



**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 APRIL 2026  
**MEETING DATE:** 7 MAY 2026  
**PROJECT REPRESENTATIVE:** JOSEPH SAFFIOTI, ESQ.

1. The project was submitted to Orange County Planning Department for a 239 review. A local determination has been received.
2. The cannabis dispensary is a special use under Town Code Section 185-48.9. Special use permits require a Public Hearing to be scheduled.
3. Project received variances on 23 April 2026.
4. The project is a Type II Action under SEQRA. No SEQRA review is required.

Respectfully submitted,

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

A handwritten signature in blue ink that reads 'Patrick J. Hines'.

Patrick J. Hines  
Principal

PJH/kmm

A handwritten signature in blue ink that reads 'Quinn M. Mullarkey'.

Quinn M. Mullarkey, P.E.  
Senior Engineer

**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