



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

PROJECT NAME: CORTLAND COMMONS CANNABIS RETAIL
PROJECT NO.: 24-27
PROJECT LOCATION: SECTION 9, BLOCK 1, LOT 60
REVIEW DATE: 13 NOVEMBER 2024
MEETING DATE: 21 NOVEMBER 2024
PROJECT REPRESENTATIVE: MAURI ARCHITECTS PC

1. The applicants have identified that the drive-up window will no longer be proposed to be used on the site and that State Licensing for use of drive-up window will not be sought. The area proposed for the drive thru window will be utilized for employee parking. This was discussed during 3 October 2024 Planning Board Meeting.
2. County Planning referral letter has been received dated 5 November 2024. The referral identifies a local determination with no advisory comments.
3. The project is a Special Use in the B Zoning District. A Public Hearing for the project is required.
4. The project is a Type II Action under SEQRA. No additional SEQRA determination is required.
5. The Architectural plans identify signage which depict a symbol of the product dispensed at the facility. Zoning Code Section 85-48.9E has a requirement that states "sales product and paraphilia items related to preparation or consumption of a product shall not be visible off site or from a public right-of-way". The signage is not in compliance with this zoning section which clearly depicts an image of the product proposed for sale.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Patrick J. Hines
Principal

PJH/kmm

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, PE
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

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ZONING DATA CHART					PARCEL # 4-1-60 TOWN OF NEWBURGH	
ZONE	B	REQUIRED	EXISTING	PROPOSED		
LOT AREA		MIN 15,000 SF	134,666± SF (3.2± ACRES)	NO CHANGE		
LOT WIDTH		MIN 100'	574'-0"±	NO CHANGE		
LOT DEPTH		MIN 125'	677'-0"±	NO CHANGE		
FRONT YARD SETBACK (ROUTE 9W)		MIN 60' SEE NOTE #3	60'-0"± (BLDG B)	NO CHANGE		
FRONT YARD SETBACK (CORTLAND)		MIN 40'	94'-5"± (BLDG B)	NO CHANGE		
REAR YARD SETBACK		MIN 30' SEE NOTE #4	44'-0"± (BLDG A)	NO CHANGE		
SIDE YARD SETBACK	I SIDE	MIN 25' SEE NOTE #4	NOT APPLICABLE	NO CHANGE		
	BOTH SIDES	MIN 30'	NOT APPLICABLE	NO CHANGE		
LOT BUILDING COVERAGE		MAX 40% SEE NOTE #5	7.5%± (10,535± SF)	NO CHANGE		
BUILDING HEIGHT		MAX 35'	23'-6"± (BLDG A) 24'-3"± (BLDG B)	NO CHANGE		
LOT SURFACE COVERAGE		MAX 80% SEE NOTE #5	43.0%± (60,000± SF)	NO CHANGE		

- ZONING NOTES**
- ZONING ANALYSIS BASED ON PROPOSED CANNABIS RETAIL DISPENSARY USE.
 - LOT WIDTH TAKEN AT FRONT LINE OF BUILDING B.
 - ROUTE 9W IS A STATE HIGHWAY & REQUIRES A 60'-0" FRONT YARD PER ZONING SECTION 105-10.2 (2) (b).
 - MINIMUM 25'-0" REAR & SIDE YARD WHERE ABUTTING A RESIDENTIAL DISTRICT (UNDER 30,000 SF BUILDING) PER ZONING SECTION 105-10.2 (3) (c).
 - 40% LOT BUILDING COVERAGE & 80% LOT SURFACE COVERAGE (WITHOUT PUBLIC SEWER) PER FOOTNOTE 1 OF TABLE OF USE & BULK REQUIREMENTS B DISTRICT - SCHEDULE T.
 - PROJECT LOCATED IN THE MARLBORO SCHOOL DISTRICT.
 - PROJECT LOCATED IN THE MIDDLEHOPE FIRE DISTRICT.

PARKING ANALYSIS					PARCEL # 4-1-60 TOWN OF NEWBURGH	
ZONE	B	REQUIRED	EXISTING	PROPOSED		
PARKING REQUIREMENTS PER USE: RETAIL (25,000 SF): 1 PS per 150 SF						
CANNABIS RETAIL: 1 PS per 150 SF (or AS REQUIRED BY THE BOARD) *						
BUILDING A RETAIL:	8,230± SF	54.9 SPACES				
BUILDING B CANNABIS RETAIL:	2,305± SF	15.4 SPACES *				
TOTAL SPACES		MIN 71 SPACES *	68			71 TOTAL (68 + 3 STACKED EMPLOYEE SPACES @ DISPENSARY)
ADA SPACES		MIN 3 (31-75 PROVIDED)	4			NO CHANGE

OWNER'S CONSENT

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE PLANS, THEIR CONTENT AND LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED THEREON.

SIGNED THIS _____ DAY OF _____, 20____

SECTION 105-13.B (6) REQUIRES PARKING FOR A CANNABIS RETAIL DISPENSARY TO BE DETERMINED BY EITHER SQUARE FOOTAGE CALCULATION (1 SPACE PER 150 SF) OR AS REQUIRED BY THE PLANNING BOARD.

BUILDING B - PARKING REQUIREMENT PER SQUARE FOOT CALCULATION: 2,305 SF / 150 PS/SF = 15.4 PS REQUIRED

DRIVE THROUGH TRANSACTIONS ARE NOT PROPOSED. THE EXISTING DRIVE THROUGH LANE WILL BE REPURPOSED FOR STACKED EMPLOYEE PARKING ONLY.

PROPOSED CANNABIS RETAIL DISPENSARY AT:

CORTLAND COMMONS

5440 ROUTE 9W TOWN OF NEWBURGH, NY

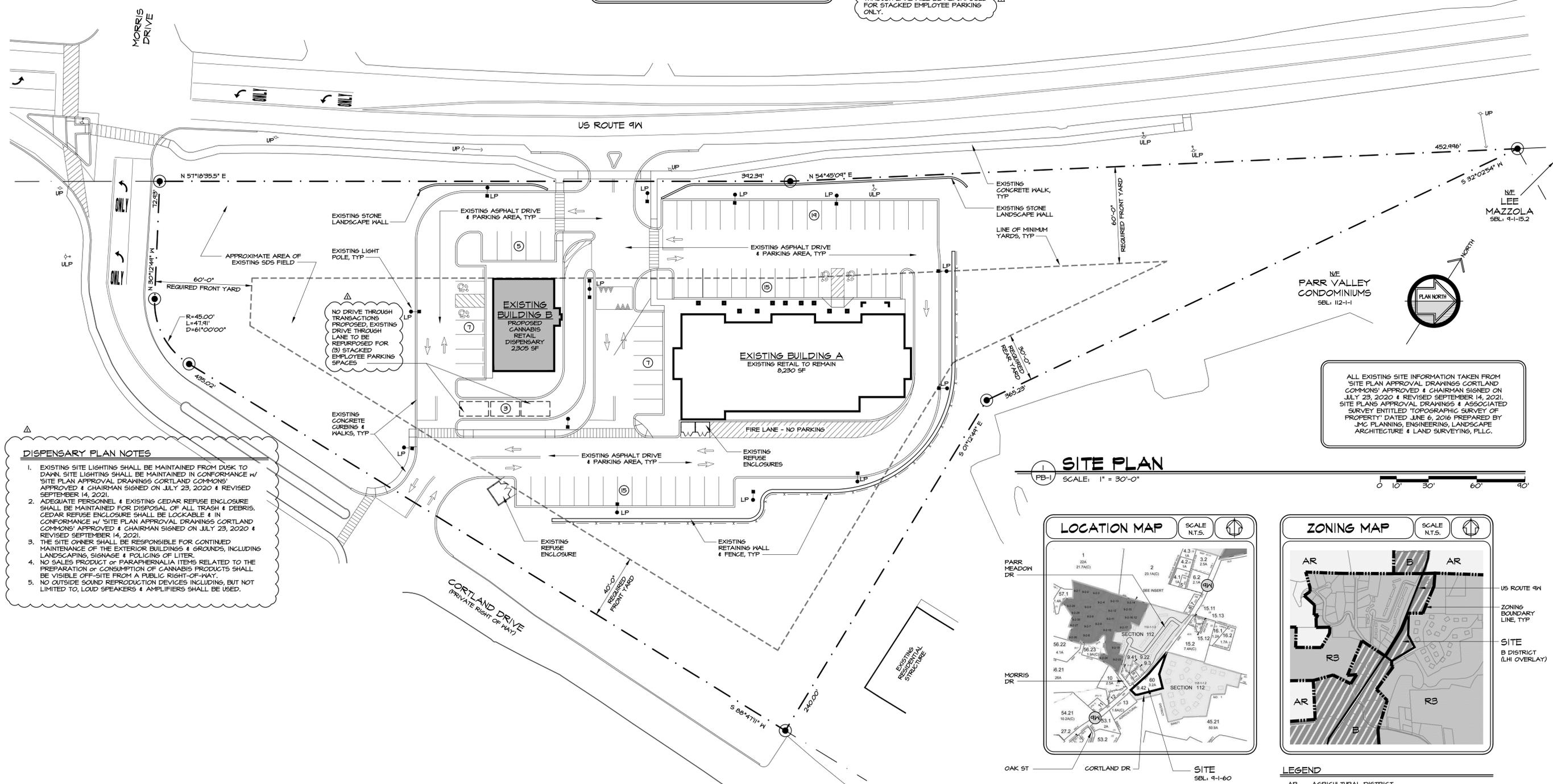
ARCHITECT / APPLICANT:
BRANDON PETRELLA, RA AIA
MAURI ARCHITECTS PC
75 MANSION STREET
FOULKEEPSIE, NY 12601
845-452-1030
brandon@mauri-architects.com

DISPENSARY OPERATOR:
HARVINDER SINGH
ZOOTIEZ LLC
C/O ULTRA ENERGY CORP
PO BOX 27
MONTICELLO, NY 12701
845-591-2544
pomp2034@gmail.com

PROPERTY OWNER:
BRYAN J FARRELL, TRUSTEE
J&S FARRELL III REAL ESTATE, LLC
2931 MONTAUK HIGHWAY, PO BOX 14
BRIDGEHAMPTON, NY 11932
631-591-1068
b.farrelle@farrellbuilding.com

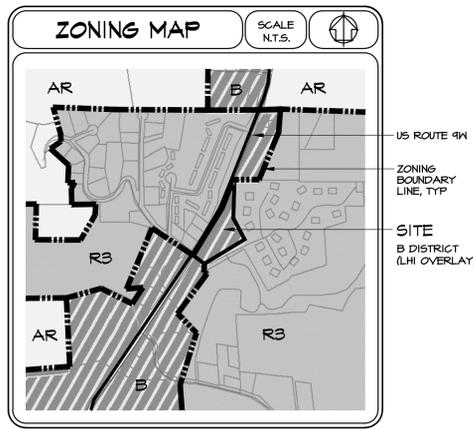
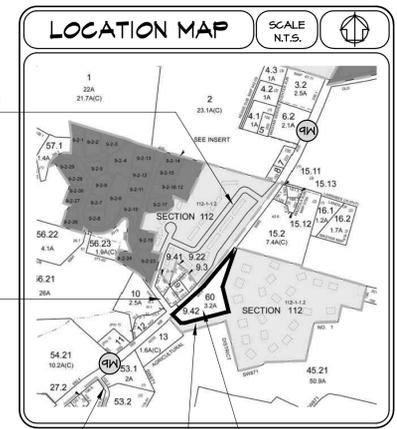
INDEX TO DRAWINGS

SHT. #	TITLE	DATE
PB-1	SITE PLAN, MAPS & ZONING / PARKING ANALYSIS	8 NOV 2024
PB-2	SIGNAGE DETAILS, ELEVATIONS & DATA CHART	8 NOV 2024



- DISPENSARY PLAN NOTES**
- EXISTING SITE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN. SITE LIGHTING SHALL BE MAINTAINED IN CONFORMANCE W/ SITE PLAN APPROVAL DRAWINGS CORTLAND COMMONS APPROVED & CHAIRMAN SIGNED ON JULY 23, 2020 & REVISED SEPTEMBER 14, 2021.
 - ADEQUATE PERSONNEL & EXISTING CEDAR REFUSE ENCLOSURE SHALL BE MAINTAINED FOR DISPOSAL OF ALL TRASH & DEBRIS. CEDAR REFUSE ENCLOSURE SHALL BE LOCKABLE & IN CONFORMANCE W/ SITE PLAN APPROVAL DRAWINGS CORTLAND COMMONS APPROVED & CHAIRMAN SIGNED ON JULY 23, 2020 & REVISED SEPTEMBER 14, 2021.
 - THE SITE OWNER SHALL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF THE EXTERIOR BUILDINGS & GROUNDS, INCLUDING LANDSCAPING, SIGNAGE & POLICING OF LITER.
 - NO SALES PRODUCT OR PARAPHERNALIA ITEMS RELATED TO THE PREPARATION OR CONSUMPTION OF CANNABIS PRODUCTS SHALL BE VISIBLE OFF-SITE FROM A PUBLIC RIGHT-OF-WAY.
 - NO OUTSIDE SOUND REPRODUCTION DEVICES INCLUDING, BUT NOT LIMITED TO, LOUD SPEAKERS & AMPLIFIERS SHALL BE USED.

SITE PLAN
SCALE: 1" = 30'-0"



LEGEND

- AR - AGRICULTURAL DISTRICT
- B - BUSINESS DISTRICT
- R3 - RESIDENTIAL DISTRICT

project no.
16-54.W

date
13 SEP 2024

drawn by
BP

revision
8 NOV 2024
COMMENT REVISIONS

PROPOSED CANNABIS RETAIL DISPENSARY AT:

CORTLAND COMMONS

5440 ROUTE 9W TOWN OF NEWBURGH, NY

SITE PLAN, MAPS & ZONING / PARKING ANALYSIS

MAURI ARCHITECTS PC
75 MANSION STREET FOULKEEPSIE NY 12601 845-452-1030 mauri-architects.com

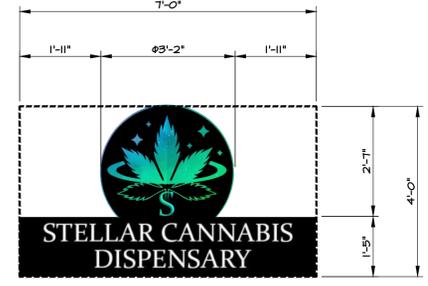
REGISTERED ARCHITECT
MARTIN T DIEBING
033240
STATE OF NEW YORK

revision	date	description
1	8 NOV 2024	COMMENT REVISIONS

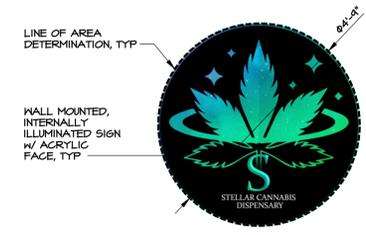
SIGN DATA CHART			PARCEL # 9-1-60
			TOWN OF NEWBURGH
ZONE	B	PERMITTED	PROPOSED
S125-14.1 - SHOPPING CENTERS FRONT WALL SIGN - WEST (PRIMARY ACCESS DRIVE LOCATED ON ROUTE 9W)	MAX	AGGREGATE SIGN AREA: 2.0 SF x FRONT WALL LENGTH 2.0 SF x 34'-0" = 78 SF	SIGN A SIGNAGE AREA: 7'-0" x 4'-0" TOTAL: 28 SF
S125-14.1 - SHOPPING CENTERS SIDE WALL SIGN - SOUTH (FACING CORTLAND DRIVE)	MAX	AGGREGATE SIGN AREA: 1.0 SF x FRONT WALL LENGTH 1.0 SF x 50'-0" = 50 SF	SIGN B SIGNAGE AREA: 4'-4" DIAMETER TOTAL: 17.7 SF SIGN C SIGNAGE AREA: 15'-6" x 2'-7" TOTAL: 40.1 SF AGGREGATE SIDE WALL SIGN AREA = 57.8 SF



2 SIGNAGE - WEST ELEVATION (FACING ROUTE 9W)
SCALE: 1/4" = 1'-0"



SIGN A
28.0 SF



SIGN B
17.7 SF



SIGN C
40.1 SF

1 SIGN DETAILS
SCALE: 1/2" = 1'-0"



3 SIGNAGE - SOUTH ELEVATION (FACING CORTLAND DRIVE)
SCALE: 1/4" = 1'-0"

PROPOSED CANNABIS RETAIL DISPENSARY AT:
CORTLAND COMMONS
TOWN OF NEWBURGH, NY
5440 ROUTE 9W

SIGNAGE DETAILS, ELEVATIONS & DATA CHART
MAURI ARCHITECTS PC
73 MANSION STREET FOUCHERKEEPSIE NY 12601 945-4521030 mauri-architects.com

PROJECT NO.
PB-2
PURSUANT TO SECTION 645 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

