



TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS

**PROJECT NAME:** JJSK, INC., RETAIL CANNABIS DISPENSARY  
**PROJECT NO.:** 2024-23  
**PROJECT LOCATION:** SECTION 60, BLOCK 3, LOT 18  
**REVIEW DATE:** 9 OCTOBER 2024  
**MEETING DATE:** 17 OCTOBER 2024  
**PROJECT REPRESENTATIVE:** JOSEPH M. SAFFIOTI

1. Project received variances from the Zoning Board of Appeals at the 26 September 2024 meeting. The Zoning Board of Appeals discussed the separation distances from Algonquin Park and Tarsio Bowling. The cannabis ordinance is under revision at this time.
2. Access to Meadow Avenue is proposed to be defined via the installation of curbing. Superintendent’s comments regarding the access drive modifications should be received.
3. The parking which accesses NYS Route 52 in the current condition is proposed to be modified including a landscape island to be installed in the northeast corner of the existing structure.
4. A proposed dumpster enclosure is being added to the plans to the rear of the proposed loading dock area.
5. Parking lot striping has been detailed per the Town’s Standard Striping Detail.
6. The Landscaping Plan identifies 25 Wintergreen Boxwoods proposed along the eastern property line. Approximately half of these are planted in front of a vigorous Evergreen landscape buffer between the existing gas station and the site.
7. The project is a Special Use under the Town’s Cannabis Code.
8. Submission to Orange County Planning is required, as project is located on a state highway.
9. The project is a Type II Action under SEQRA. Notification to NYSDOT should be submitted outside the SEQRA process.
10. The Lighting Plan has been provided. Illumination level lines have been depicted showing .5 foot candles and .2 foot candles. It should be confirmed that lighting is dark sky compliant.

Respectfully submitted,

**MHE Engineering, D.P.C.**

Patrick J. Hines  
Principal

Michael W. Weeks, P.E.  
Principal

**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 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:** \_\_\_\_\_  
(Application fee returnable with this application)

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

**JJSK Inc., Retail Cannabis Dispensary**

**2. Owner of Lands to be reviewed:**

**Name** **AZB Corporation**  
**Address** **165 South Plank Road, Newburgh, NY 12550**  
  
**Phone** **917-250-9355**

**3. Applicant Information (If different than owner):**

**Name** **JJSK Inc.**  
**Address** **1 Tantillo Lane, New Paltz, NY 12561**

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

**4. Subdivision/Site Plan prepared by:**

**Name** **MARK GIMIGLIANO, PE**  
**DYKSTRA WALKER DESIGN GROUP**  
**Address** **21 BOWLING GREEN PARKWAY, SUITE 204**  
**LAKE HOPATCONG, NJ 07849**  
**Phone/Fax** **973-663-6540 EXT 17**

5. Location of lands to be reviewed:  
165 South Plank Road, Newburgh, NY 12550
6. Zone IB Fire District Orange Lake  
 Acreage .610 ACRES School District Newburgh Enlarged
7. Tax Map: Section 60 Block 3 Lot 18
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:

Signature \_\_\_\_\_ Title \_\_\_\_\_

Date: \_\_\_\_\_

**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 JJSK Inc., 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.  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.\_\_\_\_ Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
- 15.\_\_\_\_ Flood plain boundaries
- 16.\_\_\_\_ 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.\_\_\_\_ Right-of-way width and Rights of Access and Utility Placement
- 21.\_\_\_\_ 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.\_\_\_\_ Number of lots including residual lot
- 24.\_\_\_\_ Show any existing waterways
- 25.\_\_\_\_ n/a A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
- 26.\_\_\_\_ 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.\_\_\_\_ 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. \_\_0\_\_ Number of acres to be cleared or timber harvested

33.\_\_\_\_ Estimated or known cubic yards of material to be excavated and removed from the site

34.\_\_\_\_ Estimated or known cubic yards of fill required

35.\_\_\_\_ The amount of grading expected or known to be required to bring the site to readiness

36.\_\_\_\_ 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.\_\_\_\_ 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.\_\_\_\_ 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: \_\_\_\_\_

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.

**SUKHVIR SINGH, PRESIDENT  
JJSK INC.**

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**APPLICANTS SIGNATURE**

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**DATE**

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).

**PROXY**

**(OWNER) ANGELA DANOSKY, PRESIDENT OF AZB CORPORATION  
DEPOSES AND SAYS THAT AZB CORPORATION HAS A BUSINESS ADDRESS**

**AT 165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550**

**IN THE COUNTY OF ORANGE**

**AND STATE OF NEW YORK**

**AND THAT AZB CORPORATION IS THE OWNER IN FEE OF**

**165 SOUTH PLANK ROAD, NEWBURGH, NEW YORK 12550**

**WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING**

**APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH**

**PLANNING BOARD AND JOSEPH M. SAFFIOTI, Esq. IS AUTHORIZED**

**TO REPRESENT AT MEETINGS OF SAID BOARD.**

**DATED: July ,2024**

**OWNERS SIGNATURE**

\_\_\_\_\_  
**ANGELA DANOSKY, PRESIDENT  
AZB CORPORATION**

\_\_\_\_\_  
**WITNESS' SIGNATURE**

**NAMES OF ADDITIONAL  
REPRESENTATIVES**

**MARK GIMIGLIANO, PE  
DYKSTRA WALKER DESIGN GROUP  
21 BOWLING GREEN PARKWAY, SUITE 204  
LAKE HOPATCONG, NJ 07849**

\_\_\_\_\_  
**WITNESS' NAME (printed)**



**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.

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**DATED**

**SUKHVIR SINGH, PRESIDENT**  
**JJSK, INC.**

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**APPLICANT'S SIGNATURE**



# 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

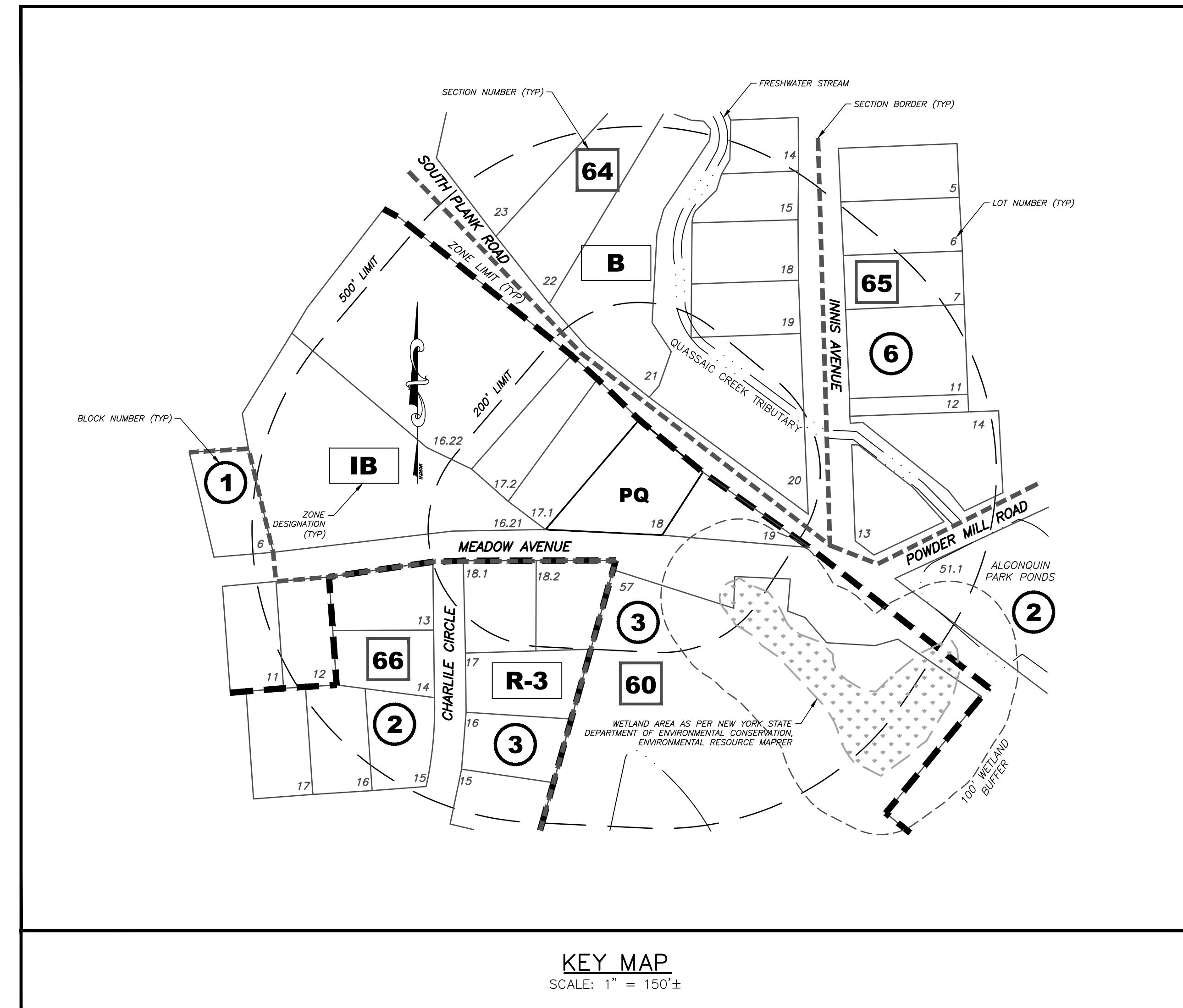
### NOTES AND REFERENCES

- OWNER: AZB 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.

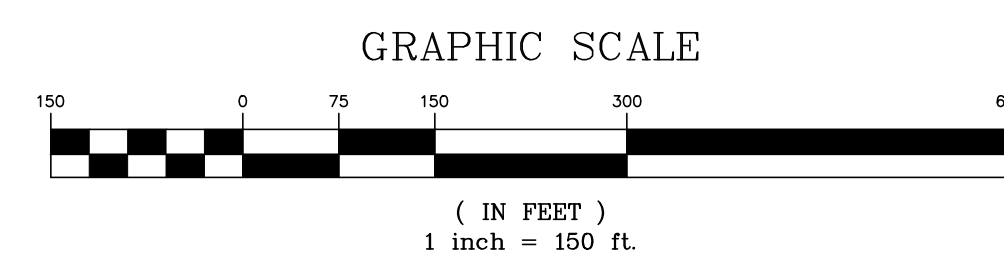
### PARKING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS: 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	40 SPACES	31 SPACES (1)
MINIMUM SPACE SIZE	9 FT x 18 FT	9 FT x 18 FT

(1) VARIANCE REQUIRED



KEY MAP  
SCALE: 1" = 150'±



### 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 (2)	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	50 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 CHANGE, 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

DATE	REVISION
8/13/24	PER TOWN ENGINEER REVIEW
7/30/24	PER TOWN ENGINEER REVIEW
DATE	REVISION

**DYKSTRA WALKER DESIGN GROUP**  
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS  
 21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849  
 PHONE (973) 663-4540 - FAX (973) 663-0042  
 WWW.DYKSTRAWALKER.COM

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

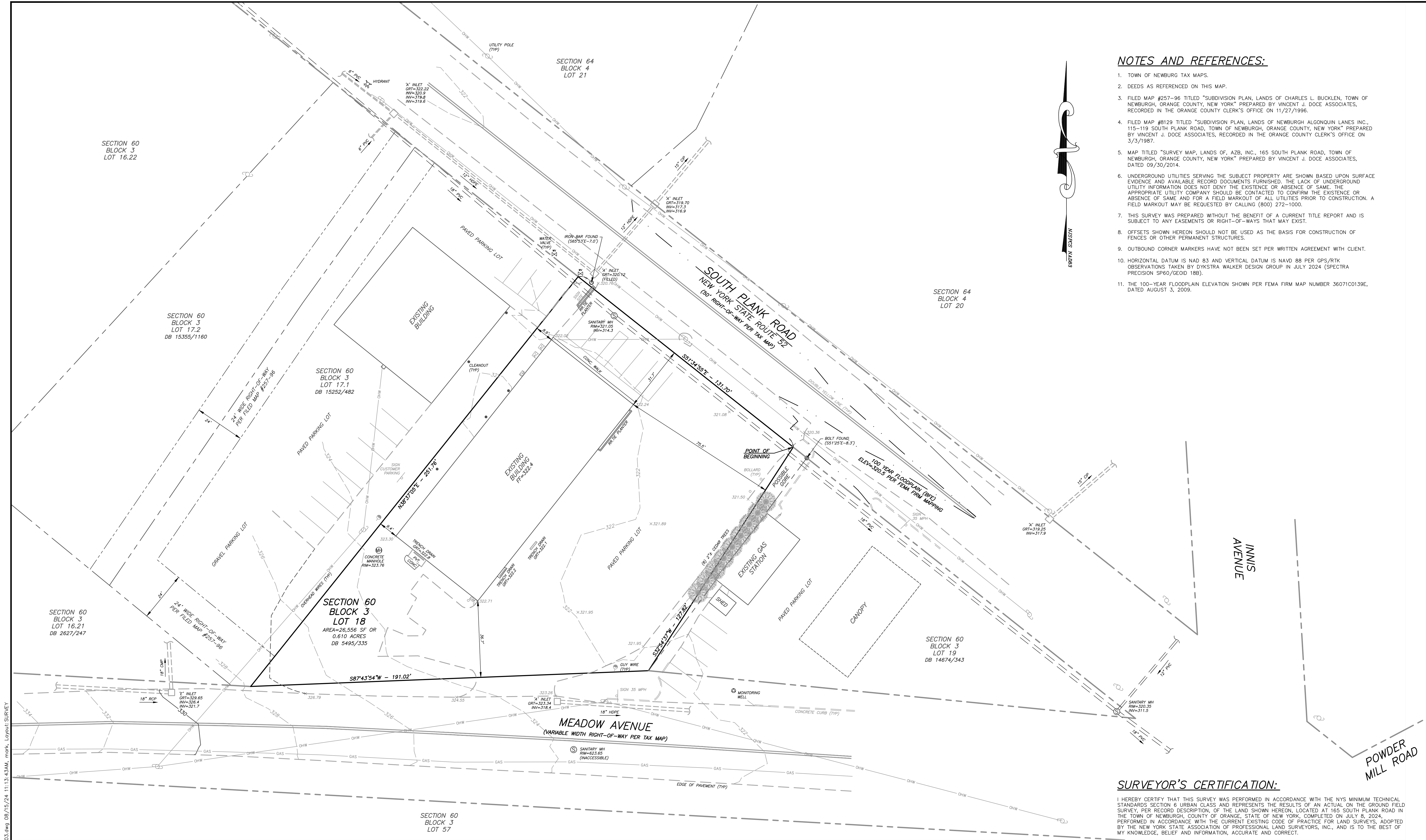
### COVER SHEET

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

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

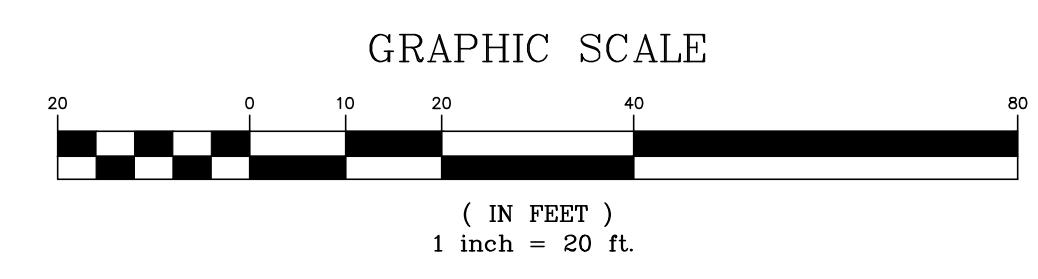
**NOTES AND REFERENCES:**

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 ALCONQUIN 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/GEOD 18B).
11. THE 100-YEAR FLOODPLAIN ELEVATION SHOWN PER FEMA 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.



<p><b>DYKSTRA WALKER</b>  <b>DESIGN DW GROUP</b>                  PROFESSIONAL ENGINEERS, PLANNERS &amp; SURVEYORS                  21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849                  PHONE (973) 663-5540 - FAX (973) 663-0042                  WWW.DYKSTRAWALKER.COM</p>		<p>BOUNDARY &amp; TOPOGRAPHIC SURVEY PLAN</p>	
		<p>SPECIAL USE PERMIT - SITE PLAN</p>	
<p>KENNETH D. DYKSTRA                  PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050308-1</p>		<p>JJSK, INC., RETAIL CANNABIS DISPENSARY                  SECTION 60, BLOCK 3, LOT 18                  #165 SOUTH PLANK ROAD (NYS 52)                  TOWN OF NEWBURGH                  ORANGE COUNTY NEW YORK</p>	
DATE	REVISION	SCALE: 1"=20'	JOB NO.: 24103
		DRAWN BY: AM	CHECKED BY: MG
		DATE: 7/11/2024	SHEET NO. 2 of 4

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