



**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: 28 JANUARY 2026
MEETING DATE: 5 FEBRUARY 2026
PROJECT REPRESENTATIVE: MINUTA ARCHITECTURE, PLLC, JOSEPH MINUTA, RA

1. The project proposes a Retail Cannabis Dispensary under Section 185-48.9. Retail Cannabis Dispensaries are a Special Use in the Town Code. Special Use Permits require a Public Hearing.
2. Section 185-18C (4)(b) states front yards abutting all County and State Highways shall be at least 60 feet in depth existing structure is identified as having 56.5-foot front yard setback. Unless previous variance can be documented a referral to the Zoning Board of Appeals is required.
3. Existing free-standing sign must be reviewed with regard with set back from front yard. Any modifications to this require ARB approval.
4. A landscape plan has been submitted referencing a 1990 site plan approval.
5. The applicant's representative are requested to confirm that the lighting plan Sheet L-1 depicts existing conditions.
6. The project is a Type II Action under SEQRA. The project is located on NYSDOT Route 17K. A courtesy notification to DOT will be sent upon authorization by the Planning Board.
7. Orange County Department referral is required as project is located on a State Highway.
8. Adjainers' Notices must be circulated.
9. All conditions of Section 185-48.9C 1 through 5 should be addressed on the plans.

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

A handwritten signature in black ink, appearing to read 'Patrick J. Hines'.

Patrick J. Hines
Principal
PJH/kmm

A handwritten signature in black ink, appearing to read 'Michael W. Weeks'.

Michael W. Weeks, P.E.
Principal

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

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** _____
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Autumn Sky Plaza - Cannabis Dispensary

2. Owner of Lands to be reviewed:

Name Ness Group, LLC

Address P.O. Box 553

Monsey, NY 10952

Phone 845-721-8469

3. Applicant Information (If different than owner):

Name The Leaf New York LLC

Address 66 Meadow Hill Rd

Newburgh, NY 12550

Representative Minuta Architecture, PLLC

Phone 845-565-0055

Fax

Email info@minutaarchitecture.com

4. Subdivision/Site Plan prepared by:

Name Minuta Architecture, PLLC

Address 554 Temple Hill Rd

New Windsor, NY 12553

Phone/Fax 845-565-0055

5. Location of lands to be reviewed:

254 Route 17k (Suite 104 and 105), Newburgh, New York 12550

6. Zone IB (Interchange Business)

Fire District Coldenham

Acreage 2.10 Acres

School District Valley Central

7. Tax Map: Section 86 **Block** 1 **Lot** 86

8. Project Description and Purpose of Review:

Number of existing lots _____ Number of proposed lots _____
Lot line change _____
Site plan review _____
Clearing and grading _____
Other _____ Special Use Permit _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) _____

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Debra McLane Title owner

Date: 12/22/25

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

The Leaf New York

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Form As Required
2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. X Name and address of applicant
2. X Name and address of owner (if different from applicant)
3. X Subdivision or Site Plan and Location
4. X Tax Map Data (Section-Block-Lot)
5. X Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. X Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. X Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. X Date of plan preparation and/or plan revisions
9. X Scale the plan is drawn to (Max 1" = 100')
10. X North Arrow pointing generally up

11. ☒ Surveyor,s Certification
12. ☒ Surveyor's seal and signature
13. ☒ Name of adjoining owners
14. ☐ Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ☐ Flood plain boundaries
16. ☐ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. ☒ Metes and bounds of all lots
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. ☒ Show existing or proposed easements (note restrictions)
20. ☐ Right-of-way width and Rights of Access and Utility Placement
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. ☒ Lot area (in sq. ft. for each lot less than 2 acres)
23. ☐ Number of lots including residual lot
24. ☐ Show any existing waterways
25. ☐ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ☐ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ☐ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ☐ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. ☐ Show topographical data with 2 or 5 ft. contours on initial submission

30. X Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. Number of acres to be cleared or timber harvested
33. Estimated or known cubic yards of material to be excavated and removed from the site
34. Estimated or known cubic yards of fill required
35. The amount of grading expected or known to be required to bring the site to readiness
36. Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
37. Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Joseph J. Minuta, RA
 Licensed Professional

Date: 12 January 2025

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 12 January 2025

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

N/A

**TOWN OF NEWBURGH
APPLICATION FOR CLEARING AND GRADING**

Name of applicant: _____

Name of owner on premises: _____

Address of owner: _____

Telephone number of owner: _____

Telephone number of applicant: _____

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Location of land on which proposed work will be done: _____

Section: _____ **Block:** _____ **Lot:** _____ **Sub. Div.:** _____

Zoning District of Property: _____ **Size of Lot:** _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ **Date:** _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ **20** _____

Approved: _____ **20** _____

Disapproved: _____ **20** _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Debra McCabe

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

12/22/25

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) Martin Reisman, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5 Morris Court Spring Valley NY 10977
IN THE COUNTY OF Rockland
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Ness Group
254 Rt 17k Newburgh NY 12550
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING.

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND The Leaf New York, LLC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/9/20

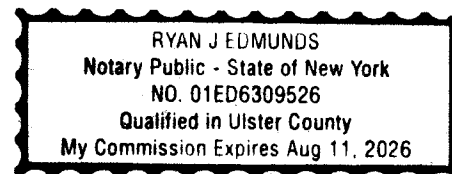
Martin Reisman
OWNERS SIGNATURE

MARTIN REISMAN
OWNERS NAME (printed)

Ryan J. Edmunds
WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Ryan J. Edmunds
WITNESS' NAME (printed)



PROXY

(OWNER) Debra McCabe, DEPOSES AND SAYS THAT HE/SHE

RESIDES AT 66 Meadow Hill Rd

IN THE COUNTY OF ORANGE

AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF The Leaf New York LLC
254 Rt 17K, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING

APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH

PLANNING BOARD AND Minuta Architecture, PLLC IS AUTHORIZED

TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 12/22/25

Debra McCabe

OWNERS SIGNATURE

Kathy Rugan

Patricia Gallant

Debra McCabe

OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)

Alejandra B. Maisonet
ALEJANDRA B MAISONET
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01MA0027057
COMM. EXP. 07/24/2028

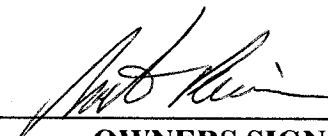
12/22/2025

PROXY

(OWNER) MARTIN REISMAA, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 5 MORRIS CT
IN THE COUNTY OF Rockland
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Ness Group LLC

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND Minuta Architecture, PLLC IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 1/19/20

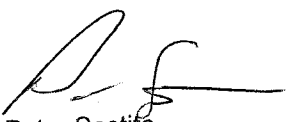

OWNERS SIGNATURE

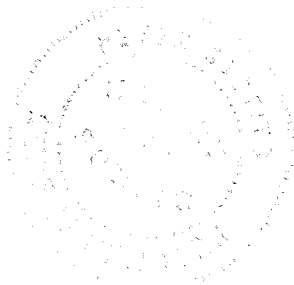
MARTIN REISMAA
OWNERS NAME (printed)

NAMES OF ADDITIONAL
REPRESENTATIVES

WITNESS' SIGNATURE

WITNESS' NAME (printed)


Peter Sestifo
Notary Public, State of New York
Reg. No. 01SE6336254
Qualified in Dutchess County
Commission Expires March 18, 2028



PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

12/22/25
DATED

Debra McCabe
APPLICANT'S NAME (printed)

Debra McCabe
APPLICANT'S SIGNATURE

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

<u> </u>	TOWN BOARD
<u> </u>	PLANNING BOARD
<u> </u>	ZONING BOARD OF APPEALS
<u> </u>	ZONING ENFORCEMENT OFFICER
<u> </u>	BUILDING INSPECTOR
<u> </u>	OTHER

12/22/25
DATED

INDIVIDUAL APPLICANT

The Leaf New York LLC
CORPORATE OR PARTNERSHIP APPLICANT

BY: Debra McCabe
(Pres.) (Partner) (Vice-Pres.)
(Sec.) (Treas.)

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State “Right to Farm Laws” as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

(1) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

N/A

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

Name and address of the applicant: _____

Description of the proposed project: _____

Location of the proposed project: _____

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: _____

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.

APPLICANT'S SIGNATURE

DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 1/12/2026

NAME OF PROJECT: Autumn Sky Plaza - Cannabis Dispensary

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Painted EIFS & standing seam roof (existing)

COLOR OF THE EXTERIOR OF BUILDING:

Gray

ACCENT TRIM:

Location: See photos

Color: white

Type (material): painted EIFS

PARAPET (all roof top mechanicals are to be screened on all four sides):

Existing metal roof Mansart style

ROOF:

Type (gabled, flat, etc.): Mansart and low slope

Material (shingles, metal, tar & sand, etc.): standing seam & membrane

Color: Anodized Bronze Existing

WINDOWS/SHUTTERS:

Color (also trim if different): Bronze Anodized

Type: Aluminum frame storefront

DOORS:

Color: Bronze Anodized

Type (if different than standard door entrée): Aluminum frame storefront

SIGN:

Color: Green & White

Material: Aluminum channel letter

Square footage of signage of site: 34.5 SF

The Leaf New York LLC, Debra McCabe

Please print name and title (owner, agent, builder, superintendent of job, etc.)

Debra McCabe

Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☐ No		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No		
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☐ Yes ☐ No		
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☐ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☐ No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:	

iii. If other than water, identify the type of impounded/contained liquids and their source.	

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	

v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☐ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☐ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? Yes No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and covertypes on the project site.			
Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	☐ Yes ☐ No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____ _____ _____																						
E.2. Natural Resources On or Near Project Site																						
a. What is the average depth to bedrock on the project site? _____ feet																						
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																						
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> <td style="border-bottom: 1px solid black; width: 30%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		%			%			%														
	%																					
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d. What is the average depth to the water table on the project site? Average: _____ feet																						
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ Well Drained:</td> <td style="width: 20px; text-align: right;">_____ %</td> <td style="width: 50px;">of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ %</td> <td>of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ %</td> <td>of site</td> </tr> </table>	☐ Well Drained:	_____ %	of site	☐ Moderately Well Drained:	_____ %	of site	☐ Poorly Drained	_____ %	of site													
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30px;">☐ 0-10%:</td> <td style="width: 20px; text-align: right;">_____ %</td> <td style="width: 50px;">of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ %</td> <td>of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ %</td> <td>of site</td> </tr> </table>	☐ 0-10%:	_____ %	of site	☐ 10-15%:	_____ %	of site	☐ 15% or greater:	_____ %	of site													
☐ 0-10%:	_____ %	of site																				
☐ 10-15%:	_____ %	of site																				
☐ 15% or greater:	_____ %	of site																				
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____ _____																						
h. Surface water features. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> <tr> <td>ii. Do any wetlands or other waterbodies adjoin the project site?</td> <td style="text-align: right;">☐ Yes ☐ No</td> </tr> </table> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</td> <td style="width: 20%; text-align: right;">☐ Yes ☐ No</td> </tr> </table> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">•</td> <td style="width: 10px;">Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10px;">Classification _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>	i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☐ No	ii. Do any wetlands or other waterbodies adjoin the project site?	☐ Yes ☐ No	iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	☐ Yes ☐ No	•	Streams:	Name _____	Classification _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name _____	Approximate Size _____	•	Wetland No. (if regulated by DEC)	_____	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	☐ Yes ☐ No																					
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•	Lakes or Ponds:	Name _____	Classification _____																			
•	Wetlands:	Name _____	Approximate Size _____																			
•	Wetland No. (if regulated by DEC)	_____																				
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____																						
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																						
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No																						
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No																						
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: <table style="width: 100%; border: none;"> <tr> <td style="width: 10px;">i.</td> <td style="width: 10px;">Name of aquifer:</td> <td>_____</td> </tr> </table>	i.	Name of aquifer:	_____																			
i.	Name of aquifer:	_____																				

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No	
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Debra McCabe Date 1/13/26

Signature Debra McCabe Title owner

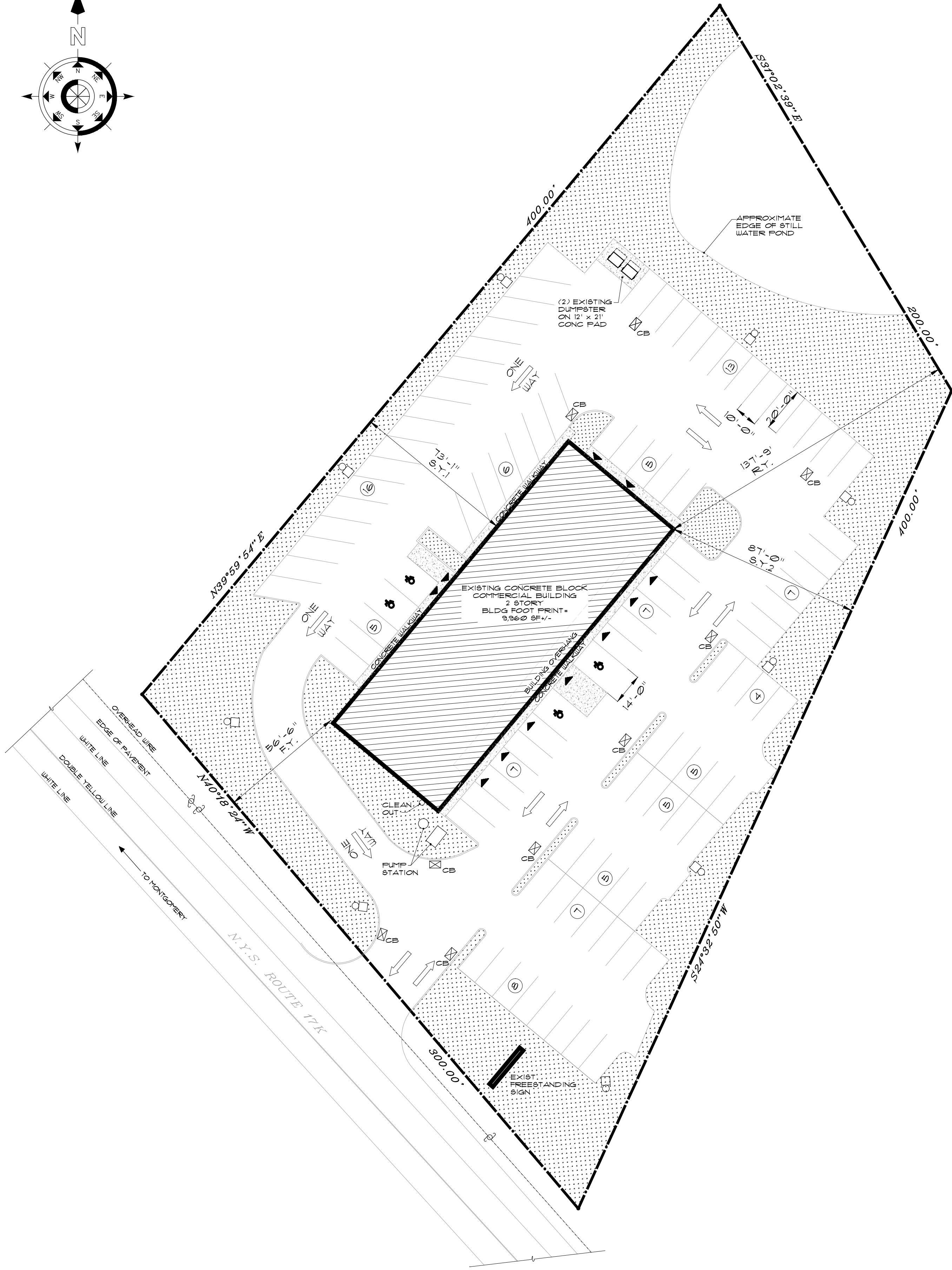
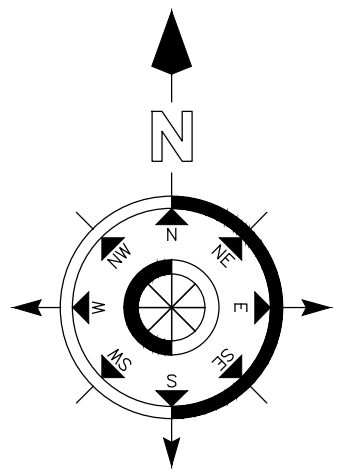


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



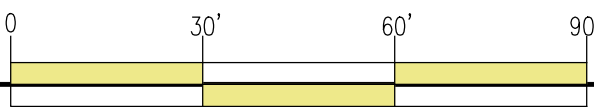
LEGEND

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

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

1 S-1 Current Site Layout

Scale: 1" = 30'-0"

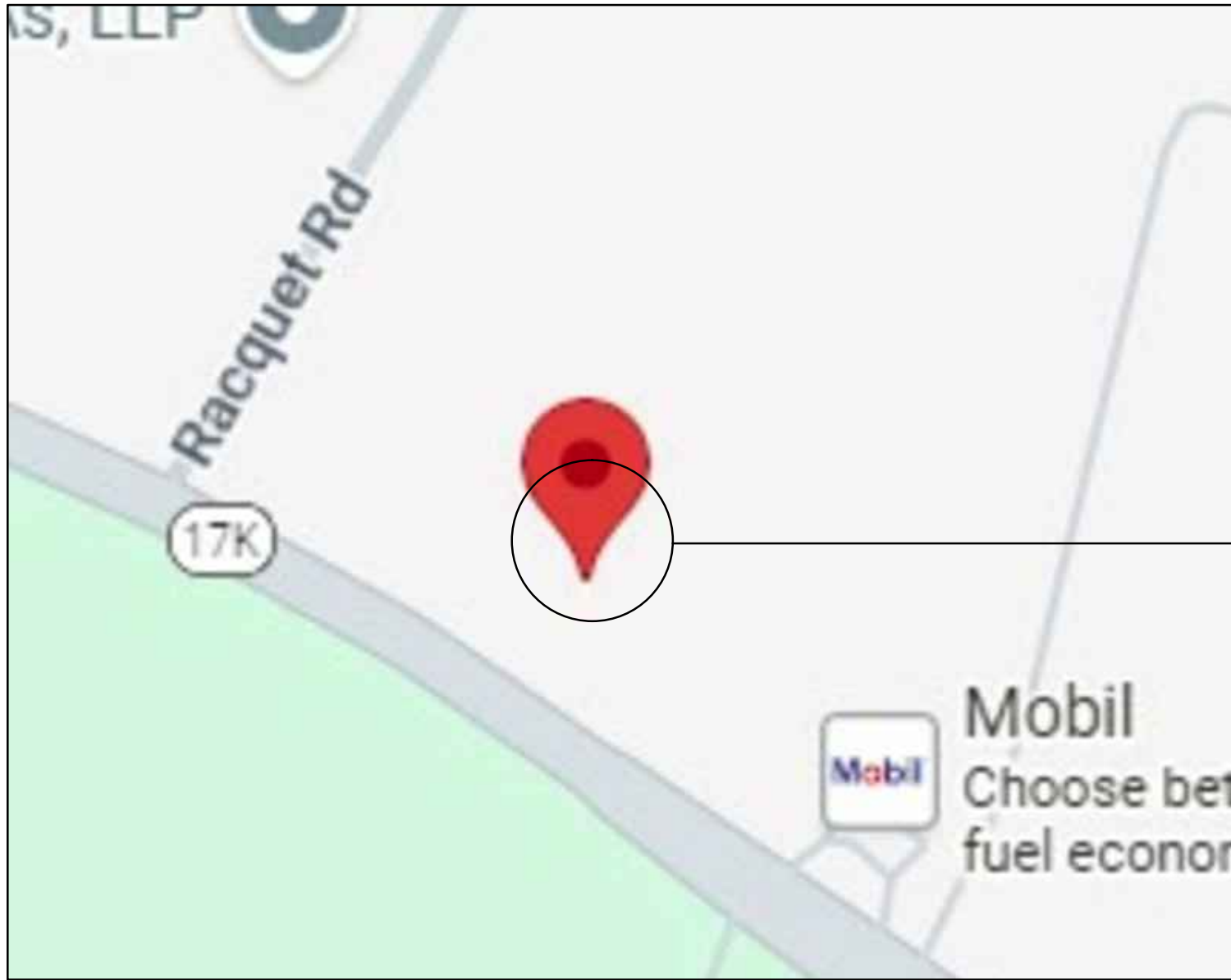


BULK TABLE REQUIREMENTS					
ZONING INFORMATION	TOWN OF NEWBURGH				
	ZONE : IB (INTERCHANGE BUSINESS DISTRICT)				
	Proposed Use : Cannabis Retail Dispensaries				
	Permitted with: Approval by Planning Board				
MINIMUM REQUIREMENTS					
	Required	Existing	Proposed	Change	Variance
Lot Area	40,000 SF	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	50 FT	56'-6" +/-	56'-6" +/-	NONE	NONE
Rear	60 FT	131'-9" +/-	131'-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	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	21'-0" +/-	21'-0" +/-	NONE	NONE
Lot Surface Coverage	N/A	N/A	NONE	NONE	NONE

* EXISTING NON-CONFORMING

* EXISTING NON-CONFORMING

NOTES:
PROJECT IS IN COMPLIANCE WITH THE ZONING CANNABIS-RELATED USE CODE PER § 185-48.3 (C).
(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 S-1 Site Location Map

Scale: N.T.S.

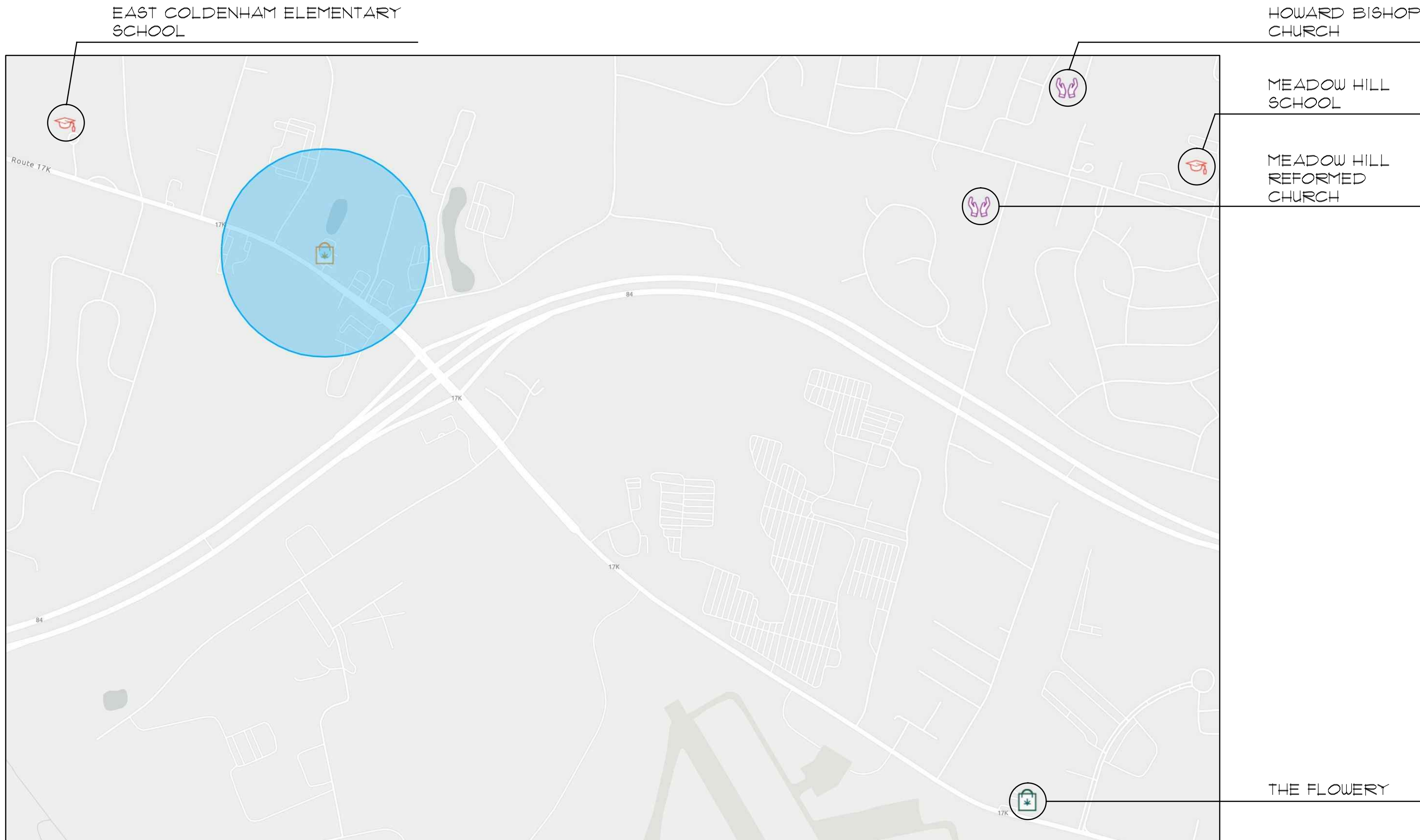
Dig Safely. New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

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

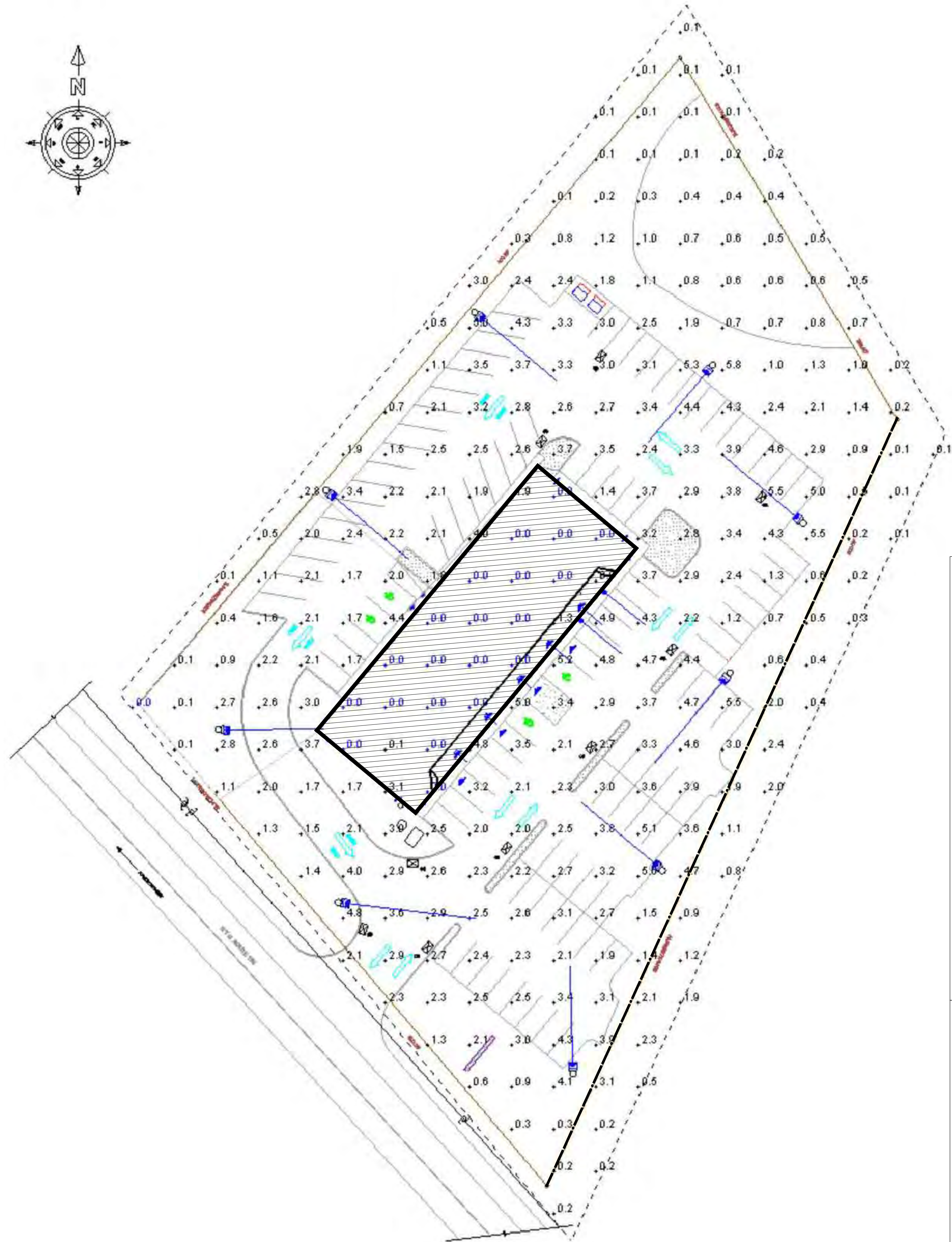
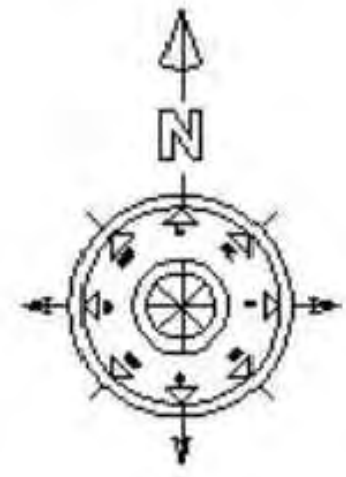


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2 of 4





LIGHTING SCHEDULE						
QUANTITY	CATALOG NUMBER	NUMBER LAMPS	LUMENS PER LAMP	DESCRIPTION	MOUNTING HEIGHT	WATTAGE
9	N 8L-LD-150W-27-30K-B-T3	1 PER POLE	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	KCWL38UMCLED	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

1 Lighting Plan
L-1 Scale: 1" = 30'-0"

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: _____ FIXTURE SCHEDULE: _____

WARELIGHT LED Wall Pack

FEATURES

- Prismatic glass refractor, non-yellowing
- Die-cast aluminum body
- 0-10V dimming standard
- ETL, DLC Listed
- 4x NPT 3/2in knockouts
- 120-277V
- CRI > 70
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50000 hours
- Warranty: 5 Years

Applications

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

FIELD INSTALLED ACCESSORIES

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

WARELIGHT

Warelight
2750 South 163rd St
New Berlin, WI 53151

warelight.com
Phone: (888) 571-7878
info@warelight.com

Warelight LED Wall Pack							
MODEL	WATTAGE	CCT	LUMENS	DLC	VOLTAGE	DIMMING	GENERATION
WLWP-45W-40K-MV-10D-G2	45W	4000K	5789	PLCIBXRSNP8	120-277V	0-10V	G2
WLWP-45W-50K-MV-10D-G2	45W	5000K	5908	PLKBTQ8F1B84			
WLWP-60W-40K-MV-10D-G2	60W	4000K	8038	PLKCB709A48			
WLWP-60W-50K-MV-10D-G2	60W	5000K	8093	PLKCB35W4072			
WLWP-75W-50K-MV-10D-G2	75W	5000K	9874	PL703W85G5C3			
WLWP-90W-50K-MV-10D-G2	90W	5000K	11473	PLPZK24WRT			
WLWP-120W-50K-MV-10D-G2	120W		15438	PLPVL62CHGX			

WARELIGHT

Warelight
2750 South 163rd St
New Berlin, WI 53151

warelight.com
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

Warelight
2750 South 163rd St
New Berlin, WI 53151

warelight.com
Phone: (888) 571-7878
info@warelight.com

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

Project Name: _____
Catalog Number: _____
Notes: _____

Product Description:

The Konlite Cylinder Wall Light Series is a modern lighting fixture that combines architectural elegance with functional versatility.

This affordable series of wall light is a great solution for a multitude of applications, offering many adjustable features, so you can customize the wall light for your environment's lighting needs. These features include selectable wattage, CCT, beam distribution, and lighting direction.

Equipped with an optional use photobulb, the Konlite Cylinder Wall Light ensures that you can effectively manage your lighting and maximize energy efficiency. Designed for cross-environmental endurance, the fixture's adaptive optics and energy-conscious design delivers optimal lighting solutions for a diverse range of applications - from auditoriums to architectural features.

Applications:
Conference Rooms, Auditoriums, Factories, Warehouses, Garages, Industrial Parks, Exterior Facades, Restaurants, and More.

Features:

- Construction
 - Sturdy die-casting aluminum housing with anti-corrosion powder coat
 - Integrated photobulb with a daylight cone
 - Three different housing available: Dark bronze, black or white.
- Electrical
 - Input voltage: 120-277VAC, 50/60Hz
 - 170V-100V, PFV-BL, CRI-80
 - 120-277V
 - CRI: >70
 - CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
 - Life: 50000 hours
 - Warranty: 5 Years
- Optics
 - Selectable brightness with 3 wattage selections
 - CCT Selection: 3000K/4000K/5000K
 - Proprietary optics deliver a true uniform, balanced distribution
 - Selectable up, down, remote, & wide-distribution
 - Support LED chip: SMD 2835
 - PC lens with optics
- Installation
 - Built-in 6" standard recessed junction-box for wall mounting (Mounting hardware is included)
 - Operating ambient temperature: -40°F to 122°F
- Warranty
 - 5-year limited warranty. Complete warranty terms located at: <https://www.konlite.com/consumer/warranty>
- Certification
 - UL Listed
 - 5-year limited warranty

Ordering Information

Series	Wattage	CCT	Voltage	Housing
KCWL	Multiple Wattage	Multiple CCT	L: 120-277V	D: Dark Bronze W: White B: Black

Function Setting

CCT Setting

Beam Distribution Setting

Power Setting

Light Direction Setting

Photometrics

Electrical Data

Model Series	Wattage(W)	Current(A/C)			
		120	208	240	277
KCWL20WMCLED	10	0.09	0.06	0.05	0.04
	16	0.09	0.15	0.07	0.06
	20	0.19	0.11	0.09	0.08
	19	0.18	0.11	0.09	0.08
KCWL38WMCLED	31	0.17	0.29	0.14	0.12
	38	0.35	0.21	0.18	0.15

Konlite

1200 Boulevard Blvd, Suite B, Buford, GA 30518
Tel: (888) 571-7878 Fax: (770) 671-0127 www.konlite.com

For informational purposes only.
Content is subject to change.

Plano D90 F01 01

8 800 301-72-50
<http://lampshopping.ru>

Scale: Future

Removed user structure for false ratings. White painted frame and satin-finish glass diffuser.

typology

suggested bulb and options (x1)

A1200C10
1200W
720W
720W

volume - weight

1200W: 1.75, 54

technical information

IP20
IP20

accessories included

notes

accessories not included

A22222 Electronic ballast for lamps 200W TC-016 & TC-16 (max. 1 unit)
A22222 Electronic ballast dimmable for lamps 200W TC-016 & TC-16 (max. 1 unit)

Fabbian

Fabbian Illuminazione SpA, via Sesto San Giovanni 15, 20139 Milano, Italy. Tel. 02 4810111 Fax 02 481011111 www.fabbian.com

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Autumn Sky Plaza - Cannabis Dispensary Special Use Permit

The Leaf New York, LLC
535 E. 14th St.
New York, NY 10003
Newburgh, New York 12550

For Planning Board Approval

Date: 01/22/26

Revisions:

Drawn By: JR, RM & JA

L-1

Dig Safely. New York

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

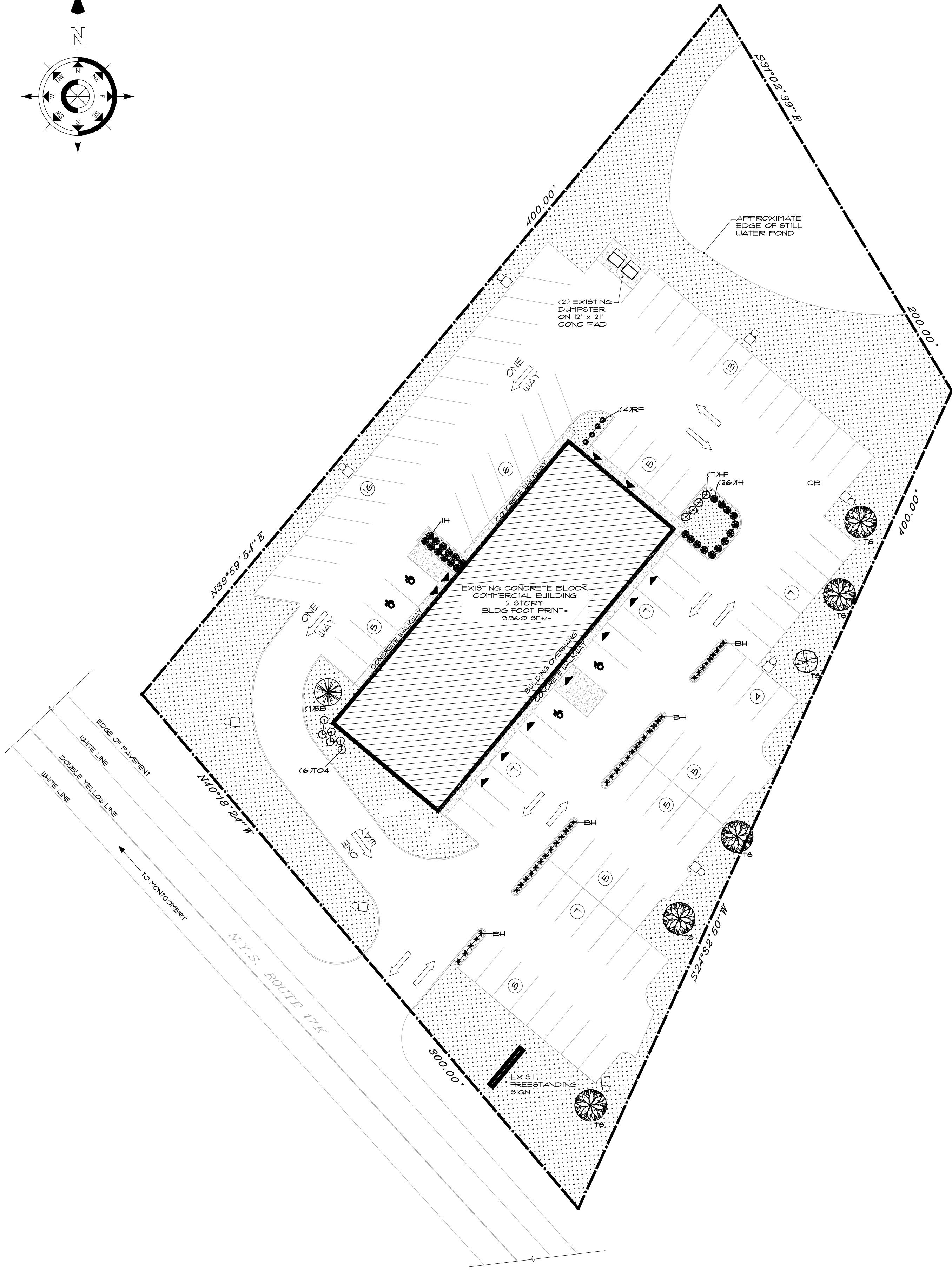
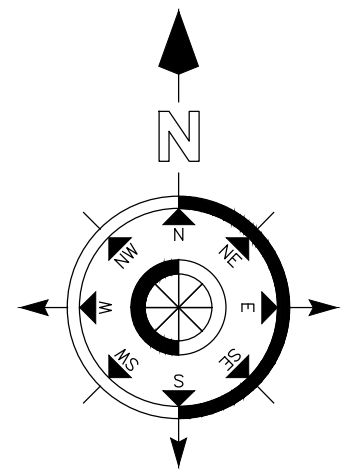
800-962-7962
www.digsafelynewyork.com

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

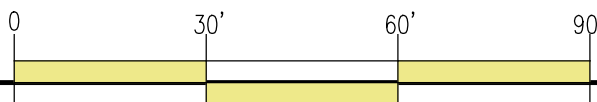


LANDSCAPE LEGEND

- EXISTING GRASS (PERVIOUS AREA)
- CONCRETE WALK

1 LS-1 Landscaping Plan

Scale: 1" = 30'-0"



NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A LANDSCAPING PLAN PREPARED BY CROSS-TECH BOX 151 NEWBURGH, NY 12550 & EXISTING CONDITIONS FOR C4F REALTY WEST WING COMMERCIAL CENTER DATED: AUGUST 22, 1990 CURRENT CONDITIONS OF LANDSCAPING HAS NOT BEEN VERIFIED

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	8'-12' MIN.	-
	SB		GLEDITSIA TRIACANTHOS VAR. INERMIS	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 PETITE ARBORVITAE	AS SHOWN	4'-5'	-
	RP		RHODODENDRON X P.J.M.	RHODODENDRON P.J.M.	AS SHOWN	24-30"	-
	BH		ILEX X MESERVEAE	BLUE PRINCESS HOLLY	AS SHOWN	3 GAL.	-

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Newburgh, New York 12550

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Revisions:

Drawn By: JR, RM & JA

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