



Planning Board

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TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: Feedback on Traffic & Parking Assessment for Potential Cannabis Dispensary at 440 South Riverside Avenue

DATE: November 22nd, 2023

At the request of the Village Board, at its regularly scheduled meeting on November 21st 2023, the Planning Board of the Village of Croton-on-Hudson reviewed the Traffic and Parking Assessment prepared by Swans Engineering, PLLC dated 11/12/23 for a Potential Cannabis Dispensary at 440 South Riverside Avenue.

Applicant TJMJR LLC, by its principal Thomas Moore, Jr., Attorney Andrew Schriever and Traffic Engineer Erica Swansen presented the findings of the Traffic and Parking Assessment to the Planning Board which, in summary, were that the opening of the proposed cannabis dispensary would not significantly impact the ShopRite parking lot or the traffic to the parking lot. The study also accounted for increased vehicular traffic during The Blaze. The applicant assured the Planning Board that they would discourage patrons from parking in front of the dispensary when picking up a pre-placed order.

The Planning Board discussed existing vehicle and pedestrian traffic flow in the shopping center with the applicant and their attorney and engineer and there was a consensus that we could work together during any future application to the Planning Board for a change of use approval, etc. to further review existing and future conditions and recommend some suggestions to improve vehicle and pedestrian safety and flow in the shopping center.

The Planning Board is not opposed to the proposed cannabis dispensary and feel it is an appropriate use in the shopping center. There is also a thought that after the initial curiosity wears off, patrons may take advantage of the proposed delivery option, which will reduce traffic at the dispensary.