



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

PROJECT NAME: THE LEAF NEW YORK LLC
PROJECT NO.: 26-01
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 86
REVIEW DATE: 15 MAY 2026
MEETING DATE: 21 MAY 2026
PROJECT REPRESENTATIVE: MINUTA ARCHITECTURE, PLLC, JOSEPH MINUTA, RA

1. The project is before the Board for a Public Hearing for the Special Use proposed on the site. Any substantive comments received at the Public Hearing should be addressed by the applicant's representative.
2. The Orange County Department of Planning has issued a local determination for the project.

Respectfully submitted,

MHE Engineering, D.P.C.


Patrick J. Hines
Principal

PJH/kmm

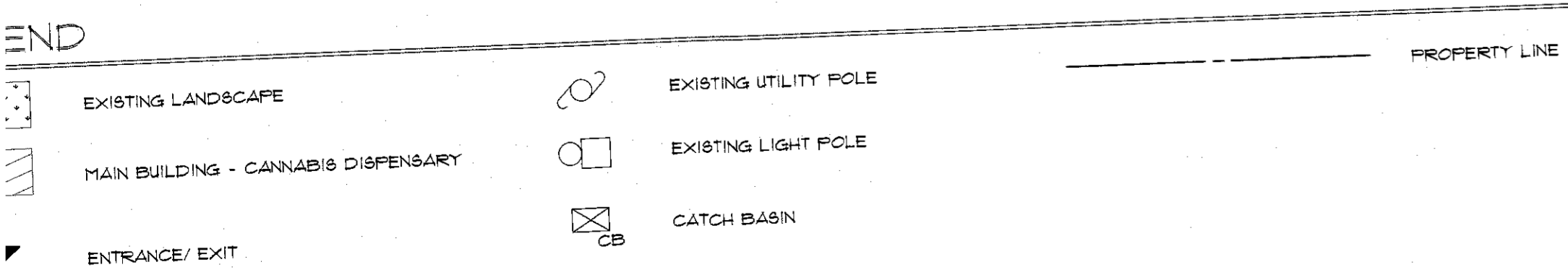
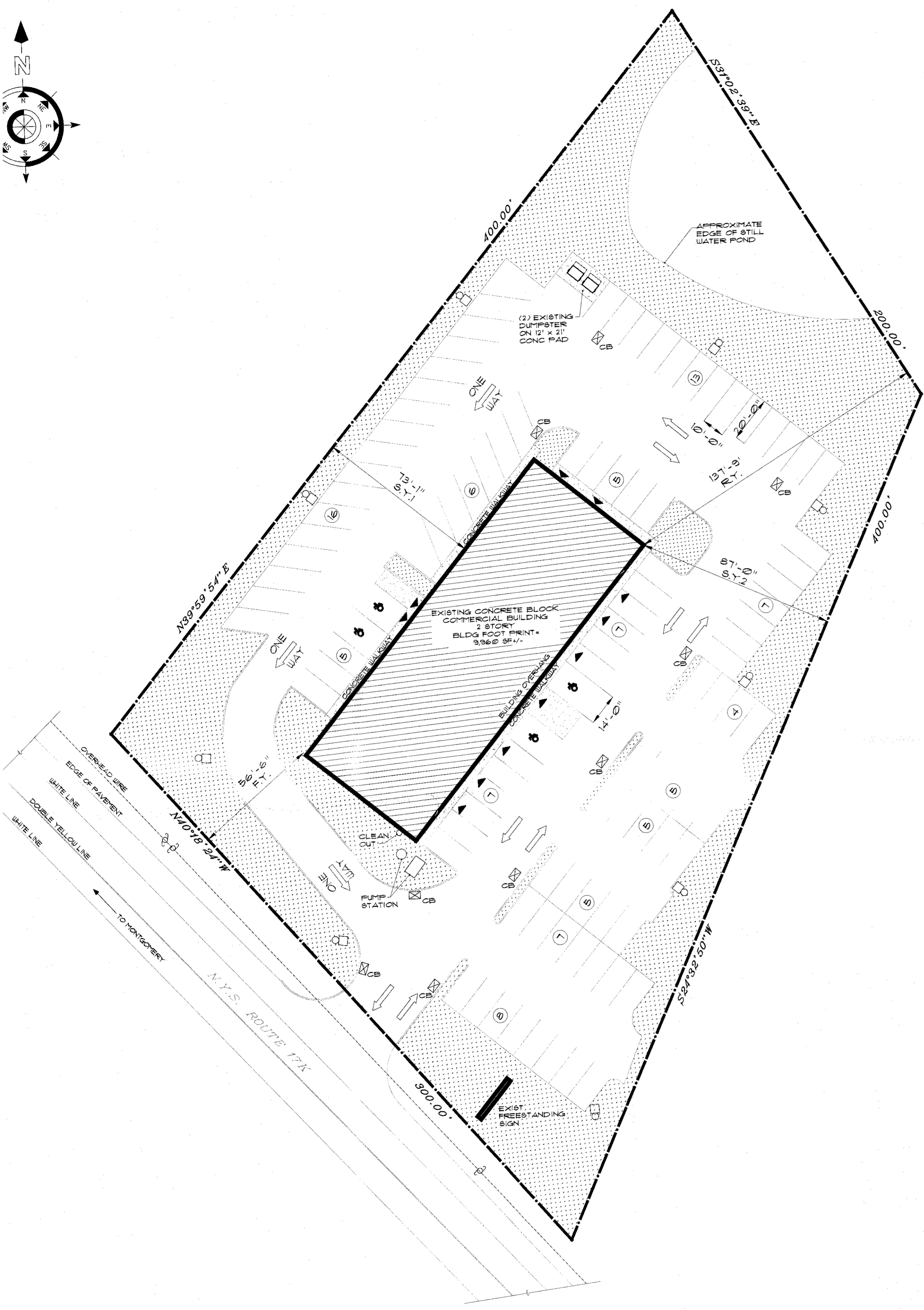
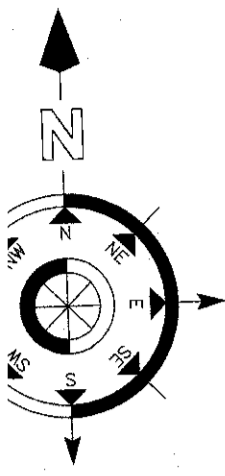

Quinn M. Mullarkey, P.E.
Senior Engineer

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



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

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY DANIEL F. YANOSH, NYS L.S. LIC. # 49861 FOR NESG GROUP, LLC DATED: JUNE 3, 2013

BULK TABLE REQUIREMENTS

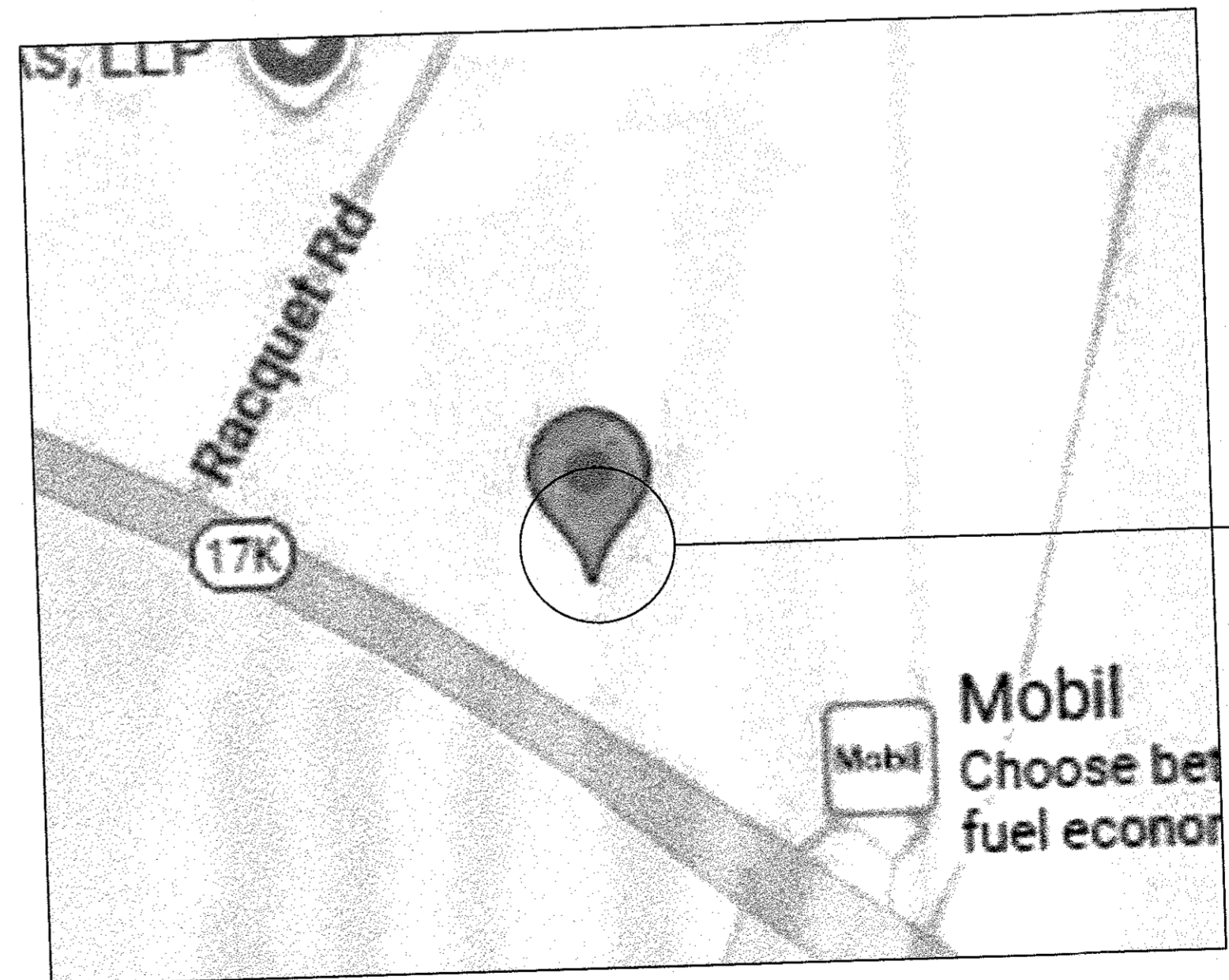
TOWN OF NEWBURGH
IB (INTERCHANGE BUSINESS DISTRICT)
Proposed Use : Cannabis Retail Dispensaries
Permitted with: Approval by Planning Board

ZONING INFORMATION	TOWN OF NEWBURGH					
	IB (INTERCHANGE BUSINESS DISTRICT)					
MINIMUM REQUIREMENTS	Required	Existing	Proposed	Change	Variance	Bulk Table Notes
	Lot Area	40,000 SF	92,144 SF +/-	92,144 SF +/-	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	
Rear	60 FT	137'-9" +/-	137'-9" +/-	NONE	NONE	
Side	50 FT	73'-1" +/-	73'-1" +/-	NONE	NONE	
Both	100 FT	73'-1" + 87'-0" = 160'-1" +/-	73'-1" + 87'-0" = 160'-1" +/-	NONE	NONE	
MAXIMUM PERMITTED	Required/ Maximum	Existing	Proposed	Change	Variance	
	Dwelling Units Per Acre	N/A	N/A	N/A	NONE	
Lot Building Coverage	40% (92,144 SF) = 36,857 SF +/-	(9,960/92,144) = 0.108 SF +/- X 100 = 10.80%	(9,960/92,144) = 0.108 SF +/- X 100 = 10.80%	NONE	NONE	
Building Height	35FT	27'-0" +/-	27'-0" +/-	NONE	NONE	
Lot Surface Coverage	N/A	N/A	NONE	NONE	NONE	

* EXISTING NON-CONFORMING

BULK TABLE NOTES:
1. SECTION 185-10C (4X) FRONT YARDS ABUTTING ALL COUNTY AND STATE HIGHWAYS SHALL BE AT LEAST 60 FEET IN DEPTH, EXCEPT WHERE THE MAJORITY OF EXISTING BUILDINGS ON EITHER SIDE OF THE ROAD WITHIN 300 FEET FROM THE INTERSECTION OF THE NEAREST PROPERTY LINE AND STREET LINE ARE OF A LESSER AVERAGE DEPTH. IN SUCH CASES THE FRONT YARD DEPTH SHALL BE 50 FEET OR THE AVERAGE OF ALL LOT DEPTHS WITHIN SAID 300 FEET, WHICHEVER IS GREATER.
2. VARIANCE FOR THE FRONT YARD SET BACK OF 3FT-6IN WAS GRANTED BY THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS MEETING ON MARCH 26, 2026.
3. THE INTERPRETATION OF THE ZONING BOARD OF APPEALS ON MARCH 26TH, 2026 WAS THAT A LOCKABLE DUMPSTER WAS NOT REQUIRED AS THERE WILL NOT BE ANY CANNABIS WASTE DISPOSED OF OUTSIDE.

NOTES:
THIS PROJECT IS IN COMPLIANCE WITH THE ZONING CANNABIS-RELATED USE CODE PER § 185-48.9 (C)
(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.



2 Site Location Map
S-1 Scale: N.T.S.

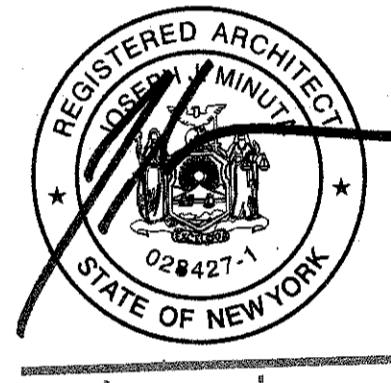
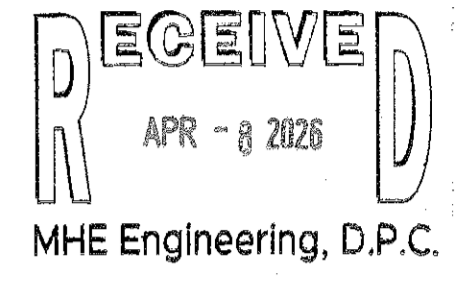
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Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

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

SIGNATURE _____

DATE _____

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

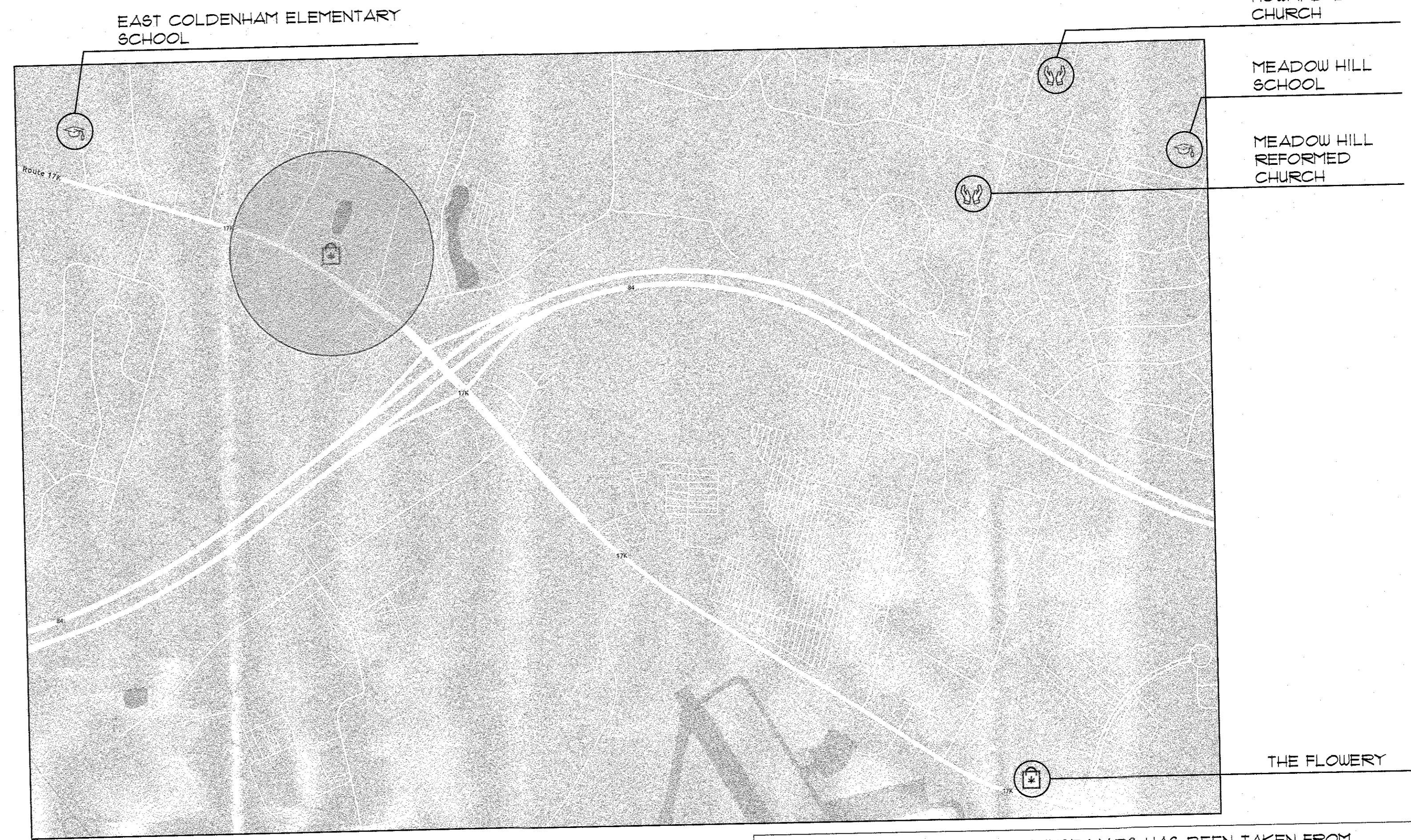


Autumn Sky Plaza - Cannabis Dispensary Special Use Permit
The Lead New York, LLC
S.E.L. 86-166
254 Route 17A, Suite 104 and 105
Newburgh, New York 12550
For Planning Board Approval

Date: 01/22/26
Revisions: 04/07/26 Per ZBA MTG 3/26/26 and PB comments from 2/5/26

Drawn By: JR, RM & JA

S-1



NOTE: INFORMATION ON THESE MAPS HAS BEEN TAKEN FROM LOCAL FULL-FEATURED LEGAL ONLINE CANNABIS ACTIVITIES LOCATOR NYS OFFICE OF CANNABIS MANAGEMENT (OCM) AS OF JANUARY 13, 2026



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.



1 Proximity Map - 500 Feet Radius
S-2 Scale: N.T.S.

2 Proximity Map - 1000 Feet Radius
S-2 Scale: N.T.S.

1/13/26, 12:29 PM Proximity Report - NY OCM

NYS OCM Proximity Report

The report provided by this application and the data available in this report are for informational purposes only and are provided on an "as is" basis meaning there is some lag in updating the map as new locations are submitted and reviewed for compliance. This report aids in the identification of locations potentially subject to 200ft, 500ft, and 1,000/2,000ft distance rules, as well as geographical information. Distances are approximated using GIS technology and may not reflect actual distances between points of entry. All applicants and licensees are encouraged to conduct their own due diligence related to proposed retail dispensary locations.

The Office of Cannabis Management makes no representation, warranty, or guarantee of any kind as to the accuracy of the information and shall not be liable for damages resulting from any errors, omissions, or other deficiencies in the data or for any actions taken in reliance thereon.

Proximity Report For:

Location	254 Route 17k, Newburgh, New York, 12550
Geocode	Latitude: 41.523010270448 Longitude: -74.114135687293
Municipality	Town of Newburgh
Population	31,802
Opt-Out Status	No Opt-Out
County	Orange County
Report generated on	01-13-2026

Active Licenses within 1000 Feet

While building to building measurements show that there are no active licenses within 1000 feet, actual measurements must be done to confirm that a retail dispensary is not within 1000 feet from an active license. It is required of licensees and applicants to take additional steps to ensure that locations adhere to Cannabis Regulations.

Pending Licenses within 1000 Feet.

Name	Address	Distance
The Leaf New York LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL	254 Route 17K Ste 105 Newburgh, NY 12550	1 ft

<https://local.cannabis.ny.gov/proximity/ocm-proximity-report/report.php?address=254+Route+17k,+Newburgh,+New+York,+12550&db=true>

1/13/26, 12:29 PM Proximity Report - NY OCM

Name	Address	Distance
Application Number: OCMRETL-2023-001494		

Places of Worship within 200 Feet

While building to building measurements show that there are no places of worship within 200 feet, actual measurements must be done to confirm that a retail dispensary is not within 200 feet from a place of worship. It is required of licensees and applicants to take additional steps to ensure that locations adhere to Cannabis law.

Schools within 500 Feet

While building to building measurements show that there are no schools within 500 feet, actual measurements must be done to confirm that a retail dispensary is not within 500 feet from a school's grounds as defined in the Education Law. It is required of licensees and applicants to take additional steps to ensure that locations adhere to Cannabis law.

Public Youth Facilities within 500 Feet

Public Youth Facilities within 500 feet are not known to this service. Please check with your local municipality to determine if any Public Youth Facilities exist within the five-hundred foot boundary.

10 Nearest Active Licenses

Name	Address	Distance
Cbd 420 llc Type: Adult-Use Conditional Retail Dispensary License Type Code: OCMCAURD22 License Number: OCM-CAURD-25-000318	142 Route 17K Newburgh, NY 12550	1.62 mi
Cannabiss Recreational LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-24-000091	217 S Plank Rd Newburgh, NY 12550	2.19 mi
BHOLECBD INC. Type: Adult-Use Conditional Retail Dispensary License Type Code: OCMCAURD22 License Number: OCM-CAURD-25-000232	1400 Route 300 Newburgh, NY 12550	2.36 mi

<https://local.cannabis.ny.gov/proximity/ocm-proximity-report/report.php?address=254+Route+17k,+Newburgh,+New+York,+12550&db=true>

1/13/26, 12:29 PM Proximity Report - NY OCM

Name	Address	Distance
HAPPY TREE LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-24-000248	99 Route 17K Ste 2 Newburgh, NY 12550	2.37 mi
Newburgh Kush Factory Type: Adult-Use Microbusiness License Type Code: OCMMICR License Number: OCM-MICR-24-000025	1255 NY 300 Newburgh, NY 12550	2.54 mi
JISK INC. Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-24-000092	165 S Plank Rd Newburgh, NY 12550	2.58 mi
Gift Leaf 676 LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-25-000446	1663 Route 300 Newburgh, NY 12550	3.25 mi
Green Galore LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-25-000406	1930 Route 300 Newburgh, NY 12550	3.54 mi
NNC 2 LLC Type: Adult-Use Retail Dispensary License Type Code: OCMRETL License Number: OCM-RETL-24-000202	496 Broadway Newburgh, NY 12550	4.58 mi
Curaleaf NY, LLC Type: Adult-Use Registered Organization Dispensary License Type Code: OCMXROD License Number: MM1002D	8 North Plank Rd. Newburgh, NY 12550	4.75 mi

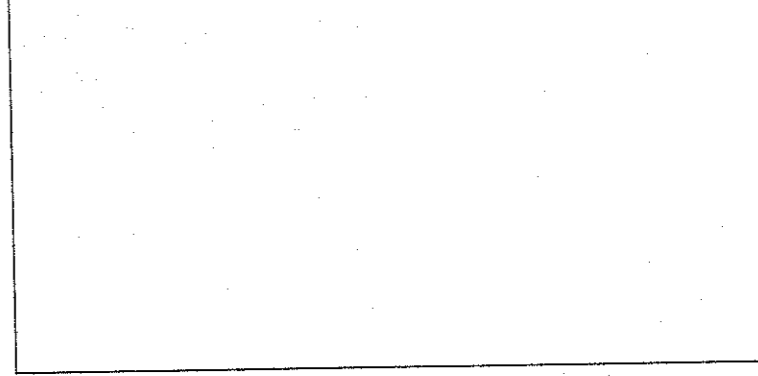
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SIGNATURE _____
DATE _____

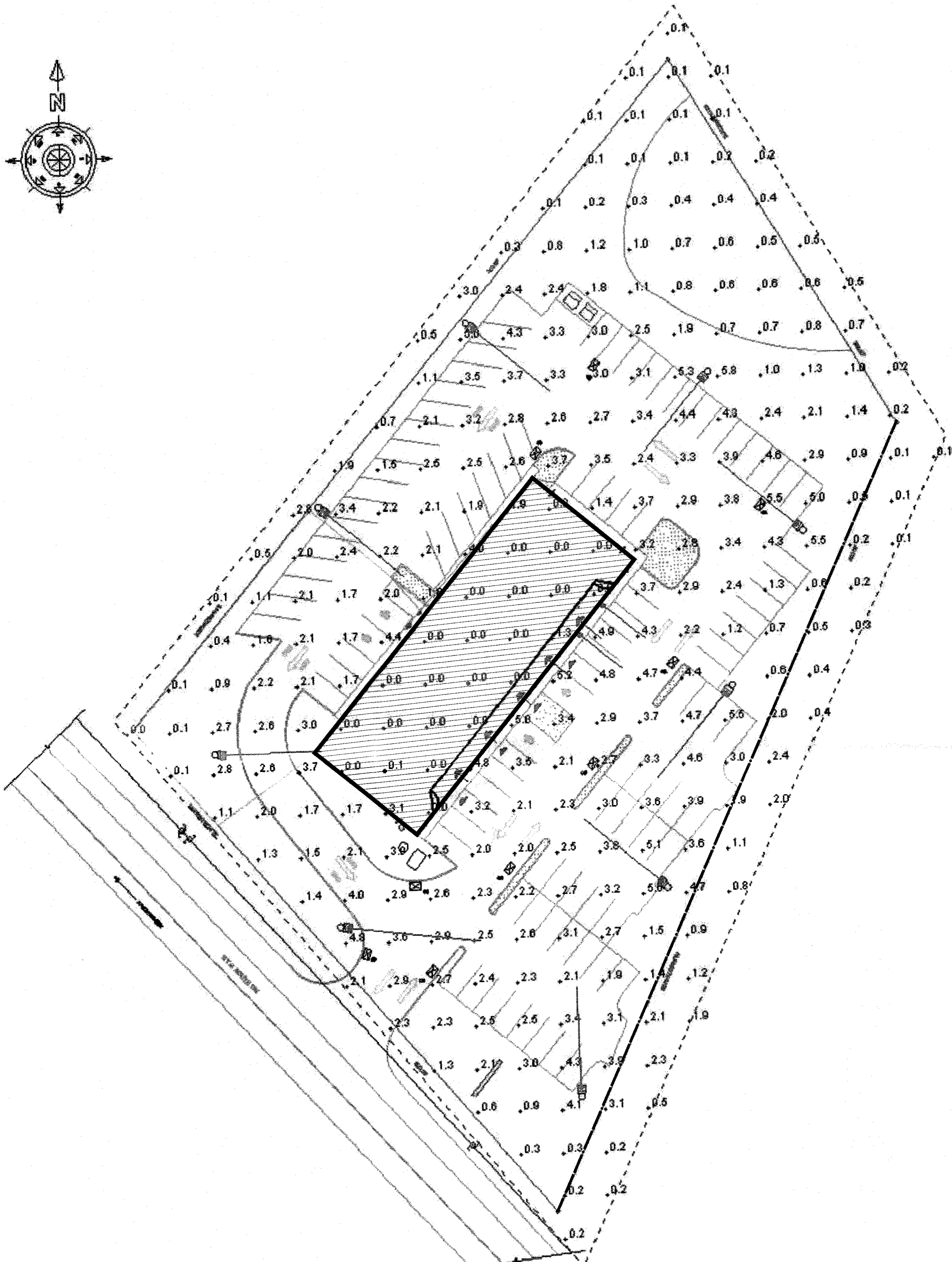
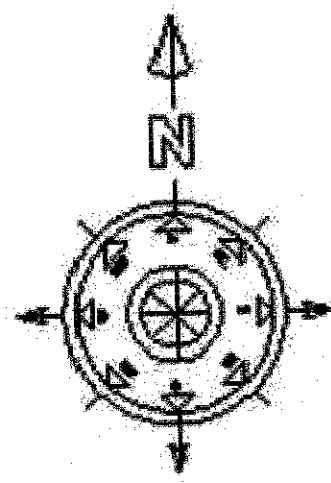
PLANNING BOARD APPROVAL
SECT: 86; BLK: 1; LOT: 86
NPB APP. No. 26-01



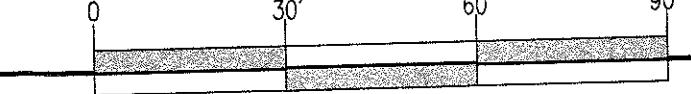
Autumn Sky Plaza - Cannabis Dispensary Special Use Permit
The Leaf New York, LLC
S.B.L. 06-156 (Scale: 100' = 1" x 100')
Newburgh, New York 12550
For Planning Board Approval

S-2

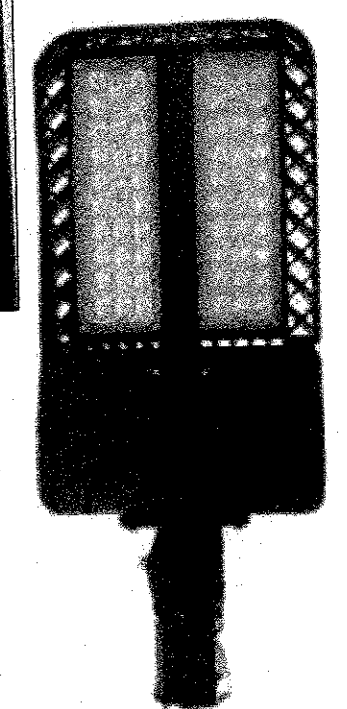
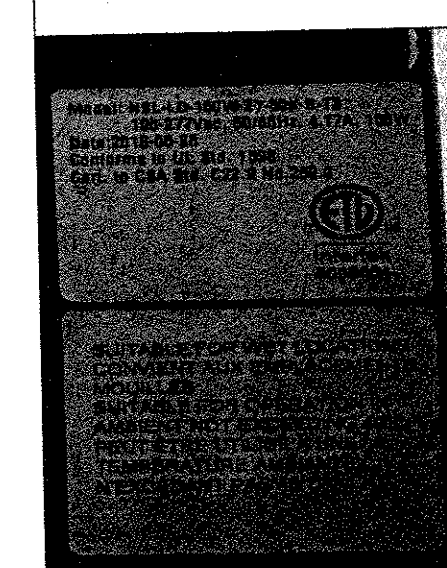
3 NYS OCM Proximity Report Per Local Full-Featured Legal Online Cannabis Activities Locator
S-2 Scale: N.T.S.



QUANTITY	CATALOG NUMBER	NUMBER LAMPS PER POLE	LUMENS PER LAMP	DESCRIPTION	MOUNTING HEIGHT	WATTAGE
9	N 8L-LD-150W-21-30K-B-T3	1	ABSOLUTE	ILLUMI LED LIGHT	21'-6" +/-	150
2	WLWP-90W-40K-MV-10D-G2	1	ABSOLUTE	WARELIGHT LED WALL PACK	10'-6" +/-	83.3
10	KCWL38WMLD	1	ABSOLUTE	KONLITE CYLINDER LED UP AND DOWN WALL LIGHT	14'-0" +/-	38
5	D90 F01 01	1	ABSOLUTE	FABBIAN PLANO RECESSED CEILING LIGHT W/ METAL HALIDE LAMP	9'-0"	100



ILLUMI



ABOUT

Description **Packaging and shipping conditions** **Inquiry**

- DLC & ETL certified for quality and safety
- Adjustable power options from 150W to 200W
- IP65 waterproof for reliable outdoor performance
- Durable shoebox design suitable for parking areas
- Energy-saving with a 5-year manufacturer warranty

This DLC ETL Certified Waterproof Parking Light features an IP65 waterproof shoebox design, ensuring durability and performance in outdoor environments. Certified by DLC and ETL, it meets strict standards for safety and efficiency. Available in 150W and 200W power options, it is perfect for parking lots, industrial areas, and commercial spaces. The energy-saving design provides high brightness and long-term cost efficiency. With an adjustable power feature and a 5-year manufacturer warranty.

WARELIGHT PROJECT NAME: _____ CATALOG NUMBER: _____
 NOTES: _____ FEATURE SCHEDULE: _____

WARELIGHT LED Wall Pack

FEATURES:

- Prismatic glass refractor, non-yellowing
- Die-cast aluminum body
- 0-10V dimming standard
- ETL, DLC Listed
- 4x NPT 1/2" knockouts
- CR1-370
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50,000 Hours
- Warranty: 5 Years

Applications:

- Building facade
- Carports
- Loading areas
- Driveways
- Parking areas

FIELD INSTALLED ACCESSORIES:

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

WARRANTY 5 YEARS

ETL **DLC** **IP65**

MODEL	WATTAGE	CCT	LUMENS	DLC	VOLTAGE	DIMMING	GENERATION
WLWP-40W-40K-MV-10D-G2	45W	4000K	5789	PLCLB4KSNP8			
WLWP-45W-50K-MV-10D-G2	45W	5000K	5908	PLBKT05F18B4			
WLWP-60W-40K-MV-10D-G2	60W	4000K	8038	PLXQB709A48			
WLWP-60W-50K-MV-10D-G2	60W	5000K	8093	PLQ3SEWA072	120-277V	0-10V	G2
WLWP-75W-40K-MV-10D-G2	75W		9874	FLTD0W2P50K8			
WLWP-90W-50K-MV-10D-G2	90W	5000K	11475	FLD3202WMT			
WLWP-120W-50K-MV-10D-G2	120W		15438	PLPVLE20H5K			

WARELIGHT 2700 South 35th St, New Berlin, WI 53151
 Phone: (888) 571-7878
 info@warelight.com

WARELIGHT

DIMENSIONAL DRAWING
 Length (L) 13.19" (335mm)
 Width (W) 7.5" (191mm)
 Height (H) 9.25" (235mm)

MOUNTING INFORMATION

WALL MOUNT INSTALLATION **CONDUIT MOUNT INSTALLATION**

ACCESSORIES: WIRE GUARD, VISOR, BEAUTY PLATE

WARELIGHT 2700 South 35th St, New Berlin, WI 53151
 Phone: (888) 571-7878
 info@warelight.com

Cylinder LED Up & Down Wall Light
 Wattage, CCT & Beam Distribution Selectable

Product Description:
 The Korlite Cylinder Wall Light Series is a modern lighting fixture that combines aesthetic elegance with functional versatility. This affordable series of wall light is a great solution for a multitude of applications, offering many adjustable features. As you can customize the wall light to your environment's lighting needs, these fixtures include adjustable wattage, CCT, beam distribution, and lighting direction.

Features:

- Sturdy die-casting aluminum housing with anti-corrosion powder coat
- Integrated photocell with a night light
- Three different housing available: Dark Inward, Back or White

Electrics:

- Power options: 150-277V, 5000K
- 150-277V, 4000K, 5000K
- 120-277V
- CR1-370
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50,000 Hours
- Warranty: 5 Years

Applications: Conference Rooms, Auditoriums, Factories, Warehouses, Garages, Industrial Parks, Event Venues, Restaurants, and More.

Installation: Built-in 5" standard recessed junction box for wall mounting (Mounting hardware not included). Operating ambient temperature: -47°F to 122°F.

Warranty: 5-year limited warranty. Complete warranty terms located at: www.korlite.com

Specifications: 150-277V, 5000K, 150-277V, 4000K, 5000K, 120-277V, 4000K, 5000K, 120-277V, 4000K, 5000K

Function Setting

Photometrics

Electrical Data

Model	Wattage (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)
KCWL38WMLD	10	0.09	0.06	0.05
	15	0.15	0.09	0.07
	20	0.19	0.11	0.08
	25	0.23	0.13	0.09
	30	0.28	0.16	0.12
	35	0.35	0.21	0.15

Plano D90 F01 01

8 800 301-72-80
<http://lampshopping.ru>

DESCRIPTION:
 FABBIAN PLANO D90 F01 01 RECESSED CEILING LIGHT WITH METAL HALIDE LAMP

FEATURES:

- Recessed ceiling light fixture
- Adjustable height
- Adjustable beam angle
- Adjustable wattage
- Adjustable CCT
- Adjustable beam diameter

INSTALLATION:
 Recessed ceiling light fixture with metal halide lamp. Mounting hardware not included. Operating ambient temperature: -47°F to 122°F.

WARRANTY:
 5-year limited warranty. Complete warranty terms located at: www.fabbian.com

Specifications: 150-277V, 5000K, 150-277V, 4000K, 5000K, 120-277V, 4000K, 5000K

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REGISTERED ARCHITECT
JOSEPH MINUTA
 028427-1
 STATE OF NEW YORK

Autumn Sky Plaza - Cannabis Dispensary Special Use Permit

The Leaf New York, LLC
 254 Route 138
 (S. of I-190 and I-95)
 (Interchange 1) New York, NY 12520

For Planning Board Approval

Dig Safely. New York

Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
800-962-7962
www.digsafelynewyork.com

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

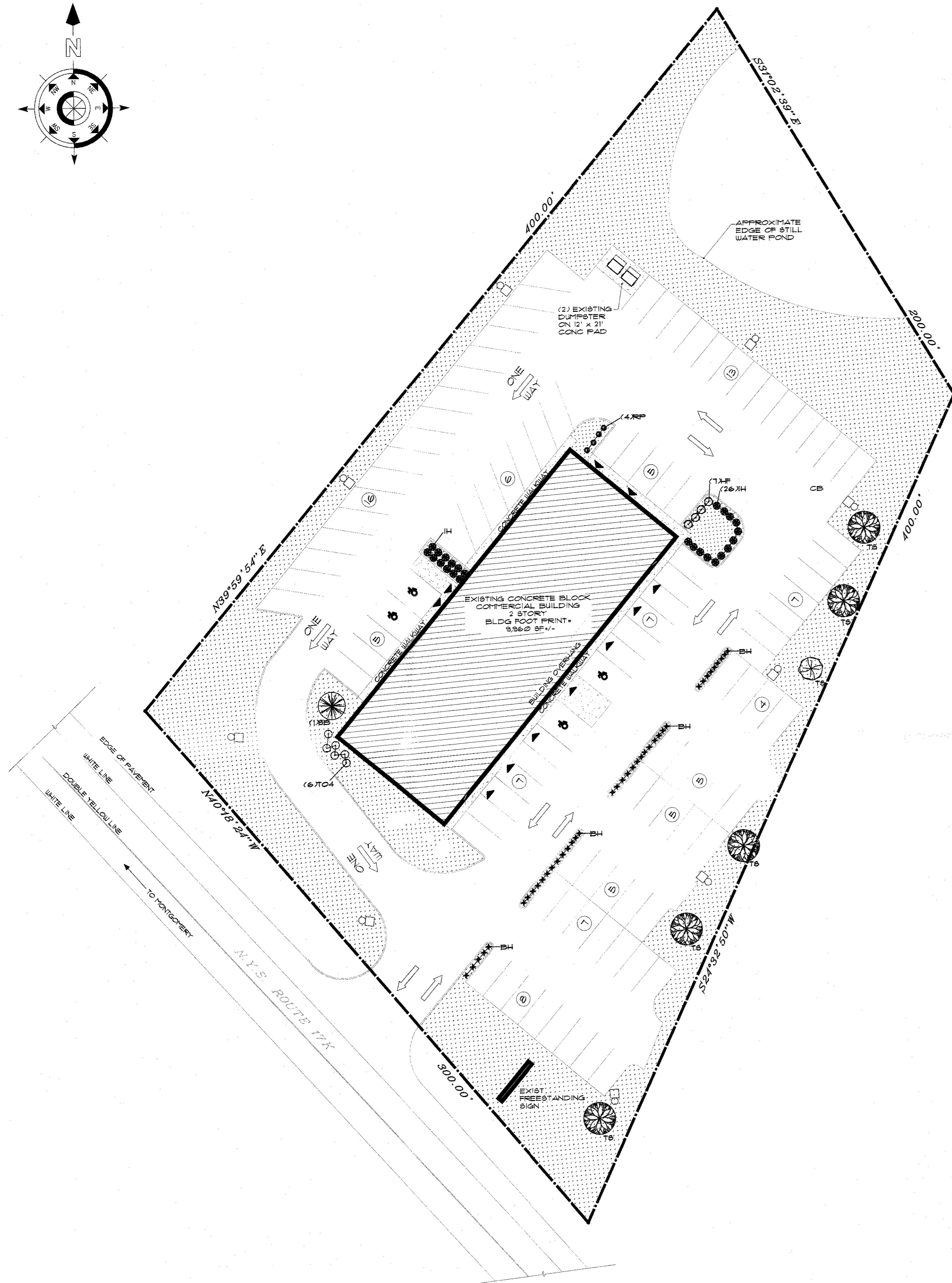
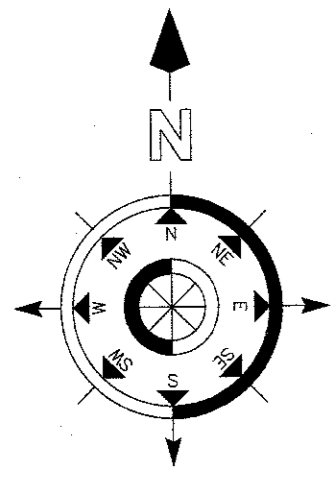
SIGNATURE _____

DATE _____

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

Drawn By: JR, RM & JA

L-1



LANDSCAPING LEGEND

TREES - DECIDUOUS							
SYM	KEY	IMAGE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	TS		THUJA PLICATA X STANDISHII	THUJA GREEN ARBORVITAE	AS SHOWN	6'-8' MIN.	-
	FC		PINUS STROBUS	EASTERN WHITE PINE TREE	AS SHOWN	2'-12' MIN.	-
	SB		GLEDITSIA TRIACANTHOS VAR. NERMIS (SUNCOLE)	SUN BURST LOCUST	AS SHOWN	2 1/2" - 3" CAL.	-
SHRUBS							
SYM	KEY	IMAGE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
	HF		TAXUS X MEDIA HATFIELDII	HATFIELD UPRIGHT YEW TAXUS	AS SHOWN	3'-4'	-
	IH		ILEX GABRA COMPACTA	INKBERRY HOLLY	AS SHOWN	3 GAL.	-
	TO4		THUJA OCCIDENTALIS (THUSID 4)	EMERALD FETITE ARBORVITAE	AS SHOWN	4'-5'	-
	RP		RHODODENDRON X 'FJM'	RHODODENDRON FJM	AS SHOWN	24-30"	-
	BH		ILEX X MESERVEAE	BLUE PRINCESS HOLLY	AS SHOWN	3 GAL.	-

LANDSCAPE LEGEND

- EXISTING GRASS (PREVIOUS AREA)
- CONCRETE WALK

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A LANDSCAPING PLAN PREPARED BY CROSS-TECH BOX 751 NEWBURGH, NY 12550 & EXISTING CONDITIONS FOR C4F REALTY WEST WING COMMERCIAL CENTER DATED: AUGUST 22, 1990 CURRENT CONDITIONS OF LANDSCAPING HAS NOT BEEN VERIFIED

1 LS-1 Landscaping Plan Scale: 1" = 30'-0"



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 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
 800-962-7962
 www.digsafelynewyork.com

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554 TEMPLE HILL ROAD
 NEW WINDSOR, NY 12553
 P: 845.565.0055 F: 845.565.6622
 info@minutaarchitecture.com

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Autumn Sky Plaza - Cannabis Dispensary Special Use Permit

The Leaf New York, LLC
 200 South Street
 Newburgh, New York 12550

For Planning Board Approval

Date: 01/22/26
 Revisions:

Drawn By: JR, RM & JA

LS-1