

# TOWN OF GUILDERLAND

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## MEMORANDUM

TO: Stephen J. Feeney, Chairman  
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: October 1, 2025

SUBJ: Site Plan Review Associated with a Special Use Permit – Retail Cannabis Dispensary  
2093 Western Ave – Canna Planet NY

### Background

The applicant is proposing to operate a retail cannabis dispensary within an existing building on 3.8 acres in the Local Business District. A local law for a change in zone was adopted by the Town Board on August 19, 2025 on this parcel, changing the zoning from the BNRP District to the LB District.

The existing building consists of multiple tenant spaces including a 1,384 square feet salon, 2,884 square feet dog salon and 1,500 square feet vacant space. A total of 37 parking spaces are provided for the retail uses where 24 spaces are required. No exterior changes to the building or site are proposed. All changes associated with the retail cannabis use will be interior renovations.

The applicant's project narrative highlights their business ownership background, which includes retail beer/liquor stores, hotels and other retail cannabis locations. The narrative does not include the number of employees that will be working at the establishment or their hours of operation.