

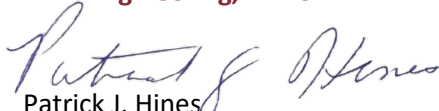


**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

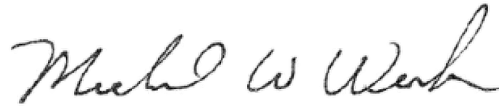
PROJECT NAME: ELEVATED DREAMS LLC – RETAIL CANNABIS DISPENSARY
PROJECT NO.: 25-13
PROJECT LOCATION: SECTION 64, BLOCK 2, LOT 16
REVIEW DATE: 31 JULY 2025
MEETING DATE: 7 AUGUST 2025
PROJECT REPRESENTATIVE: FLOYD JOHNSON, CADMAN DESIGN / LOUIS DUBOIS, P.E.

1. The revised plans depicts 52 parking spaces. The parking chart identifies 60 spaces required. A revised plan depicting the required number of parking spaces should be provided.
2. Discussion at the 17 July 2025 Planning Board meeting the proposed entire site would be restriped or only new parking spots required to be striped. The definitive answer on the striping for the site plan should be provided.
3. The project is before the Board for a Public Hearing for the Special Use Retail Cannabis Dispensary under Town Code B548.9. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.
4. The project is a Type II Action under SEQRA. A change of use in an existing commercial structure.
5. ARB approval required for any signage.

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


Patrick J. Hines
Principal

PJH/kmm

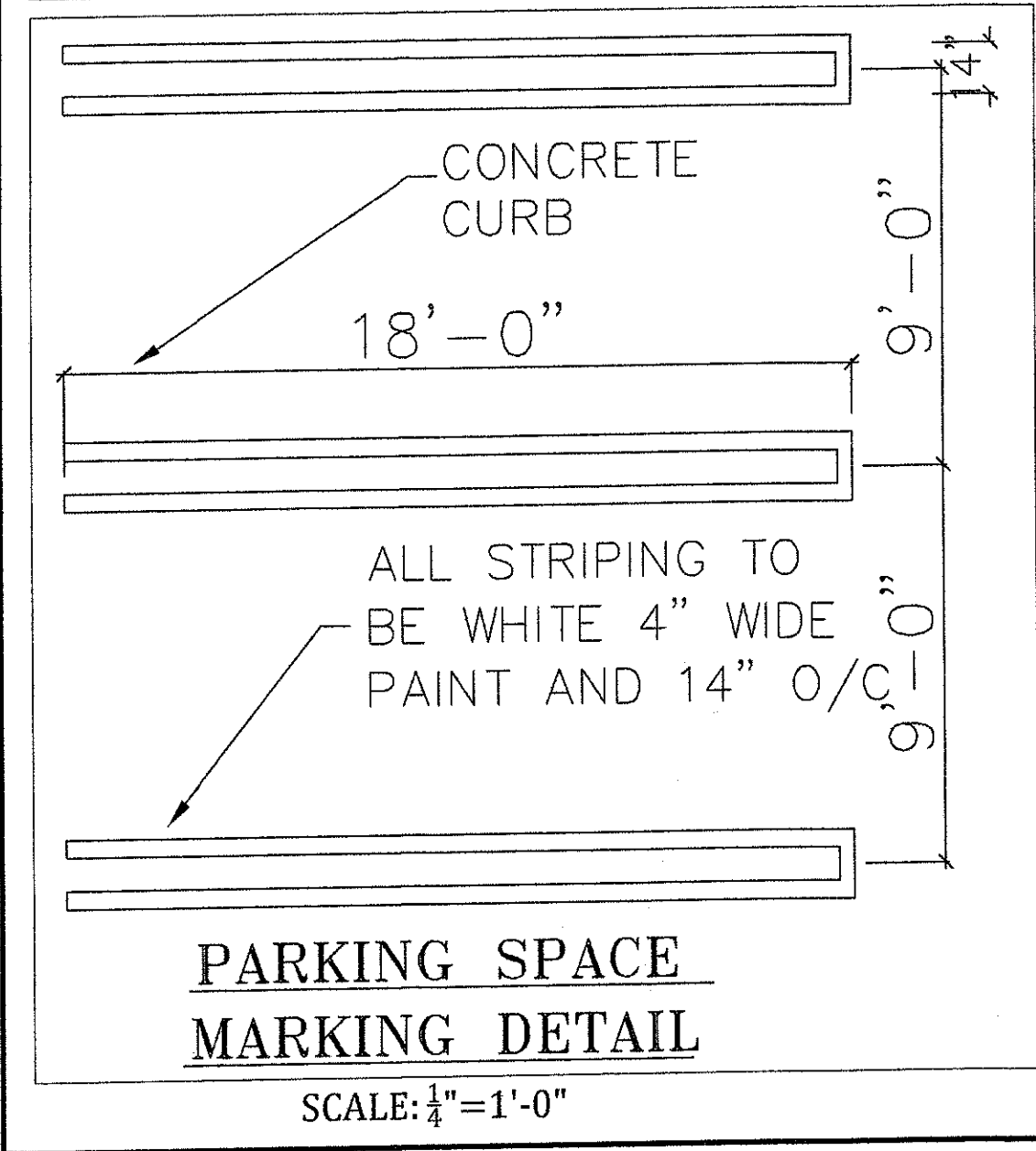
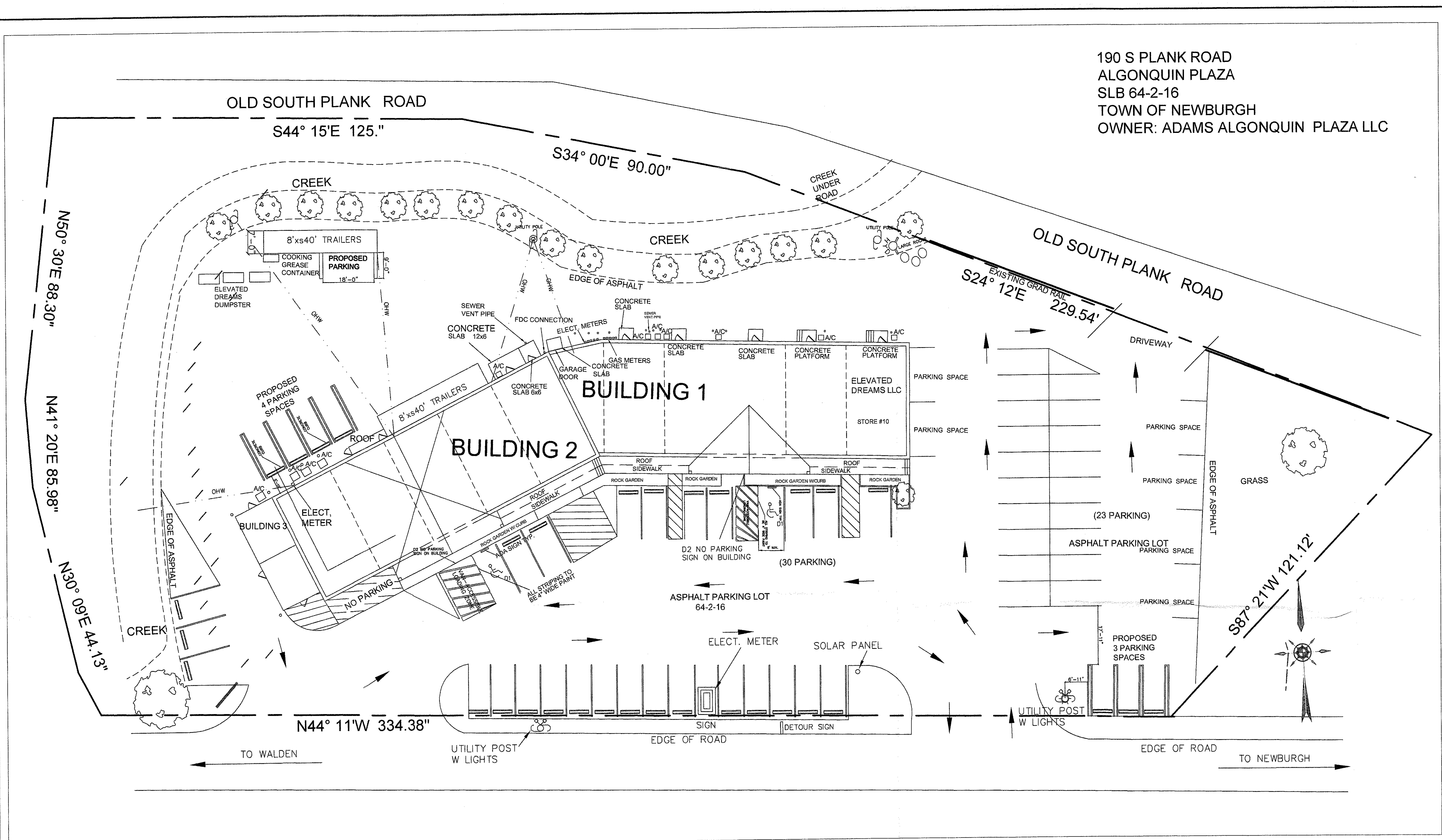

Michael W. Weeks, P.E.
Principal

NEW YORK OFFICE

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PENNSYLVANIA OFFICE

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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
HAIR 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:

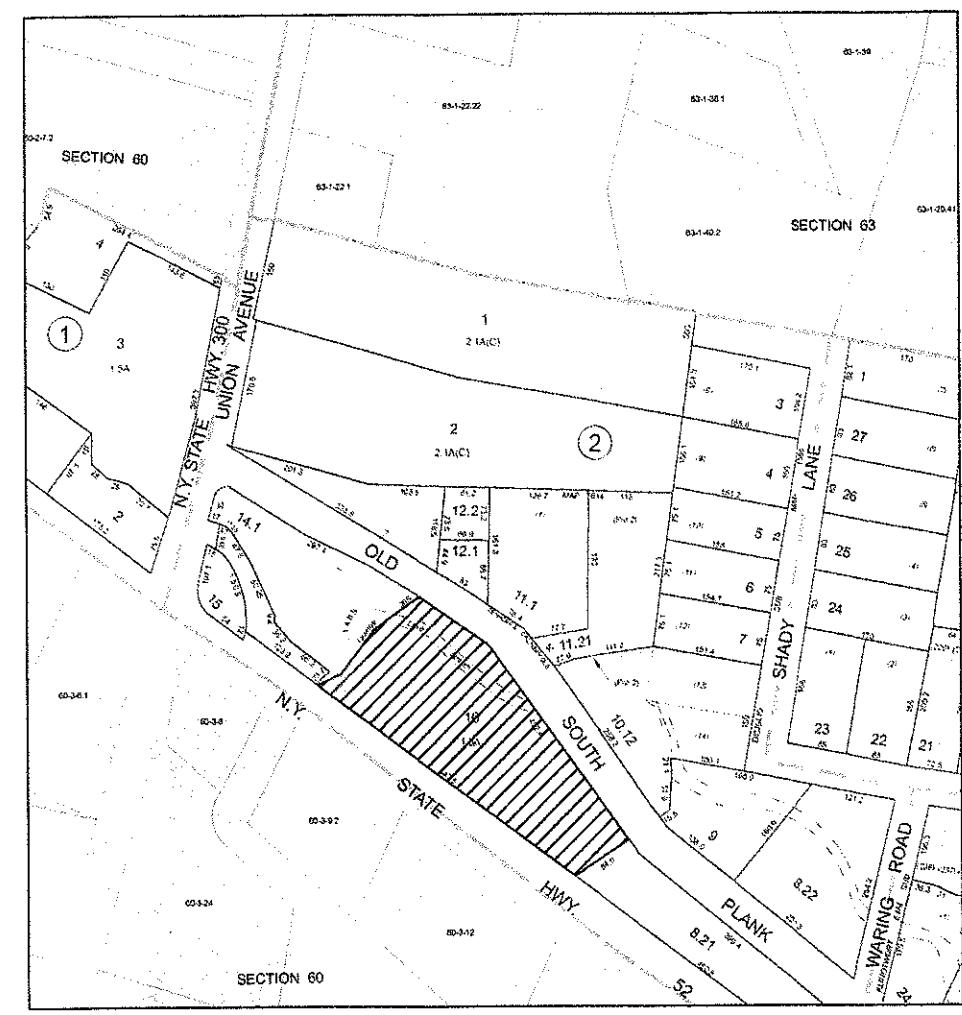
- (1) Provision of sufficient lighting during and after hours of operation.
- (2) Provision of adequate facilities and personnel for disposal of trash and other debris.
- (3) Provision for continuing maintenance of the exterior of the building and the grounds, including landscaping, signs and policing 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

ELEVATED DREAMS SIGN (24"x120")
SIBYL TO BE INSTALLED IN SIGN CASING MOUNTED ON BUILDING

SITE PLAN

SCALE: 1"=20'



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	60	0
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
C	ADDED 7 PARKING SPACES TO MEET ZONING REQUIREMENT	07/28/25

RECEIVED
MHE Engineering, D.P.C.

SECURE DUMPSTER

SBL 64-2-16

JOB TITLE
ELEVATED DREAMS
190 S PLANK RD

OWNER
ADAMS ALGONQUIN PLAZA LLC
P.O. BOX 4452
NEW WINDSOR, N.Y. 12553
PHONE NO.

CADMAN DESIGN
190 S PLANK RD
NEW WINDSOR, NY 12553
908-541-7807

SEND ALL DOCUMENTS TO THE DESIGNER
CADMANDESIGN2020@GMAIL.COM

TITLE:
190 S PLANK RD
SITE PLAN

DATE:	SCALE:	REV.	REVISION DATE
03/16/25	AS NOTED		
ENGINEER: LSD	DRAWN BY: FCJ	C	7/28/25
CMD25014	SHEET 1 OF 1	S-1	