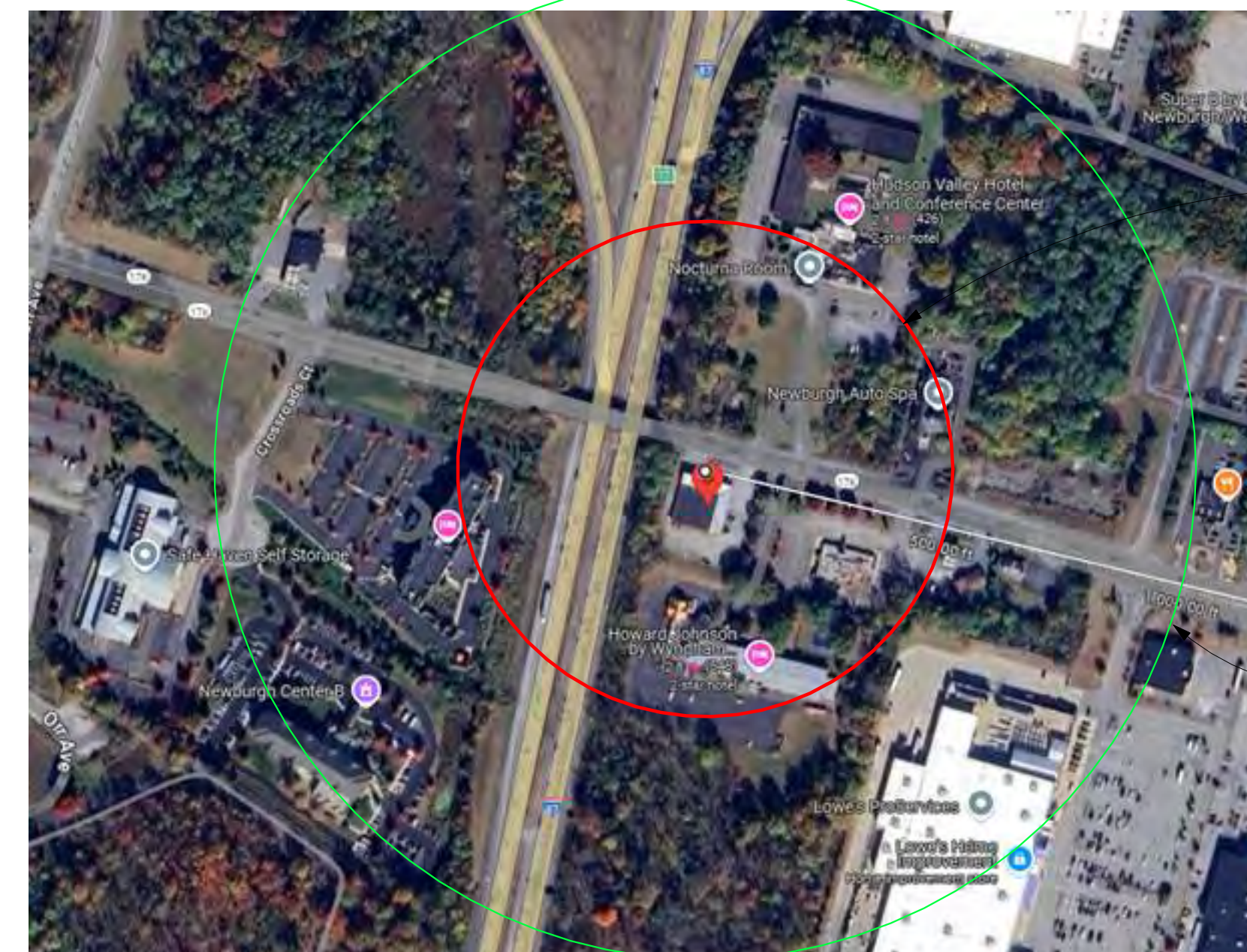


2



- DAY CARE
- PUBLIC PARK
- PLAYGROUND
- PUBLIC SWIMMING POOL
- LIBRARY
- RECREATION CENTER
- EXISTING DWELLING UNIT

1000' RADIUS: NO CANABIS FACILITIES

1

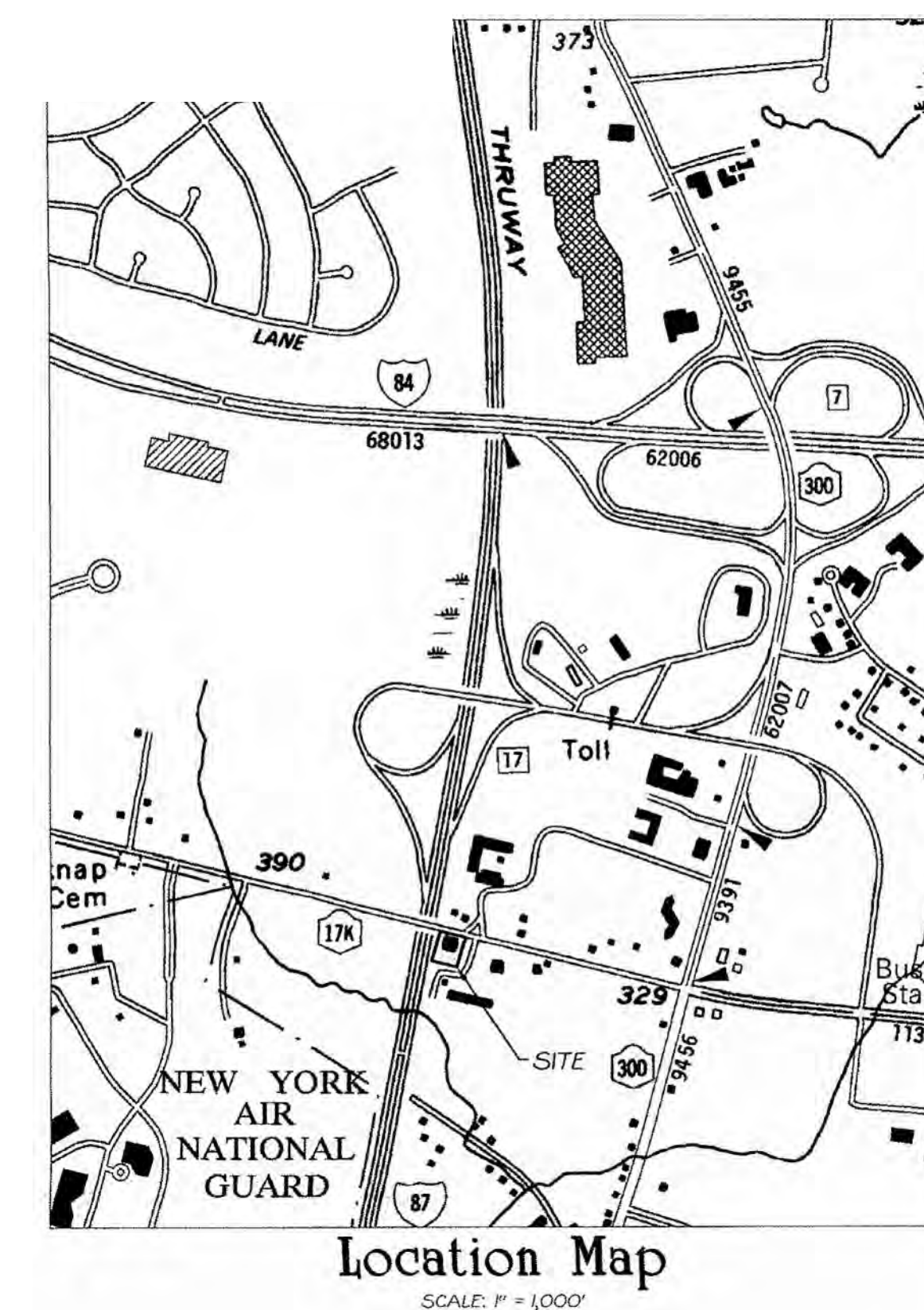
$$1\frac{1}{2}'' = 1'-0''$$

Zoning Legend: IB

RETAIL STORES	REQUIRED	PROVIDED	EXISTING NON-CONFORM
MINIMUM LOT AREA	40,000 SF	33,946 SF	6,054 SF
MINIMUM LOT WIDTH	150'	170'	
MINIMUM FRONT YARD	50'	9'	40'
MINIMUM SIDE YARD (EACH)	50'	10.0'	40'
MINIMUM SIDE YARD (BOTH)	100'	53.2'	46'
MINIMUM REAR YARD	60'	79.3'	
MAXIMUM BUILDING HEIGHT	35'	<35'	
MAXIMUM LOT SURFACE COVERAGE	80%	91.0%	110%
MAXIMUM BUILDING LOT COVERAGE	40%	29.6%	

GENERAL NOTES

1. NO LOUDSPEAKERS ARE PERMITTED ON THE EXTERIOR
2. NO SMOKING WILL BE PERMITTED ON THE PREMISES
3. EXTERIOR OF THE BUILDING SHALL BE MAINTAINED AND LITTER REMOVED ON A DAILY BASIS
4. TRASH SHALL BE STORED AND REMOVED VIA LOADING DOCK
5. A STATE LICENSE SHALL BE OBTAINED
6. HOURS OF OPERATION: 10AM-10PM MON-SAT, 11-7 SUN



Location Map

[illegible]

THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTS PC. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.

99 ROUTE 17
NEWBURGH, NEW YORK

SECTION 96
PARCEL 33

DRAWING TITLE

SITE PLAN

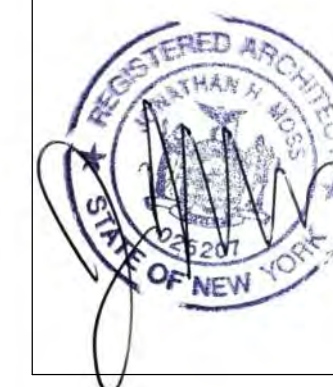
DRAWING NO.

A-001

SEAL & SIGNATURE

DATE:	1.25.3
-------	--------

SCALE: As indicated
DWG BY: Author
CHK BY: Checker



DATE:	1.25.20
SCALE:	As indicated
DWG BY:	Auth
CHK BY:	Check



A photograph of the exterior of a Happy Tree store. The building has a green metal roof and a light-colored facade. A sign above the entrance reads "Happy Tree" with a tree logo. Large windows display various items, and a "HAPPY TREE" sign is visible on the right side of the building. A silver SUV is parked in the foreground on the left.



ADJUSTABLE ANGLE OUTDOOR FLOOD LIGHT