

SPECIAL USE PERMIT - SITE PLAN

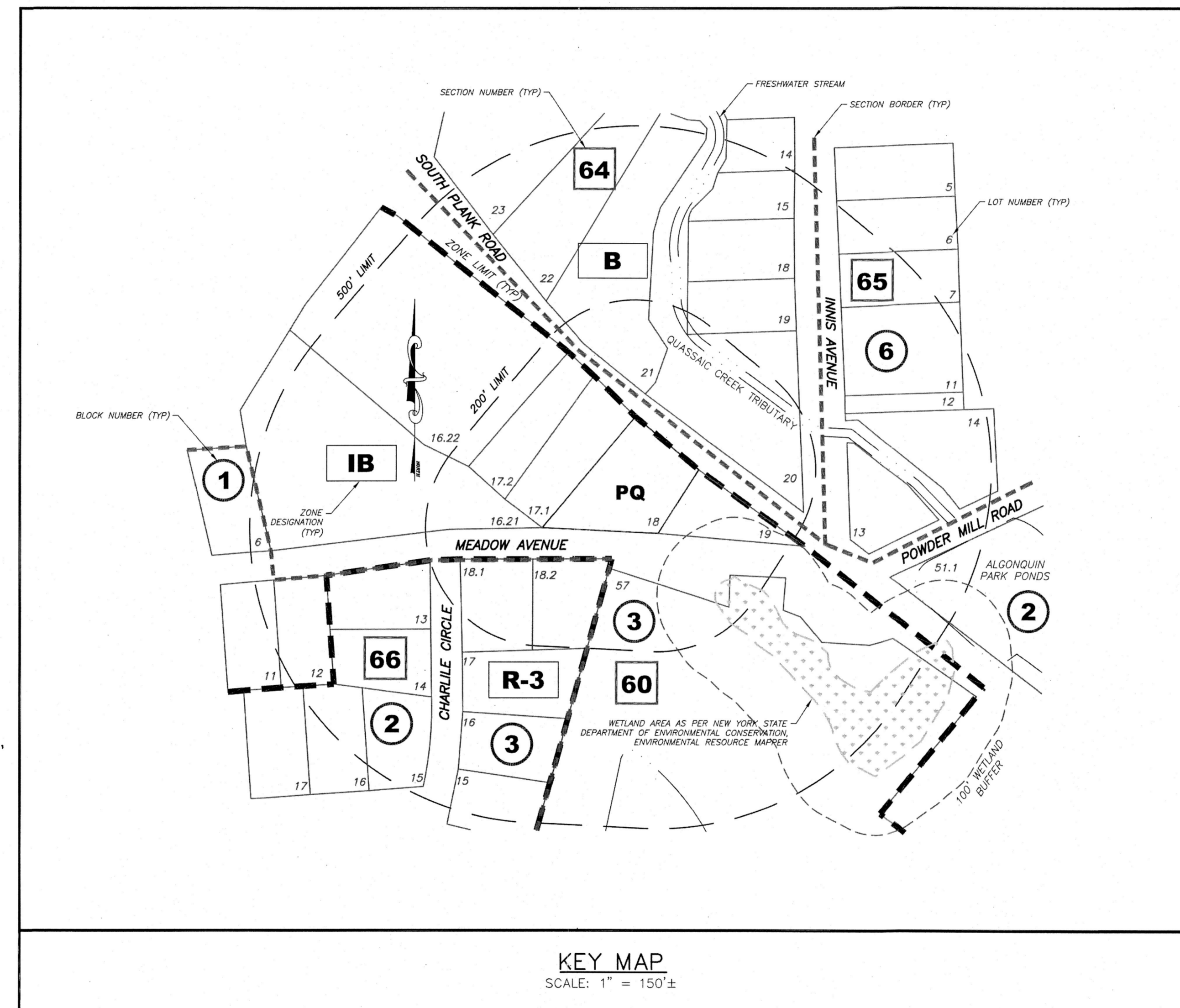
JJSK INC., RETAIL CANNABIS DISPENSARY

SECTION 60, BLOCK 3, LOT 18
#165 SOUTH PLANK ROAD (NYS ROUTE 52)
TOWN OF NEWBURGH
ORANGE COUNTY - NEW YORK

NOTES AND REFERENCES

- OWNER: A2B CORPORATION
165 SOUTH PLANK ROAD
NEWBURGH, NY 12550
- APPLICANT: JJSK INC.
1 TANTILLO LANE
NEW PALTZ, NY 12561
- THESE PLANS HAVE BEEN PREPARED FOR A SPECIAL USE PERMIT FOR PROPERTY KNOWN AS TAX MAP PARCEL 60-3-18, LOCATED AT 165 SOUTH PLANK ROAD IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK. THE APPLICANT PROPOSES TO OCCUPY A PORTION OF THE EXISTING RETAIL BUILDING ON-SITE WITH AN ADULT-USE RETAIL DISPENSARY. THE EXTERIOR OF THE BUILDING WILL NOT BE CHANGED. WALL MOUNTED PARKING LOT LIGHTING WILL BE ADDED TO THE EXTERIOR OF THE BUILDING. A SECURE DUMPSTER ENCLOSURE WILL BE PROVIDED AND THE EXISTING PARKING LOT WILL BE RE-STRIPED.
- THE SUBJECT PROPERTY IS 0.610 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE INTERCHANGE BUSINESS (IB) ZONE DISTRICT OF THE TOWN OF NEWBURGH. THE PROPERTY HAS FRONTAGE ALONG SOUTH PLANK ROAD (NY STATE ROUTE 52) AND MEADOW AVENUE.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY DYKSTRA WALKER DESIGN GROUP IN JULY OF 2024. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF ENGLEWOOD CLIFFS AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN AN AREA OF MINIMAL FLOODING (ZONE X) PER FEMA FIRM MAPPING. THE OFF-SITE 100-YEAR FLOODPLAIN LIMITS SHOWN HEREON PER FEMA FIRM MAP NUMBER 36071C0139E, DATED AUGUST 3, 2009.
- THERE ARE NO FRESHWATER WETLANDS ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY PER NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND US ARMY CORPS OF ENGINEERS MAPPING.

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS:	40 SPACES	31 SPACES (1)
PROPOSED CANNABIS RETAIL USE:		
1,960 SF GROSS LEASABLE AREA		
1,960 SF x (1 SPACE / 150 SF) = 13.1 SPACES		
REMAINING RETAIL USE:		
3,920 SF ± x (1 SPACE / 150 SF) = 26.1 SPACES		
MINIMUM SPACE SIZE	9 FT x 18 FT	9 FT x 18 FT
(1) VARIANCE REQUIRED		



TOWN OF NEWBURGH ZONING REQUIREMENTS

IB (INTERCHANGE BUSINESS) ZONE DISTRICT			
ITEM	REQUIRED (1)	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	26,556 SF (2)	26,556 SF (3)
MINIMUM LOT WIDTH	150 FT	137.7 FT (3)	137.7 FT (3)
MINIMUM LOT DEPTH	150 FT	221.9 (2)	221.9 (3)
MINIMUM FRONT YARD SETBACK	50 FT	31.7 (2)	31.7 (3)
MINIMUM REAR YARD SETBACK	60 FT	36.7 (2)	36.7 (3)
MINIMUM SIDE YARD SETBACK (SINGLE)	50 FT	8.9 (2)	8.9 (3)
MINIMUM SIDE YARD SETBACK (COMBINED)	100 FT	84.4 (2)	84.4 (3)
MAXIMUM LOT (BUILDING) COVERAGE	40%	22.7% (6,025 SF) (4)	22.7% (6,025 SF) (4)
MAXIMUM IMPERVIOUS COVERAGE	80%	78.1% (20,750 SF) (4)	70.0% (18,474 SF) (4)
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT

- (1) REQUIREMENTS FOR INDIVIDUAL RETAIL STORES PER TABLE OF USE AND BULK REQUIREMENTS, IB DISTRICT - SCHEDULE B
 (2) EXISTING, NON-COMFORMING CONDITION
 (3) VARIANCE REQUIRED
 (4) IMPERVIOUS COVERAGE SUMMARY:

EXISTING CONDITIONS	
BUILDING	6,025 SF
PAVEMENT	14,606 SF
CONCRETE	94 SF
R.R. TIES	25 SF
TOTAL	20,750 SF
PROPOSED CONDITIONS	
BUILDING	6,025 SF
PAVEMENT AND CURBING	12,250 SF
CONCRETE DUMPSTER ENCLOSURE	80 SF
CONCRETE	94 SF
R.R. TIES	25 SF
TOTAL	18,474 SF

OWNERS ENDORSEMENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS PLAN AND ITS CONTENTS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

PROPERTY OWNER _____ DATE _____

TOWN OF NEWBURGH PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE PLANNING BOARD SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION

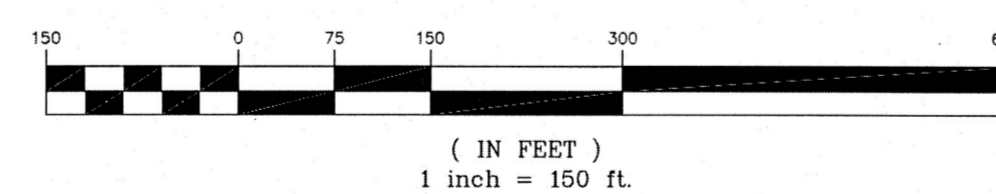
ANY CHANCE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL

PLANNING BOARD CHAIRPERSON _____ DATE _____

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
3	SITE PLAN
4	LIGHTING & LANDSCAPING PLAN

GRAPHIC SCALE



DYKSTRA WALKER
DESIGN GROUP
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
 21 BOWLING GREEN PARKWAY, SUITE 204 LAKE HOPATCONG, NJ 07849
 PHONE (973) 663-6540 - FAX (973) 663-0042
 WWW.DYKSTRAWALKER.COM

Mark Gimigliano
MARK GIMIGLIANO, P.E.
 PROFESSIONAL ENGINEER, N.Y. LIC. NO. 109422

COVER SHEET

SPECIAL USE PERMIT - SITE PLAN
JJSK, INC., RETAIL CANNABIS DISPENSARY
 SECTION 60, BLOCK 3, LOT 18
 #165 SOUTH PLANK ROAD (NYS 52)
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

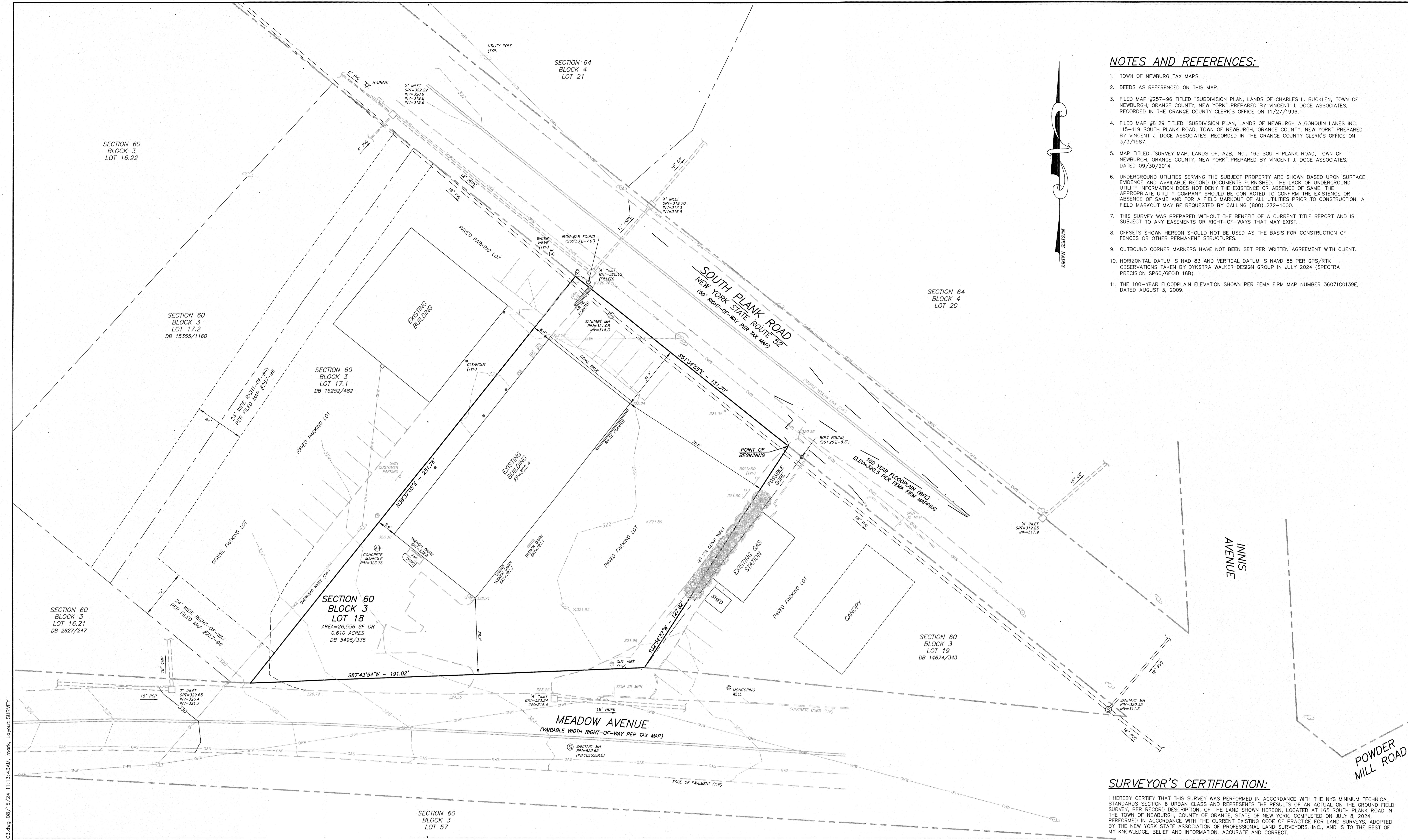
DW
 SCALE: 1" = 150'
 JOB NO.: 24103
 DRAWN BY: AM
 CHECKED BY: MG
 DATE: 7/15/2024
 SHEET NO. 1 of 4

NOTES AND REFERENCES:

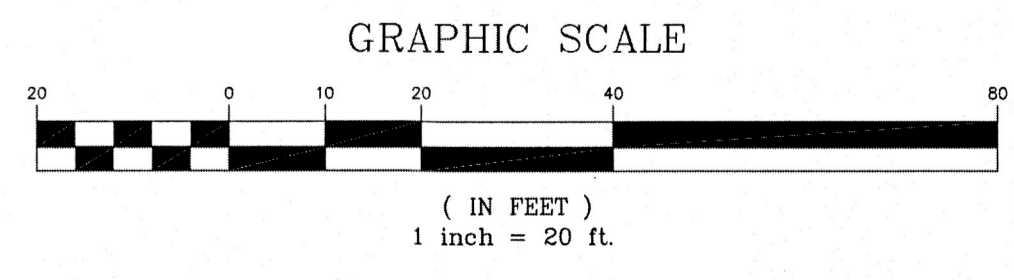
1. TOWN OF NEWBURGH TAX MAPS.
2. DEEDS AS REFERENCED ON THIS MAP.
3. FILED MAP #257-96 TITLED "SUBDIVISION PLAN, LANDS OF CHARLES L. BUCKLEN, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 11/27/1996.
4. FILED MAP #8129 TITLED "SUBDIVISION PLAN, LANDS OF NEWBURGH ALGONQUIN LANES INC., 115-119 SOUTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 3/3/1987.
5. MAP TITLED "SURVEY MAP, LANDS OF AZB, INC., 165 SOUTH PLANK ROAD, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PREPARED BY VINCENT J. DOCE ASSOCIATES, DATED 09/30/2014.
6. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS FURNISHED. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND FOR A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT MAY BE REQUESTED BY CALLING (800) 272-1000.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS THAT MAY EXIST.
8. OFFSETS SHOWN HEREON SHOULD NOT BE USED AS THE BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
9. OUTBOUND CORNER MARKERS HAVE NOT BEEN SET PER WRITTEN AGREEMENT WITH CLIENT.
10. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 PER GPS/RTK OBSERVATIONS TAKEN BY DYKSTRA WALKER DESIGN GROUP IN JULY 2024 (SPECTRA PRECISION SP60/GEIOD 18B).
11. THE 100-YEAR FLOODPLAIN ELEVATION SHOWN PER FIRM MAP NUMBER 36071C0139E, DATED AUGUST 3, 2009.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE NYS MINIMUM TECHNICAL STANDARDS SECTION 6 URBAN CLASS AND REPRESENTS THE RESULTS OF AN ACTUAL ON THE GROUND FIELD SURVEY, PER RECORD DESCRIPTION, OF THE LAND SHOWN HEREON, LOCATED AT 165 SOUTH PLANK ROAD IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, COMPLETED ON JULY 8, 2024. PERFORMED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS, ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC., AND IS TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, ACCURATE AND CORRECT.



J:\edak\PROJ\24\24103\Site Plan_24103.dwg 08/15/24 11:13:45AM, mark, Layout: SURVEY



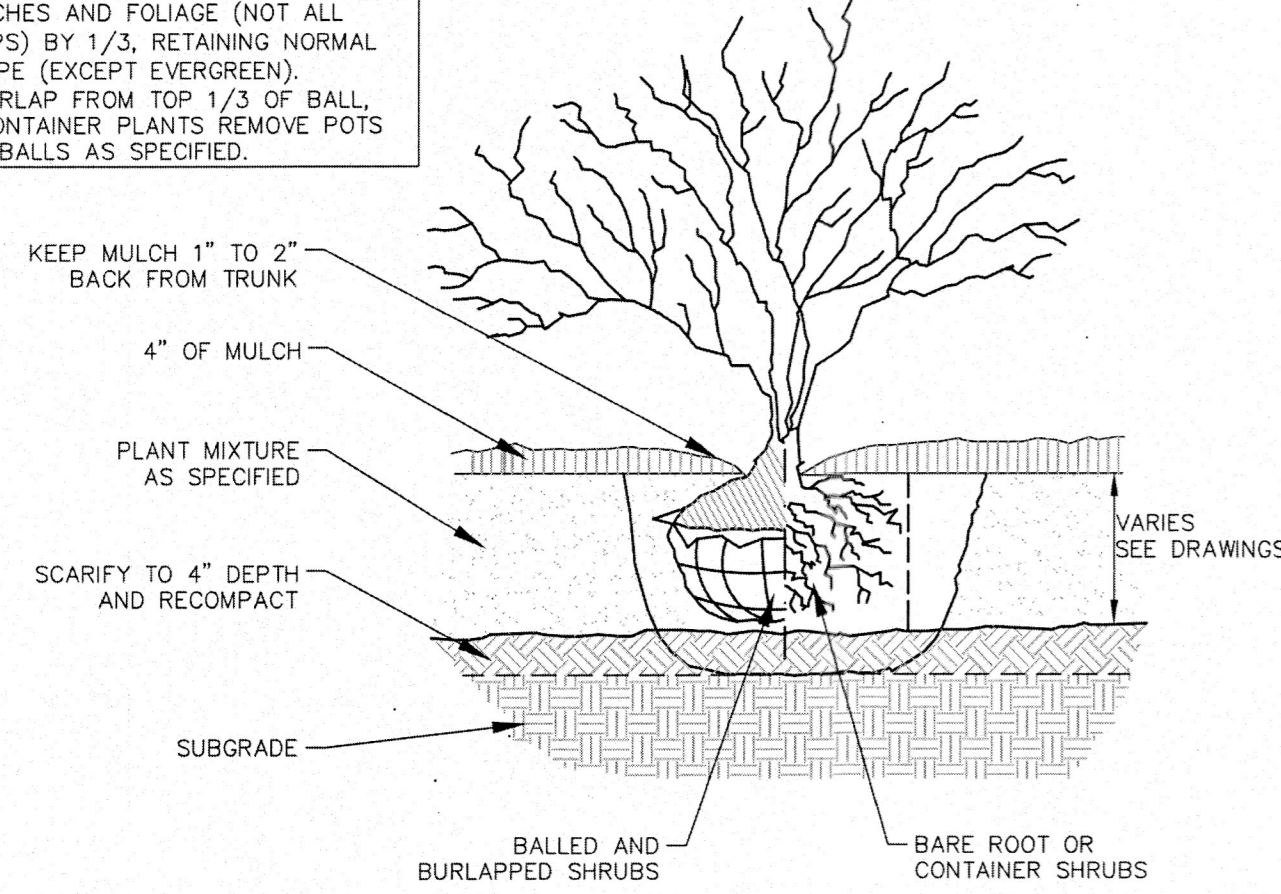
DATE	REVISION

DYKSTRA WALKER
DESIGN GROUP PA
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Kenneth D. Dykstra
KENNETH D. DYKSTRA
 PROFESSIONAL LAND SURVEYOR N.Y. Lic. No. 050308-1

BOUNDARY & TOPOGRAPHIC SURVEY PLAN		
SPECIAL USE PERMIT - SITE PLAN JUSK, INC., RETAIL CANNABIS DISPENSARY SECTION 60, BLOCK 3, LOT 18 #165 SOUTH PLANK ROAD (NYS 52) TOWN OF NEWBURGH ORANGE COUNTY NEW YORK		
SCALE: 1"=20'	JOB NO.: 24103	
DRAWN BY: AM	CHECKED BY: MG	
DATE: 7/11/2024	SHEET NO. 2 OF 4	

- SHRUB PLANTING NOTES:**
- DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
 - THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 - REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS AS SPECIFIED.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:

- THE PROPOSED LANDSCAPING COMPLIES WITH SECTION 185-13.0(9)(a) OF THE TOWN OF NEWBURGH ZONING ORDINANCE. OPEN AREAS HAVE BEEN SUITABLY LANDSCAPED AND GREATER THAN FIVE (5) PERCENT OF THE AREA OF THE PARKING LOT HAS BEEN DEVOTED TO LANDSCAPING (785 SF LANDSCAPING / 12,250 SF PARKING AREA = 6.4%). MORE THAN ONE (1) SHADE IS PROPOSED FOR EACH EIGHT (8) PARKING SPACES.
- THE PROPOSED LANDSCAPING COMPLIES WITH SECTION 185-13.0(9)(b) OF THE TOWN OF NEWBURGH ZONING ORDINANCE. ALL PLANTING BEDS AND LANDSCAPE ISLANDS ARE PROTECTED BY CURBING OR LOCATED WITHIN RAISED PLANTERS. ALL PEDESTRIAN WALKWAYS ARE PROTECTED BY WHEEL STOPS.

- LIGHTING NOTES**
- THE BUILDING MOUNTED LIGHT FIXTURES TO BE LED AND MOUNTED 16 FEET IN HEIGHT.
 - LIGHTING TO BE TIME CLOCK OPERATED FROM DUSK UNTIL DAWN.
 - ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
 - ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO PROPOSED FIXTURES SHALL BE INCLUDED IN LIGHTING BID. CONTRACTOR SHALL COORDINATE THE LAYOUT AND ELECTRICAL SERVICE TO THE PROPOSED FIXTURES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).

LIGHTING SCHEDULE

SYMBOL	QTY	LLF	MOUNTING HEIGHT	DESCRIPTION	TILT ANGLE
■	2	0.9500	16 Ft	ESXF5 ALO SWW2 XVOLT YS DDB 27K 190W	30 DEGREES FROM HORIZONTAL

LIGHTING SCHEDULE

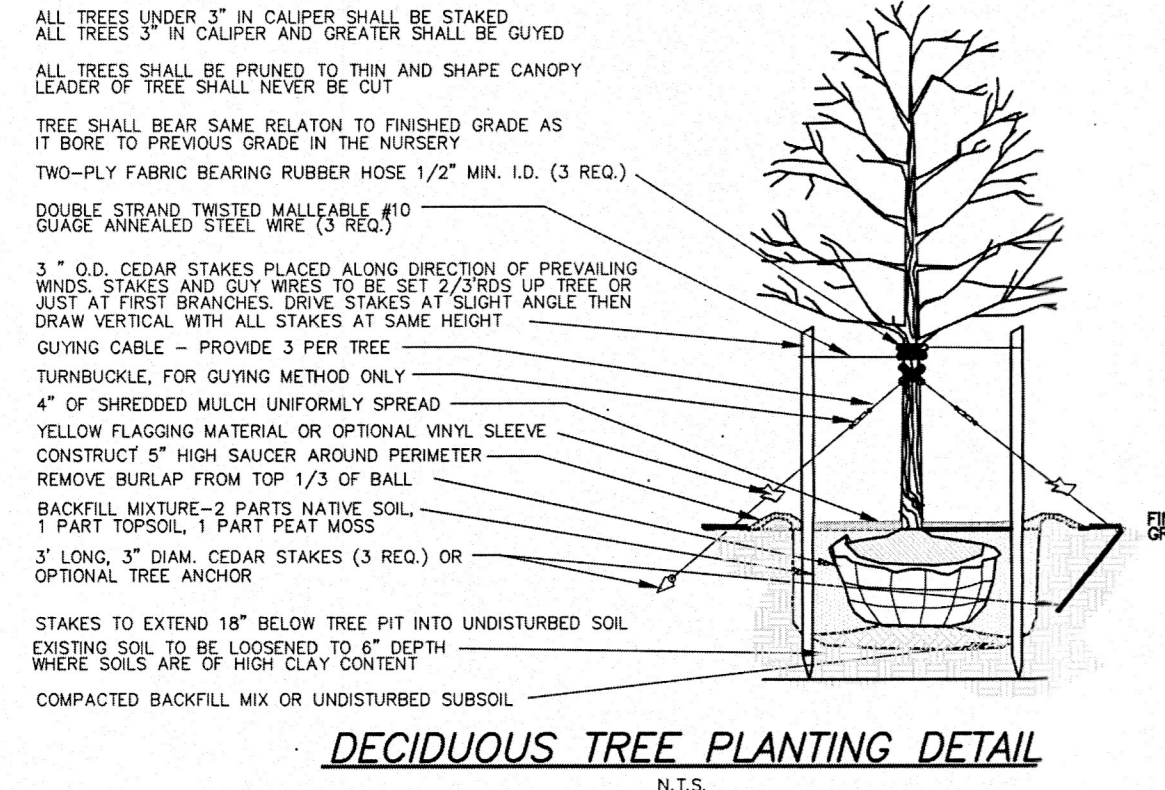
Fixture	Length (L)	Width (W)	Height (H)	Volume (V)	Beam Spread (B)	Beam Angle (A)	Weight (Wt)
Dimensions in inches (convert to feet)							
ESXF5 SWW2 ALO YS DDB	18.6"	16"	3.5"	3"	1.77"	15.8°	19.8 lbs (8.9 kg)
ESXF5 SWW2 ALO YS DDB	24.5"	16"	3.5"	8.11"	5"	15.8°	20 lbs (9.07 kg)

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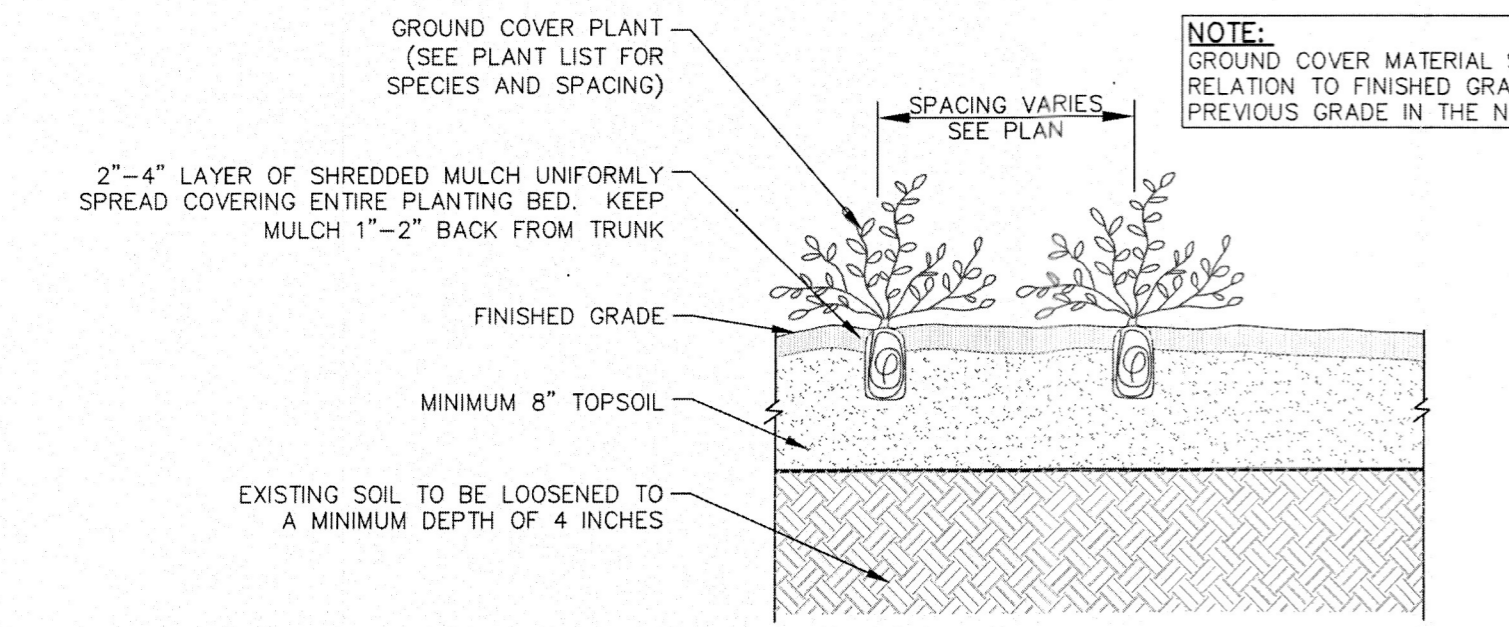
LANDSCAPING SCHEDULE

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	CONTAINER	SPACING
AR	5	ACER RUBRUM OCTOBER GLORY	RED MAPLE	2"-2 1/2" CAL	40' - 50'	B & B	AS SHOWN
JS	9	JUNIPER SCOPILORUM SKYROCKET	SKYROCKET JUNIPER	24" - 36"	12' - 15'	B & B	AS SHOWN
BS	25	BUXUS SINICA WINTERGREEN	WINTERGREEN BOXWOOD	24" - 36"	3' - 4'	CONT.	AS SHOWN
JH	16	JUNIPERUS HORIZ. WILTONII	BLUE RUG JUNIPER	4" - 6"		CONT.	AS SHOWN

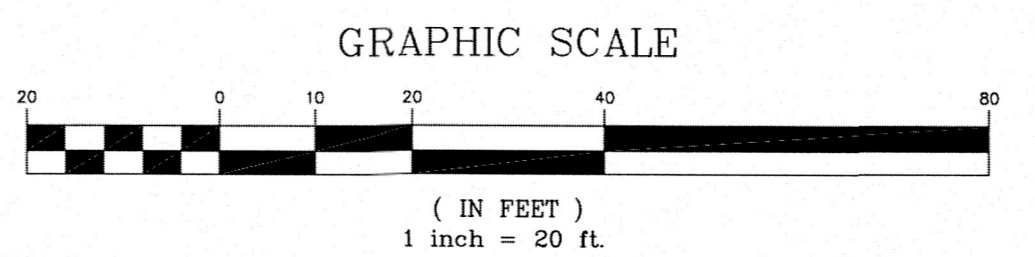
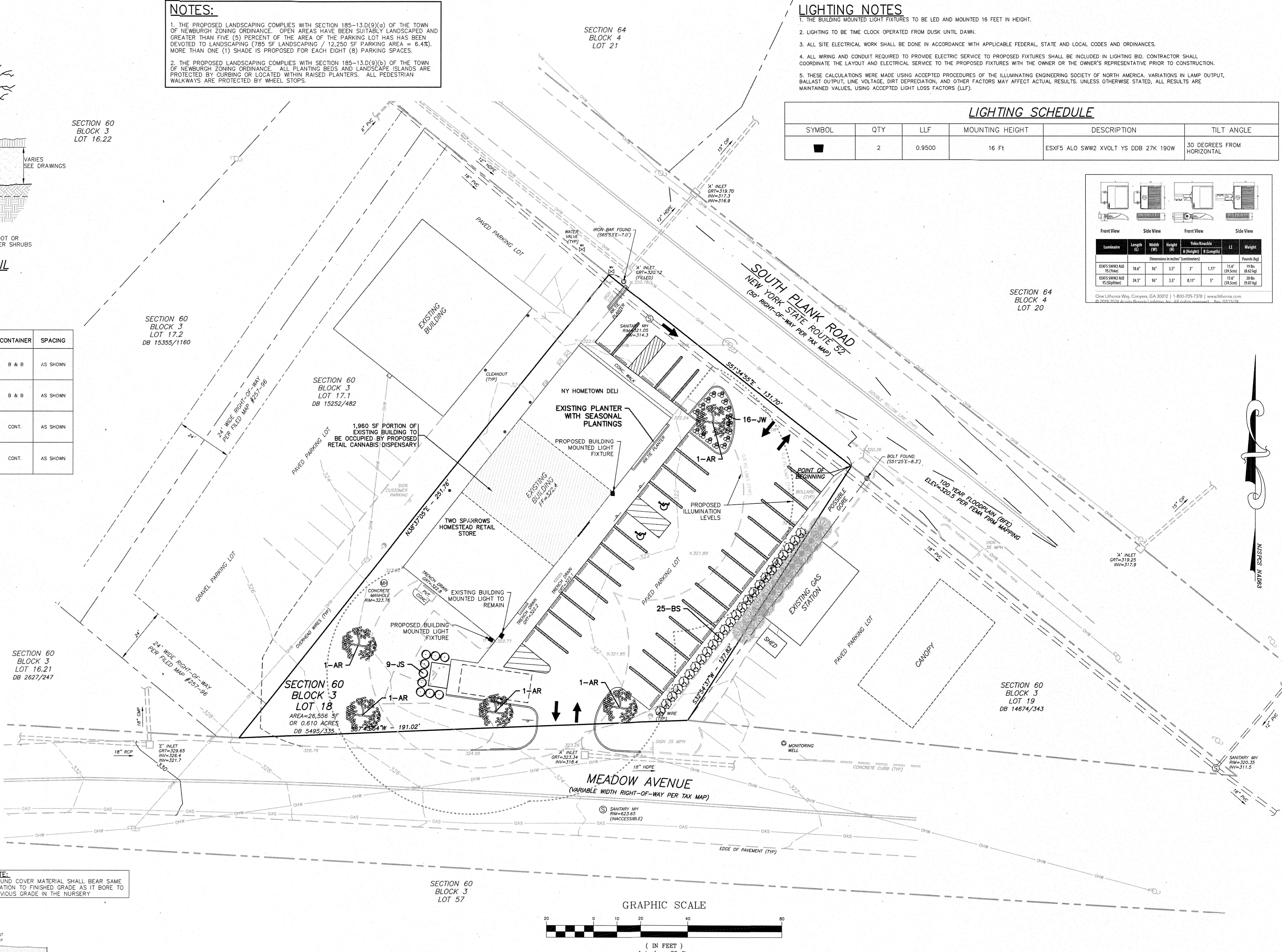
NOTE:
THE ABOVE SCHEDULE IS A PRELIMINARY LIST OF PLANTINGS FOR THE PROJECT. PLANT SPECIES MAY BE ADJUSTED AT THE TIME OF PLANTING SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



<p>DYKSTRA WALKER DESIGN GROUP PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 LAKE HOPATCONG, NJ 07849 PHONE (973) 663-6540 FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM</p> <p><i>Mark Gimigliano</i> MARK GIMIGLIANO, P.E. PROFESSIONAL ENGINEER, N.Y. LIC. NO. 109422</p>		<p>LIGHTING & LANDSCAPING PLAN</p> <p>SPECIAL USE PERMIT - SITE PLAN JUSK, INC., RETAIL CANNABIS DISPENSARY SECTION 60, BLOCK 3, LOT 18 #165 SOUTH PLANK ROAD (NYS 52) TOWN OF NEWBURGH ORANGE COUNTY NEW YORK</p>		<p>DW</p> <p>SCALE: 1"=20' JOB NO.: 24103 DRAWN BY: AM CHECKED BY: MG DATE: 8/13/24 SHEET NO. 4 OF 4</p>
DATE	REVISION			

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