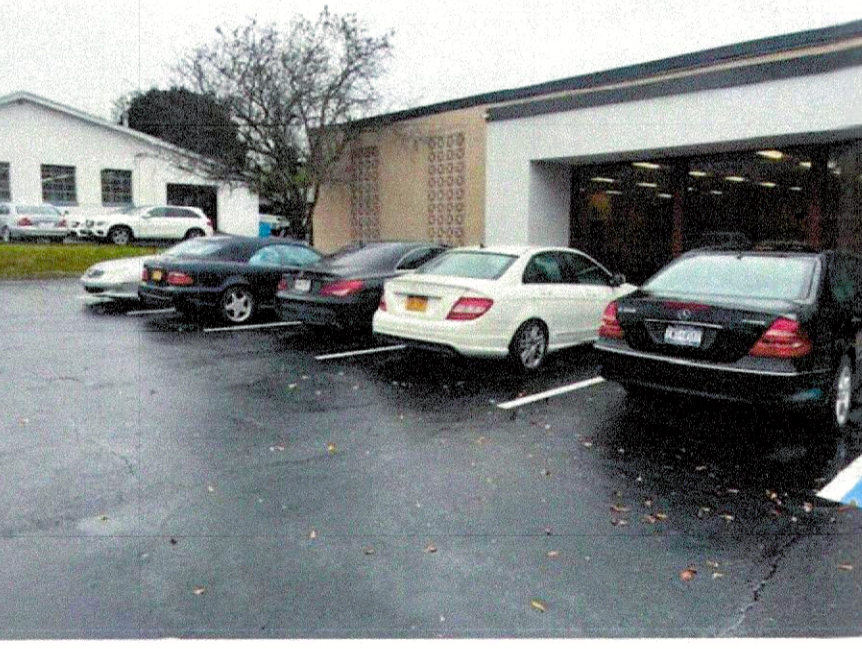


7 PARKING SPACES



7 PARKING SPACES EXISTING EXTERIOR LIGHTS



8 PARKING SPACES EXISTING EXTERIOR LIGHTS AT CANOPY



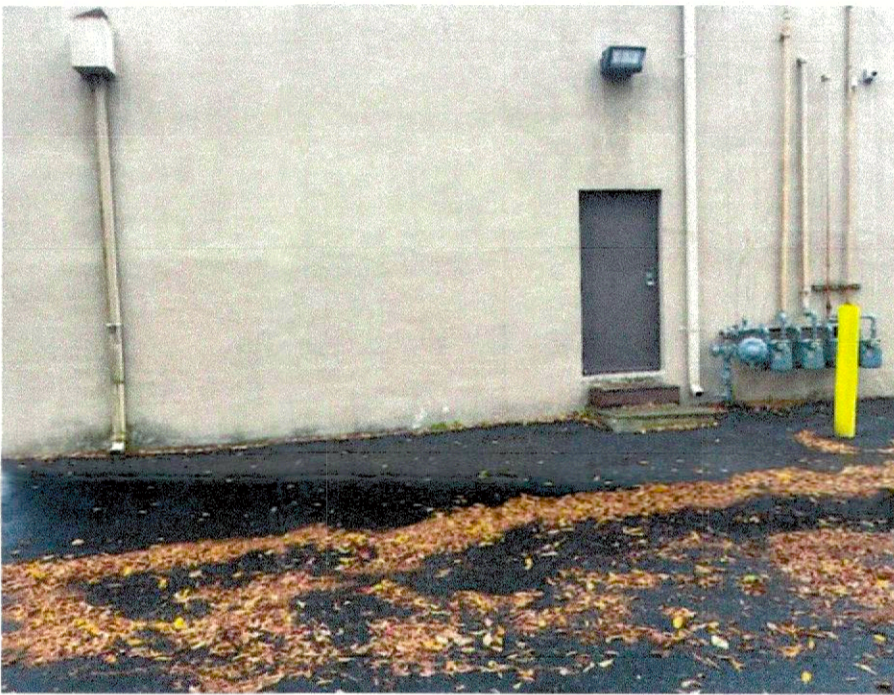
4 PARKING SPACES



EXISTING SHIPPING CONTAINERS W/ DUMPSTER



EXISTING EXTERIOR LIGHT



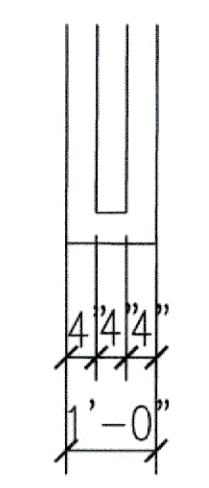
EXISTING EXTERIOR LIGHT



6 PARKING SPACES



EXISTING EXTERIOR LIGHTS ON EXISTING SIGN



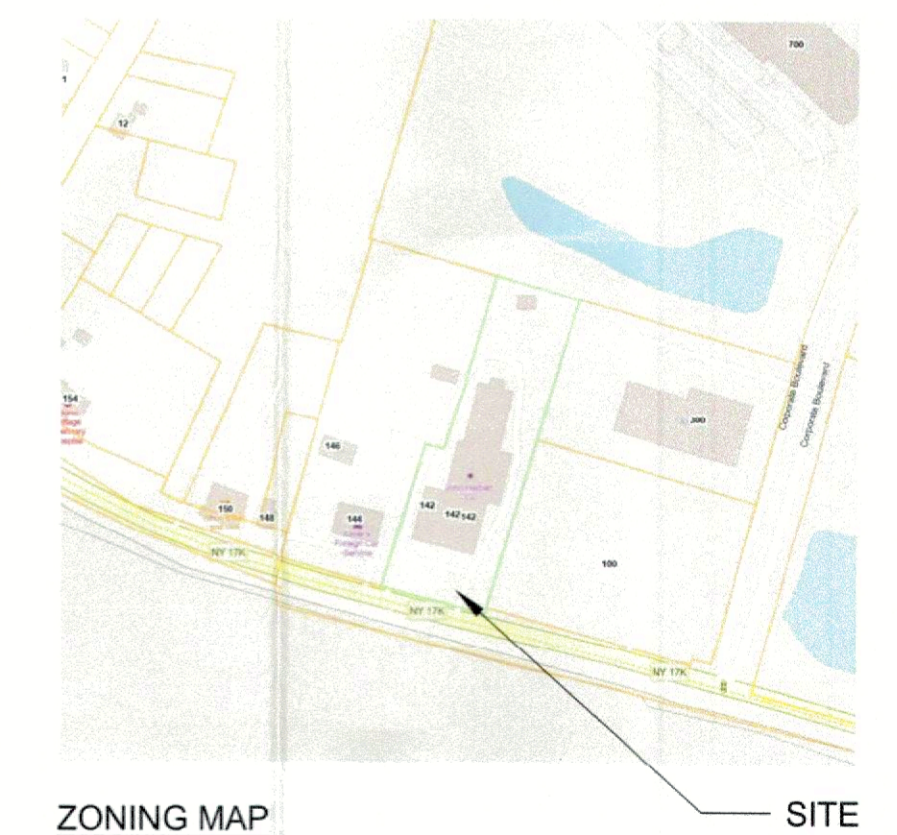
EXISTING STRIPED PARKING TO BE RE-SEALED AND STRIPED PER TOWN OF NEWBURGH'S STANDARDS

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 1985SF+ BREAK ROOM 514SF =712 /200SF PER PERSON =4 SPACES
 STORAGE 1505SF +FULFILLMENT 1905SF + WAREHOUSE/STORAGE 6195SF= 9595SF (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 (FEET)	REAR (FEET)	1 SIDE (FEET)	BOTH SIDES (FEET)
REQUIRED	40,000	150	150	50	60	50	100
PROVIDED	9,887	+/-185 EX.	+/- 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

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 PLAT, 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 PLANNING INTERIORS
 181 CHURCH STREET POUGHKEEPSIE, NEW YORK 12601 PHONE 845-452-2268 FAX 845-452-3752

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

DRAWING: PROPOSED SITE PLAN

SEAL	DRAWN BY: HM	PROJECT NUMBER: 24095
REGISTERED ARCHITECT	CHECKED BY: RPV	DATE: 10-17-2024
	DRAWING NUMBER: SP100	

FILE: P:\2000\JOB # - JOB NAME