

## 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:

“Hudson Strands’ Dispensary has applied for a Special Use Permit to establish a Cannabis Retail Dispensary at 1837-1839 South Road, 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 6<sup>th</sup>, 2025

**RESOLUTION 6:4 - #6 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, Hudson Strands, LLC Dispensary has applied for a special use permit (“SUP”) to establish a cannabis retail dispensary at 1837-1839 South Road, 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 Hudson Strands, LLC 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 4<sup>th</sup> 2025

Moved: Ann Shershin

Seconded: Anne Burger

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	<u>✓</u>	—	—
<u>PRESENT</u> /ABSENT	Councilwoman Laird	<u>✓</u>	—	—
<u>PRESENT</u> /ABSENT	Councilwoman Burger	<u>✓</u>	—	—
<u>PRESENT</u> /ABSENT	Councilman Cifone	—	<u>✓</u>	—
<u>PRESENT</u> /ABSENT	Councilman Sharpe	<u>✓</u>	—	—
<u>PRESENT</u> /ABSENT	Councilwoman Shershin	<u>✓</u>	—	—
<u>PRESENT</u> /ABSENT	Supervisor Edwards	<u>✓</u>	—	—



# 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: 4/29/25

- |                                  |                                     |                                     |                                     |
|----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | Special Use Permit                  | <input checked="" type="checkbox"/> |
|                                  |                                     | Town Board Approval                 | <input checked="" type="checkbox"/> |

Name of Project (if applicable): HUDSON STRANDS LLC

Tax Map Number of all parcels: 418838

Street Address of all parcels: 1837-1839 SOUTH ROAD, WAPPINGERS FALLS, NY 12590

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

Description of Proposed Activity: WELLNESS CENTER CANNABIS DISPENSARY

Name of Applicant(s): ROBERT MACHO, HUDSON STRANDS LLC

Address: 59 52 POINT STREET, NEW HAMBURG, NY 12590

Telephone: 917-335-2291 Email: rmacho00@gmail.com

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

Name of Record Owner(s): FRANK ALGIER, 1839 SOUTH ROAD LLC

Address: 1837-1839 SOUTH ROAD, WAPPINGERS FALLS, NY 12590

Telephone: 845-298-2926 Email: falgier@vanguardroofing.com

**A) For All Applications:**

1) Total acreage involved in application: 0.13 ACRES

2) Total contiguous acreage controlled by applicant/owner<sup>1</sup>: 2.8 ACRES

3) Total number of existing structures: (3) THREE

4) Type of existing structures: (2) COMMERCIAL BUILDINGS (1) SHED

5) Total square footage of all new construction: RENOVATION OF EXISTING 3,500 SF BUILDING

6) Estimated value of new construction or addition: \$350,000

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

New Construction: Residential  Commercial  Institutional

Expansion/Renovation: Residential  Commercial  Institutional

Home Occupation:  Change in use:  Other:

8) Zoning District(s): B-H HIGHWAY BUSINESS

9) Does applicant intend to request any information waivers?

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

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

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

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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):

THE ZBA GRANTED 14 AREA VARIANCES AT THE MEETING HELD ON 4/14/25. SPECIFICS ARE ATTACHED.

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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):

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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):

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Name and Address of Professional Engineer: (ARCHITECT) EDMOND G. LOEDY, ARCHITECT P.C.

PO BOX 196, MILLBROOK, NY 12545

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Telephone: 845-677-3535 Email: ed@edloedyarchitect.com , beth@edloedyarchitect.com

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

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

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

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

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

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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.

SEE ATTACHED

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- 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.

SEE ATTACHED

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

SEE ATTACHED

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- 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.

SEE ATTACHED

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- 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.

SEE ATTACHED

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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- 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.

**SEE ATTACHED**

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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.

SEE ATTACHED

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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.

SEE ATTACHED

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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.

SEE ATTACHED

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**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:                         | _____        |
| 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:          | _____        |

- 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:  \_\_\_\_\_

Print Name: **ROBERT MACHO** \_\_\_\_\_

Date: **5/6/25** \_\_\_\_\_

PART "A"  
OWNER AFFIDAVIT

State of NEW YORK }  
County of DUTCHESS } ss:

1839 SOUTH ROAD LLC 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 EDMOND G. LOEDY, ARCHITECT P.C., 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.

  
Applicant/Owner

1839 SOUTH ROAD LLC  
Applicant/Owner

Sworn to before me this 13<sup>th</sup> day of November, 2024.

KIM ASHCRAFT  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AS6286060  
Qualified in Dutchess County  
My Commission Expires 07-22-2025

  
Notary Public

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of NEW YORK

County of DUTCHESS

}  
}  
} ss:

ROBERT MACHO being duly sworn, deposes and says:

1. That I/we are the APPLICANT 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 59 POINT ST NEW HAMBURG NY 12590 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.



Applicant/Agent

ROBERT MACHO

Applicant/Agent

Sworn to before me this 6<sup>th</sup> day of May, 2025.



Notary Public

Rebecca L. Valerio  
01VA6128601  
Notary Public, State of New York  
Qualified in Dutchess County  
My commission expires JUNE 13th, 2025



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

State of NEW YORK }  
County of DUTCHESS } ss:

ROBERT MACHO 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.)

NONE

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.)

NONE

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.



Agent/Owner


ROBERT MACHO

Agent/Owner

Sworn to before me this 6<sup>th</sup> day of

May, 2025.

Notary Public

  
Rebecca L. Valerio  
01VA6128601  
Notary Public, State of New York  
Qualified in Dutchess County  
My commission expires JUNE 13th, 2025



## Special Use Permit Application

Provide a description of the proposed activity with regard to the following standards.

1. *That there would not be any detrimental effect by the establishment of such use on other uses within the district.*
  - **Hudson Strands is a wellness center that will provide Cannabis retail and educate customers on products and usage. This dispensary will not cause any detrimental effect within the district. This business will follow all town and state requirements as well.**
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 plan and façade have been reviewed and approved by the Planning Board and Zoning Board of Appeals. Exterior improvements to the existing building will be in harmony with the district and location. The adjacent property (parcel #434827) is already developed, but Hudson Strands would not discourage any further development. The proposed façade and landscaping will encourage interest and business in the area.**
3. *That all structures, equipment and materials shall be reasonably accessible for fire and police protection.*
  - **The existing site plan has been reviewed and approved by the Planning Board and Zoning Board of Appeals. There were no comments or concerns from the Fire Department or Police Department at that time.**
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 existing building was approved by the Town at the time it was built regarding location and minimum yard requirements. Hudson Strands will meet all requirements in the B-H district for parking and signage.**
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.*
  - **Hudson Strands will occupy retail space within the existing building; therefore producing no additional noise on the site. This business will not produce any unreasonable or unlawful noises as described in Chapter 139 of the Town Code.**

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 site has existing drainage that the building presently uses and will continue to use. No polluting or waste will be created by Hudson Strands and consequently will not interfere with the quality of any waterways.**
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 existing site plan for 1837-1839 South Road has been approved for traffic access directly from Route 9 (South Road). The circulation of traffic around the site is efficient and adequate in width, grade, alignment and visibility.**
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.*
  - **Adequate off-street parking and loading spaces will be provided in accordance with the Town Code requirements for a Cannabis Dispensary.**
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 current site plan has been approved to meet all circulation and parking requirements for the existing buildings on the site.**
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.*
  - **The present site is well screened, additionally, the Planning Board requested and approved an evergreen plantings plan to fill in any gaps. The view to and from residential lots will be well screened with these evergreen trees planted.**
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.*
  - **The existing building is in harmony with the character of the surrounding site and neighborhood. The proposed renovations will update the façade to closer resemble the façade of the large building. Signage and lighting will also be in harmony with the site and neighborhood.**

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.*

- **There are no historic or environmental features on the site. The existing buildings have not impacted historic and natural environmental features on the site or in adjacent areas.**

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 existing sewage disposal and water supply services support all activities on the site. The proposed renovations will include any updating to these that is required. Surface and groundwater on the site are protected and will continue to be. There are no proposed renovations to the sewage treatment or water supply.**

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 building is an existing 3,500 sq ft structure, therefore, the size and location of Hudson Strands on the site cannot change. This site has 5 businesses that operate within the large building. Route 9 has many retail businesses, especially in the B-H district. Hudson Strands will not conflict with the normal traffic of the neighborhood and the site.**

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 proposed façade renovations for the existing building have been reviewed and approved by the Planning Board. The sign for Hudson Strands will need to be reviewed by the Planning Board. Landscaping will be in character of the site to improve the appearance of the small building and incorporate it into the rest of the site.**