

Hi Ms. Stapleton,

I am writing you all to express my opposition to the proposed cannabis dispensary at the Dairy Mart site in Croton. I believe there are too many questions that haven't been answered, and many of us feel it's just not the right fit for our gateway area.

1-Too close to a nearby nursery and daycare center and church and our residential area;

2-Too close to firehouse/EMS services and public functions;

3-Being a cash business subject to robbery that often requires armed guards on the premises;

4-The Dairy Barn has been an integral part of Harmon for decades; if business has fallen off after Covid, perhaps a neighborhood outreach by the owners can elicit helpful feedback on what products residents would like to see more of at the Mart.

5-There are already quite a few such dispensaries up and down our Hudson corridor...

6-We don't know who the principals are who are proposing this business--originally we heard it was the Dairy Mart owner(s) but that has not been clarified.

This kind of business belongs in a busy commercial strip, not in a quiet residential area.

Is tonight a preliminary meeting or is there a vote scheduled? Also will there be public comments?

Best,

David Goldman  
76 Young Avenue,  
Croton on Hudson, NY 10520

i don't expect to be able to attend the board meeting this evening but would like to express my thoughts.

Croton has always been a small walkable village which is what attracted my husband and I to purchase a home and raise our children here. We are now empty nesters who still care greatly for our community. As Senior Citizens, we must now be diligent to protect the value of our home.

Like our other neighbors in the Harmon section of Croton, we feel that a Dispensary being the first business that would be seen on the westside of S. Riverside Ave after coming off Croton Point Ave from either the Highway or Metro-North is in conflict with the Comprehensive Plan's vision for the "Gateway to Croton". Dairy Mart was the first place we allowed our sons to walk to on their own. One of those sons now lives up in the Wappingers' area where a former Beer/Soda Distributor is now sells Cannabis. It is in a strictly commercial site on Route 9D with a big parking lot and no residences nearby - and not disrupting family or sidewalk life.

I have read the details of the proposed NYS bill 2025-S7275. If passed, this location would not be eligible for a pot dispensary. Although, it may be eligible now as it as a commercial/residential zoning, I am hoping that the board will also give consideration to keeping the "Gateway to Croton" as pleasant as possible.

Thank you.

Elizabeth A. Barrett  
Glenn R. Castro

77 Young Avenue, Croton-on-Hudson, NY