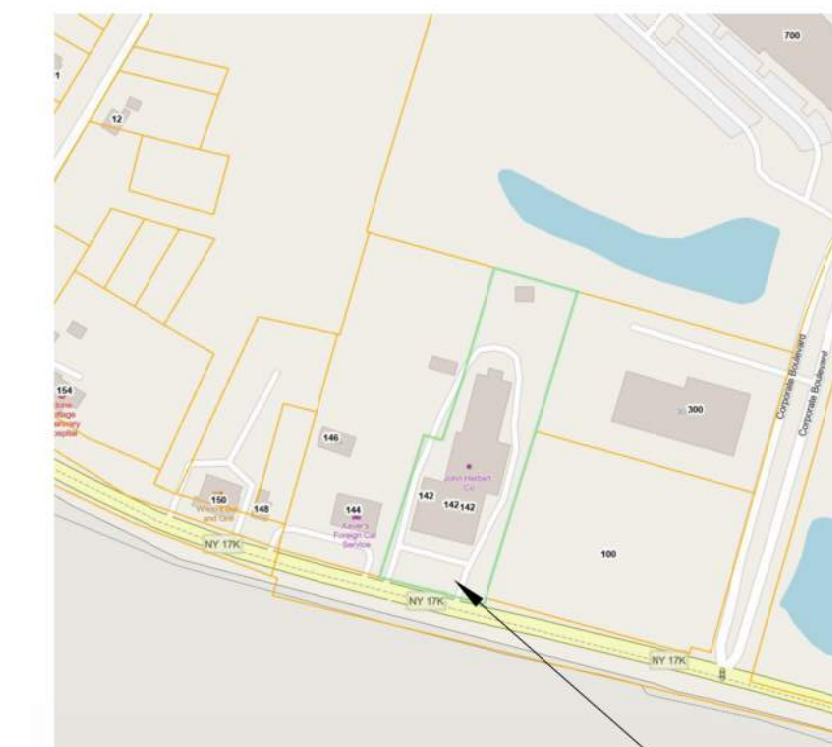
OFFICE 198SF+ BREAK ROOM 514SF =712 /200SF PER PERSON =4 SPACES

STORAGE 150SF +FULFILLMENT 190SF + WAREHOUSE/STORAGE 619SF= 959SF (2) SPACES FOR EVERY 3 EMPLOYEES= 2 SPACES AT THE GRAVEL AREA BEHIND THE BUILDING

RETAIL AREA 3026SF / 150SF/PERSON=21 SPACES

TOTAL PARKING REQUIRED FOR DISPENSARY =21+4+2= 27 SPACES

TOTAL PARKING PROVIDED FOR DISPENSARY 25 SPACES



ZONING MAP

SITE

ZONING AND LAND USE REGULATIONS

SUMMARY OF BULK REQUIREMENTS

MINIMUM YARD AND OPEN SPACE REQUIREMENTS

ZONING DISTRICT	LOT AREA SF	LOT WIDTH (FEET)	LOT DEPTH (FEET)	REQUIRED SETBACKS			
				FRONT YARD (FEET)	REAR YARD (FEET)	1 SIDE YARD (FEET)	BOTH SIDE YARDS (FEET)
REQUIRED	40,000	150	150	50	60	50	100
PROVIDED	92,887	41-185 EX.	41- 559 EX.	70 EX.	203.2 EX.	20.2 EX.	49.6 EX.

NOTES:

- 1.EXTERIOR LIGHTING FOR DISPENSARY TO BE NEW "DARK ZONE COMPLIANT"
- 2.EXISTING LANDSCAPING DEVOTED FOR DISPENSARY PARKING IS 13% OF THE PARKING AREA.

NOTES

1. EXISTING DRAINAGE TO REMAIN.

PLANNING BOARD APPROVAL

APPROVAL BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH, NEW YORK, ON THE ____ DAY OF _____, 20____. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF _____ 20____, BY _____

CHAIRMAN: _____

SECRETARY: _____

OWNER'S / APPLICANT CONSENT:

THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE IS FAMILIAR WITH THE MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

NAME _____

DATE _____

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY DANIEL P. YANOSH N.Y.S. L.S. P.O. BOX 320 2194 N.Y.S. ROUTE 302 CIRCLEVILLE, NEW YORK 10919 P: 845-361-4700 DATE 1-28-2008 AND LMV FIELD MEASUREMENTS AT 9-26-2024

No.	REVISION/SUBMISSION	DATE

Liscum McCormack VanVoorhis
 ARCHITECTURE
 181 CHURCH STREET
 POUGHKEEPSIE, NEW YORK 12601
 PLANNING INTERIORS PHONE 845-452-2268 FAX 845-452-3752

PROJECT
 TRANSPARENCY MANAGEMENT LLC
 CANNABIS DISPENSARY
 142 ROUTE 17K NEWBURGH, NY

DRAWING
 PROPOSED SITE PLAN

SEAL: REGISTERED ARCHITECT DANIEL P. YANOSH, STATE OF NEW YORK, 017205
 DRAWN BY: HM, PROJECT NUMBER: 24095
 CHECKED BY: RPV, DATE: 10-17-2024
 DRAWING NUMBER: SP100