

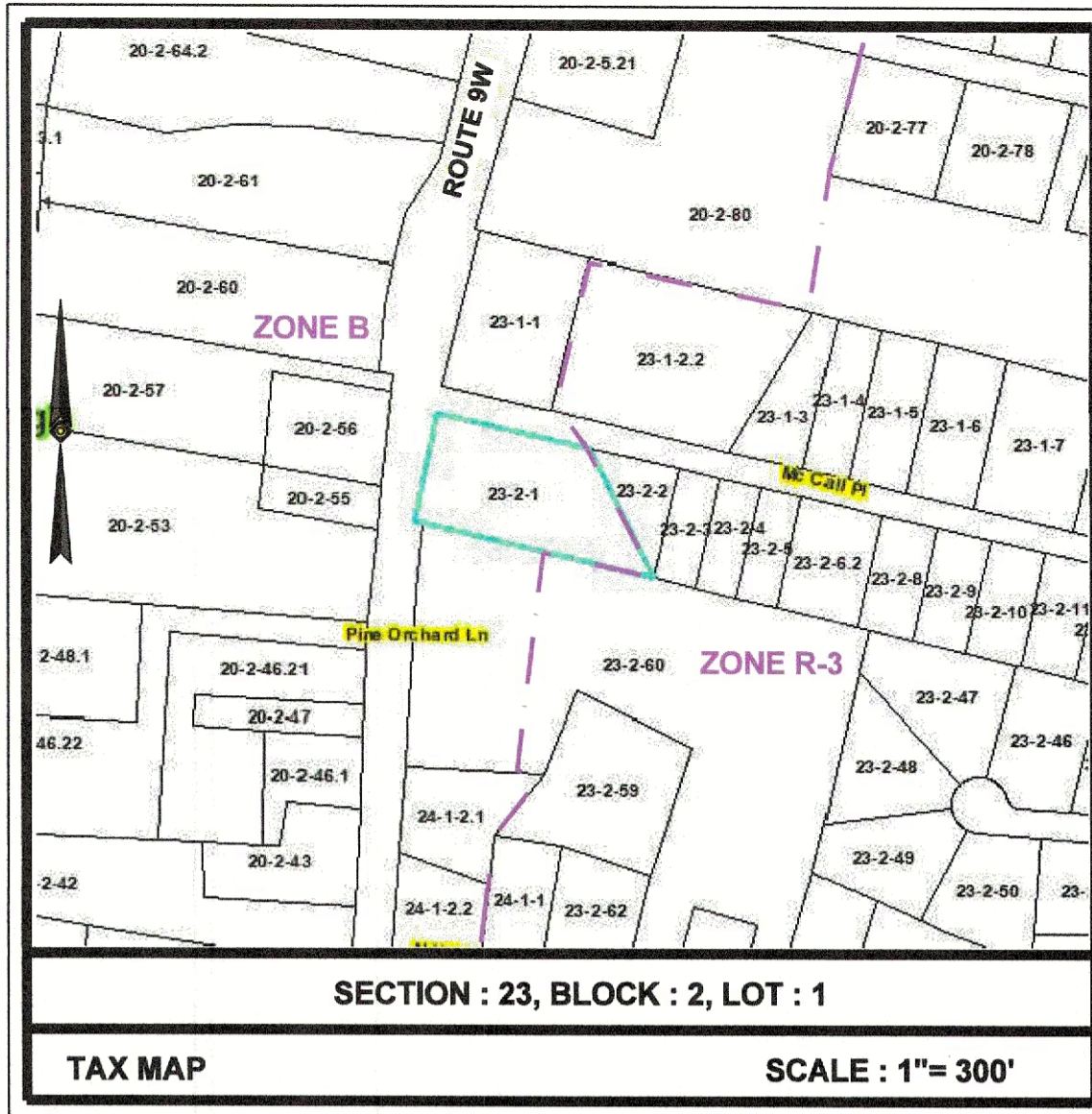
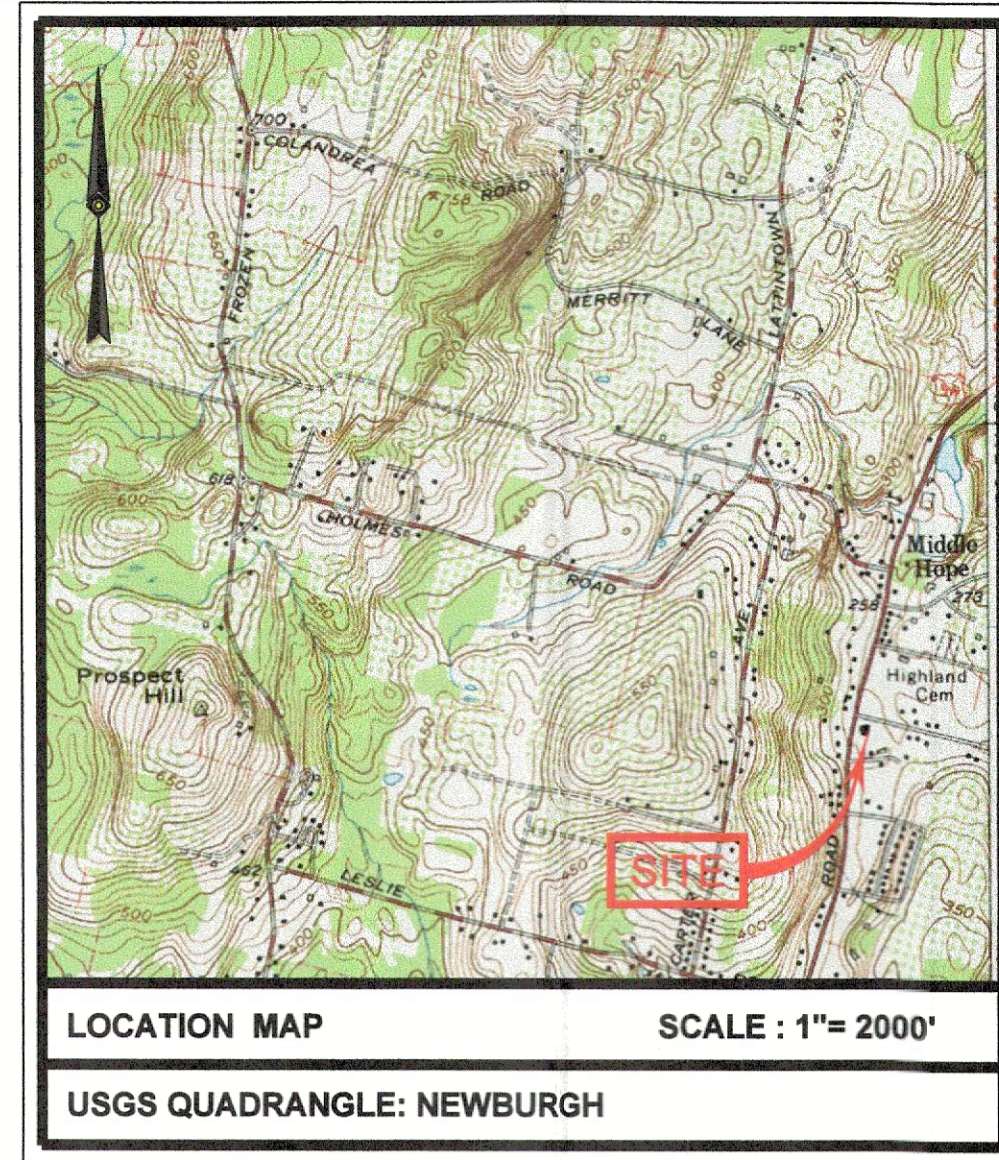


**ZONING TABLE**

ZONING INFORMATION  
B DISTRICT  
SOURCE TOWN ZONING MAP  
ADAPTED 14 FEBRUARY, 2022

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	20,000sqft	1.65 ACRES
MIN LOT WIDTH	100'	±195'
MIN LOT DEPTH	125'	±315'
MIN FRONT YARD	40'	±85'
MIN 1 SIDE YARD	15'	6.9'
SIDE TOTAL	30'	92'
MIN REAR YARD	30'	25.3'
MAX BUILDING HEIGHT	35'	>35'
MAX BUILDING COVERAGE	50%	17%
MAX SURFACE COVERAGE	85%	78%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 12/16/1991, WITH AMENDMENTS NOTED WHERE APPLICABLE AS AVAILABLE ON ECODE360.COM



TOTAL AREA: 1.65 ACRES

- LEGEND**
- EXISTING CONTOUR
  - BOUNDARY LINE
  - APPROXIMATE TAX MAP LINE
  - STONE WALL
  - OVERHEAD WIRES
  - CURB
  - CHAIN LINK FENCE
  - GATE POST
  - METAL COVERS
  - CATCH BASINS
  - HYDRANT
  - WATER VALVE
  - UTILITY POLE
  - UTILITY POLE/LIGHT
  - GUY WIRE
  - AREA BUILDING LIGHT
  - LIGHT POLE
  - ELECTRIC METER
  - UNKNOWN MANHOLE
  - SANITARY/SEWER MANHOLE
  - UNDERGROUND NATURAL GAS MARKER
  - MONITORING WELL
  - FLAG POLE
  - TRAFFIC SIGN
  - MAIL BOX
  - BOLLARD
  - SECURITY CAMERA
  - CLEAN OUT
  - VENT & NUMBER OF VENTS
  - AIR STATION
  - VACUUM
  - SOLID WHITE LINE
  - STOP BAR
  - PAINTED HANDICAPPED
  - PAINTED ARROWS
  - TYPICAL
  - EDGE OF PAVEMENT
  - LANDSCAPED AREA

- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
  - THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC PC (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT. THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
  - SUBJECT TO ALL RIGHTS OF WAYS, COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
  - THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
  - ROAD BOUNDS FOR ROUTE 9W AND MCCALL PLACE SHOWN HEREON BASED ON NYS DOT HIGHWAY 5007, MAP 13, DATED JULY 20, 1928
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - EXISTING CONTOURS BASED ON ACTUAL FIELD SURVEY. ELEVATION DATUM IS NAVD88 BASED ON RTK GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY.

**REFERENCE MAP:**

MAP ENTITLED "SUBDIVISION PLAN FOR ORCHARD RIDGE" DATED OCTOBER 10 2005, BY EUSTANCE & HOROWITZ PC, FILED WITH THE OFFICE OF THE ORANGE COUNTY CLERK AS MAP #778-05.

**REFERENCE DEED:**

Luba Properties Inc. to First Prestige Properties Inc. 289 North Plank Road, Suite 2 Newburgh, NY 12550 DATED January 30, 2002 FILED August 22, 2002

**RECORD OWNER:**

First Prestige Properties Inc. Attn: Frank Hassenari 289 North Plank Road, Suite 2 Newburgh, NY 12550

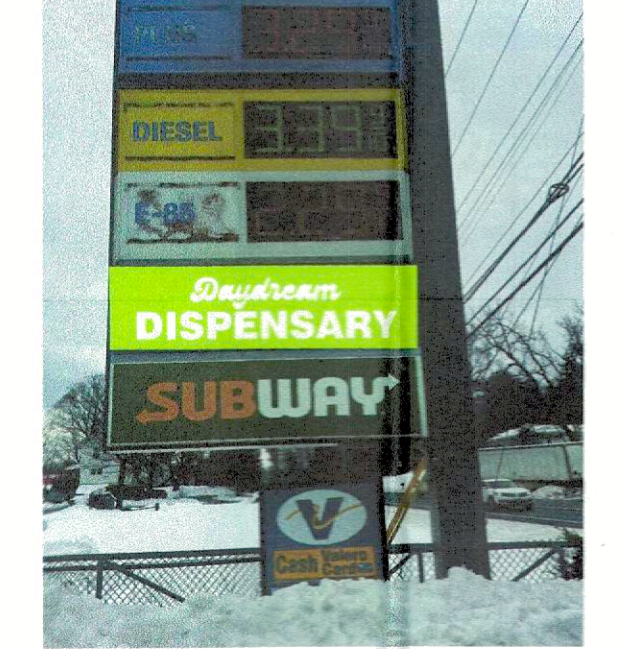
**APPLICANT:**

GURU BABA, INC. Attn: Kamaljit Kaur 151 Heather Drive Hopewell Junction, NY 12533

N.Y.S. ROUTE 9W (ALBANY POST ROAD) (ASPHALT ROADWAY)

MCCALL PLACE (ASPHALT ROADWAY)

ADDITION TO DIRECTORY SIGN



**EXISTING USE:**  
B DISTRICT - SCHEDULE 7  
D.5. MOTOR VEHICLE SERVICE  
D.6. CONVENIENCE STORE WITH GASOLINE FILLING STATION  
A.17. FOOD PREPARATION SHOP

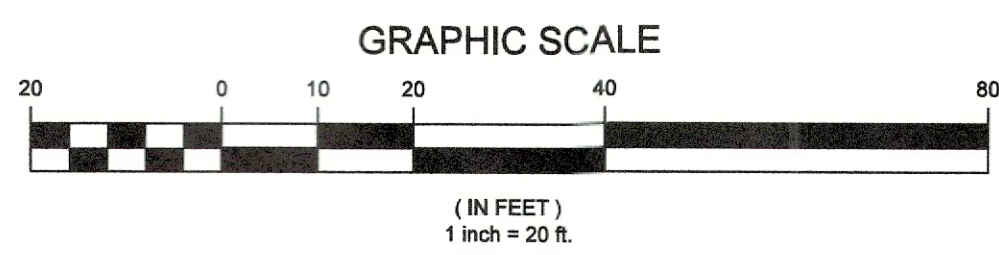
**PROPOSED USE:**  
D.1. CANNABIS RETAIL DISPENSARY

**HOURS OF OPERATION:**  
CONVENIENCE STORE: 24HRS/DAY 7 DAYS/WEEK  
RETAIL CANNABIS: 9AM - 10PM 7 DAYS/WEEK

**NUMBER OF EMPLOYEES:** 5 (PER SHIFT)  
EXISTING 3 (PER SHIFT)  
PROPOSED 2 (PER SHIFT)

**PARKING SCHEDULE 185-13 C.(1)(b)**  
(ATTACHMENT 2 CHART 1 PARKING GENERATION RATES)

	SPACES REQUIRED	SPACES PROVIDED
CANNABIS RETAIL DISPENSARY	14	14
DISPENSARY	1 /150sqft	
CONVENIENCE MARKET	5	15
REPAIR GARAGE	10	12
1/VEHICLE SERVICED + 5 ADDITIONAL		



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

I HEREBY CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY THIS OFFICE IN THE FIELD ON 28 OCTOBER, 2025 IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PATRICIA PAULI BROOKS, LS  
NEW YORK PROFESSIONAL LAND SURVEYOR #46736

NO.	ADD SIGN OFFSETS	NA	GIO	P.P.B.	02-08-26
1					

FIELD DATE: 10-28-25  
FIELD BOOK NO.:  
FIELD BOOK PG.:  
FIELD CREW: BN/ED  
DRAWN: GIO  
CLOSED: 11-10-25  
DATE: 11-10-25

MAP OF SITE PLAN OF LANDS OF  
**FIRST PRESTIGE PROPERTIES INC.**  
SBL: 23-2-1 TOWN OF NEWBURGH  
COUNTY OF ORANGE, STATE OF NEW YORK

**CONTROL POINT ASSOCIATES INC PC**  
11 MAIN STREET  
HIGHLAND, NY 12528  
607.691.7339  
WWW.CPASURVEY.COM

REVIEWED: S.D. APPROVED: P.P.B. DATE: 11-10-2025 SCALE: 1" = 20' FILE NO.: 12-250435-00 DWG. NO.: 1 OF 1

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