

**LEGEND**

	EXISTING LANDSCAPE		EXISTING UTILITY POLE
	MAIN BUILDING - CANNABIS DISPENSARY		EXISTING LIGHT POLE
	ENTRANCE/EXIT		CATCH BASIN

--- PROPERTY LINE

**1** Current Site Layout  
Scale: 1" = 30'-0"

0 30' 60' 90'

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DANIEL P. YANOSH, NY'S L.S. LIC. # 49361 FOR NESS GROUP, LLC DATED: JUNE 3, 2013

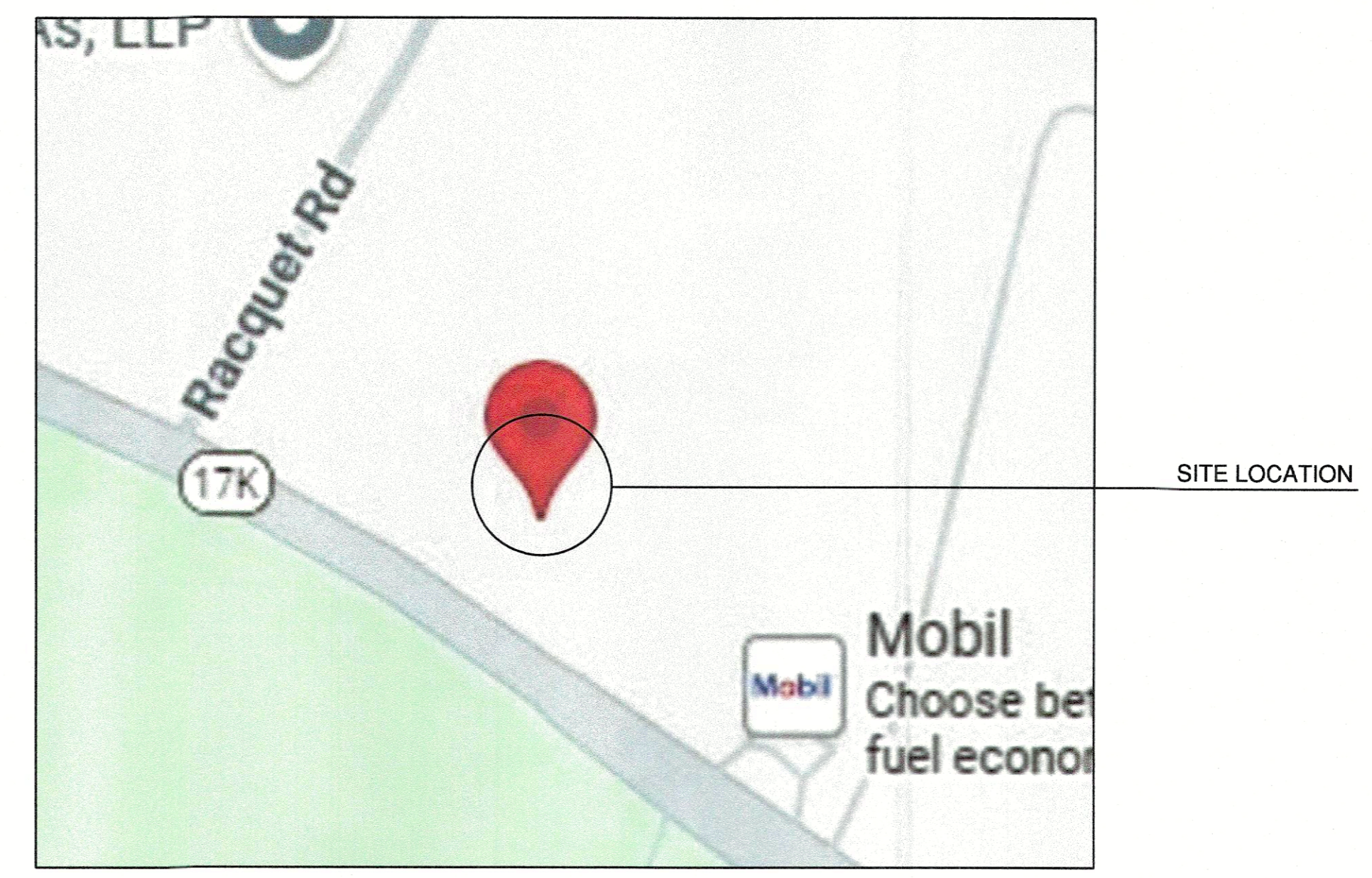
**BULK TABLE REQUIREMENTS**

TOWN OF NEWBURGH					
ZONING INFORMATION	ZONE : IB (INTERCHANGE BUSINESS DISTRICT)				
	Proposed Use : Cannabis Retail Dispensaries				
	Permitted with: Approval by Planning Board				
MINIMUM REQUIREMENTS					
	Required	Existing	Proposed	Change	Variance
Lot Area	40,000 SF	92,144 SF +/-	92,144 SF +/-	NONE	NONE
Lot Width	150'-0"	200'-0" +/-	200'-0" +/-	NONE	NONE
Lot Depth	150'-0"	400'-0" +/-	400'-0" +/-	NONE	NONE
Min. Livable SF	N/A	N/A	N/A	NONE	NONE
Habitable Floor Area Per Dwelling Unit	N/A	N/A	N/A	NONE	NONE
YARD SETBACKS					
	Required	Existing	Proposed	Change	Variance
Front	60 FT	* 56'-6" +/-	* 56'-6" +/-	NONE	YES (3'-6")
Rear	60 FT	131'-9" +/-	131'-9" +/-	NONE	NONE
Side	50 FT	73'-1" +/-	73'-1" +/-	NONE	NONE
Both	100 FT	73'-1" + 81'-0" = 160'-1" +/-	73'-1" + 81'-0" = 160'-1" +/-	NONE	NONE
MAXIMUM PERMITTED					
	Required/ Maximum	Existing	Proposed	Change	Variance
Dwelling Units Per Acre	N/A	N/A	N/A	NONE	NONE
Lot Building Coverage	40% (92,144 SF) = 36,257 SF +/-	(9,560/92,144) = 10.38% +/- X 100 = 10.38%	(9,560/92,144) = 10.38% +/- X 100 = 10.38%	NONE	NONE
Building Height	35FT	21'-0" +/-	21'-0" +/-	NONE	NONE
Lot Surface Coverage	N/A	N/A	NONE	NONE	NONE

\* EXISTING NON-CONFORMING

NOTES:  
PROJECT IS IN COMPLIANCE WITH THE ZONING CANNABIS-RELATED USE CODE PER § 185-48.3 (C)

- PROVISIONS OF SUFFICIENT LIGHTING DURING AFTER HOURS OPERATION.
- PROVISIONS OF ADEQUATE FACILITIES AND PERSONNEL FOR DISPOSAL OF TRASH AND OTHER DEBRIS.
- PROVISIONS FOR CONTINUING MAINTENANCE OF THE EXTERIOR OF THE BUILDING AND THE GROUNDS, INCLUDING LANDSCAPING, SIGNS AND POLICING OF LITTER.
- 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.
- OUTSIDE USE OF SOUND REPRODUCTION DEVICES, INCLUDING, BUT NOT LIMITED TO, LOUDSPEAKERS AND AMPLIFIERS ON THE PREMISES SHALL BE PROHIBITED.



**2** Site Location Map  
Scale: N.T.S.

**Dig Safely. New York.**

THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:

Call Before You Dig  
Wait The Required Time  
Confirm Utility Response  
Respect The Marks  
Dig With Care

**800-962-7962**  
www.digsafelynewyork.com

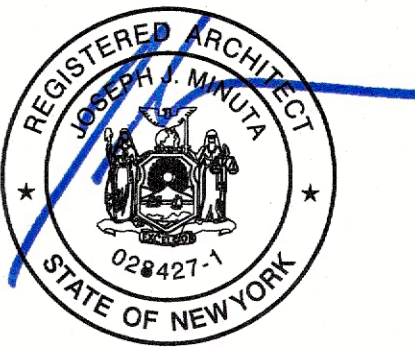
SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING BOARD APPROVAL  
SECT. 86; BLK. 1; LOT: 86  
NPB APP. No. 26-01



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE.



Autumn Sky Plaza - Cannabis Dispensary Special Use Permit

The Lead New York, LLC  
S.B.L. 661-846  
224 Route 17K (Suite 104 and 105)  
Newburgh, New York 12550

Date: 01/22/26  
Revisions: 03.06.26 Per 02.05.26 PB MFG

Drawn By: JR, RM & JA

For Planning Board Approval

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