



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

PROJECT NAME: CURALEAF NEWBURGH
PROJECT NO.: 2023-19
PROJECT LOCATION: SECTION 8, BLOCK 5, LOT 15
REVIEW DATE: 12 JANUARY 2024
MEETING DATE: 18 JANUARY 2024
PROJECT REPRESENTATIVE: TENAX STRATEGIES/PETER D'AGOSTINO

1. The application is before the Board for a Public Hearing for the Special Use for retail cannabis sales under the Town's Cannabis regulations.
2. The applicants have addressed our previous comments. The Planning Board may consider an approval barring any substantive comments received at the Public Hearing.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kbw

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

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November 1, 2023

Chair Ewasutyn and distinguished members of the Planning Board,

I, Magdalini Zaccharia, landlord to Curaleaf NY, LLC (Curaleaf), am writing to confirm that the parking spaces identified on the site plans dated November 18th, 2021 and approved on May 28th, 2022 by this body, are designated for the exclusive use of Curaleaf and their patrons. Further, this letter serves to confirm that Curaleaf has full use of the shared dumpster.

Kindly,

Magdalini Zacharia
Magdalini Zaccharia

Certificate of Licensure

New York State Adult-Use Cannabis Program



Office of Cannabis
Management

Business or Legal Entity Name: _____

Contact: _____

Address: _____

CITY

STATE

ZIP

License Type : _____

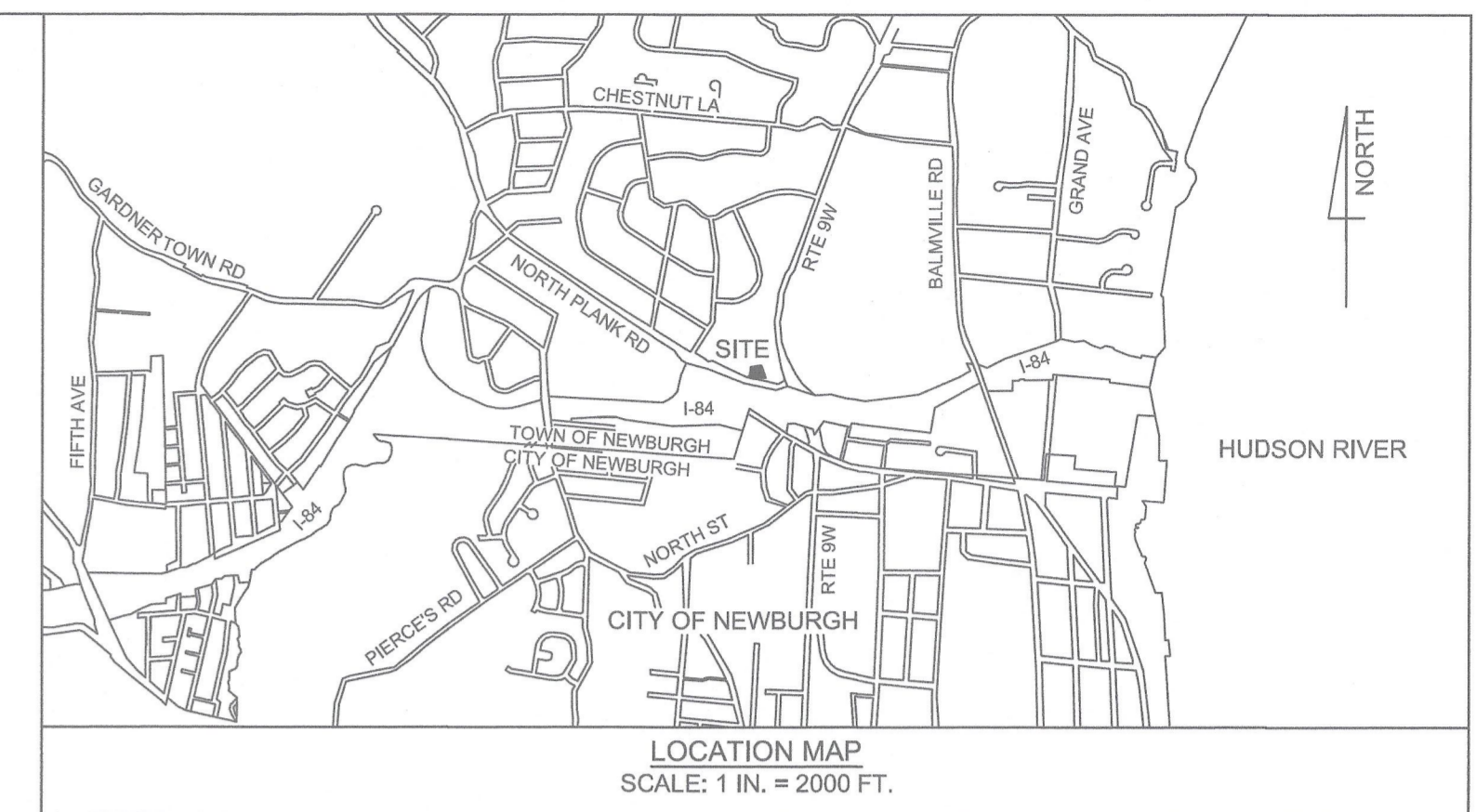
Date of Issuance: _____ Date of Expiration: _____

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.

License or Permit Number: _____

NORTH

- LEGEND:**
- - EXISTING UTILITY POLE
 - - EXISTING WATER VALVE
 - - EXISTING GAS VALVE
 - - EXISTING LIGHT BOLLARD
 - - EXISTING LIGHT POLE
 - - EXISTING ELECTRIC METER
 - - EXISTING GAS METER
 - - EXISTING AIR CONDITIONER
 - - EXISTING PAINTED GAS LINE
 - - EXISTING OVERHEAD WIRES
 - - EXISTING ELECTRICAL OUTLET
 - - EXISTING AUTO SPRINKLER
 - +208.0 - EXISTING SPOT ELEVATION
 - 208 - EXISTING CONTOUR
 - - EXISTING SEWER MANHOLE
 - - EXISTING CLEANOUT
 - - EXISTING CATCH BASIN
 - - EXISTING PAINTED STRIPING
 - - EXISTING ADA PARKING
 - - PROPOSED PAINTED ARROW



ZONE - B (BUSINESS)
USE - RETAIL/OFFICE

REGULATION	MINIMUM REQUIRED	MINIMUM PROPOSED
LOT AREA	15,000 SQ. FT.	19,441 SQ. FT. +/-
LOT WIDTH	100 FT.	153 FT. +/-
LOT DEPTH	120 FT.	130 FT. +/-
FRONT YARD	60 FT.	53.8 FT. +/-
REAR YARD	30 FT.	30.8 FT. +/-
ONE SIDE YARD	15 FT.	20.0 FT. +/-
BOTH SIDE YARDS	30 FT.	45.8 FT. +/-
LOT BUILDING COVERAGE	60 %	17.6 % +/-
LOT SURFACE COVERAGE	85 %	95.4 % +/-
BUILDING HEIGHT	35 FT.	18 FT. +/-

* DENOTES EXISTING NON-CONFORMING CONDITION
A VARIANCE WAS GRANTED FOR THE FRONT YARD SETBACK AND LOT SURFACE COVERAGE BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON FEBRUARY 24, 2022.

PARKING REQUIREMENT:
BUILDING FLOOR AREA - 3424 SQ. FT.
RETAIL AREA - 1565 SQ. FT.
RETAIL - 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA - PARKING REQUIRED - 11 SPACES
OFFICE - 1 SPACE PER 200 SQUARE FEET OF FLOOR AREA - PARKING REQUIRED - 10 SPACES
PARKING PROVIDED - 21 SPACES
PARKING PROVIDED - 21 SPACES

(NOTE: THE SITE MAY ALSO SHARE THE 9 ADJACENT PARKING SPACES ON TAX PARCEL SBL 80-5-20)

- NOTES:**
- TAX MAP DESIGNATION: SECTION 80 BLOCK 5 LOT 19
 - PARCEL AREA = 0.45 ACRES +/-
 - ZONING DISTRICT - B (BUSINESS)
 - OWNER AND APPLICANT: MAGDALINI ZACHARIA
140 PUTT LANE
KINGSTON, NY 12401
 - BOUNDARY AND TOPOGRAPHIC (HORIZONTAL AND VERTICAL) SURVEY INFORMATION AS PER A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 8 NORTH PLANK ROAD LOCATED AT TAX LOT 80-5-19 TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK" PREPARED BY HERITAGE LAND SURVEYING, PC (DARREN J. STRIDIRON, PLS - NYS LICENSE NO. 050487), DATED NOVEMBER 17, 2021.
 - THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF THE UNDERGROUND UTILITIES SHOWN SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST PERFORM EXPLORATORY EXCAVATIONS TO LOCATE THE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.
 - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 - PRIOR TO PERFORMING ANY WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) RIGHT-OF-WAY, A HIGHWAY WORK PERMIT MUST BE OBTAINED FROM THE NYSDOT. ALL WORK AND MATERIALS USED WITHIN THE NYSDOT RIGHT-OF-WAY MUST CONFORM WITH ALL CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.
 - PRIOR TO THE PLANS BEING SIGNED AND SEALED BY THE TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN, THE EXISTING ON-SITE STORAGE POD SHALL BE REMOVED.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROJECT, A HIGHWAY WORK PERMIT SHALL BE OBTAINED FROM THE NYSDOT.
 - WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED AS PER THE NYSDOT 619 STANDARD SHEETS, THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NYS SUPPLEMENT TO THE MUTCD.
 - DURING CONSTRUCTION, PUBLIC ROADWAYS SHALL BE KEPT CLEAN OF SEDIMENT AND CONSTRUCTION DEBRIS AT ALL TIMES.
 - ALL WORK UNDER NEW YORK STATE DEPARTMENT OF TRANSPORTATION JURISDICTION SHALL BE COMPLETED IN CONFORMANCE WITH NYSDOT 608-03 STANDARD SHEETS AND THE APPROVED DETAILS SHOWN ON THESE PLANS.
 - THE NYSDOT HIGHWAY WORK PERMIT AND NYSDOT STAMPED APPROVED PLANS SHALL BE PRESENT AT THE CONSTRUCTION SITE LOCATION AT ALL TIMES THROUGHOUT CONSTRUCTION.

CALL BEFORE YOU DIG
DIG SAFELY NEW YORK MUST BE CONTACTED (DIAL 811 OR 1-800-962-7962) AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING TO HAVE ANY EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

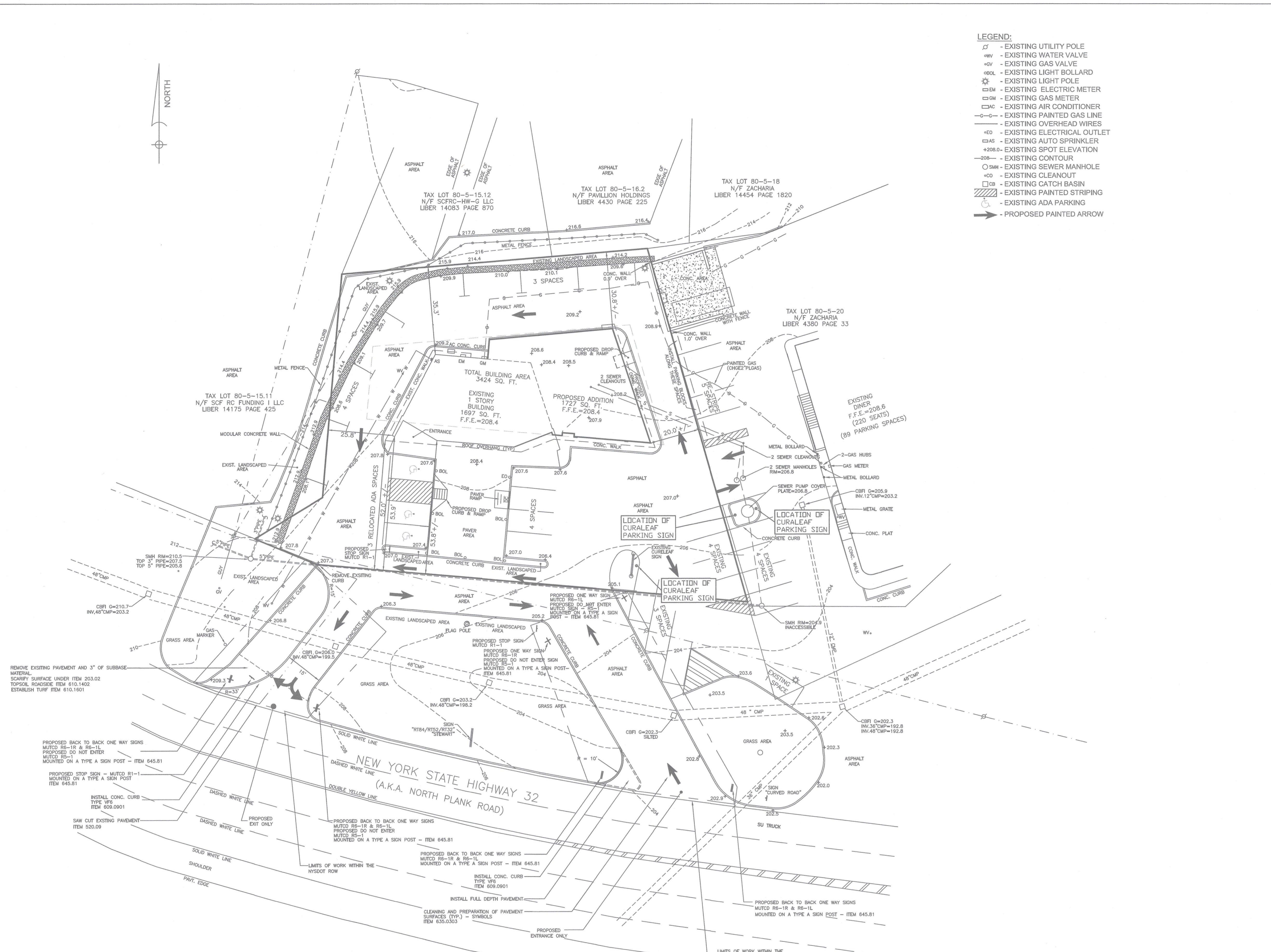
SHEET 1 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 2 OF 2.

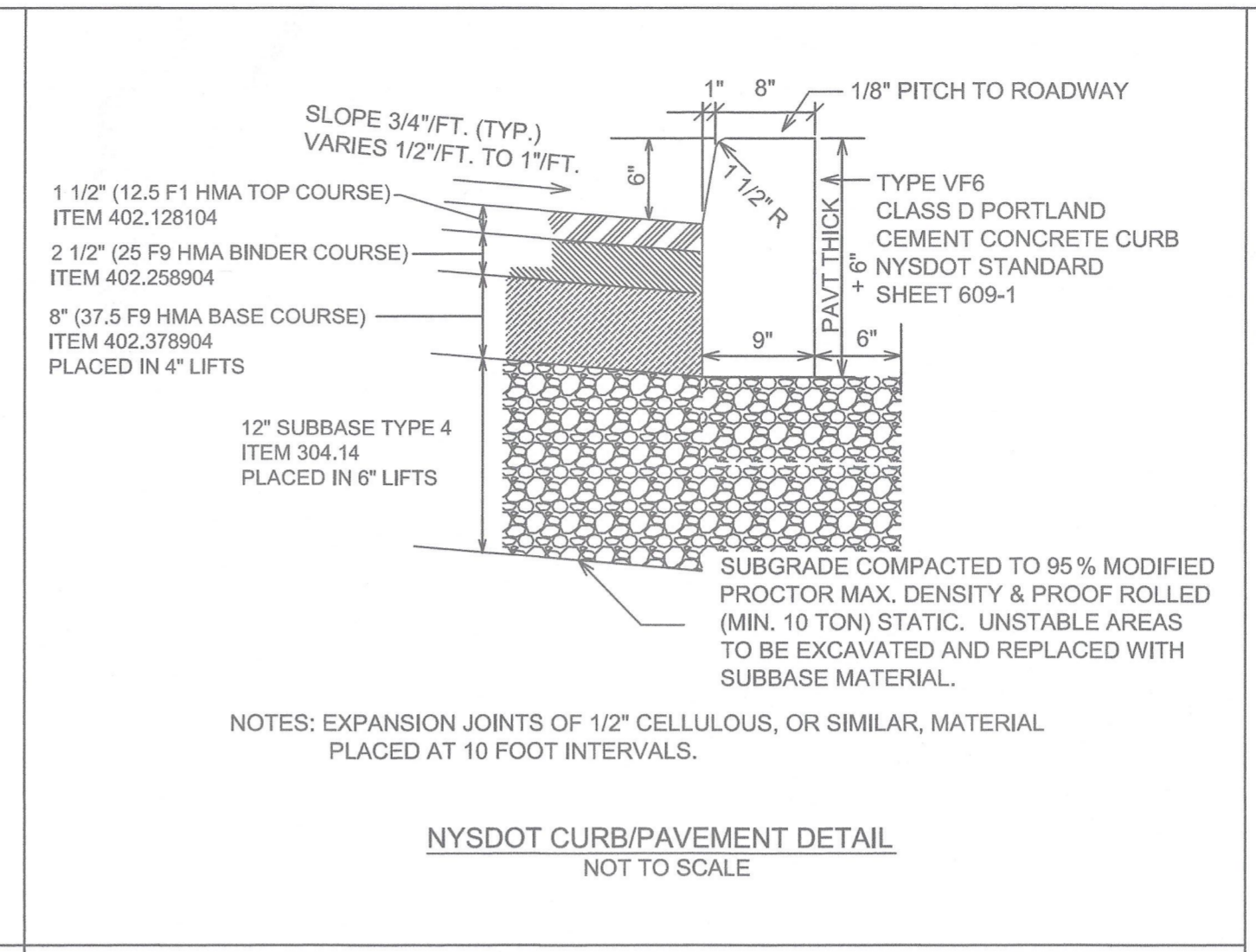
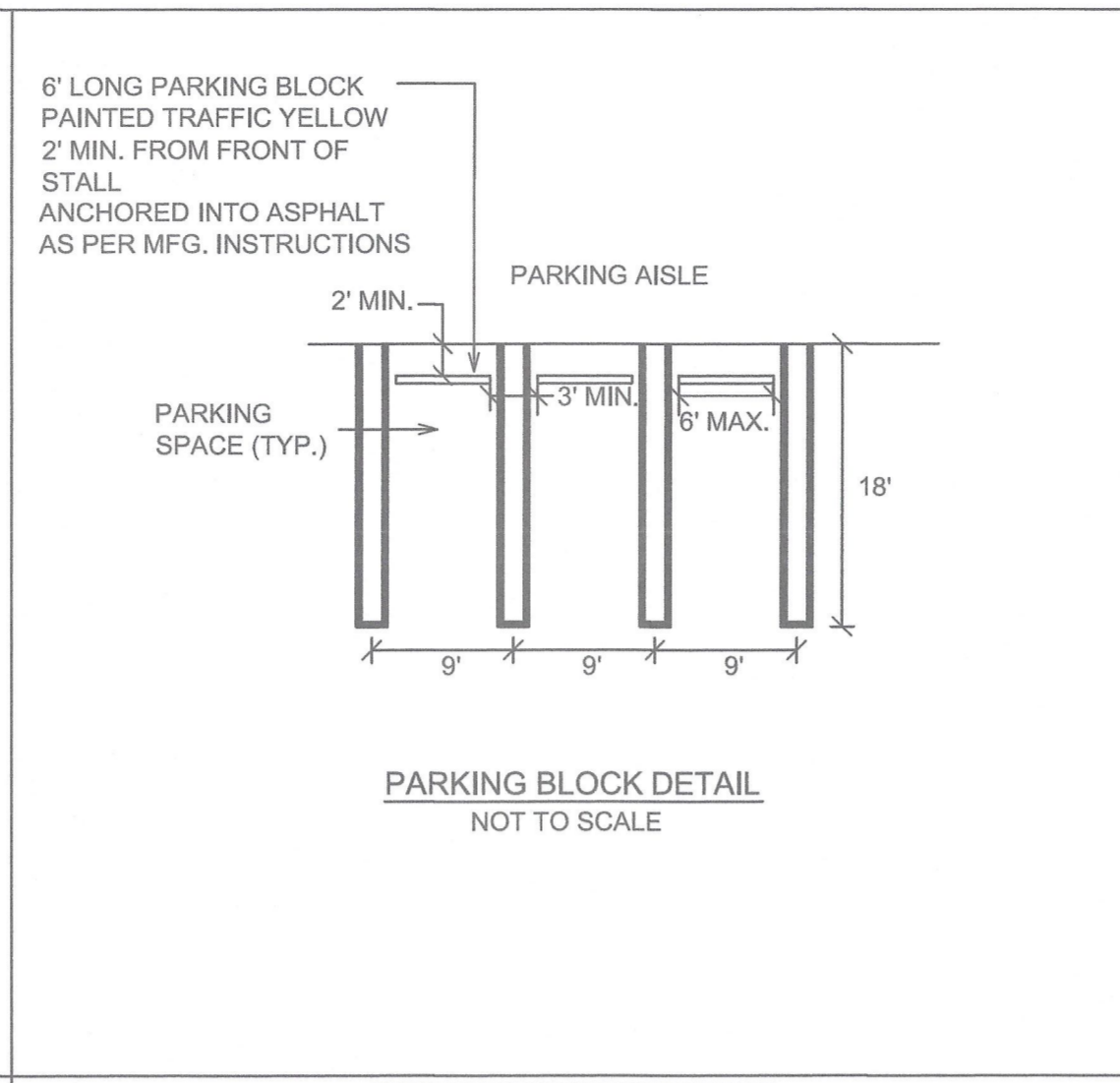
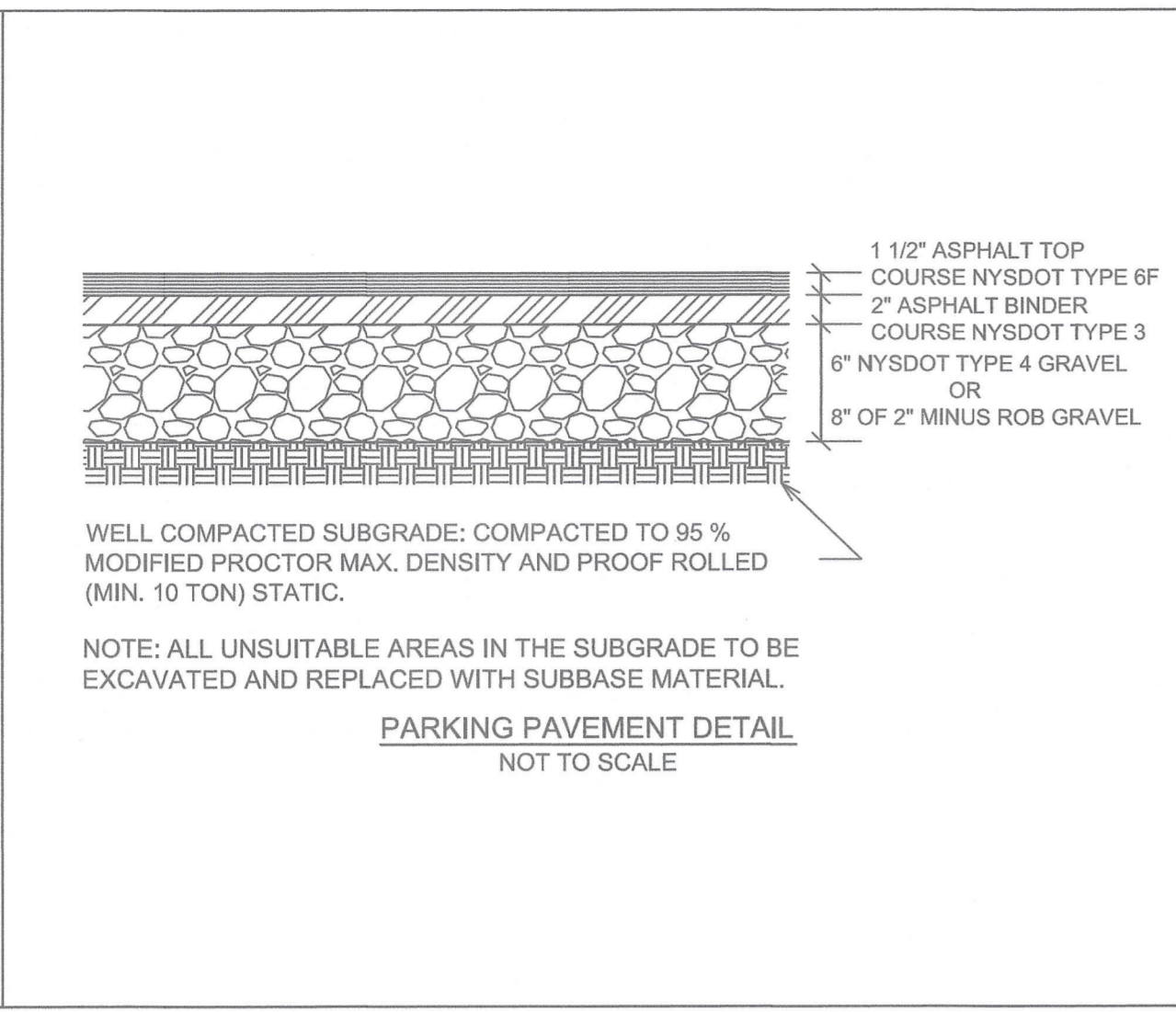
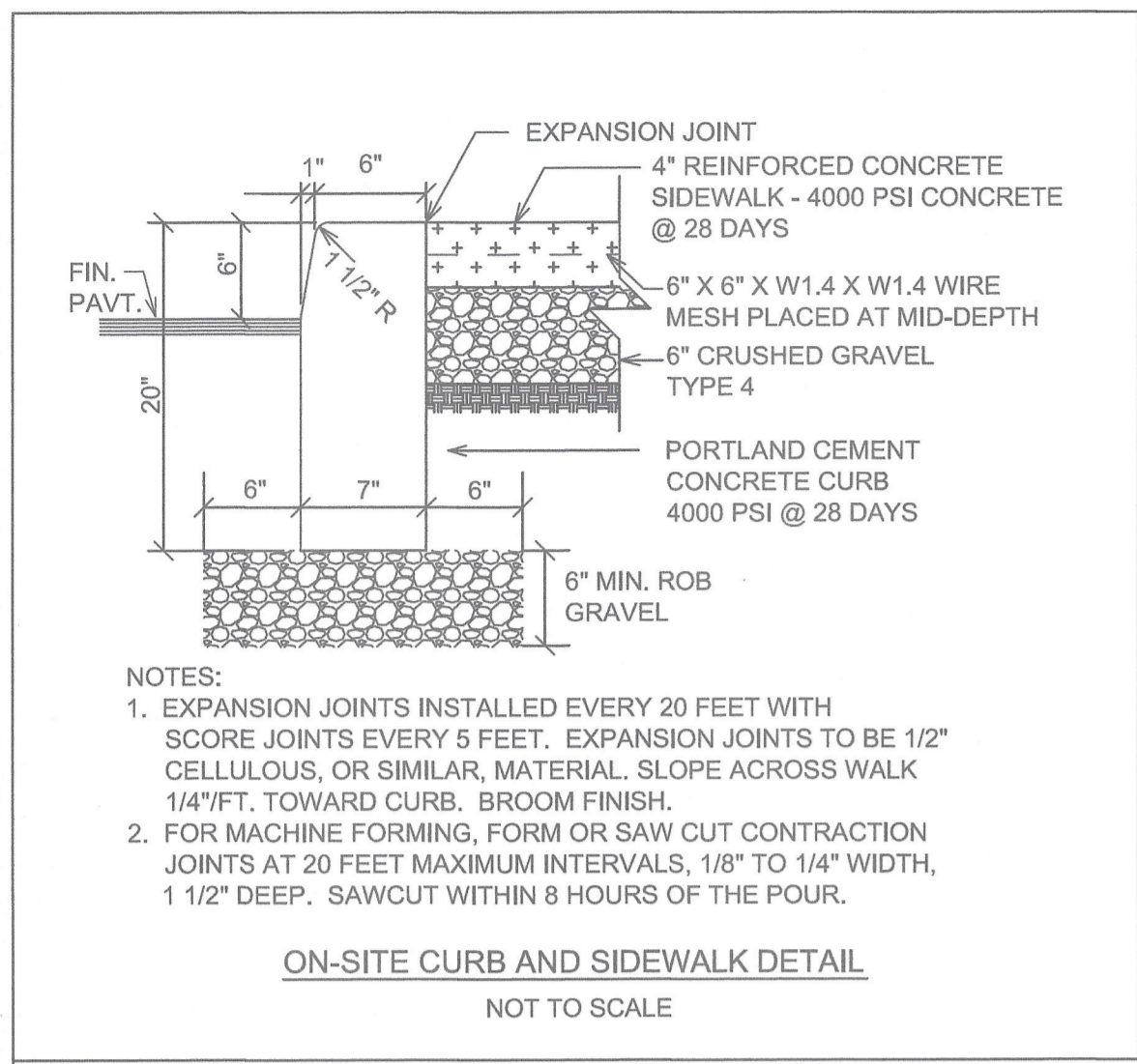
AMENDED SITE PLAN - SITE DEVELOPMENT PLAN
FOR
CURALEAF NEWBURGH - BUILDING ADDITION
8 NORTH PLANK ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: NOVEMBER 18, 2021 SCALE: 1 IN. = 20 FT.

PREPARED BY:
DARREN C. DOCE, PE
5 LINCOLNDALE ROAD, CAMPBELL HALL, NY 10916
TEL. 845 561-1170 EMAIL: DDOCE12@HOTMAIL.COM

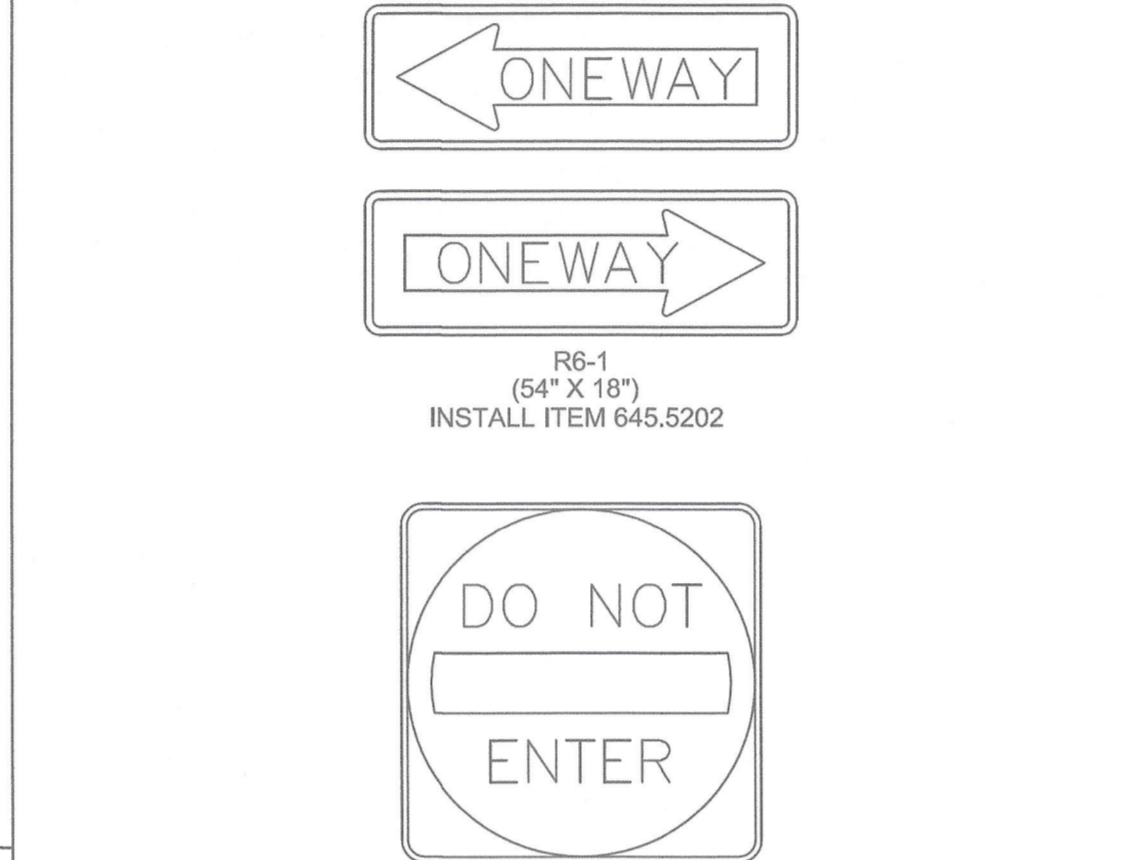
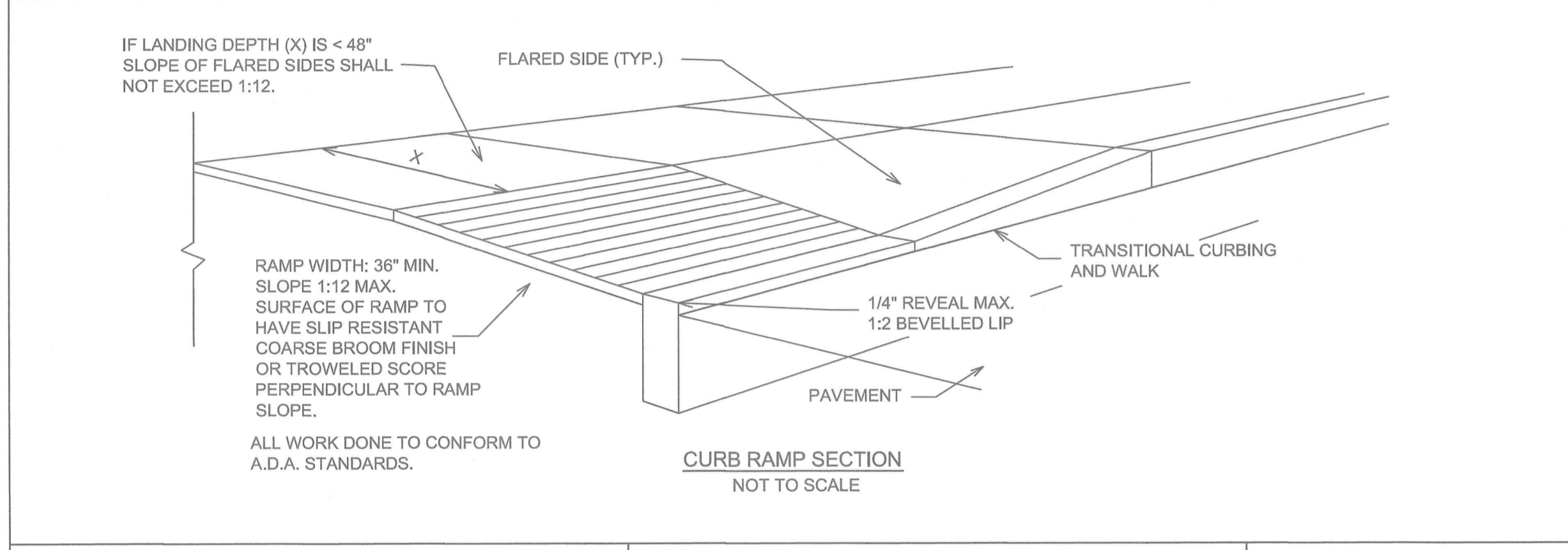
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION
12/11/2023	CURALEAF PARKING SIGN LOCATIONS
5/21/2022	NOTE 13, NOTE 14 AND NOTE 15
4/22/2022	ZBA APPROVAL DATE, NOTE 10, NOTE 11 AND NOTE 12
4/6/2022	NORTH PLANK ROAD LANES
3/24/2022	WORK LIMITS WITHIN NYSDOT ROW, NOTE 9
3/22/2022	CURB RADIUS AT EAST ENTRANCE DRIVE
3/11/2022	NYSDOT COMMENTS (SAW CUT)
2/25/2022	NYSDOT COMMENTS, PARKING BLOCKS



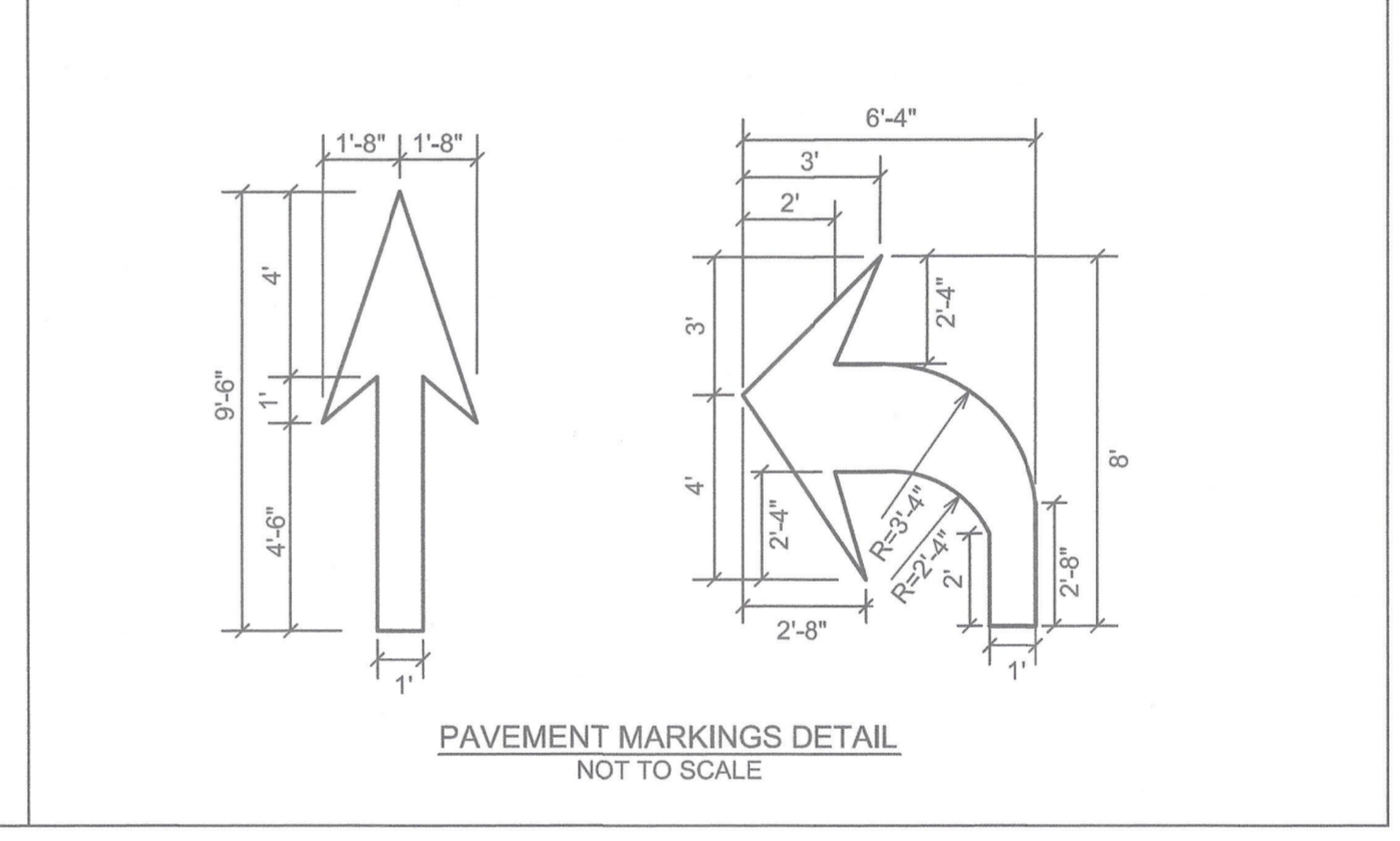
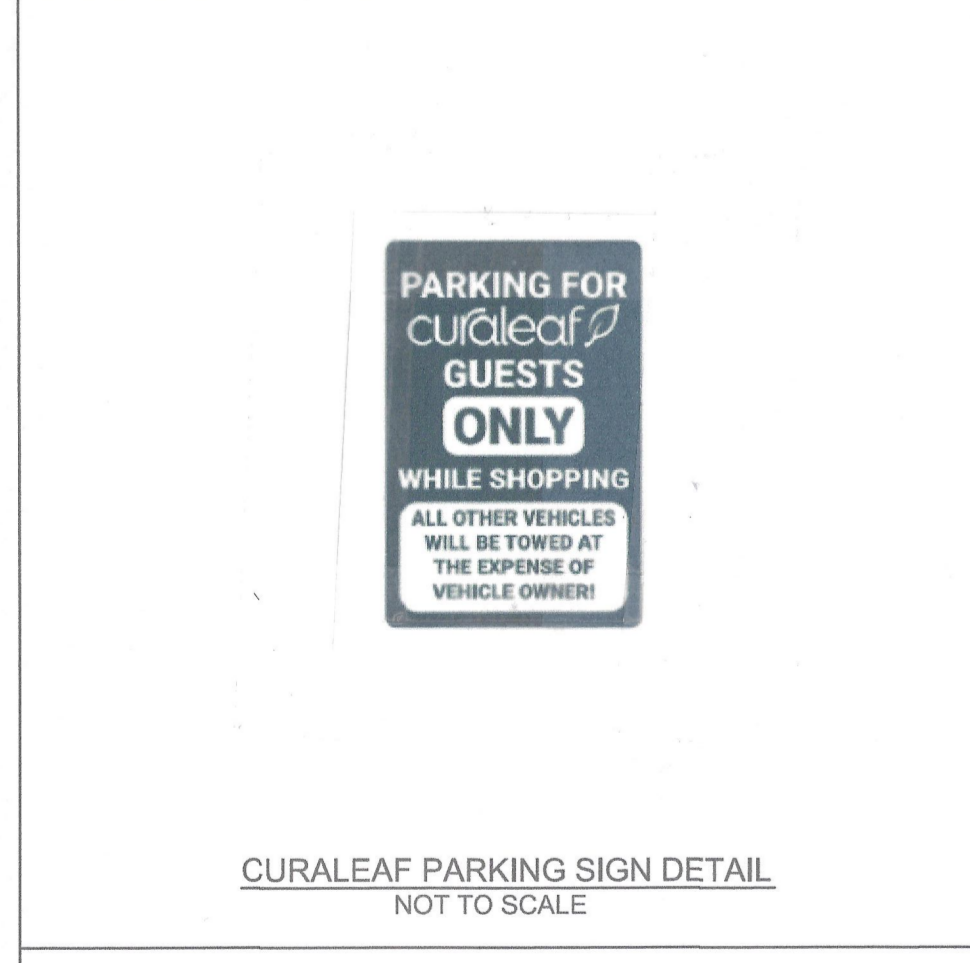
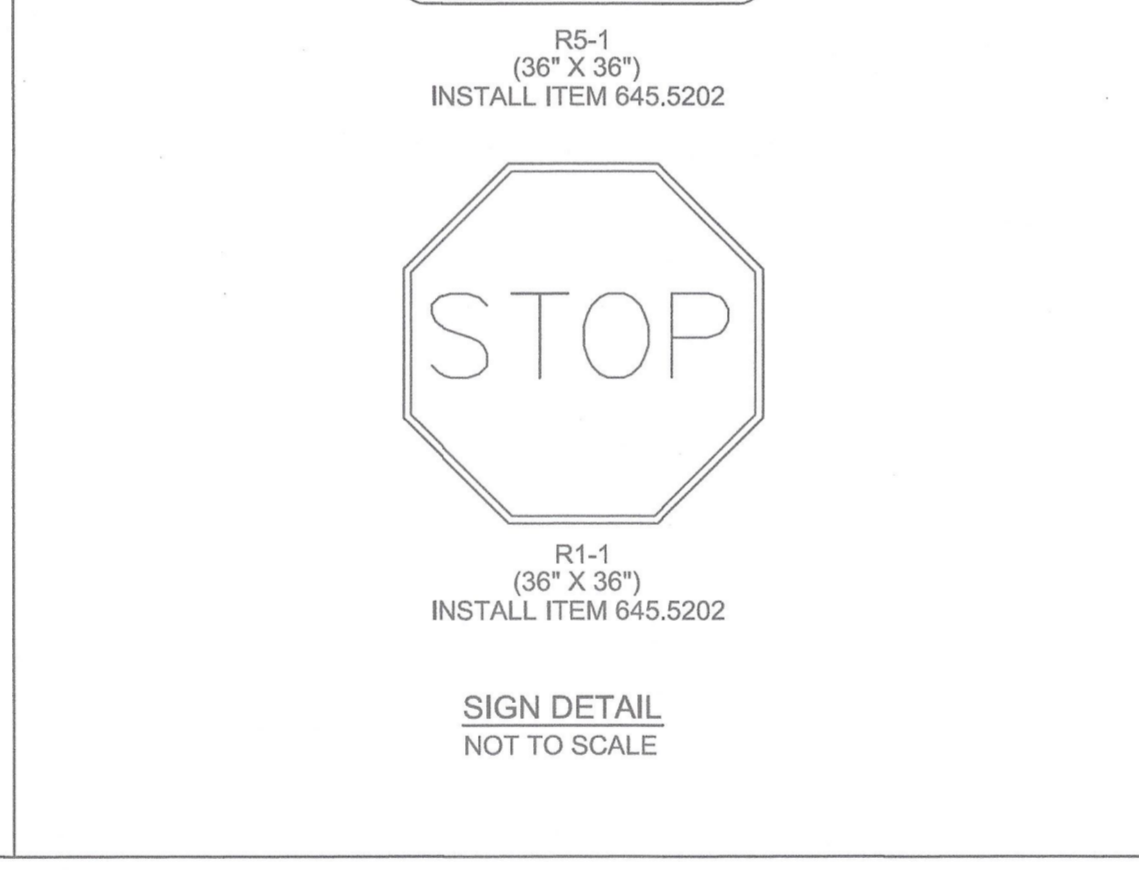
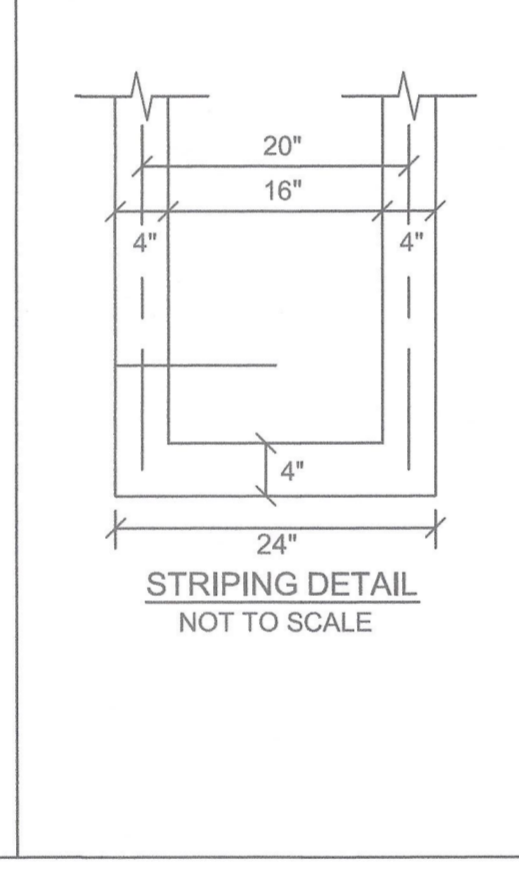
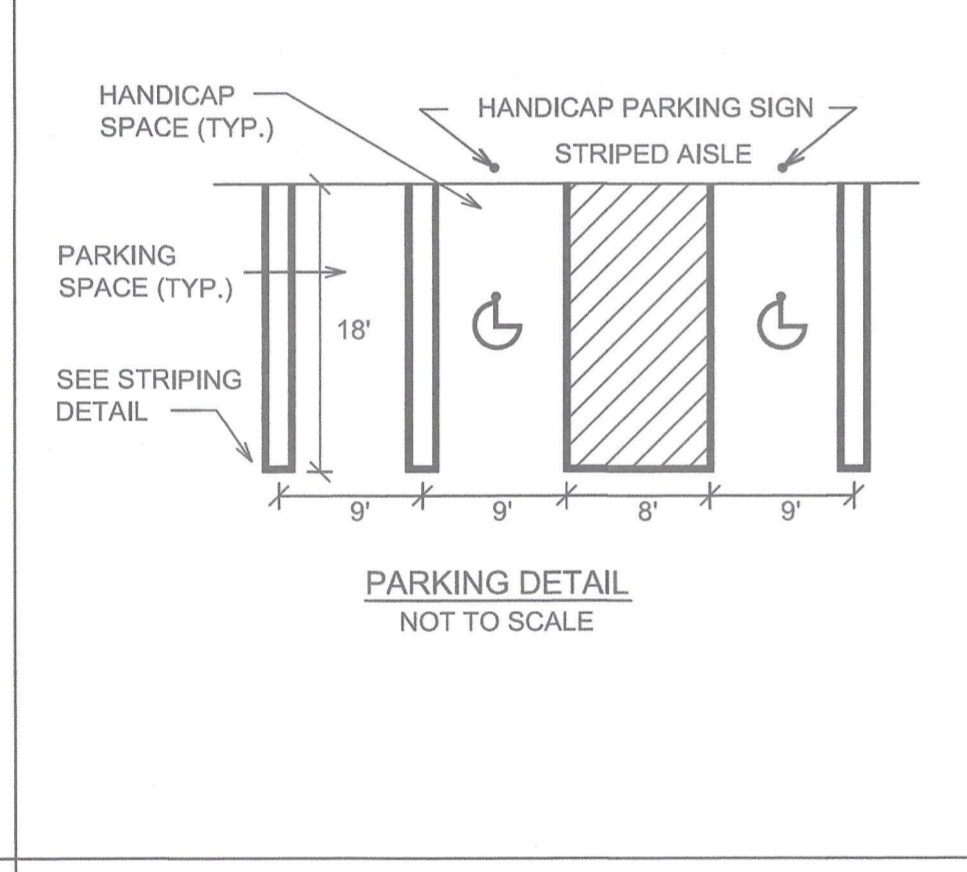
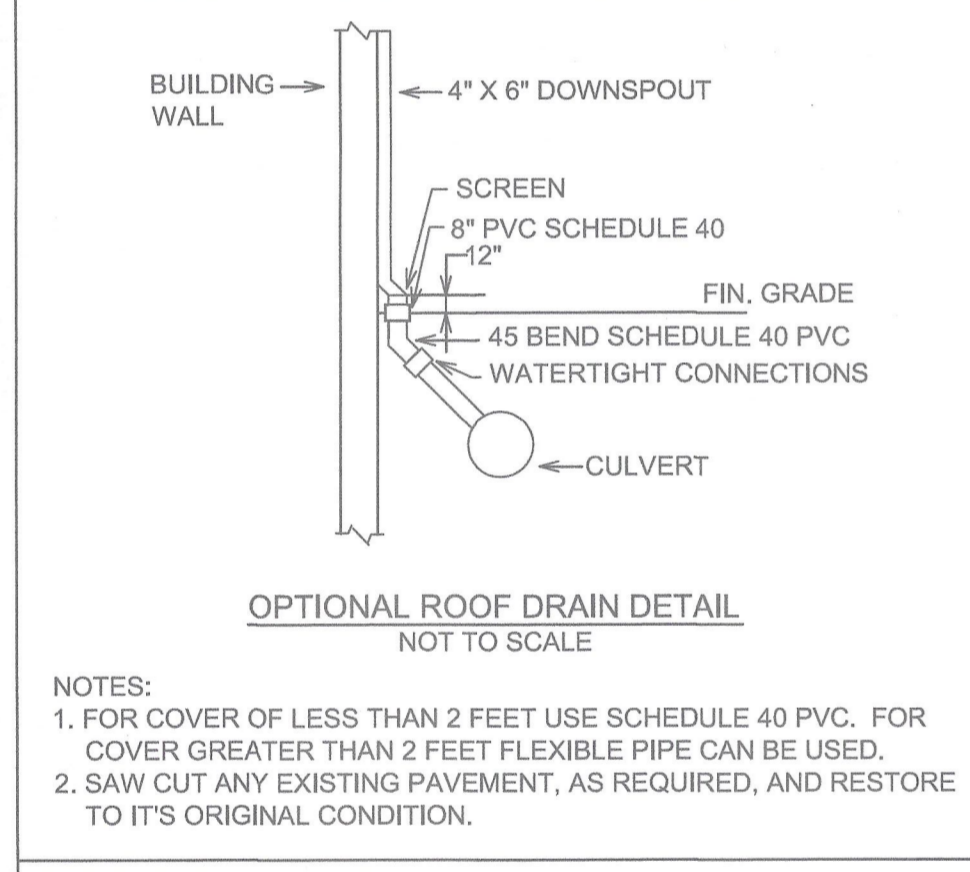


- GENERAL NOTES:**
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. THE CONTRACTOR SHOULD PERFORM EXPLORATORY EXCAVATIONS, AS NECESSARY, TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED. THE LOCATIONS (HORIZONTAL AND VERTICAL) SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE.
 - ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 - IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
 - PRIOR TO PERFORMING ANY WORK WITHIN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) RIGHT-OF-WAY, A HIGHWAY WORK PERMIT MUST BE OBTAINED FROM THE NYS DOT. ALL WORK AND MATERIALS USED WITHIN THE NYS DOT RIGHT-OF-WAY MUST CONFORM WITH ALL CURRENT NYS DOT STANDARDS AND SPECIFICATIONS.
 - WORK ZONE TRAFFIC CONTROL SHALL BE PROVIDED AS PER THE NYS DOT 619 STANDARD SHEETS, THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NYS SUPPLEMENT TO THE MUTCD.
 - ALL WORK UNDER NEW YORK STATE DEPARTMENT OF TRANSPORTATION JURISDICTION SHALL BE COMPLETED IN CONFORMANCE WITH NYS DOT 608-03 STANDARD SHEETS AND THE APPROVED DETAILS SHOWN ON THESE PLANS.
 - THE NYS DOT HIGHWAY WORK PERMIT AND NYS DOT STAMPED APPROVED PLANS SHALL BE PRESENT AT THE CONSTRUCTION SITE LOCATION AT ALL TIMES THROUGHOUT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
- ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL," LATEST EDITION, PREPARED BY THE USDA SOIL CONSERVATION SERVICE.
 - ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. SOIL DISTURBANCES SHALL BE LIMITED TO LESS THAN 1 ACRE.
 - ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 - DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PERMANENT EROSION AND SEDIMENT CONTROL MEASURES. THE PROPERTY OWNER WILL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
 - NO DISTURBED AREA SHALL BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
 - EXISTING CATCHBASINS AND CULVERTS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE.
 - ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT WHICH WILL NOT BE USED ON-SITE SHALL BE HAULED OFF THE SITE AND DISPOSED OF PROPERLY.
 - ANY EROSION AND SEDIMENT CONTROL MEASURE IS TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN IT BECOMES INOPERABLE.
 - ALL WASTE MATERIAL (I.E. CONSTRUCTION DEBRIS AND TRASH) SHALL BE HAULED TO AN APPROVED LAND-FILL. NO CONSTRUCTION DEBRIS SHALL BE BURIED ON-SITE. ALL LOOSE MATERIALS SHALL BE REGULARLY COLLECTED TO PREVENT THE RELEASE OF FLOATABLES DURING STORM EVENTS.
 - ONCE CONSTRUCTION IS COMPLETE AND THE AREA HAS BECOME PERMANENTLY STABILIZED, ANY TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE SHALL BE REMOVED AND DISPOSED OF PROPERLY.
 - DURING CONSTRUCTION, PUBLIC ROADWAYS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND CONSTRUCTION DEBRIS AT ALL TIMES.



NYS DOT LIMITS ON PERMISSIBLE LIFT THICKNESSES

MAXIMUM NOMINAL AGGREGATE SIZE (mm)	MINIMUM LIFT THICKNESS (inches)	MAXIMUM LIFT THICKNESS (inches)
37.5	4	6
25.0	3	5
19.0	2 1/2	4
12.5	2	2 1/2
9.5	1 1/2	2



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DATE	REVISION
12/11/2023	CURALEAF PARKING SIGN DETAIL
10/04/2022	SIGN DETAIL - SIGN SIZES
5/21/2022	SOIL EROSION AND SEDIMENT CONTROL NOTE 11 AND GENERAL NOTES 1-7
3/24/2022	CURB/PAVEMENT DETAIL, NYS DOT LIFT THICKNESS DETAIL
3/11/2022	CURB/PAVEMENT DETAIL
2/25/2022	PARKING BLOCK DETAIL, CURB DETAIL, PAVEMENT MARKING DETAIL SIGN DETAIL

SHEET 2 OF 2 IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 2.

AMENDED SITE PLAN - DETAIL SHEET
FOR
CURALEAF NEWBURGH - BUILDING ADDITION
8 NORTH PLANK ROAD, TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK
DATE: NOVEMBER 18, 2021 SCALE: AS SHOWN

PREPARED BY:
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SHEET 2 OF 2