

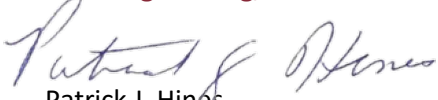


**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: ELEVATED DREAMS LLC – RETAIL CANNABIS DISPENSARY
PROJECT NO.: 25-13
PROJECT LOCATION: SECTION 64, BLOCK 2, LOT 16
REVIEW DATE: 9 JULY 2025
MEETING DATE: 17 JULY 2025
PROJECT REPRESENTATIVE: FLOYD JOHNSON, CADMAN DESIGN / LOUIS DUBOIS, P.E.

1. The project was sent to County Planning on 5 May 2025.
2. The project was submitted to DOT on 2 May 2025.
3. The revised plan depicts 52 parking spaces. Parking chart identifies 60 spaces required.
4. A parking striping detail has been added to the plans. A copy of the Town of Newburgh's standard parking lot striping utilizing double lines is attached.
5. The project requires a Public Hearing as the retail dispensary is a special use.

Respectfully submitted,
MHE Engineering, D.P.C.


Patrick J. Hines
Principal

PJH/kmm

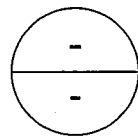
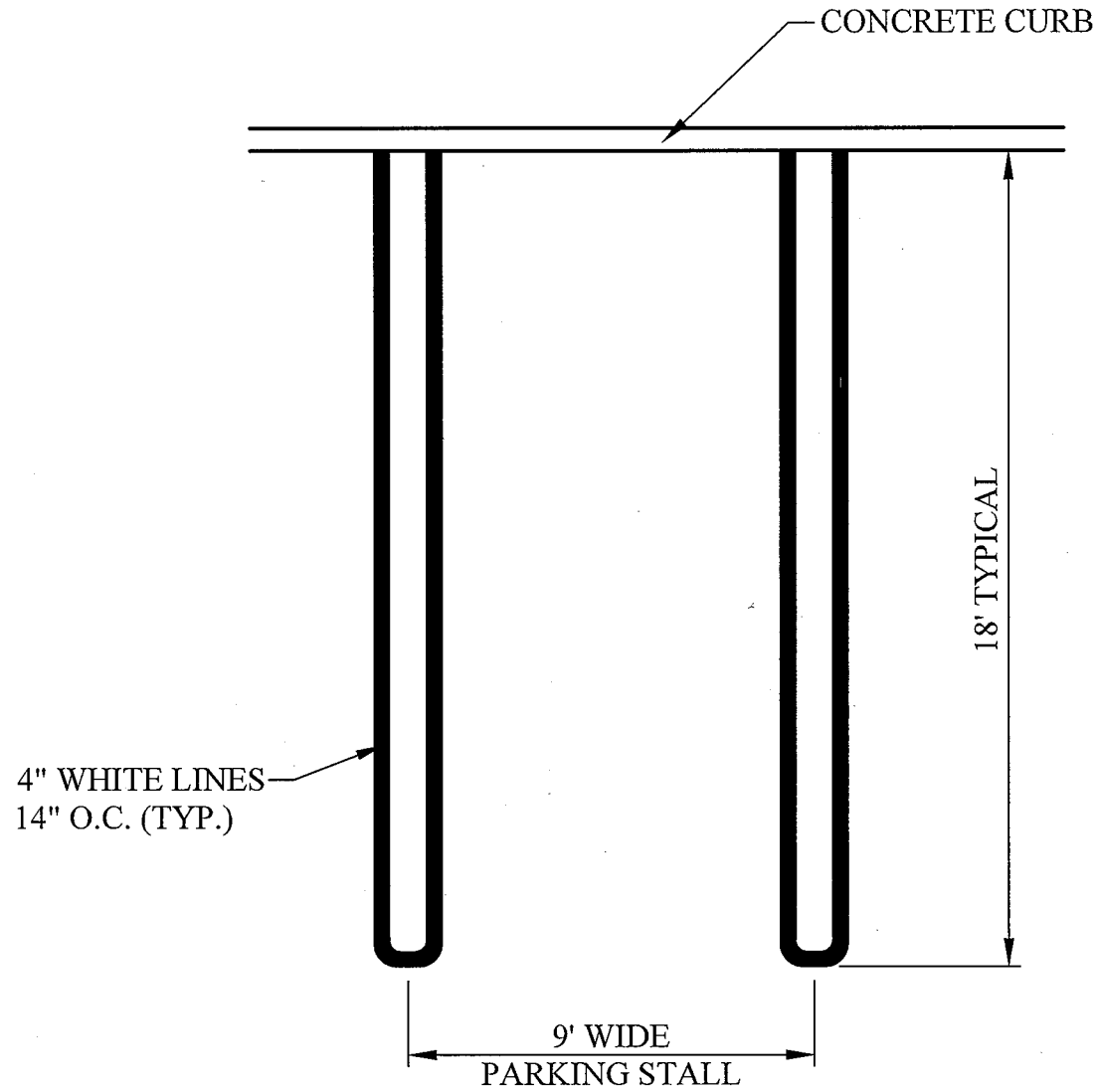

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

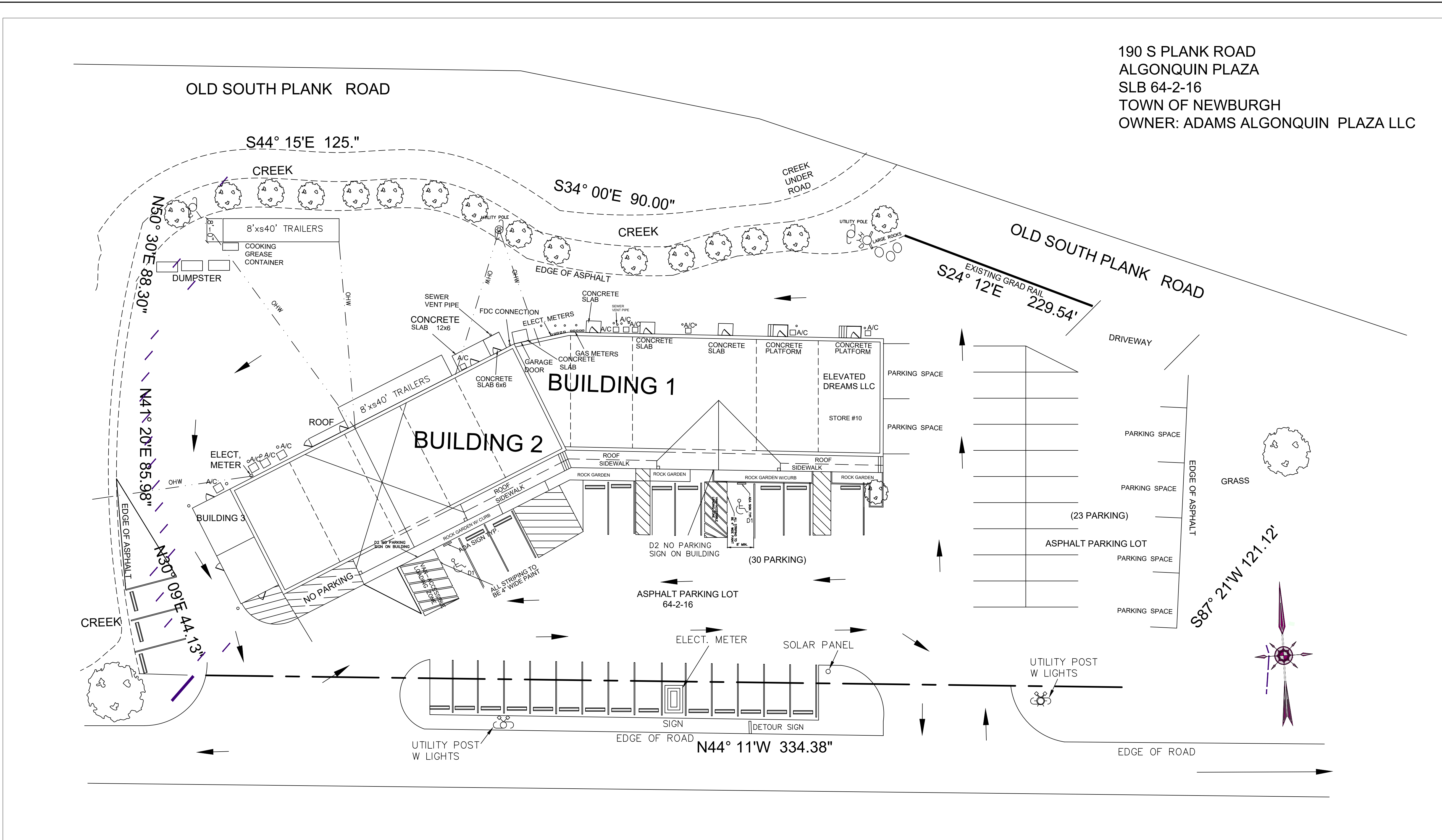
PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com



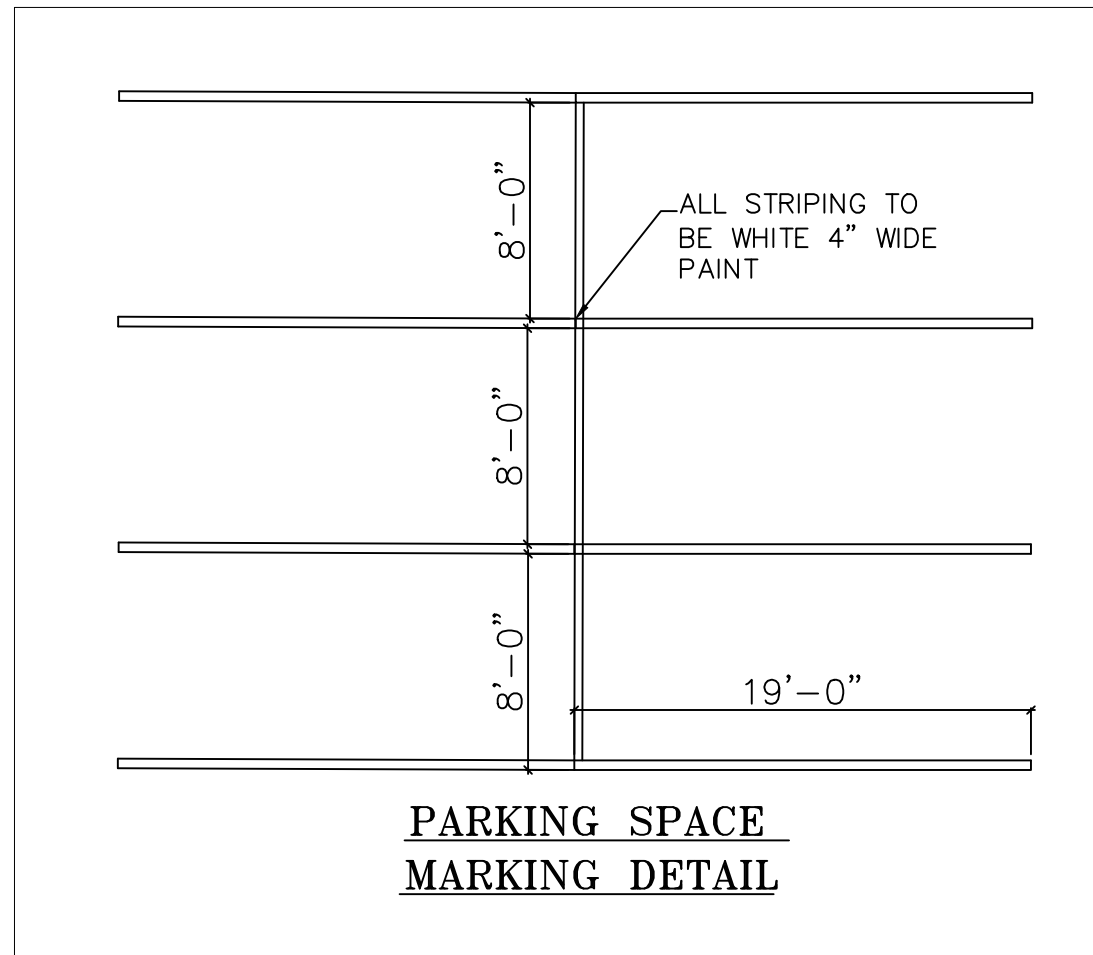
TYPICAL PARKING SPACE DETAIL

SCALE: N.T.S.



SITE PLAN

SCALE: 1"=20'



PARKING TABLE			
STORE NAME	S/F	PARKING	NO. OF SPACES
ADAMS FAMILY FLOOR	895sf	1 PER 150sf	6 PARKING SPACE
ALMA YOGA	895sf	1 PER 150sf	6 PARKING SPACE
HUDSON STREET CAFE	895sf	1 PER 150sf	6 PARKING SPACE
HAPPY TIME SMOKE SHOP	895sf	1 PER 150sf	6 PARKING SPACE
ELEVATED DREAMS	895sf	1 PER 150sf	6 PARKING SPACE
NAILS BY SINDY	895sf	1 PER 150sf	6 PARKING SPACE
THE SHAKE AND GRIND	895sf	1 PER 150sf	6 PARKING SPACE
ME TIME BEAUTY SALON	895sf	1 PER 150sf	6 PARKING SPACE
FACE BY ANGLE	895sf	1 PER 150sf	6 PARKING SPACE
ACUPUNCTURE	895sf	1 PER 150sf	6 PARKING SPACE
TOTAL PARKING SPACES	8950sf		60 PARKING SPACES

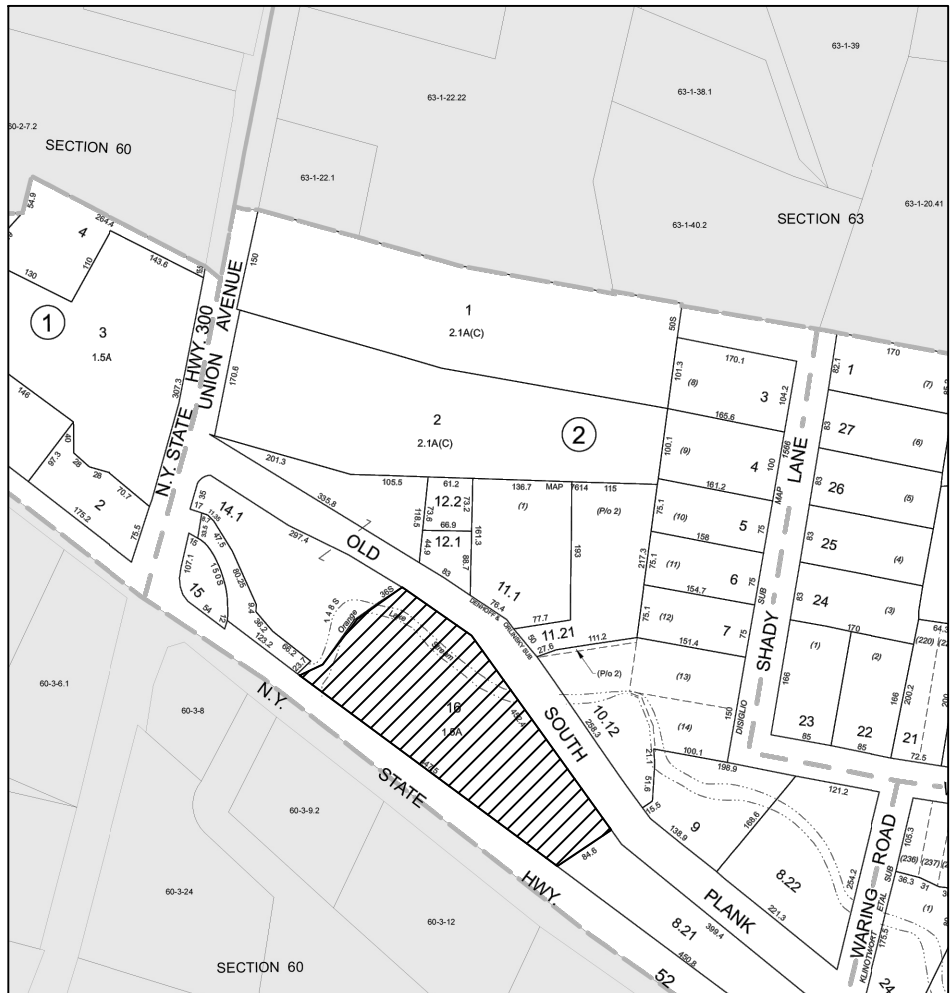
NOTES: Additional requirements for cannabis on-site consumption premises and cannabis retail dispensaries. Sites containing cannabis on-site consumption premises and cannabis retail dispensaries shall be subject to the following additional requirements:

- (1) Provision of sufficient lighting during and after hours of operation.
- (2) Provision of adequate facilities and personnel for disposal of trash and other debris.
- (3) Provision for continuing maintenance of the exterior of the building and the grounds, including landscaping, signs and policing of litter.
- (4) Sales product and paraphernalia items related to the preparation or consumption of product shall not be visible off-site or from a public right-of-way.
- (5) Outside use of sound reproduction devices, including, but not limited to, loudspeakers and amplifiers on the premises shall be prohibited.



ELEVATED DREAMS SIGN (24"x120")

SIBYL TO BE INSTALLED IN SIGN CASING MOUNTED ON BUILDING



LOCATION MAP



EXISTING SIGN

ZONING COMPLIANCE			
ZONE: B DISTRICT"			
SECTION 47 ,BLOCK 1 ,LOT 22			
ITEM	REQUIRED	PROVIDED	VARIANCE
LOT WIDTH	100'	334'	0'
LOT DEPTH	125'	218.41'	0'
FRONT SETBACK	40'	78.5'	0
SIDE SETBACK	15'	162.10'	0
SIDE SETBACK BOTH	30'	0	0
REAR SETBACK	30'	60'	0
LOT COVERAGE	80/85%	27%(26,900)	0
BLDG. HGT.	35' MAX	15'-6"	0
PARKING	1 PER 150sf	53	7
LOT AREA	15,000sf	99,215sf	0
BUILDING COVERAGE	40%	.16%	0
REV. NO.	COMMENTS		DATE REVISED
A	REVISED DRAWING PER:COMMENTS DATED 25 APRIL 2025		04/23/25
B	REVISED DRAWING TO SHOW REAR OF BUILDING SITE		06/29/25

LEGEND	
	SIGN
	UTILITY POLE
	LIGHT POLE
	OVERHEAD UTILITY LINES
	SANITARY SEWER MANHOLE
	FENCE LINE
	FIRE HYDRANT



SECURE DUMPSTER

SBL 64-2-16	
JOB TITLE ELEVATED DREAMS 190 S PLANK RD	
OWNER ELEVATED DREAMS LLC NEWBURGH, N.Y. 12550 Llcelevateddreams@gmail.com PHONE NO. 917-767-1176	
 LOUIS S DUBOIS P.E. 8 COOK LANE NEW PALTZ, N.Y. 12561 CADMAN DESIGN 19 DEAN HILL ROAD NEW WINDSOR, N.Y. 12553 845-541-7267	
SEND ALL COMMENT TO THE DESIGNER CADMANDESIGN2020@GMAIL.COM	
TITLE: ELEVATED DREAMS FLOOR PLAN	
DATE: 03/16/25	SCALE: AS NOTED
ENGINEER: LSD	REVISION DATE 6/29/25
CMD25014	SHEET 1 OF 1