DEPARTMENT OF PLANNING AND DEVELOPMENT

STAFF REPORT

TO: Planning Commission – January 13, 2026

FROM: Jean Friedman, AICP, Consulting Planner

APPL: Colin Beauchemin/Grand Street Cannabis P25-029
90 Mount Airy Road S
Croton on Hudson, NY 10520

Owner: Dwayne Reith/650 Holdings, Inc.
23 Hickory Hill Drive
Dobbs Ferry, NY 10522

Copies: Joseph McDonald
126 McGuinness Blvd, Apt. 3
Brooklyn, NY 11222

RE: **Continued Public Hearing** by the Planning Commission regarding **Final Site Plan Approval** pursuant to Section 575-56 B (4) for the proposed change in use of an existing tenancy for use as a new cannabis manufacturing facility on property located in the C-3, General Commercial District.
Location: **710 Washington Street**
Section-Block-Lot: 32.16-14-18 (Peekskill Tax Map)
Zoning District: C-3, General Commercial District

PUBLIC REVIEW SUMMARY

Governing Body	Date	Action/Discussion
Common Council	June 23, 2025	Referral to PC and set public hearing
Planning Commission	August 12, 2025	Recommendation to Council
Common Council	7/14, 8/18 & 9/8/25	Public Hearing on Special Permit
Common Council	*December 22, 2025*	*Special Permit vote*
Planning Commission	*January 13, 2026*	*Site Plan vote (Type 2 Action)*

UPDATE

As you know, applications for a Special Use Permit from the Common Council and site plan approval from the Planning Commission have been submitted by the Grand Street Cannabis Company to locate an indoor cannabis cultivation, processing and packaging business in an existing brick building (former Mylen Stairs) at 710 Washington Street in the C-3 zoning district. On August 12th, the Planning Commission provided a positive recommendation to Council on the Special Permit. On July 14th, August 18th and September 8, 2025 the Common Council held a public hearing on the Special Permit, which was held open until November 24, 2025 for written comments. Numerous neighbors expressed concerns about odor, allergies, possible chemical

use, traffic, noise, and neighborhood character. The greatest number of those opposed were concerned with the potential for odor in their residential neighborhood abutting the facility to the northwest along Roosevelt Avenue. The applicant responded to each concern in writing ("Special Permit Hearing" document attached), and provided contact information to respond to neighbors' questions and issues. The City's consulting engineer, CPL, thoroughly reviewed the applicant's Odor Mitigation Plan and issued the attached letter that finds that "the applicant has presented technically applicable concepts intended to manage potential odors.... If these concepts are advanced…..the system would be effective in controlling odors…." A more detailed explanation of CPL's recommendation and conditions is provided below.

Planning Director Carol Samol spoke with officials from five cities who are host to facilities using the same odor control technology proposed by Grand Street Cannabis Company. None of the officials reported odor complaints or issues with odor during their regular inspections of these facilities that have been operating for 2 to 5+ years.

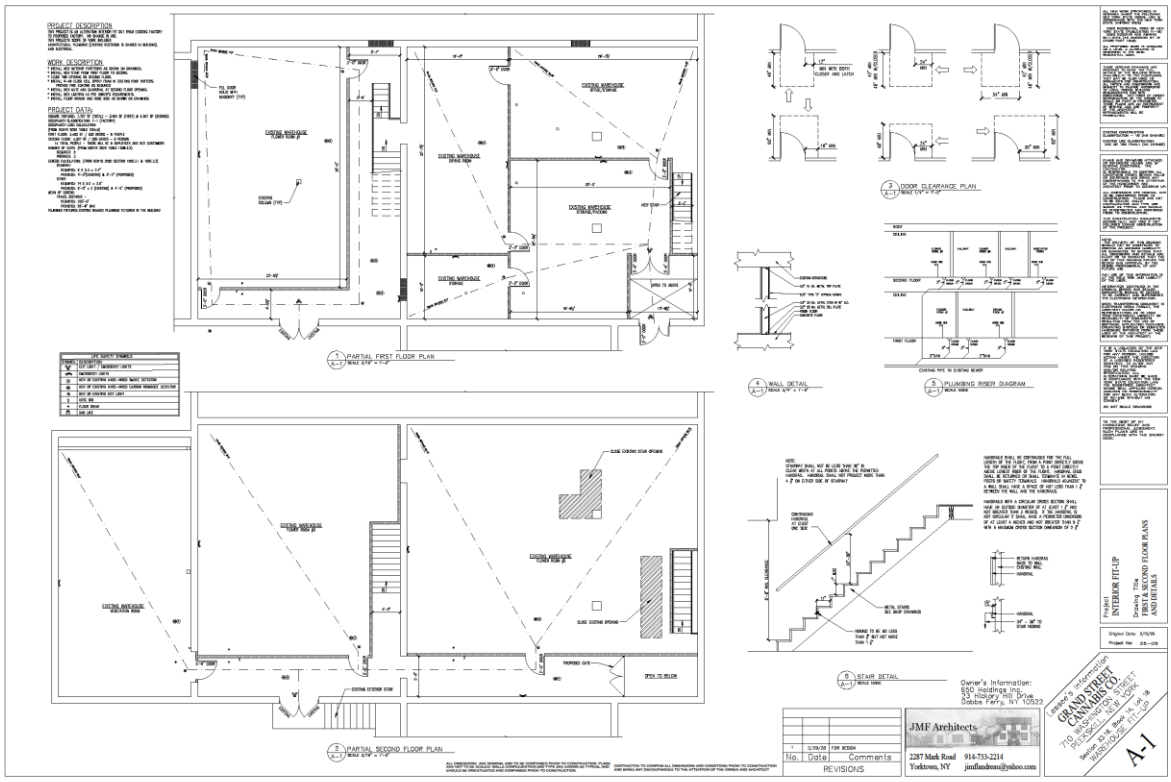
On December 22, 2025 the Common Council authorized issuance of the Special Permit. The Planning Commission may consider voting on the site plan at its January 13, 2026 meeting so that this project can move forward. No coordinated review or SEQR action is necessary since this is a Type II action.

BACKGROUND AND ANALYSIS

Most of the following information is reiterated from the August staff report (bolded items are new):

Photo of the existing building where this use will occupy a portion of the first and second floors:

The floor plan layout of the proposed business:



The facility will occupy 3,400 sq. ft. on the first floor and 4,307 sq. ft. on the second floor. The applicant is not intending to apply to the State for an extraction permit, and will not produce joints, edibles, oils, etc. No retail sales will occur at this location, and the applicant does not intend to apply for a retail shop anywhere in Peekskill.

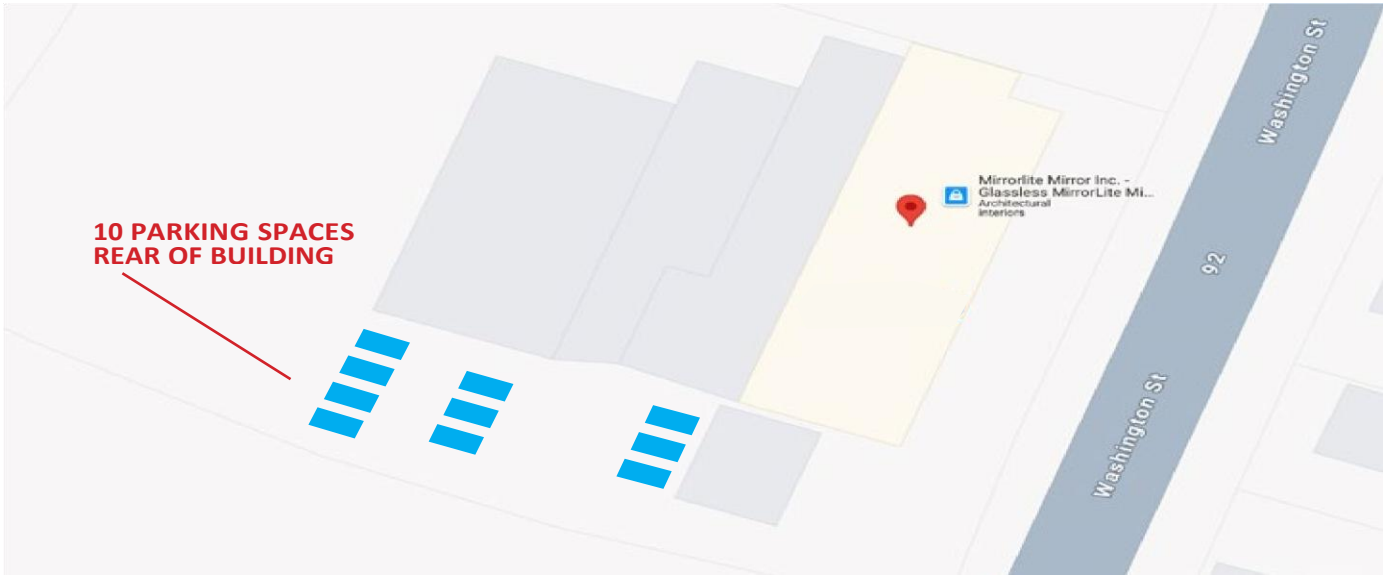
This business will cultivate (grow) cannabis plants hydroponically, followed by on-site harvesting that includes chopping and drying the plants, removing flowers from the stem, removing fan leaves, and extensive trimming. When the curing process is complete, the flower is packaged and labeled on-site. Various specialized machinery and equipment will be used to process, package, label and distribute from this facility, to be sold at NYS licensed dispensaries.

Initially six employees will be on-site, expanding to approximately 10 employees by 2027, and the public will not have access to this manufacturing facility. Hours of operation will be from 7am to 7pm seven days per week. Transport to businesses will be from 8am to 6pm. Unlike retail dispensaries, the State has no distancing requirements for cultivation/processing facilities since they are unobtrusive and inaccessible to the public. There will be no exterior signage. The facility will have extensive security measures as required by New York State.

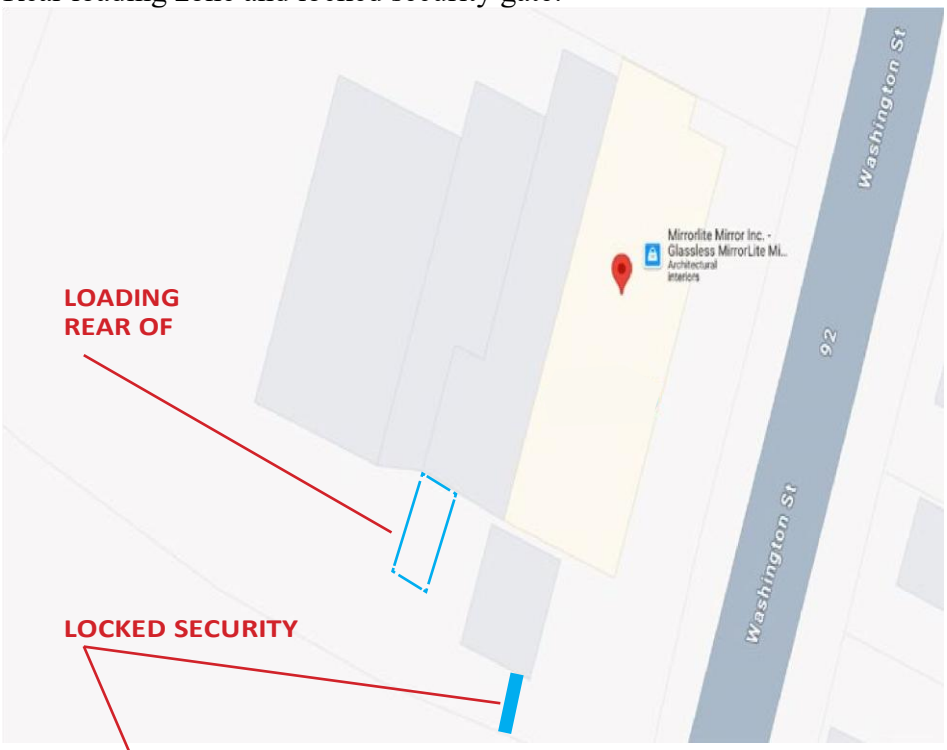
Ten (10) parking spaces have been identified at the rear of the building for exclusive use by this business with access through a locked gate from Washington Street. Since this continues to be used as an industrial building by adding this manufacturing use, and since the interior space is not being enlarged, Section 575-12F allows parking spaces to be grandfathered. Since they will

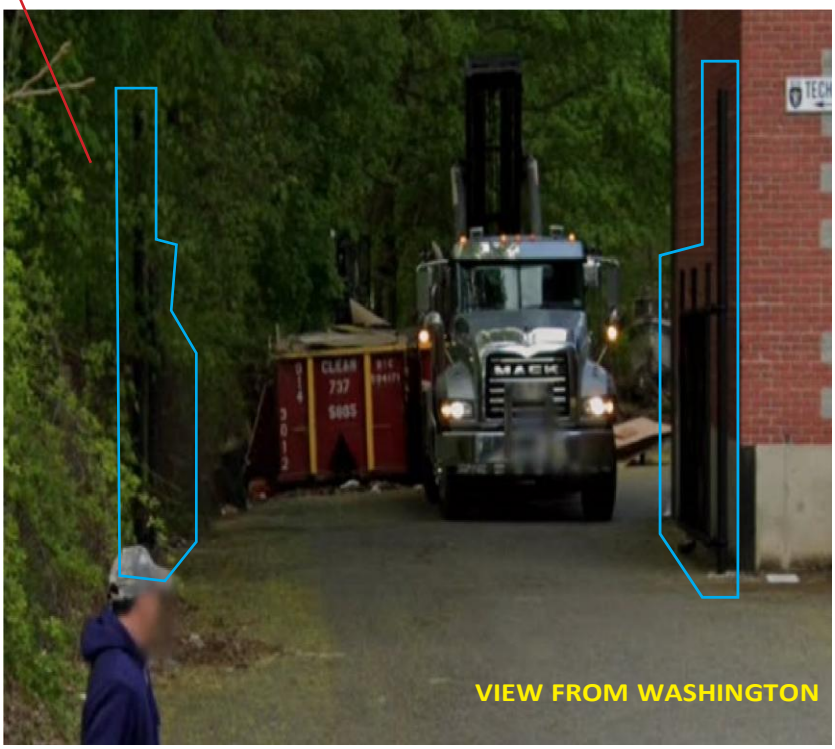
start with 3 full time employees, expected to grow to 10 employees, and no members of the public visiting the facility, 10 spaces should be sufficient for this use.

The proposed rear parking layout:



Rear loading zone and locked security gate:





Small delivery vehicles will be unmarked, and infrequent deliveries and pick-ups will occur during normal working hours with an employee is present. All cannabis products will be in a locked box while being transported to the delivery vehicle. Cannabis-related deliveries will occur

via a gated and secured entrance at the back of the building during business hours. Organic waste material will be stripped of all cannabinoid compounds so that the product is beyond reclamation, and will be stored in sealed containers in the facility until picked up weekly by certified green waste removal services at the rear of the building. Non-cannabis-related products will be delivered via the front loading dock.

Front loading dock and main entrance:

Rear loading dock (note that all junk/debris will be cleared from the rear lot):

The photo in your packet shows the locations of the exterior security flood lights in the front and rear of the building.

This manufacturing facility contains the following components **(New items since the August 12, 2025 staff report are shown in bold below)**:

1. The Security Plan includes surveillance cameras on the interior and exterior of the building. The flood security lights are 2500 lumens with dusk-to-dawn sensors and 150° motion detection range.

2. A monitored alarm system and motion detectors will be installed, and the entry door into the facility will be replaced with a solid commercial-grade security door.
3. The Integrated Pest Management Plan includes a closed loop HVAC system, rodent sweeps, a gowning room, and carbon scrubbers throughout the facility. The facility has an abatement system that creates negative air pressure that constantly pulls air in and doesn't allow air to travel from inside to outside the facility.
4. The operation will employ a thorough daily cleaning protocol to prevent the introduction of pests, insects and pathogens.
5. **The Odor Control Plan has a double carbon filtration system, additional ionization, and several interior doors between the facility's entrance and the flower rooms. It is a sealed, closed-loop, non-chemical HVAC system that reduces pathogens, bacteria, molds, cross-contamination and odor elimination. The Plan has been thoroughly reviewed by the City's consulting engineer (CPL), and their letter dated October 8, 2025 summarizes their positive conclusions and recommendations. These are summarized below.**
6. **The only point of exhaust is routed to a single vertical exhaust point on the roof. It is carbon-scrubbed, exceeding industry norms. NYS will revoke their license if confirmed odor escapes from the facility.**
7. **Cannabis pollen is not airborne, and odor is biological, not chemical. The only plant nutrients are food-grade salts dissolved in water. No pesticides, volatile sprays or harmful chemicals are used.**
8. **Filtered indoor cultivation is noiseless and invisible from the street.**
9. The applicant has overbuild the filtration system with multiple redundancies using different technologies (negative air pressure, ionization, and carbon filtering). No cannabis odor will be emitted outside the walls, ceiling or floor of the facility.
10. The facility does not share common hallways with other tenants. There is an internal security door that allows access to a restroom.
11. The applicant will install a knox box if legally allowed to do so by NYS OCM and required by the Building Code.
12. There are no sprinklers in the building since it is a two-story steel and brick construction. All spray foam installations will be treated with fire retardant.
13. The alarm system will be connected to a third-party monitoring station and have wi-fi and cellular radio communication, as well as a battery back-up for redundancy, as required by law.
14. A water pump system will be installed with wi-fi Smart Water Leak detectors, and the rooms have floor drains.
15. Only low concentration nutrient water will be used in the manufacturing process.
16. The applicant has indicated a willingness to discuss a strictly voluntary commitment and support to a local Peekskill organization. Conversations were held with WestCOP to create workforce training and job opportunities for disadvantaged Peekskill residents.

New information provided by CPL (the City's consulting engineer), including conclusions and conditions regarding the Odor Control Plan, is summarized as follows:

- CPL finds that the applicant has presented technically-applicable concepts intended to manage potential odors. If these concepts are advanced by qualified engineering professionals to a fully designed system, properly installed, and effectively commissioned, operated and maintained, CPL recommends the system would be effective in controlling odors generated by the applicant's manufacturing operations.
- To enable analysis of objective data indicative of system effectiveness, CPL recommends application of appropriately selected VOC sensors arranged to measure VOC concentration of incoming outdoor air and exhaust air within the ducted system before and after final carbon adsorption / odor treatment. A computer management system should be employed to continuously monitor, record, and utilize alarm limits to indicate potential odor control system failure or malfunction.
- If the applicant's building area is maintained at a negative pressure per design intent indicated, it is unlikely that airflow and odors will migrate from the applicant's space to the other tenant spaces in the building.
- CPL recommends additional review of the final mechanical design package prior to issuance of a building permit.

In addition, CPL recommends that the applicant provide for and engage a Commissioning Agent to prepare and execute a formal commissioning plan approved by the City to ensure the facility HVAC systems (including the odor control systems and associated controls) are designed, installed, and perform within regulatory, code, and the submitted Odor Control Plan requirements.

Per the Office of Cannabis Management, "Section 125.1(a) Odor Control Standards: At this time, acceptable odor mitigation technology includes activated carbon filtration and vapor-phase systems. The Office is authorized to identify additional odor mitigation technology in future guidance. Carbon filtration is regarded as the industry's best management practice for controlling both odors and volatile organic compounds (VOCs) from cannabis production and processing." Thus, the Office of Cannabis Management has recognized that odor mitigation processes, such as carbon filtration, where properly installed and maintained, mitigate potential odor impacts for cannabis grow facilities.

The City conducted extensive due diligence to assess the odor mitigation plan including examination of existing facilities. The Director of Planning spoke with officials from five cities who are host to facilities using the same technology proposed by the applicant. None of the contacts report odor complaints or issues with odor during their regular inspections for the facilities in their jurisdictions, which have all been open for 2-5+ years. The facilities are located in Cooeymans, NY, Lawton, MI, Leoni Township, MI, Westford, VT, and Washington County, Oregon.

The Director of Planning visited a microbusiness site on Bruckner Boulevard in the Bronx on November 23 and found no cannabis odor around the facility. This facility is licensed for indoor

cultivation, drying and curing, packaging, extraction, blending and infusing, and processing activities.

The following statements were made by Staff in response to the Common Council Special Permit objectives:

1. The existing building is accessible from Washington Street for fire and police protection. The Fire and Police Chiefs received the plan and had no comment.
2. No objections were received from other tenants in the building after receiving notification. The applicant guarantees that odor will remain within the confines of the proposed facility.
3. No noise, fumes, or vibration are expected to occur outside the facility. Odor will be controlled as described above and in the applicant's Odor Control Plan.
4. Parking is adequate with ten spaces dedicated to employees in the rear; the loading bay with garage door is existing and will be unobtrusive; the lot in the rear is screened from the adjacent properties; the building's current vehicle entrance/exit from Washington Street is safe and without issues.

5a. Traffic that is generated from this facility by employees and delivery vehicles will be minimal and will not conflict with normal traffic in the district.

5b. This is an existing building, and the parking lot is screened from neighbors.

STAFF RECOMMENDATION

This is a Type II action under SEQRA and no further SEQR review or determination is necessary.

Staff recommends that the Planning Commission issue site plan approval pursuant to Section 575-56B(4) for the proposed change in use of an existing tenancy for use as a new cannabis manufacturing facility on property located in the C-3, General Commercial District to expire on July 13, 2026:

Conditions to be met before signing of the site plan:

1. Submission of six (6) sets of the approved site plan, for signature by the Planning Commission Chairman, with final condition notes added or changes to the plans as needed.
2. Resolution of all remaining engineering matters to the satisfaction of the City Engineer.
3. Provision of performance requirements (cash or irrevocable letter of credit or other form of liquid asset) as deemed necessary and in an amount determined by the City Engineer, Director of Planning and Director of City Services. Any performance instrument must be acceptable to the City Corporation Counsel as to form, manner of execution and surety and the City Comptroller.
4. Payment of all outstanding application fees and escrow balances.

5. Continuation of escrow fees during the duration of the project to cover consulting costs for engineering and planning. Such fees shall be held in escrow, and any amounts not used shall be returned to the Applicant.
6. Any changes between the plan reviewed at the hearing and the final submitted site plan, other than those described in the conditions of approval, may be approved by the City Engineer for engineering matters and the Director of Planning as minor modifications provided that such changes meet the criteria outlined in Section 575-56 C of the zoning ordinance. Otherwise, the applicant must return to the Planning Commission to obtain approval of the amendment(s).

Conditions to be met before issuance of a Building Permit:

1. Applicant shall obtain approval from the Westchester County Department of Health, if required.

Conditions to be met before issuance of a Final Certificate of Occupancy:

1. Completion of the work as shown on the approved plans.
2. Applicant shall obtain all permits including for signage as needed.
3. If required by the Building Code and permitted by NYS, a Knox box will be installed onsite as part of the building permit.
4. The alarm system will be connected to a third-party monitoring station. It will have wi-fi and cellular radio communication for redundancy and a battery back-up.
5. Wi-fi Smart Water Leak detectors will be placed where water pump systems will be active, and the rooms will have floor drains.

Conditions to be met at all times:

1. Adherence to City of Peekskill Noise Code requirements.
2. Delivery vehicles will be unmarked. Deliveries and pick-ups will be within normal working hours.
3. All cannabis products will be in a locked box while being transported.
4. Organic waste will be stripped of all cannabinoid compounds so that the product is beyond reclamation, and it will be stored and transported in sealed containers.
5. Chemicals will not be used in the manufacturing process, only low concentration nutrient water.
6. The Security Plan, Integrated Pest Management Plan, and Odor Control Plan must be followed at all times.
7. The applicant must remain in compliance with all required regulations of the State Office of Cannabis Management.

In addition to the above site plan conditions, Special Permit authorization by the Common Council requires that the conditions identified below (paraphrased for clarity) be noted on the site plan (The Special Permit may be revoked if the facility is found to be out of compliance with any of the conditions listed below):

*Conditions to be met **by the Applicant before issuance of a Building Permit:***

1. The mechanical design package, prepared by a qualified engineer, must be approved by the City's engineer or other qualified professional.

*Conditions to be met **by the Property Owner before issuance of a Certificate of Occupancy** for Grand Street Cannabis:*

1. Receipt of site plan approval for the building at 710 Washington Street.
2. Obtain approvals as determined by the Building Inspector for the remainder of the premises and other uses at the building.
3. Install fire separation and protection for the remainder of the building in compliance with applicable code requirements.

*Conditions to be met **by the Applicant before issuance of a Certificate of Occupancy** for Grand Street Cannabis:*

1. The installed mechanical system must comply with the approved design to the satisfaction of the City's engineer or other qualified professional.
2. A step-by-step protocol to suspend (temporary) or shut down (permanent) the business must be submitted to the satisfaction of the City's engineer.

*Conditions to be met **by the Applicant at all times** during operations:*

1. The Security Plan, Integrated Pest Management Plan, and Odor Control Plan must be followed at all times.
2. Applicant must install and maintain VOC sensors and computer management system. The VOC sensors will be arranged to measure VOC concentration of incoming air and exhaust air within the ducted system before and after final carbon absorption/odor treatment. A computer management system will be employed to continuously monitor, record, and utilize alarm limits to indicate potential odor control system failure or malfunction. VOC thresholds will be set to the satisfaction of the City's engineer based on industry standards.
3. Applicant is required to maintain records of the VOC computer monitoring system for at least six (6) months for inspection by the Building Inspector upon odor complaint.
4. Applicant is required to maintain maintenance records for all mechanical systems and provide such records to the Building Inspector upon request.

5. Applicant is required to provide maintenance records and VOC reports to the Department of Planning and Department of Buildings on a quarterly basis for the first two years of operation.
6. Upon inspection and verification by the Building Inspector that either (i) the subject premises is emitting odors beyond the property, or (ii) VOC levels are beyond acceptable levels, the Applicant must immediately suspend harvesting and manufacturing processes (including packaging, processing, extractions), and the Applicant is required to take corrective action or take substantive steps toward corrective action to remedy the odor emissions within forty-eight (48) hours of receiving notice from the City. The Special Permit may be subject to review, suspension, or revocation by the Common Council if the issue is not demonstrably addressed within the specified 48-hour period, or upon a pattern of repeated substantiated violation.
7. Revocation of the Special Permit would require the removal of all plants from the premises and the ceasing of manufacturing processes on site.
8. Following a violation, a detailed corrective action plan must be submitted to the Building Inspector before operations are reinstated.
9. The Applicant must remain in compliance with all required regulations of the State Office of Cannabis Management.

MATERIAL(S) REVIEWED IN PREPARATION OF STAFF REPORT

1. Plan Sheet T-1: Plot Plan, Site Details and General Notes dated 2-15-25
2. Plan Sheet A-1: First and Second Floor Plans, with security cameras identified
3. Business Narrative and Reports from Grant Street Cannabis Co.
4. Layout and images of parking spaces, loading zone and security gate at rear of building
5. Additional Q/A from Grant Street Cannabis Co. dated June 4, 2025
6. Photos of front of existing building
7. “Special Permit Hearing” document
8. Odor Mitigation Plan
9. CPL review letter of Odor Mitigation Plan, dated October 8, 2025.

Grand Street Cannabis Co.

710 Washington Street
Peekskill, NY 10566

OCM-MICR-25-000221

Odor Mitigation Plan

Odor Mitigation Plan

Grand Street Cannabis Co. has taken extreme measures to eliminate all odor emitting from facility during operations. The multiple layers of odor control that we install will be more than sufficient to mitigate all odors produced by facility. These include redundant ROS technology, carbon filtration throughout the facility, negative air pressure in cultivation rooms, and employee standard operating procedures. Ninety percent of our purifiers use ROS (Reactive Oxygen Species) to reduce pathogens, bacteria, molds (Botrytis, Powdery Mildew, Aspergillus), cross-contamination, and odor elimination. The ROS is organic, which means it doesn't use chemicals. ROS is comprised of 5 short lived highly Reactive Oxygen Species (atomic oxygen, singlet oxygen, hydroxyl radical, superoxide and peroxynitrite) which break down carbon-to-carbon bonds at the molecular level. This is the newest and most effective technology available today.

These procedures will be applied to the following odor-emitting areas of activity:

- Vegetative Room
- Cultivation Rooms
- Drying Room
- Trimming/Packaging Room

Staff training procedures includes training specifically for odor mitigation. The importance of keeping doors shut and changing filters are among the other Standard Operating Procedures that all employees must follow. Grand Street will conduct monthly staff meetings at these meetings we discuss odor mitigation and discuss with all departments the importance of keeping up with the processes we have in place.

Record keeping Carbon Filter Report Card: This card is maintained and filled out after every change by our Manager. We will have a supply of carbon filters on site that will be re-ordered by the Manager to keep aligned with the facility maintenance program. If a Filter needs to be changed sooner, filters will be on premises to do so. If maintenance is needed it will be done immediately as to not affect the surrounding areas at the facility.

Monitoring and inspection: Every odor emitting room will be continuously monitored with daily inspections for odor. If a high volume of odor is detected by an employee, they will directly inform the Manager. If a filter needs to be changed it will be done so at this time. If doors are not closing by themselves, doors will be fixed as soon as the problem is detected.

Technical System Design and Equipment Installation: HVAC system odor control plan: Closed Loop System with limited exhaust. ROS purifiers are tied into HVAC systems to reduce pathogens, bacteria, molds (Botrytis, Powdery Mildew, Aspergillus), cross-contamination, and odor elimination. The ROS is organic, which means it doesn't use chemicals. ROS is comprised of 5 short lived highly Reactive Oxygen Species (atomic oxygen, singlet oxygen, hydroxyl radical, superoxide and peroxynitrite) which break down carbon-to-carbon bonds at the molecular level.

Odor Control – The Active Carbon Filters absorbs its molecular weight of contaminants it comes in contact with. Adsorption is a distinct process where organic compounds in the air react chemically with the activated carbon, which causes them to stick to the filter. The more porous the activated carbon is, the more contaminants it will capture. These filters are most notably used to remove terpene compounds in cannabis cultivation facilities. If applied correctly, efficiency of 99.9% as stated by several vendors can be achieved.

Odor Mitigation System Design: All the HVAC systems installed at this facility will be considered "closed-loop" systems. All of the HVAC equipment will recirculate 100% of the supply being distributed to the various applications areas throughout the facility. ROS and active carbon filtering will be installed to mitigate odors within the facility. To the extent possible, the odor mitigation will be intended to migrate to the outside roof top of the building only. Each grow room will be designed to create negative air pressure within the growing environment. This essential component to our odor control system isolates odors and doesn't allow them to escape from their respective grow areas.

Cultivation Rooms: Each cultivation room will have multiple high efficiency, high CFM carbon filtration. Flowering rooms are by far the highest odor producing rooms in cannabis cultivation. Therefore extra precautions will be taken for each flowering room. Each Flower room (approximately 1200 square feet) will have 10,000 cubic feet per minute (CFM) of air filtration along with finely tuned negative air pressure and ROS technology. The units break down carbon-to-carbon bonds that sanitize the air and destroys all bacteria, molds, viruses and odor.

Common Areas: High efficiency carbon filtration units will be installed throughout the common areas of the Facility along with ROS units. This units will be and changed out and maintained on a fixed schedule.

Drying Room: Provide nominally sized vertical high-efficiency split system AC units and dehumidification units with outdoor remote condensing unit(s). The units will utilize ROS units for odor and bacterial mitigation.

Trimming/Packaging Room: Will have climate control units installed to accommodate the cooling and dehumidification, monitoring and control for each room. Trimming Room will have high efficiency carbon filters to operate as "scrubbers".

Building Exhaust Systems: The grow room ventilation fans will have active carbon rolled filter material installed on the fan inlets. The filters will be roll-type material secured to the fan inlet. Where possible pleated carbon filter and filter box will be installed on the fan inlet. Inline carbon filters will be installed any exhausted air leaving the facility.

Vegetation Room: The existing air conditioning fan operates 24 hours per day. The ROS units will be interlocked with the supply fan. The air conditioning units will also have active filters installed on the return air section to each fan.

Cultivation Rooms: The existing air conditioning fan operates 24 hours per day. The ROS units will be interlocked with the supply fan. The air conditioning units will also have active filters installed on the return air section to each fan.

Drying Room: The supplemental air conditioning unit fan operates 24 hours per day. The ROS units are interlocked with the supply fan.

Trimming/Packaging Room: The existing air conditioning fan operates 24 hours per day. The ROS units will be interlocked with the supply fan. The air conditioning units will also have active filters installed on the return air section to each fan.

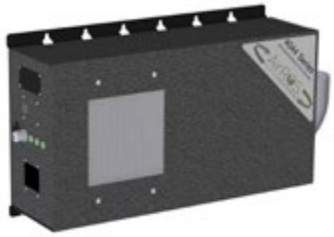
Maintenance plan: ROS Units: have a manufacturer's recommended service requirement for changing filters every year in order to maintain their effectiveness. Active Carbon: The active carbon filters absorbs its molecular weight of contaminants it comes in contact with. These filters will be replaced every 3 months.

The diagram on next page illustrates how air is treated withing our facility.

How air is treated (cultivation rooms, vegetation room, drying room, common room and trimming/packing room)

1. **Air intake from outside** enters through MERV 20 filtration on a timer based cycle, 4 times daily

2. Closed loop HVAC systems with MERV 20 filters



3. Two ROS systems are tied into HVAC and continuously treat and recirculate air within each room 24/7

4. Negative air abatement machine runs 24/7, never allowing air to escape

Flower room

Facility hallway

5. All rooms are exhausted into facility hallway through carbon filtration on a timer based cycle, 4 times daily

6. **A singular point of air exhaust outside** runs 24/7 and passes through carbon filtration (CleanLeaf Self-Contained Odor Mitigation And Filtration System)

grand-street.com

Ms. Carol Samol, Director of Planning
City of Peekskill
840 Main Street
Peekskill, NY 10566

October 8, 2025

Re: 710 Washington Street, Peekskill, GCSS Odor Mitigation Plan – CPL Review

Dear Ms. Samol:

Our review of the odor mitigation plan #OCM-MICR-25-000221 for Grand Street Cannabis Co. located at 710 Washington Street, Peekskill NY, and associated process flow diagram drawings prepared by Twin Oaks Consulting, LLC dated 9/23/2025 has been completed.

In summary, CPL finds that the applicant has presented technically applicable concepts intended to manage potential odors per the materials reviewed. If these concepts are advanced by qualified engineering professionals to a fully designed system, properly installed, effectively commissioned, operated, and maintained, CPL recommends the system would be effective in controlling odors generated by the applicants manufacturing operations.

To enable analysis of objective data indicative of system effectiveness, CPL recommends application of appropriately selected VOC sensors arranged to measure VOC concentration of incoming outdoor air and exhaust air within the ducted system before and after final carbon adsporption / odor treatment. A computer management system should be employed to continuously monitor, record, and utilize alarm limits to indicate potential odor control system failure or malfunction.

CPL has also reviewed and considered potential impacts to other tenants within the same building and we recommend that if the applicants building area is maintained at a negative pressure per design intent indicated, it is unlikely that airflow and odors will migrate from the applicants space to the other tenant spaces.

CPL recommends additional review of the final mechanical design package to be completed prior to issuance of a building permit.

Should you require any further information or clarification regarding the above, please feel free to contact me.

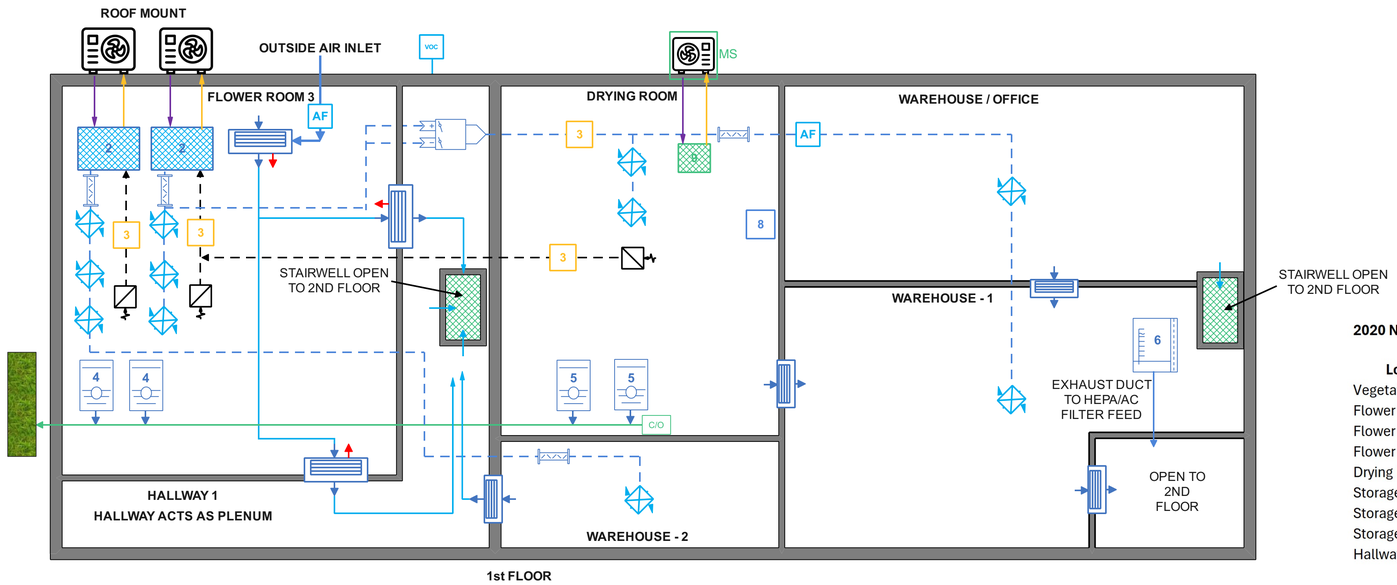
Very truly yours,
CPL

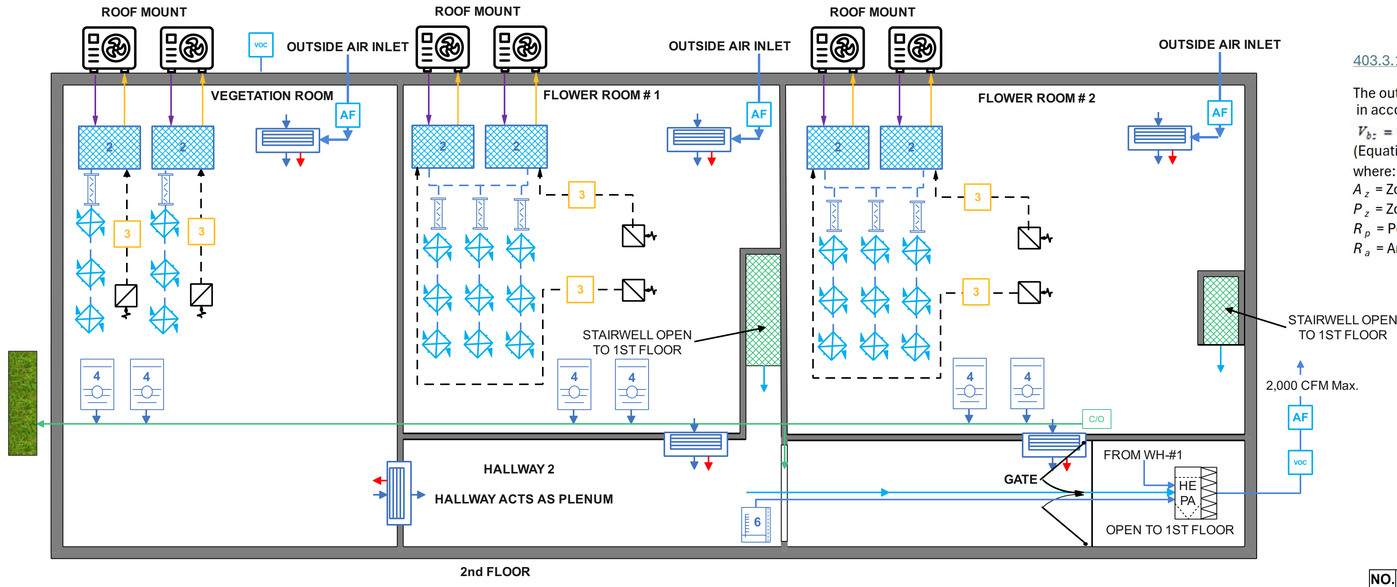
Eric Matzan, P. E.
CPL Principal

cc: Jean Friedman

Materials Reviewed:

- Odor Mitigation Plan #OCM-MICR-25-000221 provided by Grand Street Cannabis Co. dated Revised 9/12/2025.
- Twin Oaks Consulting, LC Project # 2025.0095 drawing set (3 sheets) dated 9/23/2025.





ROOMS - FIRST FLOOR			
NO.	DESCRIPTION	AREA (FT^2)	OUTSIDE AIR REQ'D. (CFM)
FR-3	FLOWER ROOM #3	705	177
DR-1	DRYING ROOM	489	138
WH-O	WAREHOUSE / OFFICE	520	56
WH-1	WAREHOUSE 1	631	76
WH-2	WAREHOUSE 2	160	19
HW-1	HALLWAY	351	127
	TOTAL	2,856	593

ROOMS - SECOND FLOOR			
NO.	DESCRIPTION	AREA (FT^2)	OUTSIDE AIR REQ'D. (CFM)
VR	VEGETATION ROOM	861	205
FR-1	FLOWER ROOM #1	1,152	257
FR-2	FLOWER ROOM #2	1,656	348
HW-2	HALLWAY	499	130
	TOTAL	4,168	940

2020 NYS IMC 403.3.1.1

Location	Width	Length	Height	A_z Square Feet	R_a Intake Rate CFM/SF	P_z CFM/SF	R_p CFM/Person	V_b CFM
Vegetation Room	41	21	8	861	0.18	10	5	205
Flower Room 1	32	36	12	1,152	0.18	10	5	257
Flower Room 2	46	36	9	1,656	0.18	10	5	348
Flower Room 3	23.5	30	12	705	0.18	10	5	177
Drying Room	16	30.58	8	489	0.18	10	5	138
Storage	10	16	8	160	0.12	x	x	19
Storage / Office	29.58	17.58	8	520	0.06	5	5	56
Storage / Packing	25.25	25	8	631	0.12	x	x	76
Hallways								
1st Floor	4.56	23.5	12	107	0.06	10	5	56
1st Floor	8	43	12	344	0.06	10	5	71
2nd Floor	6.4	32	12	205	0.06	10	5	62
2nd Floor	6.4	46	12	294	0.06	10	5	68
								1,534

403.3.1.1.1.1 Breathing Zone Outdoor Airflow

The outdoor airflow rate required in the breathing zone (V_{bz}) of the occupiable space or spaces in a zone shall be determined in accordance with Equation 4-1.

$$V_{bz} = R_p P_z + R_a A_z$$

(Equation 4-1)

where:

A_z = Zone floor area: the net occupiable floor area of the space or spaces in the zone.

P_z = Zone population: the number of people in the space or spaces in the zone.

R_p = People outdoor air rate: the outdoor airflow rate required per person from Table 403.3.1.1.

R_a = Area outdoor air rate: the outdoor airflow rate required per unit area from Table 403.3.1.1.

AIR EXCHANGES / HOUR	
Vegetation Room	1.8
Flower Room 1	1.1
Flower Room 2	1.4
Flower Room 3	1.3
Drying Room	2.1
Warehouse #1	0.9
Storage / Office	0.8
Warehouse #2	0.9
Hallways	
1st Floor	2.6
1st Floor	1.0
2nd Floor	1.5
2nd Floor	1.1

MATERIAL LIST

NO.	DESCRIPTION	QUANTITY
1	BOSCH MODEL BOVB-60 2,0 Series, 3-5 TON INVERTER SERIES HEAT PUMP	8
2	BOSCH MODEL BV A-060-1.0 AIR HANDLERS	8
3	Air ROS GroShield Pro Series	10
4	QUEST 876 DEHUMIDIFIER	7
5	QUEST 335 DEHUMIDIFIER	2
6	HEPA-AIRE H2KMA NEGATIVE AIR MACHINE 2,000 CFM	2
7	LENNOX HRV 5-270-TPD-ECM	1
8	LENNOX MODEL MWMC-024 2 TON WALL MOUNTED EVAPORATOR	1
9	LENNOX MODEL MLB-024, 2 TON LOW AMBIENT HEAT PUMP	1
10	CLEANLEAF CL2500D-CCP ACTIVATED CARBON FILTRATION, 2,000 CGM	1

LEGEND

- VAV
- HRV
- ACTIVATED CARBON FILTER
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- DEHUMIDIFIER
- AIR GRILL
- HEAT PUMP
- DUCTED AIR HANDLER
- MS — MINI-SPLIT HEAT PUMP
- AIR HANDLER
- 3 — GRO SHIELD
- 8 — EVAPORATOR
- 6 — HEPA-AIRE NEGATIVE AIR
- MANUAL DAMPER
- AIR FLOW
- DUCTED AIR FLOW
- RETURN AIR FLOW
- CONDENSATE FLOW
- HEAT PUMP FEED
- HEAT PUMP RETURN
- C/O — CLEAN OUT
- AF — AIR FLOW SENSOR
- VOC — MS1800 Gas Analyzer
- RAIN GARDEN
- STAIRWELL

Project: Grand Street Cannabis Air Handling / Odor Control

Sheet Title: Process Flow Diagram / 1st & 2nd Floors

Twin Oaks consulting llc

Design:	JRA	9/23/2025
Drawn:	JRA	9/24/2025
Checked:	JMH	9/29/2025
Approved:	AGH	9/30/2025

No.	Date		DRWN	CHKD	APRD

REVISIONS

Owner:

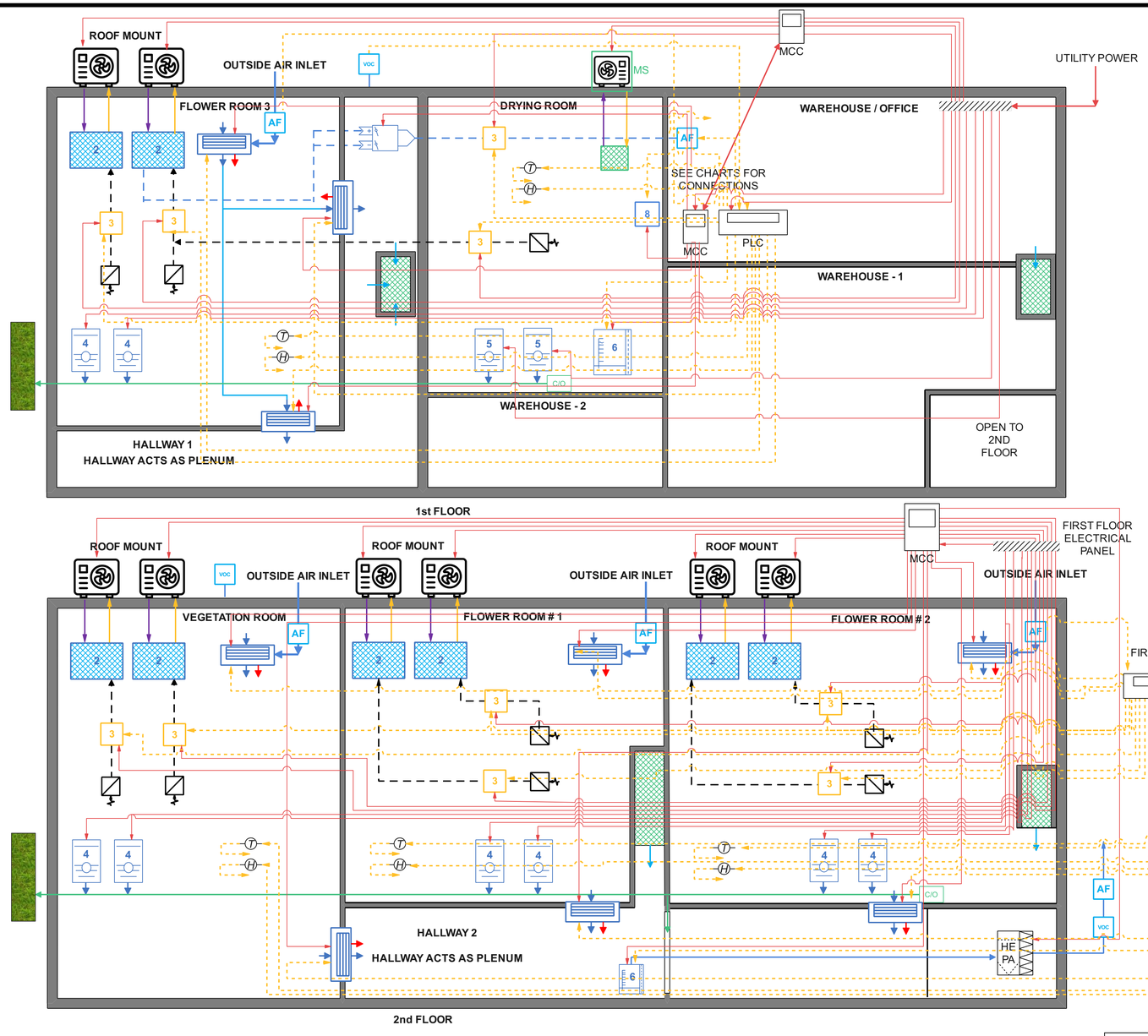
Grand Street Cannabis
710 Washington Street
Peekskill, NY

Twin Oaks Consulting, LLC
820 Evans Street
Hazle Township, PA 18201

Alfred G. Handy, PE
PA Registration No. PE-0484623R
NJ Registration No. PE-24GE03908800
NY Registration No. PE-070954

STATE OF NEW YORK * ALFRED GEORGE HANDY * 070954 * LICENSED PROFESSIONAL ENGINEER

Project No.	2025.0095
Scale	NTS
Date	9/23/2025
Drawing No.:	PFD
SHEET	1 of 3



OPERATING NOTES FOR AIR TREATMENT

1. The PFD and P&ID drawings show the concept for odor control to prevent the volatile organic chemicals (terpanenes and mercaptans) produced by the growing cannabis to exit the facility.

2. The building will be maintained at a negative pressure relative to the ambient outside pressure through the use of two HEPA-AIRE Negative Air generators and all outside air introduced into the building will be exhausted through a final stage activated carbon and HEPA filter combination. The pressure delta between the outside atmosphere and the building interior will be held at 0.5" w.g. to ensure any door openings or structure infiltration will draw air into the building. The interior walls of the entire facility will be sealed to prevent air infiltration through the masonry structure through a combination of hydraulic sealant and the construction of a framed wall and ceiling with insulation embedded in the framing.

3. The temperature is controlled with the heat pumps and is a ducted system. The air flows within the building are circulated through use of the air handlers, HRV units, and wall-mounted grills. The ducted delivery throughout the first floor relies on standard HVAC balancing using a VAV unit and manual dampers to insure the required air exchange volumes are provided in each room. The humidity is controlled through the use of dehumidifiers that will drain to an exterior rain garden. The air flow rates are measured by a velocity sensor and the rotating equipment is controlled by the PLC using variable frequency drivers to vary the air volume to individual rooms.

4. The primary treatment to provide destruction of the VOC's is through the use of the GroShield plasma technology where the VOC's are reduced to base elements. By passing the air volumes present in the growing and processing rooms through the plasma fields generated by the Air ROS GroShield units, the majority (99%) of the VOC's are neutralized. The Air ROS GroShield units are UL certified.

5. While the number of the GroShield units are calculated to be sufficient to removal all the odoriferous VOC's (>99%) from the internal atmosphere, there will only be one air discharge point for the process air from the entire building with final treatment measures described in Step 6.

6. As a final treatment of the air exiting the building, it will pass through a combination, activated charcoal and HEPA filter. The CleanLeaf Model FX-AC-1250D-CCP has a UL certification. A VOC sensor will be placed in the discharge duct and will be connected to the PLC. If there are VOC's present in the discharge stream, the discharge will be stopped and the internal treatment system of GroShield units will be allowed to operate on the enclosed air volume on a timed basis. After the set period the CleanLeaf AC/HEPA unit will be restarted and the readings from the VOC sensor will determine if normal operation can proceed.

7. As the facility is located within the Metro NYC air basin, the outside air will be monitored for ambient VOC content using the same type of VOC sensor that is to be used in the building exhaust duct.

8. The air balance within the building will be controlled by a PLC programmed to ensure the air balance is maintained by varying the speeds of the fan-controlled HRV units. The 202 NYS IMC 403.3.3.1.1 code for Breathing Zone Outside Airflow into the building will be met throughout each building zone.

9. For proper plant growth, temperature, lighting, and humidity must be maintained. A PLC will be monitoring each of these elements through sensors placed in each room. The PLC will then control the various process equipment to maintain each room within the selected growing ranges.

10. The O&M schedule for the HVAC and odor control systems will consist of filter change outs to ensure particulate and VOC capture is maintained. While the Δp within the HVAC ducts and the CleanLeaf activated charcoal/HEPA filter will be monitored by the PLC, a planned filter replacement of all filters and the activated charcoal canisters is planned for a three month cycle. The manufacturer's recommended replacement cycle for these filters is annually.

11. As this is an agricultural operation, maintenance of power to the facility is of upmost importance. A battery backup system will be installed to provide up to three days of operation of the process systems (lights, controls, odor control) on battery alone.

12. During normal changeout maintenance, the exhaust will be shut down for about one hour to change the carbon canisters and HEPA filters. HVAC filter changes will not require shutdown of the CleanLeaf filter system.

ELECTRICAL PANEL

1	1 - PLC-1
2	2 - MCC-1
3	3 - MS 1800
4	4 - EV-1
5	5 - HA1
6	6 - GS-1
7	7 - GS-2
8	8 - GS-3
9	9 - GS-4
10	10 - GS-5
11	11 - GS-6
12	12 - GS-7
13	13 - GS-8
14	14 - GS-9
15	15 - GS-10
47	47 - HP-1
48	48 - HP-2
49	49 - HP-3
50	50 - HP-4
51	51 - HP-5
52	52 - HP-6
53	53 - HP-7
54	54 - HP-8
54	55 - HP-9
85	85 - DH-1
86	86 - DH-2
87	87 - DH-3
88	88 - DH-4
89	89 - DH-5
90	90 - DH-6
91	91 - DH-7
92	92 - DH-8
93	93 - DH-9

MOTOR CONTROL CENTER

16/VFD	1 - HA-1
17/VFD	2 - AH-1
18/VFD	3 - AH-2
19/VFD	4 - AH-3
20/VFD	5 - AH-4
21/VFD	6 - AH-5
22/VFD	7 - AH-6
23/VFD	8 - AH-7
24/VFD	9 - AH-8
25/VFD	10 - AH-9
26/VFD	11 - VAV-1
27/VFD	12 - DH-1
28/VFD	13 - DH-2
29/VFD	14 - DH-3
30/VFD	15 - DH-4
31/VFD	16 - DH-5
32/VFD	17 - DH-6
33/VFD	18 - DH-7
34/VFD	19 - DH-8
35/VFD	20 - DH-9
36/VFD	72 - HRV-1
37/VFD	73 - HRV-2
38/VFD	74 - HRV-3
39/VFD	75 - HRV-4
40/VFD	76 - HRV-5
41/VFD	77 - HRV-6
42/VFD	78 - HRV-7
43/VFD	79 - HRV-8
56/AH	56 - AH-2
57/AH	57 - AH-2
58/AH	58 - AH-3
59/AH	59 - AH-4
60/AH	60 - AH-5
61/AH	61 - AH-6
62/AH	62 - AH-7
63/AH	63 - AH-8
64/AH	64 - AH-9
65/AH	6 - VAV-1
64/AH	64 - AH-9

LEGEND

- VAV
- HRV
- HEPA ACTIVATED CARBON FILTER
- DEHUMIDIFIER
- HEAT PUMP
- DUCTED AIR HANDLER
- MINI-SPLIT HEAT PUMP
- AIR HANDLER
- GRO SHIELD
- HEPA-AIRE NEGATIVE AIR
- EVAPORATOR
- PLC
- MOTOR CONTROL CENTER
- POWER
- CONTROL
- ELECTRICAL PANEL
- TEMPERATURE SENSOR AND TRANSMITTER
- HUMIDITY SENSOR AND TRANSMITTER
- AIR FLOW SENSOR AND TRANSMITTER
- MS1800 Gas Analyzer
- CIRCUIT BREAKER
- VARIABLE FREQUENCY DRIVER

ROOM USE DESCRIPTIONS

ROOM	DESCRIPTION
VEGETATION	Propogation of clones from mother plants Mother plant growing
FLOWER #1, #2, & #3	Plants grown to flower stage
DRYING	Cut plant drying Cutting plants Trimming plant parts Packing into air tight containers
WAREHOUSES #1 & #2	Storage of prepared packages

AIR EXCHANGES / HOUR	
Vegetation Room	1.8
Flower Room 1	1.1
Flower Room 2	1.4
Flower Room 3	1.3
Drying Room	2.1
Warehouse #1	0.9
Storage / Office	0.8
Warehouse #2	0.9
Hallways	
1st Floor	2.6
1st Floor	1.0
2nd Floor	1.5
2nd Floor	1.1

MATERIAL LIST

NO.	DESCRIPTION	QUANTITY
1	BOSCH MODEL BOVB-60 2,0 Series, 3-5 TON INVERTER SERIES HEAT PUMP	8
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7	LENNOX HRV 5-270-TPD-ECM	1
8	LENNOX MODEL MWMC-024 2 TON WALL MOUNTED EVAPORATOR	1
9	LENNOX MODEL MLB-024, 2 TON LOW AMBIENT HEAT PUMP	1
10	CLEANLEAF CL2500D-CCP ACTIVATED CARBON FILTRATION, 2,000 CGM	1

Project: Grand Street Cannabis Air Handling / Odor Control

Sheet Title: Piping & Instrumentation Diagram / 1st & 2nd Floors

Twin Oaks consulting llc

Design:	JRA	9/29/2025
Drawn:	JRA	9/29/2025
Checked:	JMH	9/30/2025
Approved:	AGH	9/30/2025

No.	Date		DRWN	CHKD	APRD

REVISIONS

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710 Washington Street
Peekskill, NY

Twin Oaks Consulting, LLC
820 Evans Street
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Alfred G. Handy, PE
PA Registration No. PE-0484623R
NJ Registration No. PE-24GE03908800
NY Registration No. PE-070954

Project No.	2025.0095
Scale	NTS
Date	9/29/2025
Drawing No.:	P&ID
SHEET	2 of 3

BILL OF MATERIALS

ID No.	ID	No.	DESCRIPTION	CIRCUIT	LOCATION	CONTROLS
1	PLC	1	Programmable Logic Controller	Air	WH-O	
2	MCC	1	Motor Control Center	Air	WH-O	
3	GA	1	MS1800 Gas Analyzer	Air	Rooftop	HA-1
4	EV	1	Evaporator	HVAC	DR-1	
5	HA	1	HEPA-AIRE Negative Activated Carbon Filter	Air	HW-2	
6	GS	1	Gro-Shield Ionizer	Air	VR	
7	GS	2	Gro-Shield Ionizer	Air	VR	
8	GS	3	Gro-Shield Ionizer	Air	FR-1	
9	GS	4	Gro-Shield Ionizer	Air	FR-1	
10	GS	5	Gro-Shield Ionizer	Air	FR-2	
11	GS	6	Gro-Shield Ionizer	Air	FR-2	
12	GS	7	Gro-Shield Ionizer	Air	FR-3	
13	GS	8	Gro-Shield Ionizer	Air	FR-3	
14	GS	9	Gro-Shield Ionizer	Air	DR-1	
15	GS	10	Gro-Shield Ionizer	Air	DR-1	
16	VFD	1	Variable Frequency Driver	Control	WH-O	HA-1
17	VFD	2	Variable Frequency Driver	Control	WH-O	AH-1
18	VFD	3	Variable Frequency Driver	Control	WH-O	AH-2
19	VFD	4	Variable Frequency Driver	Control	WH-O	AH-3
20	VFD	5	Variable Frequency Driver	Control	WH-O	AH-4
21	VFD	6	Variable Frequency Driver	Control	WH-O	AH-5
22	VFD	7	Variable Frequency Driver	Control	WH-O	AH-6
23	VFD	8	Variable Frequency Driver	Control	WH-O	AH-7
24	VFD	9	Variable Frequency Driver	Control	WH-O	AH-8
25	VFD	10	Variable Frequency Driver	Control	WH-O	AH-9
26	VFD	11	Variable Frequency Driver	Control	WH-O	VAV-1
27	VFD	12	Variable Frequency Driver	Control	WH-O	DH-1
28	VFD	13	Variable Frequency Driver	Control	WH-O	DH-2
29	VFD	14	Variable Frequency Driver	Control	WH-O	DH-3
30	VFD	15	Variable Frequency Driver	Control	WH-O	DH-4
31	VFD	16	Variable Frequency Driver	Control	WH-O	DH-5
32	VFD	17	Variable Frequency Driver	Control	WH-O	DH-6
33	VFD	18	Variable Frequency Driver	Control	WH-O	DH-7
34	VFD	19	Variable Frequency Driver	Control	WH-O	DH-8
35	VFD	20	Variable Frequency Driver	Control	WH-O	DH-9
36	VFD	21	Variable Frequency Driver	Control	WH-O	HRV-1
37	VFD	22	Variable Frequency Driver	Control	WH-O	HRV-2
38	VFD	23	Variable Frequency Driver	Control	WH-O	HRV-3
39	VFD	24	Variable Frequency Driver	Control	WH-O	HRV-4
40	VFD	25	Variable Frequency Driver	Control	WH-O	HRV-5
41	VFD	26	Variable Frequency Driver	Control	WH-O	HRV-6
42	VFD	27	Variable Frequency Driver	Control	WH-O	HRV-7
43	VFD	28	Variable Frequency Driver	Control	WH-O	HRV-8
44	HP	1	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-3
45	HP	2	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-3
46	HP	3	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-3
47	HP	4	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-3
48	HP	5	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-1
49	HP	6	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-1

BILL OF MATERIALS

ID No.	ID	No.	DESCRIPTION	CIRCUIT	LOCATION	CONTROLS
50	HP	7	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-2
51	HP	8	Heat Pump - Bosch Model BOVB-60	HVAC	Rooftop	FR-2
52	HP	9	Heat Pump - Lennox Model MLB-024	HVAC	Rooftop	DR-1
53	AH	1	Air Handler - Bosch Model BOVB-60	HVAC	VR	FR-3
54	AH	2	Air Handler - Bosch Model BOVB-60	HVAC	VR	FR-3
55	AH	3	Air Handler - Bosch Model BOVB-60	HVAC	FR-1	FR-3
56	AH	4	Air Handler - Bosch Model BOVB-60	HVAC	FR-1	FR-3
57	AH	5	Air Handler - Bosch Model BOVB-60	HVAC	FR-2	FR-1
58	AH	6	Air Handler - Bosch Model BOVB-60	HVAC	FR-2	FR-1
59	AH	7	Air Handler - Bosch Model BOVB-60	HVAC	FR-3	FR-2
60	AH	8	Air Handler - Bosch Model BOVB-60	HVAC	FR-3	FR-2
61	AH	9	Air Handler - Lennox Model MLB-024	HVAC	DR-1	DR-1
62	VAV	1	Variable Air Volume Unit	HVAC	HW-1	WH-0, DR-1, WH-1
63	HVAC	1	Manual Duct Damper	HVAC	VR	
64	HVAC	2	Manual Duct Damper	HVAC	FR-1	
65	HVAC	3	Manual Duct Damper	HVAC	FR-2	
66	HVAC	4	Manual Duct Damper	HVAC	FR-3	
67	HVAC	5	Manual Duct Damper	HVAC	HW-1	
68	HVAC	6	Manual Duct Damper	HVAC	WH-O	
69	HRV	1	Heat Recovery Ventilator	Air	VR	
70	HRV	2	Heat Recovery Ventilator	Air	FR-1	
71	HRV	3	Heat Recovery Ventilator	Air	FR-2	
72	HRV	4	Heat Recovery Ventilator	Air	FR-3	
73	HRV	5	Heat Recovery Ventilator	HVAC	FR-1	
74	HRV	6	Heat Recovery Ventilator	HVAC	FR-2	
75	HRV	7	Heat Recovery Ventilator	HVAC	FR-3	
76	HRV	8	Heat Recovery Ventilator	HVAC	FR-3	
77	DH	1	Dehumidifier - Quest Model 876	Water	FR-1	
78	DH	2	Dehumidifier - Quest Model 876	Water	FR-1	
79	DH	3	Dehumidifier - Quest Model 876	Water	FR-2	
80	DH	4	Dehumidifier - Quest Model 876	Water	FR-2	
81	DH	5	Dehumidifier - Quest Model 876	Water	FR-3	
82	DH	6	Dehumidifier - Quest Model 876	Water	FR-3	
83	DH	7	Dehumidifier - Quest Model 876	Water	VR	
84	DH	8	Dehumidifier - Quest Model 876	Water	VR	
85	DH	8	Dehumidifier - Quest Model 335	Water	DR-1	
86	DH	9	Dehumidifier - Quest Model 335	Water	DR-1	
87	S-T	1	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	Roof Exhaust	
88	S-T	2	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	VR	
89	S-T	3	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	FR-1	
90	S-T	4	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	FR-2	
91	S-T	5	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	FR-3	
92	S-T	6	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	DR-1	
93	S-T	1	4-20mA Dwyer Humidity Sensor - Model HX93BC	Air	DR-1	
94	S-T	5	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	FR-3	
95	S-T	6	4-20mA Duct Mount Air Flow Sensor/Transmitter	Air	DR-1	
96	S-T	1	4-20mA Dwyer Humidity Sensor - Model HX93BC	Air	DR-1	

LEGEND

- VAV
- HRV
- HEPA ACTIVATED CARBON FILTER
- DEHUMIDIFIER
- HEAT PUMP
- DUCTED AIR HANDLER
- MINI-SPLIT HEAT PUMP
- AIR HANDLER
- GRO SHIELD
- HEPA-AIRE NEGATIVE AIR
- EVAPORATOR
- PLC
- MOTOR CONTROL CENTER
- POWER
- CONTROL
- ELECTRICAL PANEL
- TEMPERATURE SENSOR AND TRANSMITTER
- HUMIDITY SENSOR AND TRANSMITTER
- AIR FLOW SENSOR AND TRANSMITTER
- MS1800 Gas Analyzer
- CIRCUIT BREAKER
- VARIABLE FREQUENCY DRIVER

Project: Grand Street Cannabis Air Handling / Odor Control

Sheet Title: Bill of Materials / 1st & 2nd Floors

Twin Oaks consulting llc

Design:	JRA	9/29/2025
Drawn:	JRA	9/29/2025
Checked:	JMH	9/30/2025
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PA Registration No. PE-0484623R
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STATE OF NEW YORK · ALFRED GEORGE HANDY JR · 070954 · LICENSED PROFESSIONAL ENGINEER

Project No.	2025.0095
Scale	NTS
Date	9/30/2025
Drawing No.:	B/M
SHEET	3 of 3

CITY OF PEEKSKILL COMMON COUNCIL
PEEKSKILL, NEW YORK

AGENDA BILL

SUBJECT:
RESOLUTION AUTHORIZING THE COMMON COUNCIL TO ISSUE A SPECIAL PERMIT TO GRAND STREET CANNABIS FOR A MANUFACTURING USE AT 710 WASHINGTON STREET, IN THE C-3 DISTRICT

FOR AGENDA OF: 12/22/2025	AGENDA # J-9
DEPT. OF ORIGIN:	PLANNING
DATE SUBMITTED:	12/15/2025
DEPT. HEAD:	CAROL J. SAMOL, AICP
STAFF:	
EXHIBITS:	PLANNING DIRECTOR MEMORANDUM DATED NOVEMBER 25, 2025

APPROVED BY CITY ATTORNEY	ELG
APPROVED BY COMPTROLLER	DGS
APPROVED BY CITY MANAGER FOR SUBMISSION	[illegible]

EXPENDITURE REQUIRED:	N/A	AMOUNT BUDGETED:	N/A	APPROPRIATION REQUIRED:	N/A

SUMMARY STATEMENT

THIS RESOLUTION AUTHORIZES THE ISSUANCE OF A SPECIAL PERMIT TO GRAND STREET CANNABIS CO. FOR A MANUFACTURING USE AT 710 WASHINGTON STREET, PEEKSKILL, NEW YORK, IN THE C-3 ZONING DISTRICT.

RECOMMENDED ACTION

ADOPT THE RESOLUTION ISSUING A SPECIAL PERMIT TO GRAND STREET CANNABIS FOR A MANUFACTURING USE AT 710 WASHINGTON STREET, PEEKSKILL, NEW YORK, IN THE C-3 ZONING DISTRICT.

MOVED BY:	SECONDED BY:

ROLL CALL VOTE			
MAYOR MCKENZIE	NO	COUNCILMAN DOUGLAS	Yes
DEPUTY MAYOR RILEY	NO	COUNCILMAN SCOTT	Yes
COUNCILWOMAN TALBOT	Yes	COUNCILMAN FASSETT	Yes
COUNCILMAN FERNANDEZ	NO		

FUNDING SOURCE	AMOUNT	GENERAL LEDGER ACCOUNT	CITY MATCH AMOUNT	CITY MATCH GENERAL LEDGER ACCOUNT
FEDERAL	N/A	N/A	N/A	N/A
STATE	N/A	N/A	N/A	N/A
COUNTY	N/A	N/A	N/A	N/A
BUDGET	N/A	N/A	N/A	N/A

RESOLUTION OF THE COMMON COUNCIL AUTHORIZING THE ISSUANCE OF A COMMON COUNCIL SPECIAL PERMIT FOR A MANUFACTURING USE IN THE C-3 ZONING DISTRICT AT 710 WASHINGTON STREET, PEEKSKILL, NEW YORK

WHEREAS, the Common Council received an application from Grand Street Cannabis Co. ("Applicant"), for a Special Permit to allow a cannabis cultivation microbusiness to locate in an existing building located at 710 Washington Street, Peekskill, New York (the "Property"), pursuant to Section 575-34.B(1)(d); and

WHEREAS, the Property is located in the C-3 (General Commercial) Zoning District; and

WHEREAS, the cannabis microbusiness is considered a manufacturing use pursuant to the City Code; and

WHEREAS, pursuant to Section 575-57.A of the City Code, this special permit application was referred to the City of Peekskill Planning Commission to make a recommendation to the Common Council on this special permit; and

WHEREAS, on August 12, 2025, the Planning Commission reviewed the application and made a positive recommendation for approval to the Common Council; and

WHEREAS, the application was referred to the Westchester County Planning Board pursuant to General Municipal Law § 239-m and was determined to be a matter of local concern; and

WHEREAS, following public notice and publication, a public hearing was opened on July 14, 2025, and continued on August 18, 2025, and, following additional public notice, continued on September 8, 2025, when the public hearing was closed for verbal comment; and

WHEREAS, the public hearing was held open for written comment until November 24, 2025, when the public hearing was closed for written comment; and

WHEREAS, more than 30 speakers testified in person at the public hearing and extensive public comment was heard and written comments were also submitted and considered; and

WHEREAS, multiple speakers raised concern about the emissions and odors from the facility and its proximity to residential uses; and

WHEREAS, the City requested review of the Applicant's odor mitigation control plan by an independent engineer, CPL, who determined the plan presented would be effective in controlling odors generated by the manufacturing operations if advanced by a qualified engineer, properly installed, effectively commissioned, operated and maintained; and

WHEREAS, the City Planning Department staff conducted extensive due diligence on the proposed facility and odor control systems including surveying other municipalities which employed the same odor control systems for cannabis manufacturing uses, which odor control systems were found to be effective at odor mitigation; and

WHEREAS, on October 29, 2025, following a regular fire inspection of the building at 710 Washington Street (the "Building"), Assistant Building Inspector Shaun Petruzzelli issued a Notice to Remedy (the "Notice to Remedy") to the owner of the Property and Building, 650 Holdings LLC ("650 Holdings"), identifying certain violations in the Building; and

WHEREAS, following the issuance of the Notice to Remedy, representatives of 650 Holdings have communicated with the City Building Department with respect to remedying the violations set forth in the Notice to Remedy; and

WHEREAS, by reason of the foregoing, the City Council finds that issuance of this Special Permit for Grand Street Cannabis, pursuant to the conditions set forth below, will be in furtherance of curing the violations at the Building on the Property as described in the Notice of Violation; and

WHEREAS, the Common Council has reviewed the Director of Planning's Memorandum dated November 25, 2025, addressing each of the general requirements set forth in Section 575-57A of the City of Peekskill Zoning Code for a Special Permit for a manufacturing use in the C-3 zoning district and the November 25, 2025 Memorandum is specifically incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council finds that the proposal is a Type II action under the State Environmental Quality Review Act and no further review is required; and be it further

RESOLVED that the Common Council finds that the application satisfies the general requirements for a Special Permit for manufacturing use in a C-3 zoning district as outlined in Section 575-57A of the City of Peekskill Zoning Code; and be it further

RESOLVED, that the Common Council authorizes the Director of Planning, or her designee, to grant the Applicant's application for a Special Permit for a manufacturing cannabis cultivation use at 710 Washington Street; and be it further

RESOLVED, that the following conditions shall be noted on the site plan with respect to the proposed cannabis cultivation microbusiness:

A. Conditions To Be Met By 650 Holdings Before Operations Begin

1. Before issuance of certificate of occupancy for Grand Street Cannabis, 650 Holdings must:
    a. obtain site plan approval for the Building,
    b. obtain any other approvals as determined by the Building Inspector for the remainder of the Property and other uses at the Building; and
    c. install fire separation and protection for the remainder of the Building in compliance with applicable code requirements; and

B. Conditions To Be Met By Applicant Before Operations Begin

1. Before issuance of a building permit, the mechanical design package must be submitted by a qualified engineer for review and final sign off by the City's engineer or other qualified professional; and
2. Before issuance of certificate of occupancy, the mechanical design must comply with the design to the satisfaction of the City's engineer or other qualified professional; and
3. Before issuance of certificate of occupancy, a step-by-step protocol to suspend (temporary) or shut down (permanent) the business must be submitted to the satisfaction of the City's engineer; and

C. Conditions To Be Met By Applicant At All Times During Operations

1. The Security Plan, Integrated Pest Management Plan, and Odor Control Plan must be followed at all times; and
2. Applicant must install and maintain VOC sensors and computer management system. The VOC sensors will be arranged to measure VOC concentration of incoming air and exhaust air within the ducted system before and after final carbon absorption/odor treatment. A computer management system will be employed to continuously monitor, record, and utilize alarm limits to indicate potential odor control system failure or malfunction. VOC thresholds will be set to the satisfaction of the City's engineer based on industry standards; and
3. Applicant is required to maintain records of the VOC computer monitoring system for at least six (6) months for inspection by the Building Inspector upon odor complaint; and
4. Applicant is required to maintain maintenance records for all mechanical systems and provide

such records to the Building Inspector upon request; and

5. Applicant is required to provide maintenance records and VOC reports to the Department of Planning and Department of Buildings on a quarterly basis for the first two (2) years of operation; and
6. Upon inspection and verification by the Building Inspector that either (i) the Building is emitting odors beyond the Property, or (ii) VOC levels are beyond acceptable levels, the Applicant must immediately suspend harvesting and manufacturing processes (including packaging, processing, extractions), and the Applicant is required to take corrective action or take substantive steps toward corrective action to remedy the odor emissions within forty-eight (48) hours of receiving notice from the City. The Special Permit may be subject to review, suspension, or revocation by the Common Council if the issue is not demonstrably addressed within the specified 48-hour period, or upon a pattern of repeated substantiated violation; and
7. Revocation of the Special Permit would require the removal of all plants from the premises and the ceasing of manufacturing processes on site; and
8. Following a violation, a detailed corrective action plan must be submitted to the Building Inspector before operations are reinstated; and
9. The Applicant must remain in compliance with all required regulations of the State Office of Cannabis Management; and
10. The Special Permit may be revoked if the manufacturing facility is found to be out of compliance with any of the Special Permit conditions.

RESOLVED, that this Resolution shall take effect immediately.

Adopted: December 22, 2025

CERTIFIED COPY
December 23, 2025 DATE
CITY CLERK AND REGISTRAR