

LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board, Town of Poughkeepsie does hereby set **July 2, 2025 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:

“Canna Planet” Dispensary has applied for a Special Use Permit to establish a Cannabis Retail Dispensary at 747 Main Street, 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
June 6th, 2025

RESOLUTION 6:4 - # 5 of 2025

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, Canna Planet Dispensary has applied for a special use permit (“SUP”) to establish a cannabis retail dispensary at 747 Main Street, Poughkeepsie, NY; and

WHEREAS, before determining whether to grant a 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 Canna Planet 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 FURTHER RESOLVED, that the Town Board hereby sets a public hearing on the proposed cannabis retail dispensary for July 2, 2025, 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 FURTHER 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; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to refer a copy of this Special Use Permit application to the Dutchess County Department of Planning and Development for a recommendation in accordance with §239-m of the General Municipal Law.

Dated: June 4th 2025

Moved: Ryan Sharpe

Seconded: Rebecca Edwards

Motion passes/ fails: Ayes 6 Nays 1

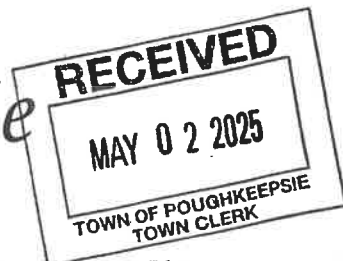
ES/mem
t-5/27/2025
m-6/4/2025

	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 type="checkbox"/>	<input checked="" 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: _____

- Pre-Application Discussion
- Preliminary Subdivision Approval
- Site Plan Approval
- Land Contour Permit Approval
- Architectural Approval

- Lot Line Revision Approval
- Final Subdivision Approval
- Erosion & Sediment Control Approval
- Aquatic Resources Permit Approval
- Special Use Permit Type text here

Name of Project (if applicable): Canna Planet

Tax Map Number of all parcels: 687858

Street Address of all parcels: 747 Main ST Poughkeepsie, NY 12601

Attach a copy of the current deed(s) and any easement(s) affecting the property.

Description of Proposed Activity: Legal Retail Cannabis Store

Name of Applicant(s): Canna Planet

Address: 590 Route 211 E, Middletown NY 10941

Telephone: 845-866-3348 Email: sonnypateloffice@gmail.com

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

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):

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):

Name and Address of Professional Engineer: TBD

Telephone: _____ Email: _____

Name and Address of Licensed Land Surveyor: TBD

Telephone: _____ Email: _____

Name and Address of Attorney: _____

Telephone: _____ Email: _____

Name and Address of Biology/Wetland Consultant: _____

Telephone: _____ Email: _____

- 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.
We are leaving the entire structure and project as is, Just retro fitting the interior for NY State OCM laws
Retail Cannabis Dispensary.
- 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.
NO
- 3) That all structures, equipment and materials shall be reasonably accessible for fire and police protection.
All materials are purchased items and will fall under all 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.
No change of site plan, Remaining Retail.
- 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.
There will be no level of noise coming from this business. Also see business plan for details
approved by the state on regulating the store.
- 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.

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.

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.

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.

Parts Included With This Application:

- | | |
|--|----------|
| 1. Part "A" – Owner Affidavit: | <u>✓</u> |
| 2. Part "B" – Applicant / Agent Affidavit: | <u>✓</u> |
| 3. Part "C" – Licensed Professional Affidavit: | _____ |
| 4. Part "D" – Disclosure of Business Interest: | _____ |
| 5. Part "E" – Agricultural Data Statement: | _____ |
| 6. Part "F" – Site Plan Application Checklist: | _____ |
| 7. Part "G" - Subdivision Pre-Application Submission Checklist: | _____ |
| 8. Part "H" – Minor Subdivision Application Checklist: | _____ |
| 9. Part "I" – Major Preliminary Subdivision Application Checklist: | _____ |
| 10. Part "J" – Major Final Subdivision Application Checklist: | _____ |
| 11. Part "K" - Land Contour Permit Application Checklist: | _____ |

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Dutchess } ss:

Jason Page 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.
2. That I/we hereby authorize Canna Planet 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 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.
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.

[Signature]
Applicant/Owner
Jason Page
Page Five, LLC
2-13-25

[Signature]
Applicant/Owner

Sworn to before me this 13th day of February, 2025.

Denise McCartney
Notary Public

Denise McCartney
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6113511
Qualified in Dutchess County
Commission Expires 08/02/2028

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of _____ }
County of _____ } ss:

Canna Planet being duly sworn, deposes and says:

1. That I/we are the Canna Planet 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 747 Main St, Poughkeepsie in the County of Dutchess County and the State of NY.
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.

P. Patel
Applicant/Agent

P. Patel
Applicant/Agent

Sworn to before me this 13 day of February, 2025.

CHRISTINA M KONRAD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KO6385482
Qualified in Sullivan County
Commission Expires 01/07/2027

Christina M Konrad
Notary Public