



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

PROJECT NAME: CURALEAF NEWBURGH
PROJECT NO.: 2021-34
PROJECT LOCATION: SECTION 8, BLOCK 5, LOT 19
REVIEW DATE: 10 DECEMBER 2021
MEETING DATE: 16 DECEMBER 2021
PROJECT REPRESENTATIVE: DARREN DOCE

1. The existing site has insufficient front yard setback, 60 feet required where 53.8 exists. Lot surface coverage is exceeded on the site, 85% permitted where 95.4% is identified.
2. A City of Newburgh Flow Acceptance Letter is required for the increased flow from the property.
3. NYSDOT is an involved agency, as project fronts on State Highway Route 32.
4. A note on the plans identifies that the site may also share nine(9) adjacent parking spots. This should be further clarified.
5. Orange County Planning submission is required.
6. Adjoiner Notices will be required.
7. Dominic Cordisco's comments regarding SEQRA for commercial buildings less than 4,000 square feet should be received.

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

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

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: _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

SITE PLAN CURLEAF NEWBURGH-BUILDING ADDITION

2. Owner of Lands to be reviewed:

Name MAGDALINI ZACHARIA
Address 140 PUTT LANE
KINGSTON NY 12401
Phone 845 206-7193

3. Applicant Information (If different than owner):

Name SAME
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:

Name DARREN C. DOCE - VINCENT J. DOCE ASSOCIATES
Address 41 MEAD ALLEY
MONTGOMERY NY 12549
Phone/Fax 845 561-1170 DDOCE12@HOTMAIL.COM

5. Location of lands to be reviewed:

8 NORTH PLANK ROAD

6. Zone B Fire District CROWDER VALLEY
Acreage 0.45± School District NEWBURGH

7. Tax Map: Section 80 Block 5 Lot 15

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 _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) 20' DRIVEWAY EASEMENT & 15' DRAINAGE EASEMENT TO BE REINQUISHED

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

Signature Margola Zacharias Title OWNER
Date: 11/22/2021

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

SITE PLAN CURALEAF NEWBURGH
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. Surveyor,s Certification
12. Surveyor's seal and signature
13. Name of adjoining owners
14. ^{NONE} Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ^{NONE} Flood plain boundaries
16. ^{NONE} Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. 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. Show existing or proposed easements (note restrictions)
20. ^{NA} Right-of-way width and Rights of Access and Utility Placement
21. ^{NA} Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. ^{NA} Number of lots including residual lot
24. ^{NONE} Show any existing waterways
25. ^{NA} A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ^{NA} Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. Show topographical data with 2 or 5 ft. contours on initial submission

30. NA Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. NA 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. 0 Number of acres to be cleared or timber harvested
33. 0 Estimated or known cubic yards of material to be excavated and removed from the site
34. 0 Estimated or known cubic yards of fill required
35. 0 The amount of grading expected or known to be required to bring the site to readiness
36. NONE 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. NONE 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. TO BE DONE 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

Date: 11/28/2021

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):

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.

■ 11/22/2021
DATED

MAGDALINI ZACHARIA
APPLICANT'S NAME (printed)

■ Magda Zacharia
APPLICANT'S SIGNATURE

PROXY

(OWNER) MAG DALINI ZACHARIA, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 140 PUTT LN KINGSTON NY 12401

IN THE COUNTY OF ULSTER

AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF TOWN OF NEWBURGH
TAX PARCEL SBL 80-5-19

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND DARREN C. DOCE
VINCENT J DOCE ASSOC. IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 11/22/2021

Magda Zacharia
OWNERS SIGNATURE

MAG DALINI ZACHARIA
OWNERS NAME (printed)

Darren C Doce
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

DARREN C. DOCE
WITNESS' NAME (printed)

**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:

 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
- PLANNING BOARD
- ZONING BOARD OF APPEALS
- ZONING ENFORCEMENT OFFICER
- BUILDING INSPECTOR
- OTHER

11/22/2021
DATED

Magda Zacharia
SIGNATURE
MAGDALINI ZACHARIA
INDIVIDUAL APPLICANT

CORPORATE OR PARTNERSHIP APPLICANT


BY: _____
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

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.

MAGDALINI ZACHARIA
APPLICANT'S NAME (printed)

 Magda Zacharia
APPLICANT'S SIGNATURE

 11/22/2021
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).

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

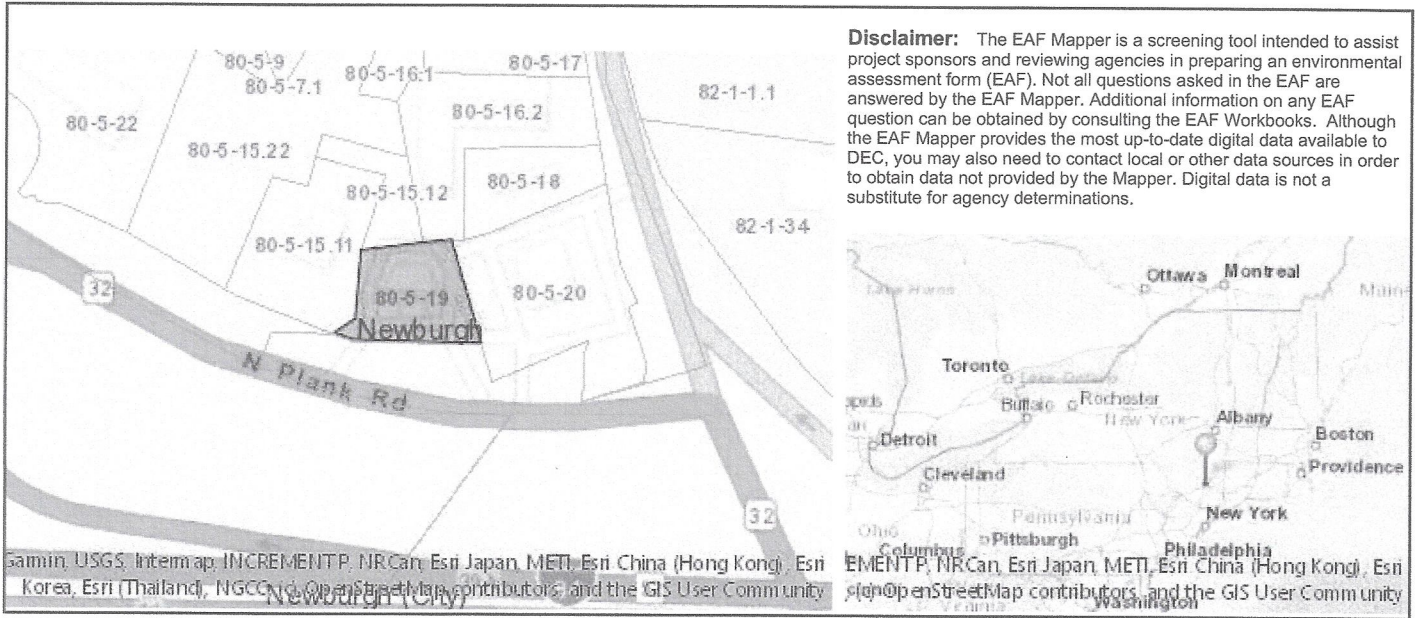
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Amended Site Plan for Curaleaf of Newburgh - Building Addition			
Project Location (describe, and attach a location map): 8 North Plank Road, Town of Newburgh, Orange County			
Brief Description of Proposed Action: The proposed action consists of a 1727 square foot addition to an existing 1696 square foot building and re-striping the existing paved parking areas. The building is an existing medical marijuana dispensary. The existing building is connected to municipal water and sewer. The parcel has two existing access drives to North Plank Road that will remain. There will be no site disturbances other than the construction of the building addition.			
Name of Applicant or Sponsor: Magdalini Zacharia		Telephone: 845 206-7193 E-Mail: jzc1@verizon.net	
Address: 140 Putt Ln			
City/PO: Kingston		State: NY	Zip Code: 12401
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 government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Zoning Board of Appeals		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.45 +/- acres	
b. Total acreage to be physically disturbed?		0.08 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.82 +/- 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES

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
Bald Eagle	<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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Existing storm drainage system within NYSDOT right-of-way.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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>Vincent J. Doce Associates/ Darren C. Doce</u> Date: <u>11/18/2021</u> Signature: <u><i>Darren C Doce</i></u> Title: <u>PE</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

VINCENT J. DOCE ASSOCIATES

ENGINEERS ~ SURVEYORS ~ PLANNERS
PROJECT CONSULTANTS - LAND CONSULTANTS
41 MEAD ALLEY, MONTGOMERY, NY 12549
TEL. 845-561-1170 EMAIL DDOCE12@HOTMAIL.COM

November 29, 2021

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

RE: Site Plan for Curaleaf Newburgh
8 North Plank Road (NYS Route 32)
Section 80 Block 5 Lots 19
Application No. 21-34

Dear Mr. Ewasutyn:

Enclosed are 12 sets of the above referenced site plan, application, short form EAF and the required fees. PDF copies have been sent to Dominic Cordisco and Ken Wersted. Pat Hines was given a hard copy as well as a PDF. The applicant is requesting to be placed on the next available planning board agenda.

The site is a 0.45+/- acre parcel located on the northerly side of North Plank Road (NYS Route 32) between the Alexis Diner and Burger King. The parcel contains an existing medical marijuana dispensary. The applicant is proposing a 1727 square foot addition to the existing building. Some re-stripping of the existing parking area is proposed.

The parcel is located in the B (business) zone. The existing building does not conform to the required front yard setback. This existing non-conformity will not be increased. The proposed building addition will conform to all the yard setback requirements. Additionally, the existing site exceeds the maximum lot surface coverage requirement. The proposed addition will replace existing impervious areas. Therefore, the lot surface coverage will not increase.

The site has access to North Plank Road through two existing drives. These drives will remain. The existing building is connected to municipal sewer and water. Stormwater runoff flows toward North Plank Road (NYS Rte. 32) and is collected by the stormwater drainage system located within the NYS right-of-way. There will not be an increase in impervious area or stormwater runoff.

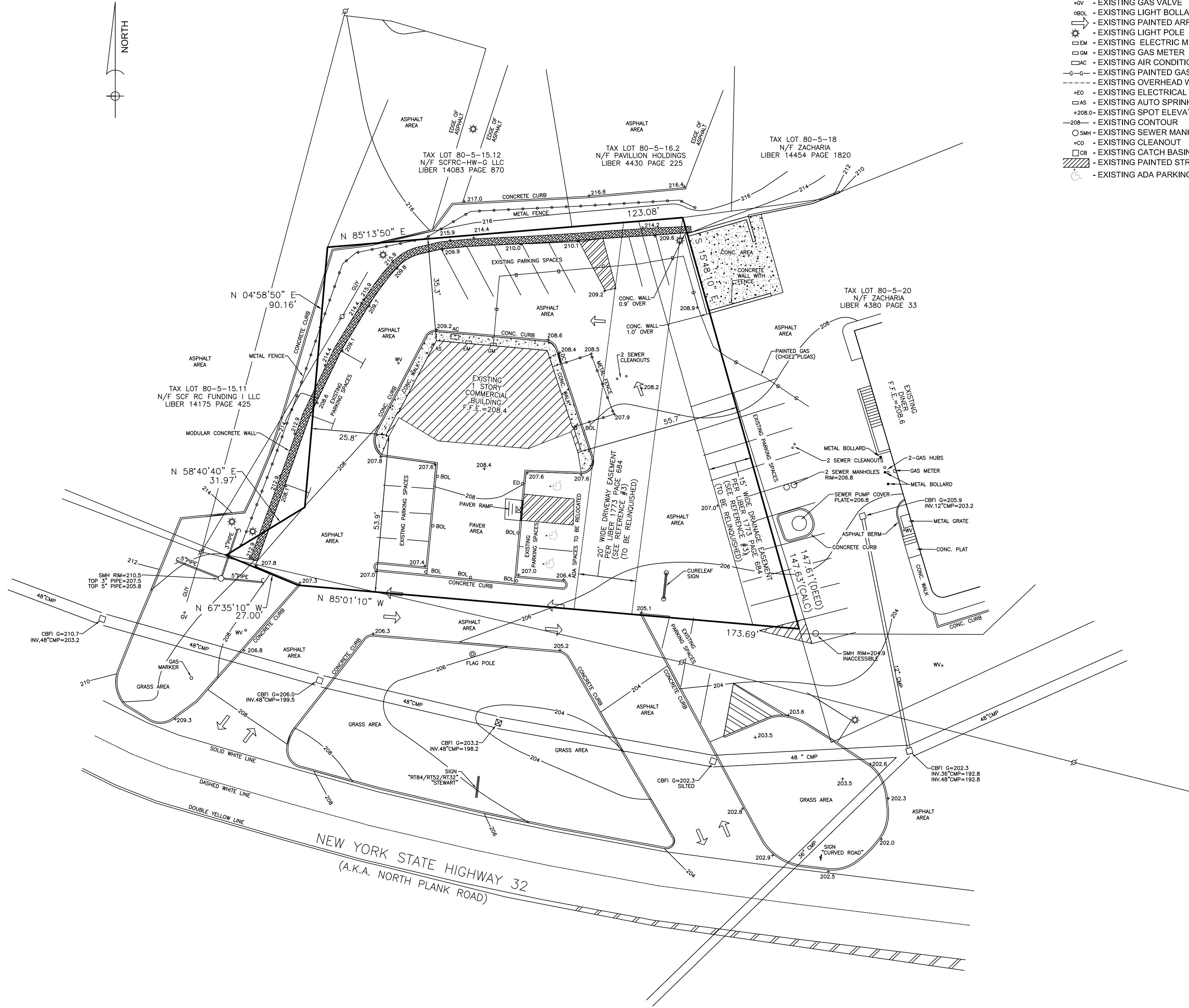
If any further explanation is required, please feel free to contact me.

Sincerely,

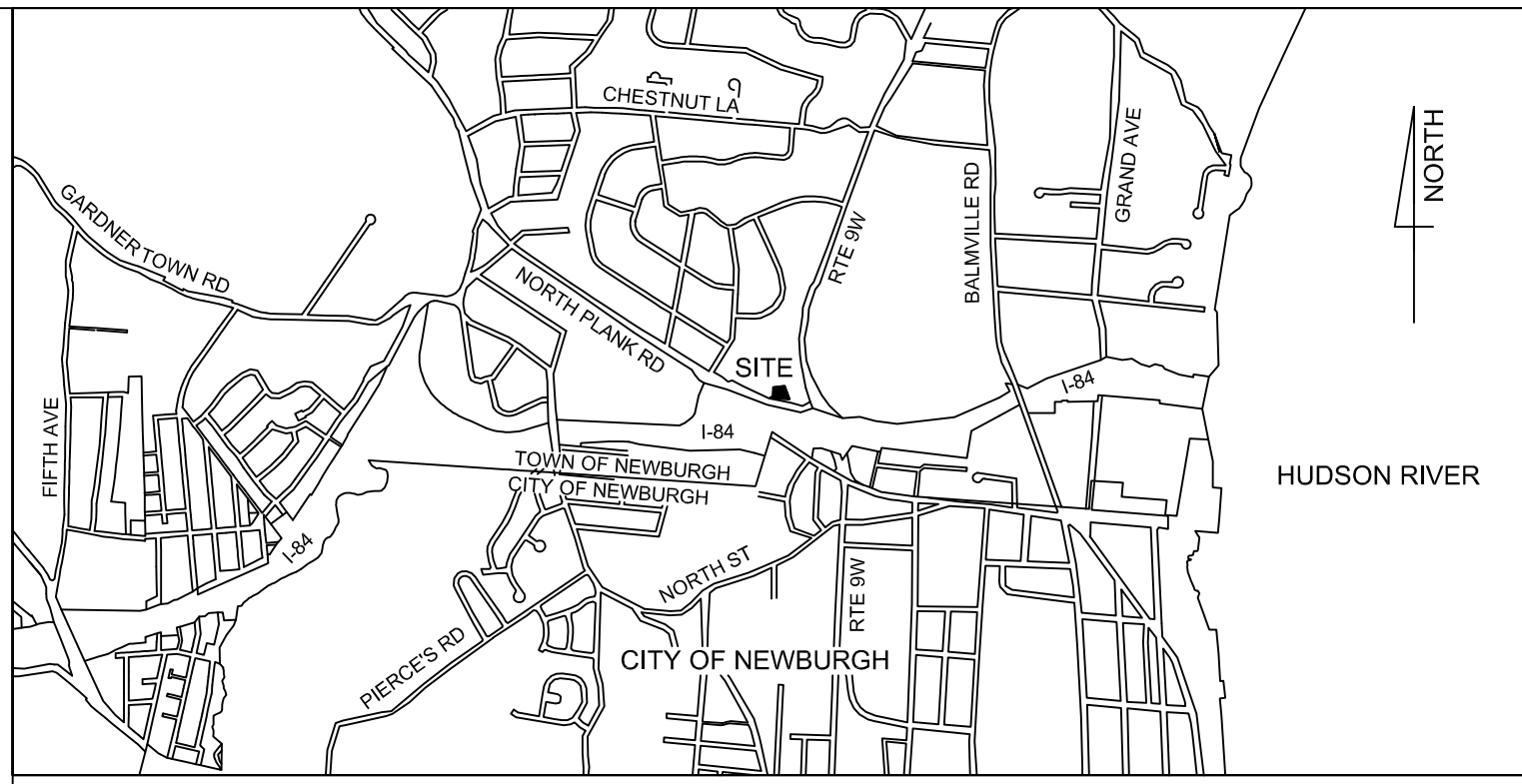
Darren C. Doce, PE

cc Dominic Cordisco, Planning Board Attorney
Patrick Hines, McGoey, Hauser & Edsall, Planning Board Engineer
Ken Wersted, Planning Board Traffic Consultant

NORTH



- LEGEND:**
- ⊙ - EXISTING UTILITY POLE
 - ⊕ - EXISTING WATER VALVE
 - ⊕ - EXISTING GAS VALVE
 - ⊕ - EXISTING LIGHT BOLLARD
 - - EXISTING PAINTED ARROW
 - ⊕ - 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



LOCATION MAP
SCALE: 1 IN. = 2000 FT.

ZONE - B (BUSINESS)
USE - RETAIL/OFFICE

REGULATION	MINIMUM REQUIRED	MAXIMUM PERMITTED
LOT AREA	15,000 SQ. FT.	
LOT WIDTH	100 FT.	
LOT DEPTH	125 FT.	
FRONT YARD	60 FT.	
REAR YARD	30 FT.	
ONE SIDE YARD	15 FT.	
BOTH SIDE YARDS	30 FT.	
LOT BUILDING COVERAGE	60 %	
LOT SURFACE COVERAGE	85 %	
BUILDING HEIGHT	35 FT.	

- 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 CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 - 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.

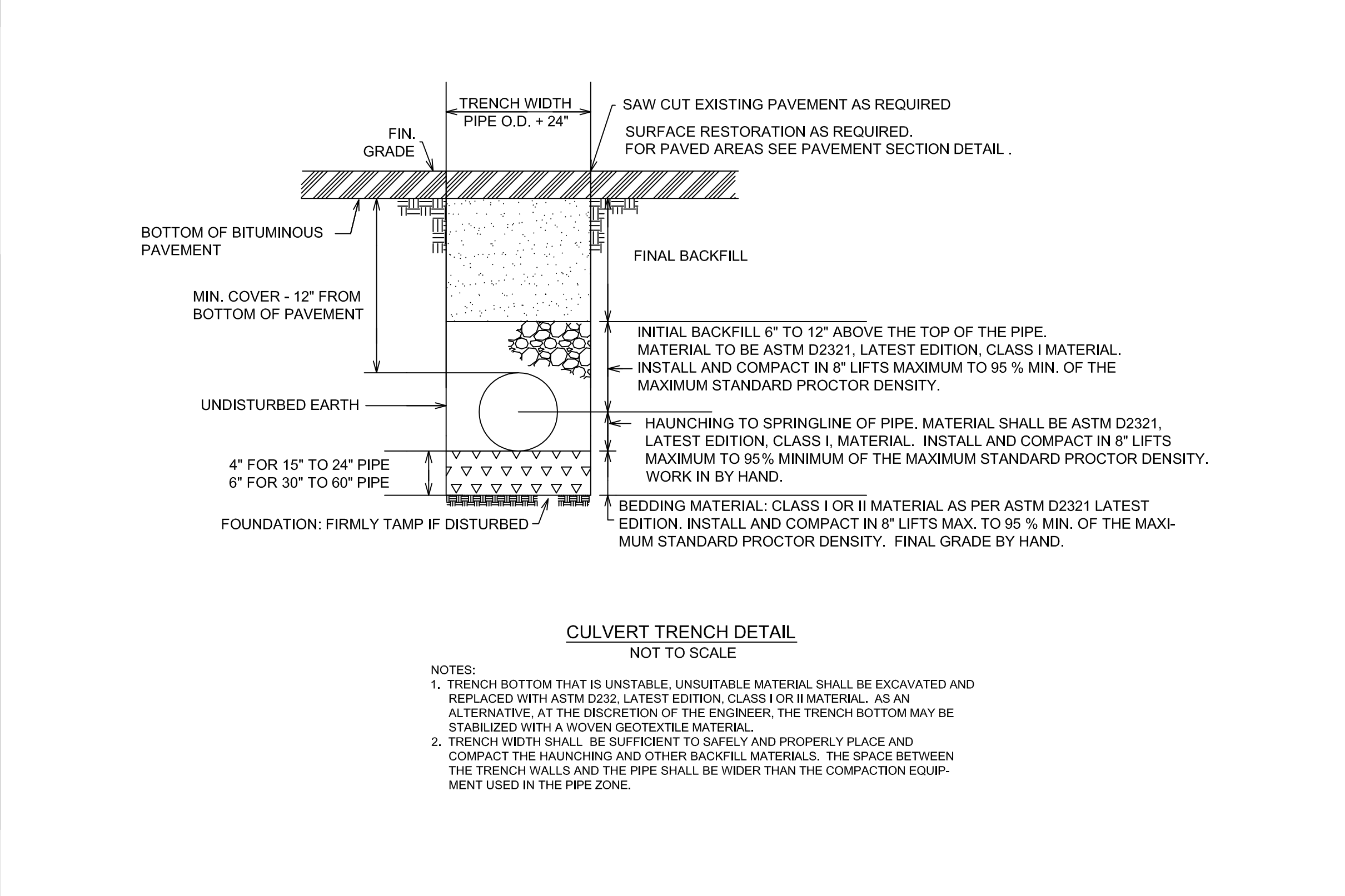
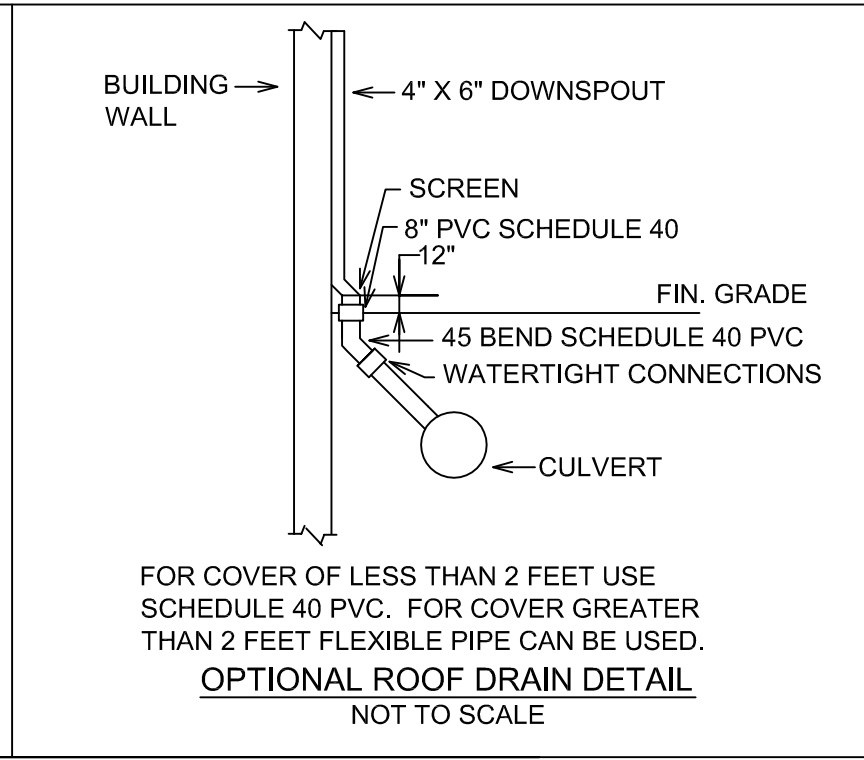
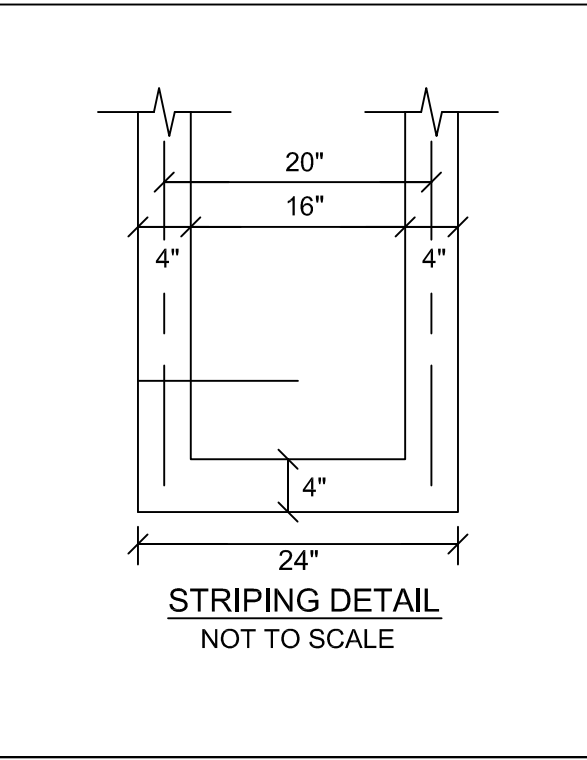
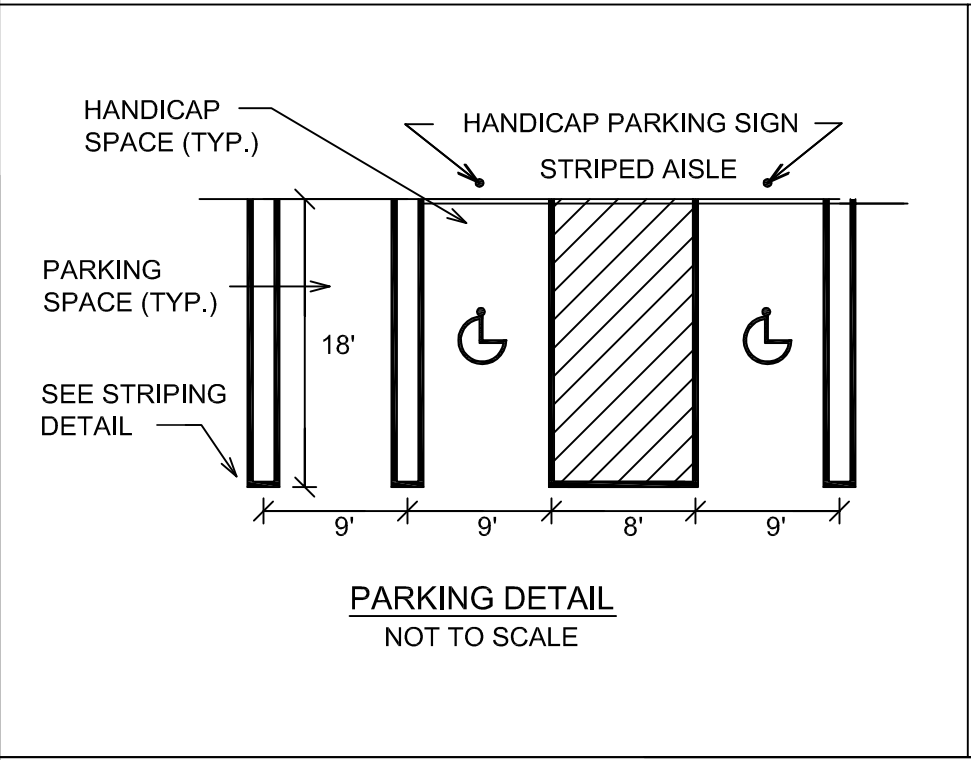
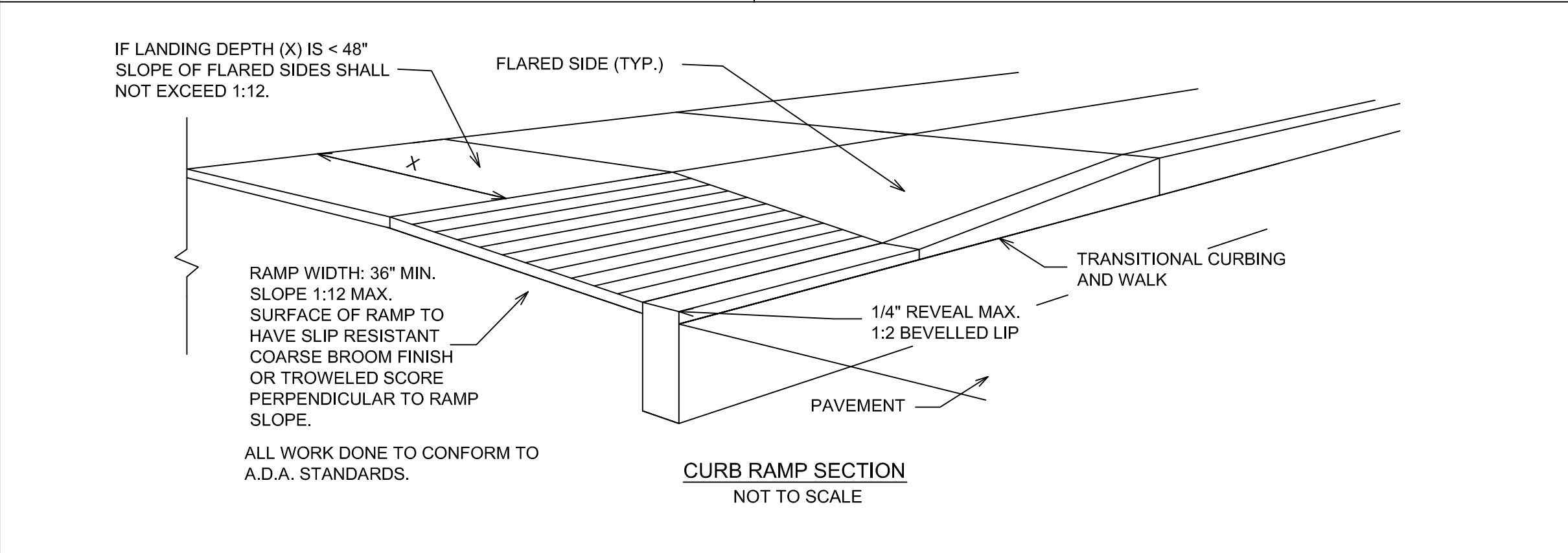
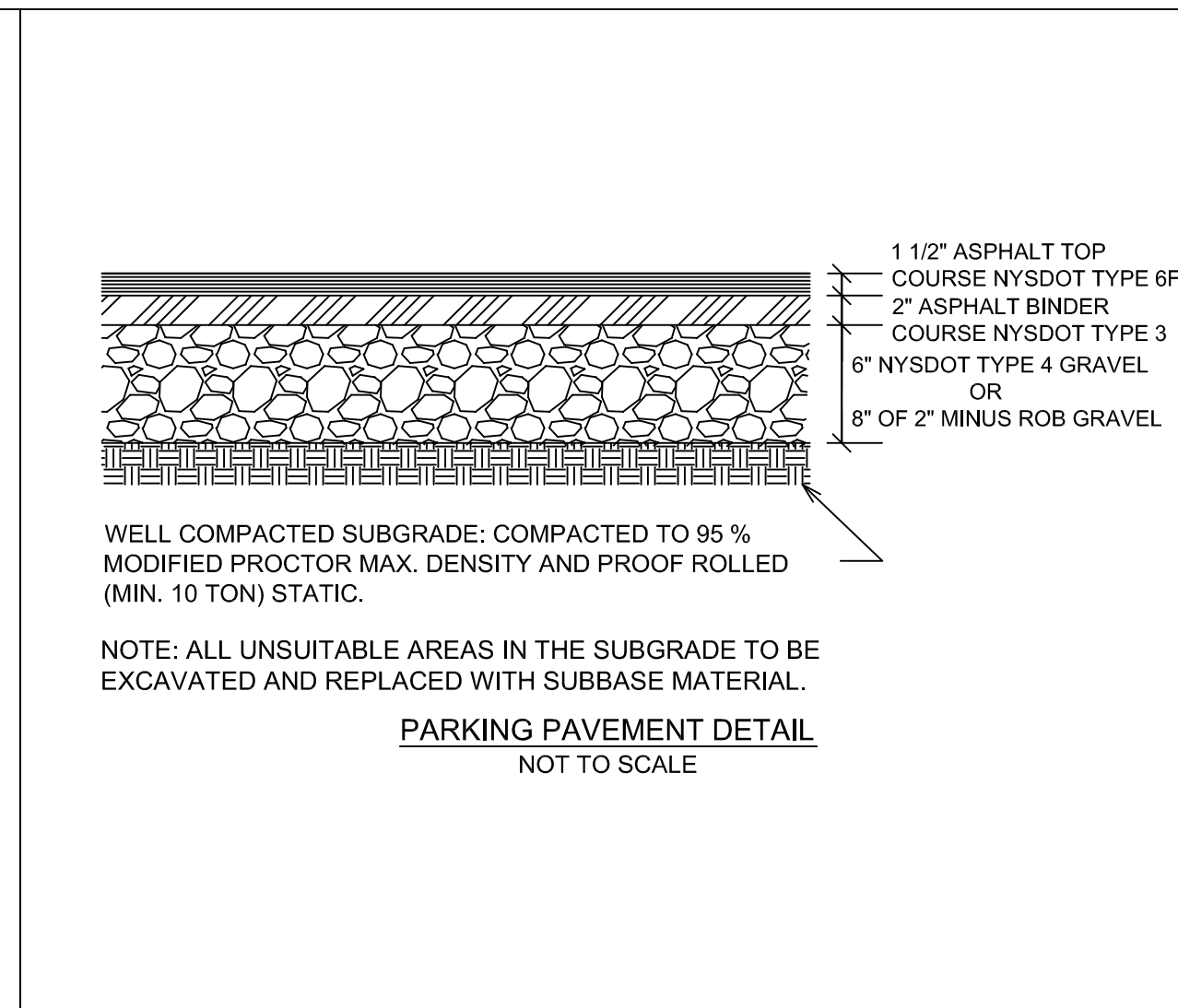
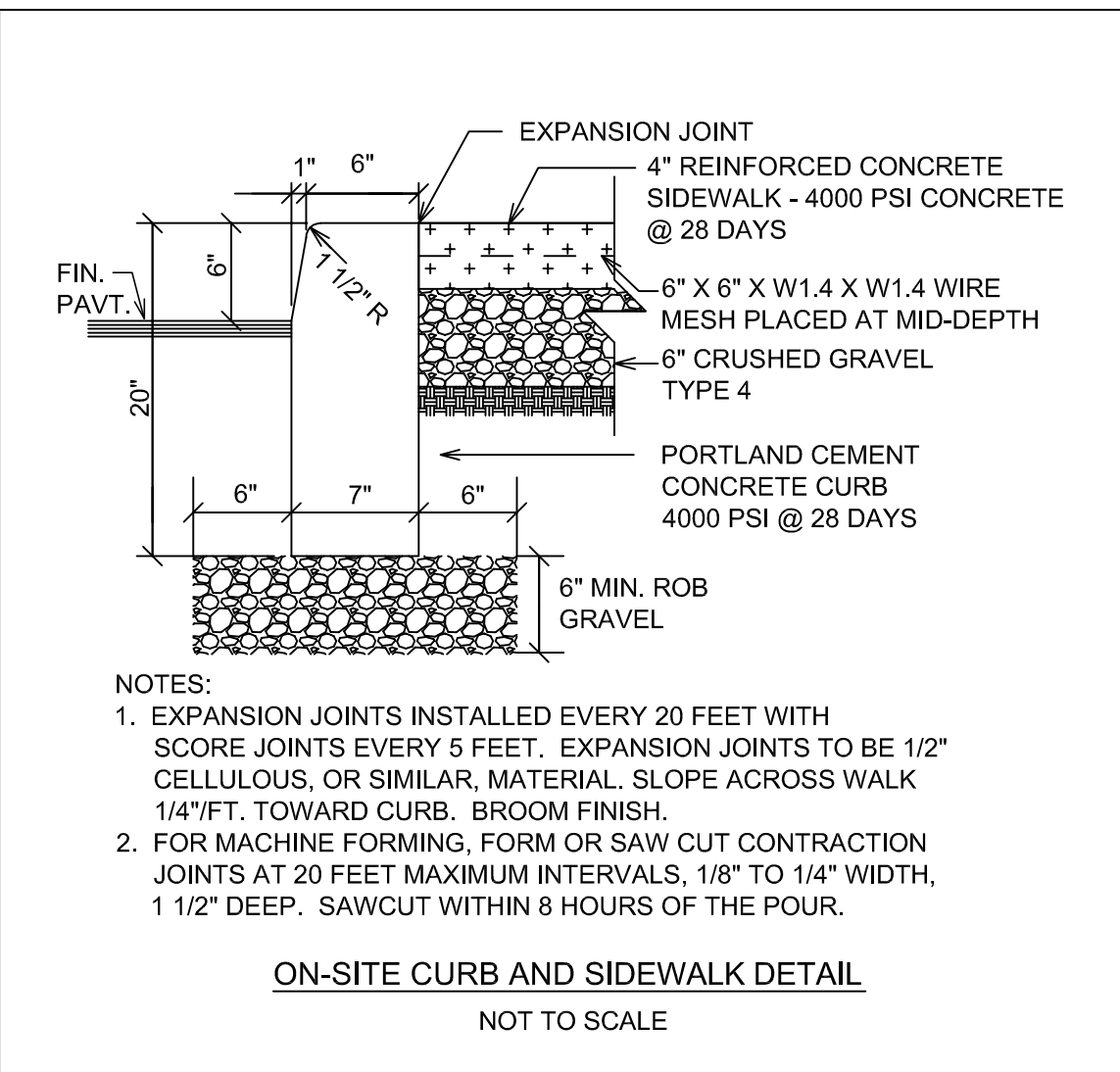
SHEET 1 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEET 2 OF 3 AND SHEET 3 OF 3.

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

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.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
SURVEYORS - ENGINEERS - PLANNERS
41 MEAD ALLEY, MONTGOMERY, NY 12549
TEL. 845 561-1170 EMAIL DDOCE12@HOTMAIL.COM

DATE	REVISION



- NOTES:**
1. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, BLASTING OR DRILLING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
 2. 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.
 3. ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
 4. IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.

- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
1. 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.
 2. ONLY THOSE AREAS NECESSARY IN THE DEVELOPMENT OF THE PARCEL SHALL BE DISTURBED. SOIL DISTURBANCES SHALL BE LIMITED TO LESS THAN 1 ACRE.
 3. 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.
 4. 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.
 5. NO DISTURBED AREA SHALL BE LEFT BARE FOR MORE THAN 14 DAYS UNLESS CONSTRUCTION OR SITE PREPARATION IS TAKING PLACE.
 6. EXISTING CATCHBASINS AND CULVERTS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE STRUCTURE.
 7. ALL EXCAVATED EARTH AND ACCUMULATED SEDIMENT WHICH WILL NOT BE USED ON-SITE SHALL BE HAULED OFF THE SITE AND DISPOSED OF PROPERLY.
 8. ANY EROSION AND SEDIMENT CONTROL MEASURE IS TO BE PERIODICALLY INSPECTED, MAINTAINED AND REPLACED WHEN IT BECOMES INOPERABLE.
 9. 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.
 10. ONCE CONSTRUCTION IS COMPLETE THE AREA HAS BECOME PERMANENTLY STABILIZED, ANY TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE SHALL BE REMOVED AND DISPOSED OF PROPERLY.

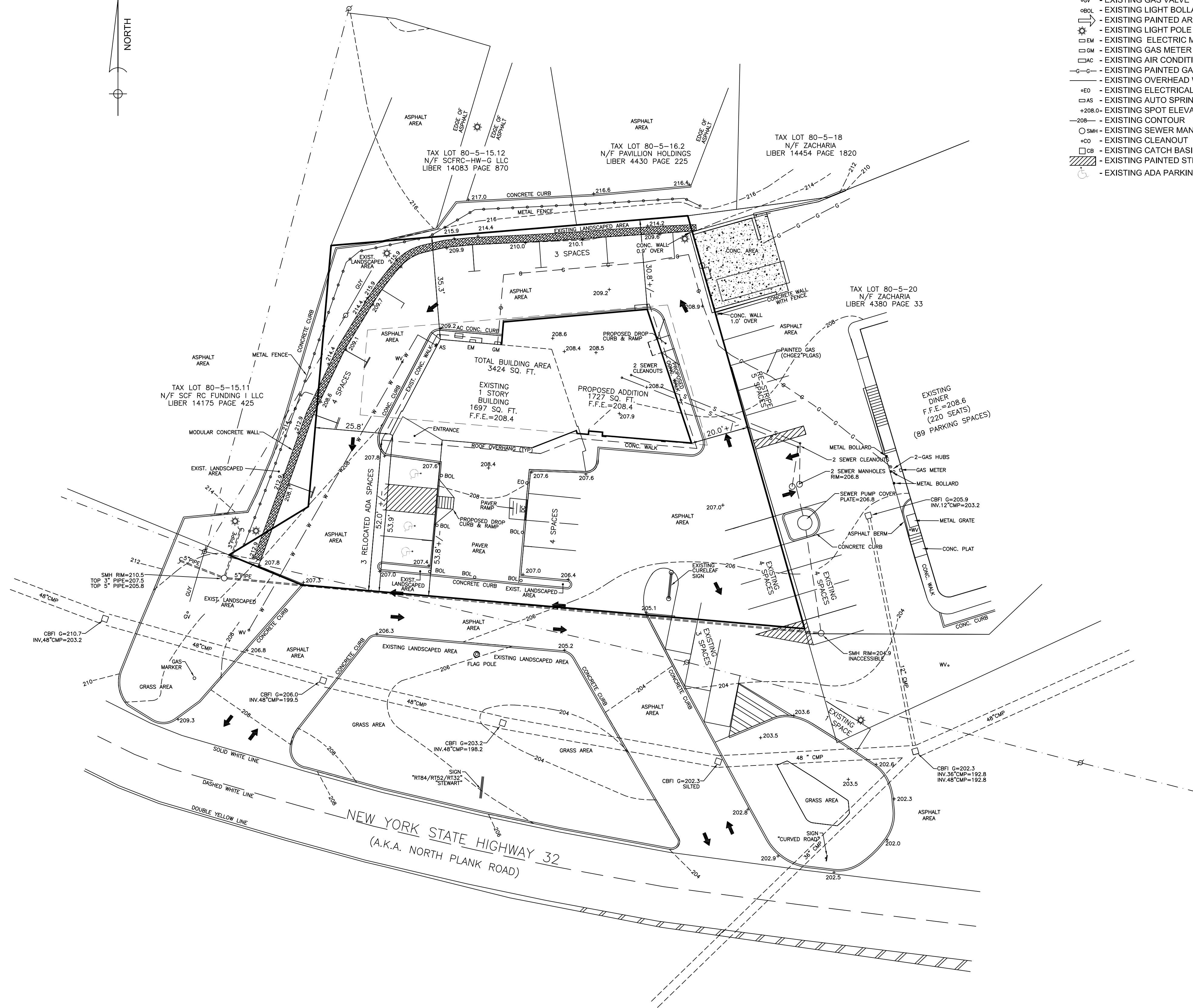
SHEET 3 OF 3 IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 3 AND SHEET 2 OF 3.

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

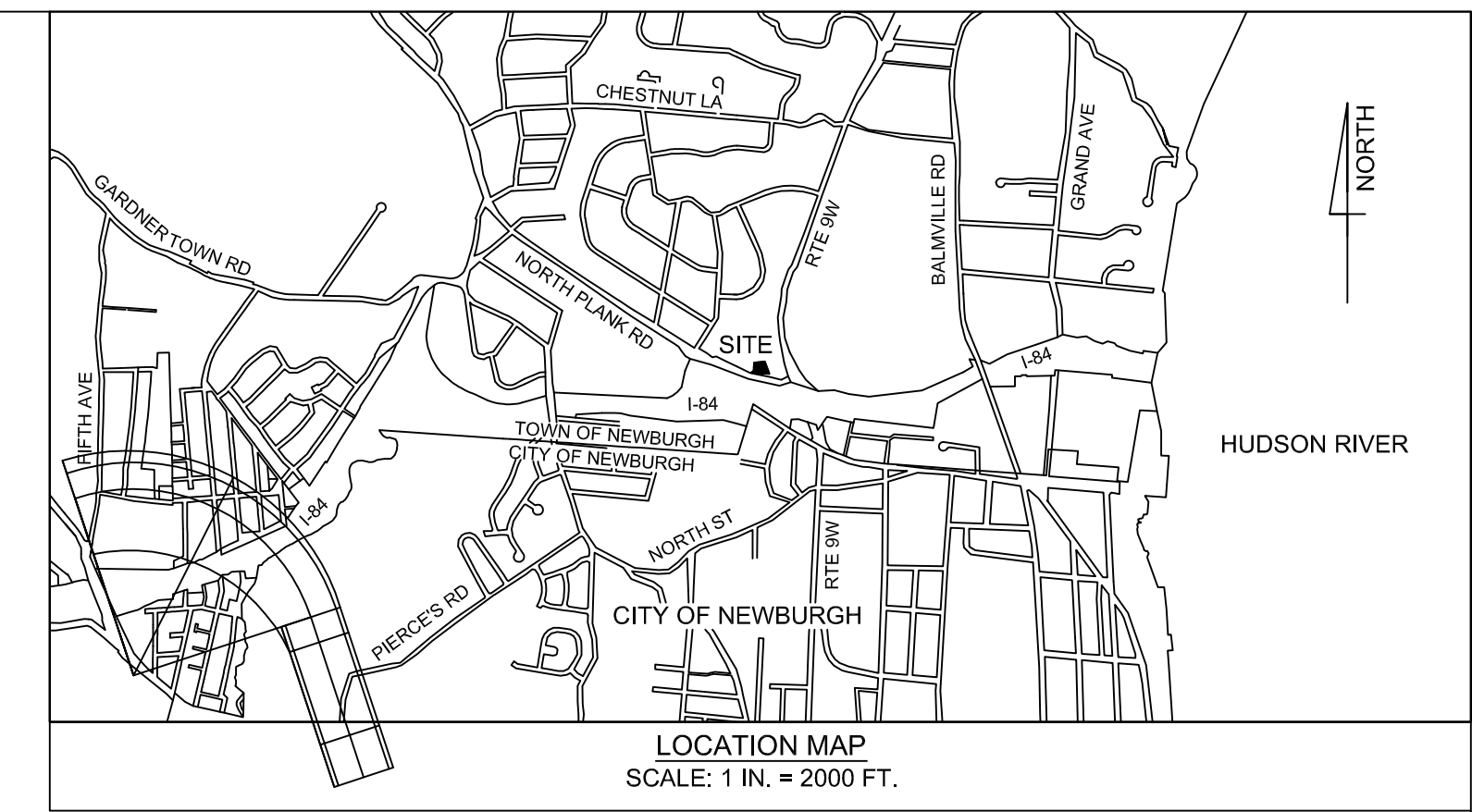
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED PROFESSIONAL'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

PREPARED BY:
VINCENT J. DOCE ASSOCIATES
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DATE	REVISION



- LEGEND:**
- ⊙ - EXISTING UTILITY POLE
 - ⊙W - EXISTING WATER VALVE
 - ⊙G - EXISTING GAS VALVE
 - ⊙BL - EXISTING LIGHT BOLLARD
 - - EXISTING PAINTED ARROW
 - ⊙ - EXISTING LIGHT POLE
 - ⊙EM - EXISTING ELECTRIC METER
 - ⊙GM - EXISTING GAS METER
 - ⊙AC - EXISTING AIR CONDITIONER
 - - EXISTING PAINTED GAS LINE
 - - EXISTING OVERHEAD WIRES
 - ⊙EO - EXISTING ELECTRICAL OUTLET
 - ⊙AS - EXISTING AUTO SPRINKLER
 - ⊙208.0 - EXISTING SPOT ELEVATION
 - - EXISTING CONTOUR
 - ⊙SMH - EXISTING SEWER MANHOLE
 - ⊙CO - EXISTING CLEANOUT
 - ⊙CB - EXISTING CATCH BASIN
 - ▨ - EXISTING PAINTED STRIPING
 - ⊙ - EXISTING ADA PARKING



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	125 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

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 CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.
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AMENDED SITE PLAN - SITE DEVELOPMENT PLAN
FOR
CURALEAF NEWBURGH - BUILDING ADDITION
8 NORTH PLANK ROAD, TOWN OF NEWBURGH
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