



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

PROJECT NAME: CANNABIS HUTS – SITE PLAN / SPECIAL USE PERMIT
PROJECT NO.: 25-32
PROJECT LOCATION: SECTION 23, BLOCK 2, LOT 1
REVIEW DATE: 27 MAY 2026
MEETING DATE: 4 JUNE 2026
PROJECT REPRESENTATIVE: JOSEPH SAFFIOTI, ESQ.

1. The project is before the Board for a Public Hearing for the Retail Cannabis Dispensary located within an existing structure at 5306 Route 9W. The project is a Special Use requiring a Public Hearing under the Towns Code Section 185-48.9. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.
2. The project is a Type II Action under SEQRA. No further SEQRA review is required. No exterior modifications to the site are proposed.
3. The project was submitted to County Planning based on proximity to US Route 9W. A local determination was received on 27 January 2026.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in blue ink, appearing to read 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.
Senior Engineer

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