

## LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **November 6, 2024 at 7:00pm** as the time, date and place of a public hearing to afford all interested parties an opportunity to be heard and seek public comment, in regard to the following:

“Best Buds of NY Dispensary has applied for a Special Use Permit to establish a Cannabis Retail Dispensary at 4 Taft Avenue, Poughkeepsie NY. A Licensed Cannabis Retail Dispensary shall be allowed only after the granting of a Special Use Permit by the Town Board”

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed Special Use Permit is available in full with Exhibit to preview on our website:

<https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings>

Or in person @ the Town Clerk’s Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk  
Town of Poughkeepsie  
October 10, 2024

**RESOLUTION 10:9 - # 10 of 2024**

WHEREAS, pursuant to the Town of Poughkeepsie's Zoning Code, Section 210-61(B)(2), "A licensed cannabis retail dispensary shall be allowed only after the granting of a special use permit by the Town Board..."; and

WHEREAS, Best Buds of NY Dispensary (Joginder Singh) has applied for a special use permit ("SUP") to establish a cannabis retail dispensary at 4 Taft Avenue, Poughkeepsie, NY; and

WHEREAS, before determining whether to grant an SUP, the Town Board must conduct the procedures and apply the criteria specified in Sections 210-61 and 210-152.1;

NOW, THEREFORE, BE IT RESOLVED, that the application of Best Buds of NY Dispensary for a cannabis retail dispensary is a Type II action for purposes of SEQRA as it involves the leasing of an existing building; and

BE IT RESOLVED, that the Town Board hereby sets a public hearing on the proposed cannabis retail dispensary for November 6, 2024, at 7:00 PM, or as soon thereafter as the matter may come to be heard, in the Town Hall, One Overocker Road, Poughkeepsie, New York; and

BE IT RESOLVED, that the Town Clerk is authorized and directed to post notice of the hearing and ensure the hearing notice requirements in Section 210-151(D) are completed.

Dated: October 9th 2024

Moved: Anne Burger

Seconded: Michael Cifone

Motion passes/ fails: Ayes 7 Nays 0

ES/mem  
t-10/4/2024  
m-10/9/2024

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Laird	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Burger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilman Cifone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilman Sharpe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PRESENT</u> /ABSENT Supervisor Edwards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### Town of Poughkeepsie Planning Board Combined Application Form

REQUEST FOR: (Check all that apply) Date of Application: 09/12/2024

- |                                  |                                     |  |                                     |
|----------------------------------|-------------------------------------|--|-------------------------------------|
| Pre-Application Discussion       | <input type="checkbox"/>            | Lot Line Revision Approval                   | <input type="checkbox"/>            |
| Preliminary Subdivision Approval | <input type="checkbox"/>            | Final Subdivision Approval                   | <input type="checkbox"/>            |
| Site Plan Approval               | <input checked="" type="checkbox"/> | Erosion & Sediment Control Approval          | <input type="checkbox"/>            |
| Land Contour Permit Approval     | <input type="checkbox"/>            | Aquatic Resources Permit Approval            | <input type="checkbox"/>            |
| Architectural Approval           | <input type="checkbox"/>            | Special Use Permit *Town Board Approval only | <input checked="" type="checkbox"/> |

Name of Project (if applicable): Best Buds Dispensary

Tax Map Number of all parcels: 134689-6161-08-930788

Street Address of all parcels: 4-10 Taft Avenue

Attach a copy of the current deed(s) and any easement(s) affecting the property. B:22003  
P:9313

Description of Proposed Activity: Best Buds of New York Dispensary is proposing to occupy the vacant space adjacent to K and D Deli in the building located at the northeast corner of Main Street and Taft Avenue. The space is approximately 2,480 sf. The entrance of the proposed Best Buds space is over 500' to the entrance at Arthur S. May school and approximately 1,500 feet to the entrance of Holy Trinity Church. The owner/applicant, Mr. Joginder Singh, operates a similar dispensary in Massachusetts and expects an average of 80 customers per day, 70% of which are likely to be online orders (with customer pickup) and 30% are walk-in customers. The cannabis products are delivered to the dispensary in passenger-type cars: SUVs or minivans, to a secure section of the store. Deliveries may be scheduled before or after operating hours. All products will be out of the line of sight from the sidewalk, through the windows and door. If necessary, interior window treatments will be utilized. Private onsite security will be utilized for ID verification and prevention of outdoor onsite consumption.

Name of Applicant(s): Mr. Joginder Singh / Best Buds of NY Dispensary

Address: 3 Apple Lane, Highland, NY 12528

Telephone: \_\_\_\_\_ Email: jat3k@yahoo.com

For Office Use:	
Fees Paid: _____	PB Meeting Date: _____
Escrow Paid: _____	Planning Board Appearance Fee Paid: _____

Name of Record Owner(s): Video Treats Inc

Address: 4295 Albany Post Road

Telephone: \_\_\_\_\_ Email: Hyde Park, NY 12538

**A) For All Applications:**

1) Total acreage involved in application: 1.09

2) Total contiguous acreage controlled by applicant/owner<sup>1</sup>: 1.09

3) Total number of existing structures: 1

4) Type of existing structures: Strip / Shopping

5) Total square footage of all new construction: \_\_\_\_\_

6) Estimated value of new construction or addition: \$5,000

7) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential 0 sf Commercial 0 sf Institutional 0 sf

Expansion/Renovation: Residential 0 sf Commercial 0 sf Institutional 0 sf

Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District(s): ATC

9) Does applicant intend to request any information waivers?

No  Yes \_\_\_\_\_. If yes, please list all waivers (attach separate pages if necessary):

\_\_\_\_\_  
\_\_\_\_\_

10) Are there agricultural and/or forestry exemptions affecting the property?

No  Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

\_\_\_\_\_  
\_\_\_\_\_

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability companies, or other entities or partnerships in which the applicant has an interest.

11) Have any area or use variances affecting the property been granted?

No  Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

12) Have any permits affecting the property been issued by any other governmental agency?

No \_\_\_\_\_. Yes . If yes, please list in detail (attach separate pages if necessary):

Building has a C/O for various uses in the past and has 2; one for K and D Deli and one for Domino's Pizza

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No  Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

Application for a dispensary license has been submitted to NY State; OCMRETL-2023-001145. The site is "proximity protected" by the State Office of Cannabis Management

**Name and Address of Professional Engineer:** \_\_\_\_\_

Day|Stokosa Engineering, 3 Van Wyck Lane 12590

Telephone: 845.590.1402 Email: Amy@DayStokosaEng.com

**Name and Address of Licensed Land Surveyor:** \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Name and Address of Attorney:** \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Name and Address of Biology/Wetland Consultant:** \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**B) For Subdivision and Lot Line Change Applications Only:**

- 1) Total number of lots proposed: \_\_\_\_\_
- 2) What is the size of the smallest lot proposed? \_\_\_\_\_
- 3) What is the size of the largest lot proposed? \_\_\_\_\_
- 4) Number of private driveways proposed: \_\_\_\_\_
- 5) Number of common driveways proposed: \_\_\_\_\_
- 6) Maximum number of lots serviced by a common driveway: \_\_\_\_\_
- 7) Number of private roads proposed: \_\_\_\_\_
- 8) Number of lots serviced by a private road: \_\_\_\_\_
- 9) Preliminary Plat includes \_\_\_\_\_ acres and tentatively includes \_\_\_\_\_ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is \_\_\_\_\_ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes \_\_\_\_\_ No \_\_\_\_\_. If no, state the number of sections to be filed \_\_\_\_\_.

**C) For Land Contour Permit; Erosion & Sediment Control; Aquatic Resources Applications:**

- 1) Does the plan involve removal or the addition of more than two (2) feet of soil anywhere on the property? Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide details and a map showing the proposed grading.
- 2) How many cubic yards of material will be moved? \_\_\_\_\_
- 3) Describe how was the amount of material to be moved calculated? Attach additional sheets as necessary.  
\_\_\_\_\_  
\_\_\_\_\_
- 4) Will the activity involve the clearing, grading or disturbance to one acre or more of land? Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide details and a map showing the proposed grading.
- 5) Describe how the amount of land to be cleared, graded or disturbed was determined? Attach additional sheets as necessary.  
\_\_\_\_\_  
\_\_\_\_\_

**D) For Aquatic Resource Permit Applications:**

- 1) The date the wetland delineation was performed is: \_\_\_\_\_

- 2) The delineation was performed by: \_\_\_\_\_
- 3) The site contains a federal jurisdictional wetland: Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide a copy of any applications and correspondence with the USACOE.
- 4) The site contains a state protected freshwater wetland: Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide a copy of any applications and correspondence with the NYSDEC.
- 5) The areal extent of proposed disturbance to the wetland is: \_\_\_\_\_
- 6) The areal extent of proposed disturbance to the wetland buffer area is: \_\_\_\_\_

**E) For Special Use Permit Applications (except accessory apartment):**

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary):

- 1) That there would not be any detrimental effect by the establishment of such use on other uses within the district.

The proposed use is permitted with the Zoning district and meets all setback requirements.

- 2) That such use will be in harmony with the orderly development of the district and the location, nature and height of buildings, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands.

The site is developed and any proposed changes will be aesthetic in nature; new refuse enclosure, site lighting, signage, etc.

- 3) That all structures, equipment and materials shall be reasonably accessible for fire and police protection.

The existing building will meet the requirements of the building and fire codes

- 4) That the use meets the prescribed requirements for the district in which located, including minimum yard requirements for the district in which located or as further specified in this section and including maximum height, required off-street parking and sign regulations.

The proposed use is in conformance with the Zoning district and meets all setback requirements.

- 5) Noise. The maximum noise level at the property line applicable to the use involved shall not exceed the maximum established under Chapter 139 of the Town Code.

The use will not produce noise levels in excess of current levels.

- 6) Discharge of water. No polluting or objectionable waste shall be discharged into any stream or other natural drainage channel or upon the land that will in any way interfere with the quality, operation or continuation of these natural systems or contribute to their despoliation.

The use will not produce any additional wastewater or storm water. The building is currently connected to the municipal sewer (for wastewater) and the site has existing storm water infrastructure.

- 7) Traffic access. All proposed traffic access ways shall be adequate but not excessive in number; adequate in width, grade and alignment and visibility; shall be sufficiently separated from street intersections and other places of public assembly; and shall meet other similar safety considerations.

The site has an existing traffic access. The proposed use will not exceed the capacity of the existing traffic access.

- 8) Parking. Adequate off-street parking and loading spaces shall be provided in accordance with the off-street parking and loading requirements of this Chapter. Shared parking is encouraged where the peak parking demands of different uses occur at various times of the day. Use of a widely accepted means of projecting demand for shared use, such as the Urban Land Institute's Shared Parking report may be employed to demonstrate shared parking effects.

The existing parking is adequate for the proposed and existing uses combined.

- 9) Circulation. The interior circulation system shall be adequate to provide safe accessibility to all required off-street parking, and to provide for the convenience and safety of vehicular, pedestrian, and bicycle movement within the site and in relation to adjacent areas or roads.

The existing onsite circulation is adequate for the proposed and existing uses combined.

- 10) Landscaping and screening. All parking and service areas shall be reasonably screened during all seasons of the year from the view of adjacent residential lots and streets and the general landscaping of the site should be in character with that generally prevailing in the neighborhood. Existing trees twelve (12) inches or more in diameter at breast height (dbh) should be preserved to the maximum extent practical.

No removal of landscaping is proposed.

- 11) Character and appearance. The character and appearance of the proposed use, buildings, structures, outdoor signs, and lighting shall be in general harmony with the character and appearance of the surrounding neighborhood, and shall not adversely affect the general welfare of the inhabitants of the Town.

Exterior modifications shall be at the approval of the Town's Boards.

- 12) Historic and natural resources. The proposed use shall be designed and should be carried out in a manner that minimizes impacts to protect historic and natural environmental features on the site under review and in adjacent areas.

No impacts to natural resources are expected.

13) Sewage Treatment and Water Supply. The adequacy of available sewage disposal and water supply services supporting the proposed activity or use shall be sufficient to meet the needs of the proposed activity or use. This consideration should be given to both including, but not be limited to, the suitability of water supply and sanitary sewage facilities to accommodate the intended use, and the adequacy of measures to protect surface and groundwater from pollution.

The proposed use will not produce demands on the sewer and water systems in excess of their respective capacities.

14) Size and scale. The location and size of the proposed use, the nature and intensity of operations involved in or conducted in connection therewith, and the size of the site in relation to the use, its site layout and its relation to existing and future access streets should be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, or conflict with the normal traffic of the neighborhood.

The size and scale of the use will not exceed the existing site's capacity for traffic, layout, etc.

15) The location and height of buildings; the location, nature and height of walls and fences; and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

The building is existing. No site changes, except previously mentioned herein, are proposed.

**Parts Included With This Application:**

- |  |                           |
|--|---------------------------|
| 1. Part "A" – Owner Affidavit:                                     | <u>X</u>                  |
| 2. Part "B" – Applicant / Agent Affidavit:                         | <u>X</u>                  |
| 3. Part "C" – Licensed Professional Affidavit:                     | <u>X</u>                  |
| 4. Part "D" – Disclosure of Business Interest:                     | <u>X</u>                  |
| 5. Part "E" – Agricultural Data Statement:                         | <u>not in Ag district</u> |
| 6. Part "F" – Site Plan Application Checklist:                     | <u>X</u>                  |
| 7. Part "G" - Subdivision Pre-Application Submission Checklist:    | <u>      </u>             |
| 8. Part "H" – Minor Subdivision Application Checklist:             | <u>      </u>             |
| 9. Part "I" – Major Preliminary Subdivision Application Checklist: | <u>      </u>             |
| 10. Part "J" – Major Final Subdivision Application Checklist:      | <u>      </u>             |
| 11. Part "K" - Land Contour Permit Application Checklist:          | <u>      </u>             |

- 12. Part "L" - Aquatic Resource Protection Permit Application Checklist: \_\_\_\_\_
- 13. Part "M" - Erosion and Sediment Control Permit Checklist \_\_\_\_\_
- 14. Part "N" - Floodplain Development Permit Checklist \_\_\_\_\_
- 15. Part "O" - Acknowledgment of Required Certifications \_\_\_\_\_
- 16. Part "P" - Coastal Assessment Form \_\_\_\_\_

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: Joginder Singh

Print Name: JOGINDER SINGH

Date: 09/12/24

# NOTARY REQUIRED

## PART "A" OWNER AFFIDAVIT

State of New York }  
County of Dutchess } ss:

David Hardisty, Pres of Video Treats, Inc. being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief. Frank Redl, Manager for Video Treats, Inc.
2. That I/we hereby authorize Day|Stokosa Eng. / Amy Bombardieri to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that the applicant we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

David Hardisty  
Applicant/Owner  
member  
David Hardisty, Pres of Video Treats, Inc.

\_\_\_\_\_  
Applicant/Owner

Sworn to before me this 23<sup>rd</sup> day of  
September, 2024.

Mark W. Joray  
Notary Public

**MARK W. JORAY**  
Notary Public, State of New York  
Dutchess County No. 01JO5075118  
My Comm. Expires March 24, 2027

PART "B"  
APPLICANT / AGENT AFFIDAVIT

NOTARY REQUIRED

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

JOGINDER SINGH being duly sworn, deposes and says:

1. That I/we are the BEST BUDS OF NEW YORK named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 4-10 TAFT AVE in the County of DUTCHESS and the State of NEW YORK.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Joginder Singh  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 12<sup>th</sup> day of September, 2024.

Lindsay A. Jankovitz  
Notary Public

Lindsay A Jankovitz  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01JA6368902  
Qualified in Ulster County  
Commission Expires December 26, 2025

**PART "C"**  
**LICENSED PROFESSIONAL AFFIDAVIT**  
**(To Be Completed By Each Licensed Professional)**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss:

Brian Stokosa being duly sworn, deposes and says:

1. That I/we are the Engineer named in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that I/we have been duly authorized by the owner in fee and the applicant to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Brian J. Stokosa, PE  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

Sworn to before me this 6<sup>th</sup> day of  
Sept., 2024.

Jennifer Maraday  
Notary Public

JENNIFER MARADAY  
Notary Public, State of New York  
No. 01MA6150708  
Qualified in Orange County  
My Commission Expires 9/21/26

PART "D"  
DISCLOSURE OF BUSINESS INTEREST  
As Required By General Municipal Law §803

NOTARY REQUIRED

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

JOGINDER SINGH being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_ X  
\_\_\_\_\_ X

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_ X  
\_\_\_\_\_ X

3. That he/she understands that the Town of Poughkeepsie Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Joginder Singh  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

Sworn to before me this 12<sup>th</sup> day of  
September, 2024.

Lindsay A. Jankovitz  
Notary Public

Lindsay A Jankovitz  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01JA6368902  
Qualified in Ulster County  
Commission Expires December 26, 2025



# Town of Poughkeepsie

## Planning Department

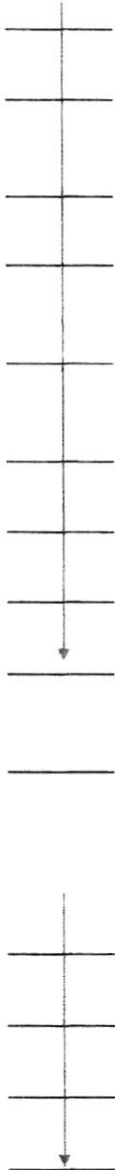
1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### PART "F" Site Plan Application Checklist (Indicate if a Waiver is being requested)

X	Application form.
_____	An consent of property owner(s) form must be completed in full with original signature(s).
_____	The stamp and signature of the professional engineer, registered architect, or landscape architect responsible for the preparation of the plan.
_____	An area map showing the applicant's entire holding, that portion of the applicant's property under consideration, and all properties, subdivision, streets and easements within 500 feet of applicant's property.
_____	Title of the project in lower right corner.
_____	Location map: approximate scale 1 inch = 400 feet. (Tax map is acceptable).
_____	North point, scale and date.
_____	Dimensions of the lot.
_____	Screening and landscaping: label existing, proposed and required (include plant species and size).
_____	Existing and proposed building height.
_____	Ingress and egress: required and proposed.
_____	Location, dimension, and number of off-street parking and loading areas and traffic aisles, with required and proposed parking for a building addition or alteration depicted separately from required parking for total parcel.
_____	Location and dimension of handicapped parking: required and proposed.
_____	Dimensions of all buildings, existing and proposed.
_____	Total building area and square footage of each floor.

x



- Zoning designation of the parcel and the zoning designation of all adjacent parcels.
- A data table listing the minimum and maximum area and bulk regulations for the zoning district together with a list of the proposed lot and area dimensions.
- Names of all abutting streets and names of all abutting landowners.
- Location of existing and proposed utilities, drainage, landscaping, lighting, and erosion control.
- Location and dimension of existing and proposed retaining walls, fences, location and sizes of signs.
- Existing and proposed contours of the lots at two (2) foot intervals.
- Elevations at the corners of the buildings.
- Location and dimension of Truck loading areas.
- Proposed development of all open spaces including parks, playgrounds and open recreations.
- If required, a storm water pollution prevention plan (SWPPP) consistent with the requirements of Chapter 173, Part 2, Articles II, III and IV. The SWPPP shall meet the performance and design criteria and standards set forth in Chapter 173, Part 2, Articles III and IV. The approved site plan shall also be consistent with the provisions of Chapter 173, Part 2, Stormwater Control.
- Water notes.
- Sewer notes.
- Planning Department notes.
- Signature Blocks.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

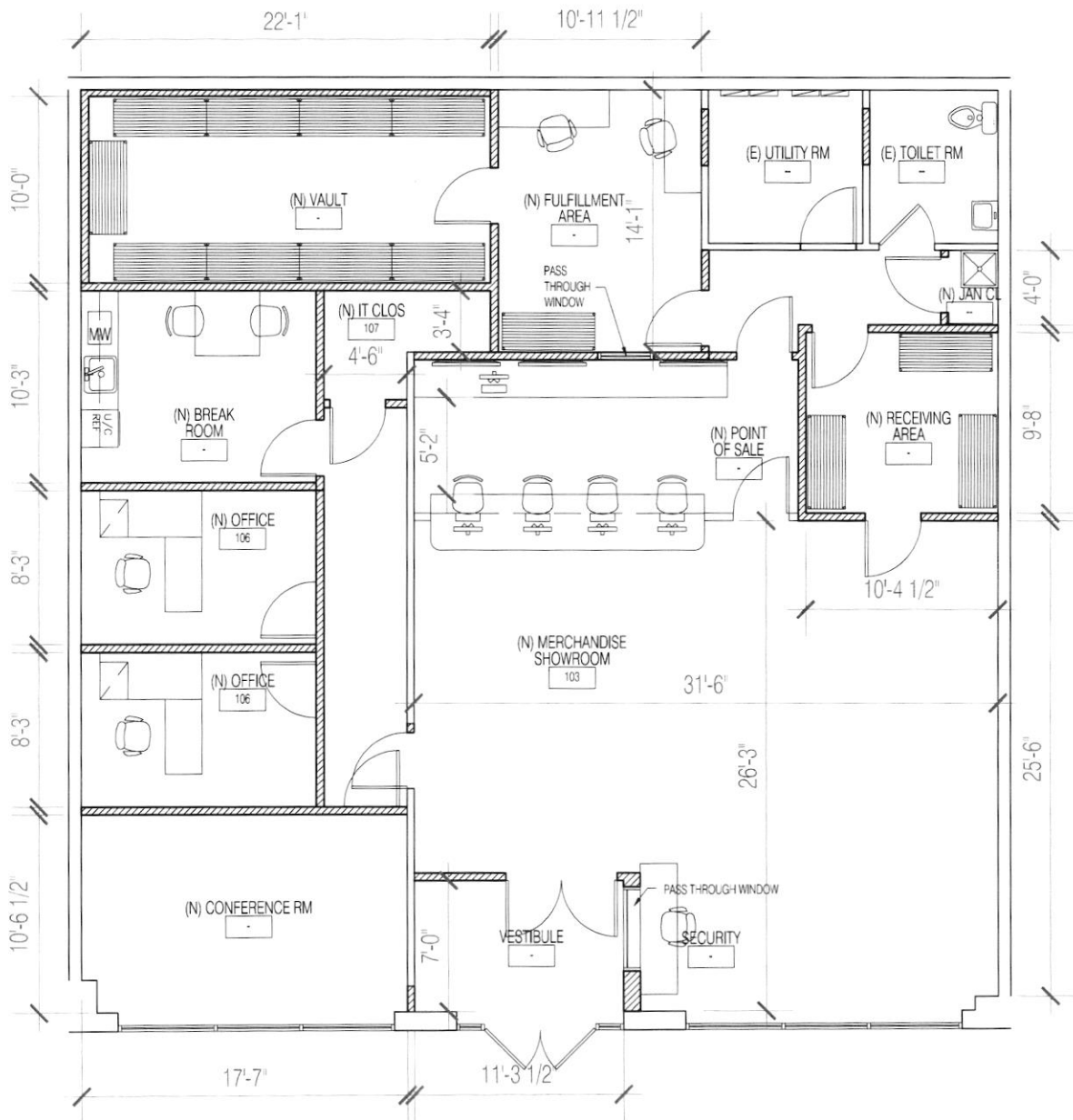
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Best Buds of NY Dispensary			
Project Location (describe, and attach a location map): 4 Taft Ave			
Brief Description of Proposed Action: Best Buds of New York Dispensary is proposing to occupy the vacant space adjacent to K and D Deli in the building located at the northeast corner of Main Street and Taft Avenue. The space is approximately 2,480 sf and is proposed for cannabis retail sales, not consumption.			
Name of Applicant or Sponsor: Mr. Joginder Singh		Telephone: E-Mail: jat3k@yahoo.com	
Address: 3 Apple Lane			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Tow of Pk Town Board, Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.09 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.09 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<b>Building has existing connection</b>			
11.	Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<b>Building has existing connection</b>			
12.	a. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Amy Bombardieri</u> Date: _____		
Signature: _____ Title: <u>Engineer for Applicant</u>		







MISTRYDESIGN

**4 Taft Ave, Arlington, NY**

**SCHEMATIC OPTION 1.1**

08.12.24