The Minutes of the Village of Haverstraw Planning Board Meeting on Wednesday May 7, 2025 beginning at 7:00 PM.



PLEDGE OF ALLEGIANCE

ROLL CALL:

- Edwin Molina (Chairman) Present
- Dennis Michaels (Asst. Village Attorney) Present
- Ruben Berrios (Building Inspector) Present
- Eve Mancuso (Village Engineer) Present
- Joseph Coe Present
- Mark McElroy Present
- Danny Scaffidi Present
- Andrew Kaye Excused
- John Quattrochi Present
- Gisbeth Ramos (Clerk to Planning Board) Present

Chairman Molina invited the applicants for 147 Route 9W to come forward.

Jacob Hicks, owner-representative for the project at 147 Route 9W, a cannabis dispensary. Mr. Hicks explained that he works with a firm out of Boston but they handle projects such as this all across the country. He introduced his associate, Arlenis Dominguez of Vivid Arc, the architect on the project. They have requested a Special Use Permit and the Village Board granted it on this past Monday. They have been referred to the Planning Board and the Zoning Board. They were licensed in April 2024, the property is located in the HB District which allows for this permitted use pending necessary approvals. They meet all the necessary buffer requirements for the Village and for NYS. They are seeking a parking variance and the reconsideration of the fencing requirement. They are willing to put the fence on the north side where the residential building is.

Ms. Dominguez explained to the renderings/drawings to the Board, specifying the details of the proposed plan and comparisons to the existing site plan. In the proposed plan they've squared off the parking and added an ADA spot (11 spots in total), they're proposing a line of bollards along the façade of the building, and they've shown where the garbage would be located. Fencing would be located on the north side of the building starting from the face of the building.

Dan Scaffidi asked about the size of the garbage container.

Mr. Hicks stated that the 95-gallon tote would be sufficient for the 2512 sq. ft. operation.

Ms. Mancuso asked if the product came in prepackaged containers, boxes etc.

Mr. Hicks explained that the packaging arrives via secure deliveries by van and that all product comes in plastic, child-resistance and odor resistant packaging. There is no growing the product on site and no open product at the facility.
Joe Coe asked if another project, veteran owned, had been approved for sometime down the line and whether it was still in the works.

Inspector Berrios stated that that project was already underway.

Conversation continued regarding the number of facilities that could be approved, the landscaping and the use of planters on this project and that they needed ARB approval for the project.

Ms. Dominguez continued to explain the details of the site plan and the interior of the building, the delivery area, office area etc.

Ms. Mancuso remarked that the Special Use Permit had been granted by the Village Board and that there would be no on-site consumption of the products sold. There is supposed to be discreet signage next to the entry noting that there is no on-site consumption so that needs to be added. The fencing on the north side is appropriate as the Code states that fencing should be enclosed by a fence but that doesn't make sense because you can't be visible and have a 6 ft. fence around the lot. Since the north side is a residential area, it makes sense to have the fencing there and possibly continue to Route 9W. Lighting levels must be demonstrated, safe secure product delivery has been discussed, the parking variance needs to be confirmed by the square footage. Ms. Mancuso commented that the pavement is in poor condition and asked what the plan was for repairs, along with what the plan for the curbs-sidewalk would be.

Ms. Dominguez explained that they are planning to repave and restripe but there is a timing concern due to the construction of the pipeline on

Route 9W and they don't want to do the work and then have it destroyed by the State's construction. They will be doing the work though and their plans will be updated.

Ms. Mancuso asked about signage, existing and other, and how they would be handling it.

Conversation continued regarding the placement of the fencing, the changes to Village Code that have been proposed by the Village Board, the owner's concerns regarding a fence being blinding and that, because the Village Code is worded a specific way, a variance would be needed to approve anything different.

Joe Coe asked if purchasing product would only be done in the building or would there be deliveries.

Mr. Hicks explained that they had spoken to the Village Board regarding this and that they will be offering curbside pick-up as well as deliveries.

Chairman Molina asked where the curbside pick-up would be located on the site plan.

Mr. Hicks stated that they would be creating one or two designated spots for that and he pointed them out on the site plan.

Ms. Mancuso asked about money being exchanged in the parking lot and the payment method for online purchase.

Mr. Hicks stated that no money would be exchanged in the parking lot and payments would be made online. He further explained that once an order is placed online the customer can choose to either come in to the building and pick-up their purchase or they can choose curbside delivery.

Chairman Molina explained that it's the Board's concern that the visuals on someone driving up and exchanging money in the parking lot is not the look they want for Haverstraw.

The applicants, Board and Village Engineer spoke about next steps and their next appearance before the Planning Board.

Chairman Molina entertained a motion to approve the following Minutes of the Planning Board meetings:

- March 2025

RESOLUTION # 16 - 2025

Motion by: Mark McElroy
Seconded by: Dan Scaffidi
Motion Carries: All

- April 2025

RESOLUTION # 17 - 2025

Motion by: Joe Coe
Seconded by: John Quattrocchi
Motion Carries: All

Chairman Molina: With no further business to be conducted by the Board, the Chairman entertained a motion to adjourn the meeting.

RESOLUTION # 18 - 2025

Motion by: Joe Coe
Seconded by: John Quattrocchi
Motion Carries: All

Respectfully submitted by,
Judith Curcio

The Clerk Typist to the Planning Board is hereby authorized, directed and empowered to sign these Minutes, and file a copy thereof in the office of the Village Clerk.

Gisbeth Ramos, Clerk Typist

RECEIVED
DEC 8 2025
VILLAGE CLERK
HAVERSTRAW, NY