



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

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October 24, 2023

SENT VIA EMAIL

Office of Cannabis Management
New York State Division of Alcoholic Beverage Control

To Whom It May Concern:

The Village of Croton-on-Hudson is in receipt of a notification for an adult-use retail dispensary license application to be located at 440 South Riverside Avenue, #6, Croton-on-Hudson, New York. This notification was received in our offices on October 4, 2023.

The Village Board is supportive of legal adult-use retail dispensaries in general; no action was taken in 2021 to prevent such dispensaries from opening in the Village. However, there are a few concerns related to this specific location which I have been asked to share:

1. **Parking:** the shopping center in which this dispensary may be located is heavily-used and parking can be at a premium throughout the day and evening. A Shop-Rite supermarket is located here, along with multiple medical practices, restaurants and a New York Sports Club. These varied uses result in vehicles coming and going at all times when the dispensary could operate.
2. **Traffic control:** the shopping center in which this dispensary may be located is adjacent to U.S. Route 9, a heavily-trafficked highway in Westchester County. Additionally, it is located near the Croton-Harmon Train Station, a hub for Metro-North and a regional stop for Amtrak. Both of these factors result in heavy pedestrian and vehicular traffic in the area. Additionally, the shopping center is located adjacent to the Van Cortlandt Manor national historic site, which hosts the Great Jack O'Lantern Blaze each fall, further increasing traffic in the area.

Thank you for your consideration of the above concerns.

Sincerely,

Bryan T. Healy
Village Manager