

Jay Reichcott, 121 Laurel Road, Tuxedo Park

“Hi! I’m Jay Reichcott. I live at 121 Laurel Road in the Park, and I’m one of the members who was on the board when the opting out did or did not happen. I don’t remember it exactly the way you describe it, but that’s not what we’re here to talk about. The town is opted in to dispensaries. Now, I’m not gonna go through the history lesson I went through 2 weeks ago. What I am going to say is that the rules that establish dispensaries are very strict and very thorough and very robust about how those dispensaries can operate to protect what was called at the last meeting sensitive populations. To keep kids out. This is all based on the rules that have been established over the last 100 years for liquor stores, which is essentially what we’re talking about here. What this law does is it piles on to those regulations another level of authority. And it’s more where the State law says, 200 feet from a school that says 5. Where it says a school, it says a school or a daycare or a playground, or it establishes requirements for security cameras and all the rest of it that are over and above what’s already established. It establishes bolt table where you can put on a site regulation that would, if applied to liquor stores or bars or places that sell tobacco, mean that I think none of the establishments in the hamlet proper, the liquor store, the Bodega, if it ever gets up and running, any of the restaurants, could sell liquor or tobacco. And it pushes all of this maybe into Southfields, although I’m not completely convinced that the rules could be followed there either. I think that it opens the town up to lawsuits for overreach, because the State law specifically prevents the town from zoning these establishments out of existence and I think that it really and truly sends one more message that Tuxedo is not interested in businesses opening. So the last thing I’ll say, since apparently, I talked pretty quick if we’re going to push all of this into Southfields and maybe we’ll redo the zoning to let dirty bookstores and everything else in there, too. I would add to the law that all of the tax revenue that is earned from these businesses gets spent in Southfields first, not collect the money there, and come down and clean up this part of town. Thank you.”

Kathy Rouse, 46 Hospital Road, Tuxedo

“I personally did not know anything until this card in the mail came Monday. What was going on for the town of Tuxedo and I am 100% against it, because it will cause in future times more problems than you will ever think about with this going on. It is all over the US and other countries. You can see day by day on the news. You have enough drugs coming into this country that we do not need to have it in this town. That’s all I have to say.”

**Eric Callman, 12 Old Winston Road, Carmel
Representing ANew Wellness**

“Good evening town members and the Board. Thanks for letting us speak because we’re not, we don’t live here, but what we would like to do is actually have a business here, and the business I’m going to read, because otherwise I get in trouble. So our vision is for a cannabis dispensary which is centered on discretion and professionalism. This is not going to be a flashy weed shop that, you know, came up with all the illegal shops when we first legalized weed here in New York and they didn’t set up the ability to open legal shops so everybody went nuts there. This is not going to look like that. It’s going to be very professional looking. We propose a professional discrete establishment that harmoniously matches the neighborhood of Tuxedo so it looks like the neighborhood, and such. We understand the importance of maintaining the town’s aesthetic and reputation, and aligning with the character and nature of the town. I want to be clear about this business, what it will be and what it won’t be. We’re not going to let people smoke outside the building, or throw garbage, or do any of that crap. I mean, we’re running a business. It’s like we got to keep it clean and neat, and if you’ve gone to Colorado, which is where I live, where it’s been legal since 2014, you don’t even realize you pass a dispensary because they’re very innocuous. That’s how our shop will be. Over and above that, and this is why I’m going first, and my partner, spouse, is going second, we’re not just looking to open a cannabis dispensary, but we’re also looking to open a day spa which will provide aesthetic services. So again, what we’re looking to open is more of a wellness place. So, it’s around making sure the dispensary isn’t about promoting cannabis

culture. It's providing a regulated, safe option for adults who choose to use cannabis products in their own home. Our vision focuses on wellness and safe and responsible access for adults who choose to consume. The New York Office of Cannabis Management regulates most aspects of our industry through comprehensive State law and ongoing compliance checks. We will follow, and actually required to follow every regulation to a T, or guess what? I lose our license which we paid a heck of a lot of money for. Just got to share that. These regulations cover everything from age verification processes to security systems to employee training. The State has created a thorough framework that ensures public safety and creates a safe, well-regulated industry. Our goal is to ultimately benefit the town of Tuxedo by offering the Tuxedo residents a legal and profitable cannabis dispensary. Our goal is for both facets of our business to be a destination, and I believe our business will drive patrons to other Tuxedo businesses. We seek to work with the town and neighboring businesses to bring revenue to other small businesses in Tuxedo, and we're prepared to work with you to address any specific concerns the town or community may have while operating within the regulatory framework already established by New York State. Thank you.”

**Katlynn Callmann, 12 Old Winston Road, Carmel
Representing ANew Wellness**

“Good evening, board members. Panel of Tuxedo. I'm Katlynn Callmann. I want to speak to you about the wellness and spa component that is on the same parcel, but in a separate building from our proposed cannabis dispensary. The cannabis industry is rapidly evolving toward wellness integration, and our business model reflects this trend. We're not just proposing a dispensary. We're creating a wellness destination separate from the dispensary that offers massages, holistic health approaches, and other wellness offerings. The nearest wellness spa is over 7 miles away. This proposed Wellness center will be a completely separate building from the dispensary and serve a need for wellness services in Tuxedo. Studies show that the wellness centers are becoming increasingly popular as people seek remedies for stress management, pain, relief, and overall wellness. Our spa component will offer services like therapeutic massages, facials and relaxation therapies. Our Spa services will be available to all community members. We're creating a space where Tuxedo residents can access quality wellness services, including massage therapy skin care treatments and holistic health consultations. The cannabis component simply adds another therapeutic option for those who choose it. For us. We want both arms of our business, the dispensary and the wellness spa to be about education and wellness not just recreational use. The wellness spa model also attracts a more diverse health-focused clientele compared to traditional dispensaries. We believe the wellness side of the business will help drive customers to nearby businesses, including customers stopping into town after treatment, to go to restaurants or other retail stores in Tuxedo. We believe our wellness approach directly addresses many of the concerns communities have about cannabis businesses. We're creating a professional multifaceted and discrete business, not just a pot shop. This is about enhancing Tuxedo's wellness offerings and providing residents with access to natural therapeutic options in a professional spa-like environment. Thank you for your time, and we're excited about the opportunity to contribute to the wellness of the citizens within the town of Tuxedo.”

Chris Mallon, 130 Fawn Hill Road, Tuxedo

“This is my bag of weed. You can see how I spent my morning. I went all over Rockland, went all over Orange County, visited a bunch of places. The places with big parking lots. You'll have a nice big parking lot up near my town. Every place had people sitting in their cars smoking weed. Including Harriman, including Suffern. Suffern, they were parked at the curb, they don't have a parking lot. Two of the places I visited, Wellness spas were right next door. Rub and tugs. Good old fashioned Chinese warehouses. In Suffern, next to the weed shop. We're not talking about a dispensary. That's what these people do to clean it up. Boy, it sounds nice. I want one of those. Yeah, no, it's a weed shop. It's going to have a wellness center next to it. We're not in Colorado. I visited just Rockland and Orange County 15 min down the road. A weed shop sitting

next to a rub and tug. You know what that is, right? Yeah, that's what you're talking about. A couple of these places have apartments upstairs.

They reek. They reek out onto the sidewalk, they reek into the parking lot. Those people in those cars are driving home. These knuckleheads put in here traffic passes through Tuxedo. They should have a business to stop at. Yeah, they're going to stop. They're going to buy. They're going to use. You have no legal right to tell them to stop in the parking lot, and when they laugh in your face because they will, I would. What are you going to do? You're going to overtax the Tuxedo police department more than it is? It's a little department. Every single one of these in the country. Hey, Colorado? NTSB says as soon as you did what you did, accidents increased all over your state. We don't have enough fatalities here in Tuxedo on the road? Yeah, he's smiling. He thinks it's funny. Yeah, you know what? My kids pick up the dead bodies. My kids pick up the dead bodies. So you can laugh all you want. You can look at the numbers. Pretend I'm lying to you. None of you know me. Google Dispensaries. The Google map lights up like a Christmas tree. They're everywhere. It's easy to do. I'm lying to you. They're not everywhere. Google it. Go to the one in Suffern. Go to the one in Harriman. Oh, you're going to bring new businesses? The one in Harriman, the business next to it closed. It's a building with 2 businesses and an apartment upstairs. The business next to it closed. And two guys smoking weed in the parking lot. So I'm lying to you. Look it up yourself. Go to the place.”

Christina Clark, 67 Woodlands Drive, Tuxedo

My name is Christina Clarke, retired educator. 37 years in education, and I also was a principal. I haven't heard any concern about the location of this proposed business in relation to the proximity of the schools. If anybody has dealt with kids, you know, they can get out of anything that you address to them. They're very, very smart. When you describe smoking pot in a parking lot, I think about the children, and I'm not talking about because I taught high school math also, so I know the high school kids, too, smoking pot in a parking lot, so that these kids can see what's going on. And the curiosity factor is unbelievable. My suggestion, or whatever it's worth, is simply to look for a different location. Obviously, it's not going to stop the business, but I would suggest a farther distance from the school to where this proposed business would be. Thank you.

Bryna Pomp, 44 Ontio Road, Tuxedo

I had no idea that I was going to have the opportunity to speak so just very off the cuff. I was really absolutely outraged when we got that piece of mail on Monday. I couldn't believe that this could be true. We do not have any businesses in this town, and this is the best that we could do? You say oh, it's going to draw customers to other businesses here. We don't have any businesses here. We need restaurants and other essential things. We don't need this. And you say, oh, the closest one is so far 7 miles away. We go more than 7 miles. We go 10 miles away just to buy some milk. So, we have a wonderful town here, and we need essential goods and services. Not this. With the, you know, very sleazy adjunct business which we all know what it is. It's just tragic that members of this Board, a number of years ago voted not to vote this down in this historic town of ours. And I just ask you, please take this business somewhere closer to Carmel, where you live, and don't bring it here to Tuxedo. Thank you. People do not obey the main red light in front of the post office at all. People are constantly going through. You have to stop and wait at least 10 seconds before walking across 17, or even driving people speed through that red light every single day, every hour of the day. I'm amazed, thank goodness that there has not been a fatal, a fatality there. And now you're gonna have people who are stoned out of their mind driving through with total disregard for our town. We need to add that to the equation, too?

Father Cromey, 48 Clubhouse Road, Tuxedo Park

Ed Cromer. I've been here since 1980. My remarks are probably not directly related to what we're talking about. I come to a place like this because I gave up smoking when I was 12. So. But I am concerned about all the losses that I have seen in my 25 years, or almost 45 years of living here. We have lost more than we have gained, and I'm not sure I want to gain the shop that's being talked about tonight. But we've lost a hospital. We've lost an IGA. We've lost a Methodist church. This. I would like to know what other requirements to have business come in. Is there a book? I'd like to look at to see what requirements. We need business here. I was surprised when Reggie's came in. I didn't know about that. I went in there for a drink, for a Manhattan, and they only served wine and beer, and so I don't drink anymore. I don't drink any less. Never mind, but I would like to see some kind of incentive by us to draw business into this community. Incentive and can you give tax breaks, or something to bring people and more business here, not driving away. How long did it take the housing development almost 30 years before that was finally accepted? That's incredible. With that we've lost a school. It's a whole different kind of school now. We have got to do things on our own to make this place where people want to come. That's what I would like to see happen.

Susan Mitchell, 1 Schoolhouse Lane, Tuxedo

Hi my name is Susan Mitchell, and I live at 1 Schoolhouse Lane in Tuxedo. I'm a member of the Board of Education. But I'm speaking today as a individual. I'm very concerned about the location of the dispensary being so close to the school. I've looked up some studies on other towns where dispensaries have been located close to schools, and there was one in Oregon, a study done in 2015, and it was found that when the cannabis dispensaries were located near middle schools, there was an increase in discipline referrals for substance use. On average, a regular school would have 3 to 4 referrals per year but in the town that was studied the increase was 44%. This is one study. There needs to be more studies. But I don't want to take that chance with our kids. So, I think it's really important that we also look at the laws and with the Federal guidelines with a drug free school zone, it should be 1,000 feet from a school. So, even though the State law is saying 500 feet. The Federal law should trump the State law, and I don't think that we should be taking the risk that the Federal law will say, you know you're not following the guidelines. So sorry I get nervous talking in front of people, but it's important. I'm glad everybody came out because it's our responsibility to take care of our kids. And this is not what's right for our kids.

Kelly Spranger, 80 Alexander Drive, Tuxedo

I wasn't gonna talk, but change my mind. My name is Kelly Spranger. I live at 80 Alexander Drive, in Tuxedo. I haven't been here as long as you, but I've been here almost 20 years. I've put 2 kids through the school. My son will be a senior this fall. I wanted to hear from my own child how he felt about having a dispensary close to the school. He's 17. He just turned 17, he said. You know what, Mom? Absolutely not. When I had to drive the bus to school or not drive the bus, but ride the bus every day to school, and see that big billboard with a gun on it every day, back and forth, and I had to see that gun. He was appalled that there were gun shops so close to the school, he said. Don't you think that's odd? Isn't that a little weird? I'm like, yeah. And I actually brought it up to you guys, why do we have guns on billboards? Now we have a business. I've been to Colorado. I've been to dispensaries. I also have other kids. I have children and I understand the need for cannabis for medical purposes. I understand that. But not in Tuxedo, please not here. We need a diner. We need other things first, and if you have an illness, or you're an adult, and you need that for anxiety and depression, or all the other symptoms where you need cannabis you can go to medical dispensaries in other States and other towns that are within a driving distance. We all drive to Jersey to go do our dry cleaning and our groceries. In our historic town of Tuxedo, we do not need a dispensary as one of the 1st businesses. It sends the wrong message, and my own son, who's going to be a senior in high school, said, No, Mom, please tell them our kids shouldn't have that so close to school. Thank you.

Evelyn David, Tuxedo Resident

Hi, hi! Good evening. Okay. So 1st of all, I take issue with the word, dispensary. Dispensaries you need a prescription to get a drug. Okay, so. If you don't need a prescription to get the cannabis here, and it's only by age, then it's not a dispensary. I don't know why they keep calling it dispensary. That's one thing. The other thing is, the kids at lunchtime will walk across the street, somebody that's 18 or older will go buy this stuff and spread it around, and that's the end of it. You know, I mean, it's one thing leads to the other. And also I know everybody's very aware and everybody that's talked is, you know, listening and using their brains in trying to figure out how to say no to these people. But okay, so it's an issue. It's a big issue. And I hope the right thing happens in the end.

Scott Lesko, Augusta Properties

Good evening, everyone. This is Scott Lesko from Augusta properties. I'm a commercial property owner with holdings in the downtown business district and the town of Tuxedo. I am one of the top 5 largest commercial taxpayers in town. I was the President of the Chamber of Commerce for 5 years. My family and I have owned these properties since 1968. I am on the front line every day, speaking with business owners about renting commercial space in Tuxedo and hearing directly from them, why, they would/would not consider moving their business to Tuxedo. Over the past 57 years I watched Tuxedo struggle with creating and sustaining a viable business district. The town of Tuxedo and the village of Tuxedo Park.

For the past 57 years, as I mentioned, I have watched people struggle, and I've struggled to see people rent in this town. Although we have thousands of cars a day to pass through our town, we are none of them stop to support our local businesses. A perfect example of this is the recent loss of a restaurant in town, and when we look at Tuxedo Square we can see that that building has been substantially vacant for quite some time. In my opinion. We need a destination business to attract visitors, to drive that drive through our community to support our local establishments, similar to what we used to see back in the day when we had the seafood festival over at the old Duck Cedar. As Jay indicated in 2021 there was overwhelming support for a cannabis dispensary in the town of Tuxedo. The town of Tuxedo did opt in for recreational medical use. I want to be clear. There is a dispensary that is coming to Tuxedo for those residents that have voiced concerns. There's an applicant that has already cleared the town board and is almost ready to get State approval, and they will be opening up a location in Southfields. The proposed law will do nothing but allow that site to have a complete monopoly on dispensaries for the entire town of Tuxedo. Because the State law does not allow dispensaries to be within a thousand feet of each other, once this location gains access, all the other sites that are in the overlay business district will become null and void, will not be eligible for cannabis. In my opinion, we should allow the consumer to decide which dispensary succeeds, and not the town board through restrictions and using town resources do so. I believe a well-executed cannabis dispensary could serve as a destination business with inside a Tuxedo hamlet which we desperately need, bringing patrons that would support other businesses, such as coffee shops, convenience stores, grocery stores, as well as the existing retail establishments, something that the town has wanted for quite some time. Over the last several years I have been approached by multiple prospective tenants that are interested in opening a cannabis dispensary in the former Orange Top diner site. I did not take them seriously, however, in the last several months I've met some very serious business operators, and they had a plan that was consistent with what I tried to do with the architectural changes that I made when I renovated these buildings, and also will complement the overall profile of Tuxedo as you heard them speak today. Thank you for your time.

Maria May, Tuxedo Resident

I'm sorry I know you're talking but I was on that board, and the reason that there wasn't a formal vote. But when we had the hearing for the 1st one where we said resolution of the town attorneys Jacobowitz Gubits LLP. to prepare a local law opting the town of Tuxedo from the State statute authorizing the town to allow licensing and establishment establishing the cannabis retail dispensaries and or cannabis online consumption

establishments within the terms. In that hearing, we had everybody saying they didn't want the establishment. We had everyone but one person, and if you don't believe me, please go to the minutes of that hearing. It was in June 2029, June 26, 2021. And that was the reason when we had to rush to put this as a referendum so that we could pass the law. So now the same folks that are now saying I didn't know about it, whatever, there was a public hearing and the public overwhelmingly said they were okay with dispensaries and that's why we could only do the one law. We couldn't say one or the other because of the way that the law, the way that the State had, you know, had phrased the way that the law had to go through. So it's though it's not like we didn't care or you guys didn't have a voice. You had a public hearing. There was a public hearing, and people spoke at that public hearing. And if you don't believe me, go to the town website, go to June 26, 2021, and look at the comments, because all of the comments that you said today, and all of the comments that we said back then are all are in favor. Gary Heavner was the one person who said, No, absolutely.

Ken Seligson, Legal Counsel for Augusta Properties

Good evening. My name is Ken Seligson. I am legal counsel for Augusta properties, which is located 192 New York 17. This is a long vacant commercial property, and you just heard from Scott, it's in the heart of Tuxedo's business corridor, an area that would actually be ideal for a well-regulated state compliant cannabis retail tenant. But please don't interrupt while I comment. Mind you, no other businesses are seeking to locate at this property right now. You hear Scott. He's very passionate. He really cares about the community. And right now these are the businesses that are looking to locate in the town of Tuxedo. Now I'm here tonight to raise a narrow but critical concern that the overlay zoning district adopted by the town's cannabis ordinance is both in practice and law, in my view, unworkable. The district overlay district includes just around 30 parcels, but when you examine them closely most are completely ineligible. Some are cemeteries and other are existing homes. Several are too small, or lack the required frontage, and nearly all are off market or unusable without demolition or major redevelopment. By our count perhaps maybe one parcel is actually viable down in Southfields. This means that while the town technically permits cannabis dispensaries, it has functionally created a near total exclusion. It's a zoning restriction that looks legal on paper, but in reality blocks all cannabis businesses from locating in the town and that's exactly what New York's cannabis law was designed to prevent. So under the New York cannabis law, municipalities can regulate time, place, and manner of cannabis operations. But they can't make it a legal operation unreasonably impractical to locate in the town. And that phrase is not my phrase. It's the controlling legal standard that's developed under the State law. And the office of cannabis management with the State takes this very seriously. Now, the State's Cannabis Control Board has the authority to review municipal ordinances, and we've asked them to issue an advisory opinion here. Now the exclusion of my client's property is especially troubling. This is an existing retail site with ample parking, access to major roads and history of commercial use. But the overlay district arbitrarily avoids this business district and pushes all cannabis retail to the margins. And I just want to address the storefront visibility issue. New York State has enacted some of the most restrictive marketing and signage laws in the entire country. There are no neon signs, no cannabis imagery, and there are no billboards. Only 2 signs are allowed on the building. They have to be plain text and approved by the State.

Francis Gorman, Harris Beech Murtha, Attorney for ANew Wellness

Good evening. My name is Francis Gorman. I'm a partner at the law firm of Harris Beach Murtha and you know I appreciate the comments tonight. I am the attorney for ANew Wellness, Eric and Katie Callmann, and they're looking to locate in the town of Tuxedo and work with Mr. Lesko and Augusta Properties. Mr. Seligman laid out very well the law, and I think one point is good to make again in the fact that the town has not opted out of retail dispensaries, so they are permitted and under the cannabis law the town does have ability to zone time, place, and manner. But that's curtailed by certain regulations in New York State law, and if it's overly curtailed then it's deemed to be unreasonably impracticable and has been discussed already. The office of cannabis management has made an initial analysis that this cannabis overlay district appears to be unreasonably impracticable, which would make the district void. As I said at the beginning, I'm a partner at

Harris Beach. I co-lead the cannabis team. But I'm also on the public finance and economic development team and we do a lot of work with industrial developments, industrial development agencies around the State, including the Orange County, IDA. And I do think people need to appreciate the tax revenue that is generated from the cannabis stores. The town gets 3% of the sales, and these stores tend to generate high sales. But I would request that you reconsider your cannabis overlay district as being preempted by State law and unreasonably impracticable, and give Eric and Katie a chance to open a great cannabis store and a wellness center. Thank you very much.

Peter Bush, 53 Hospital Road, Tuxedo

Yes, Hi, Peter Bush, of 53 Hospital Road, Tuxedo, New York. I'll keep my comments brief. I first learned of this with the postcard on Monday in the mail. I totally oppose this, and I am tired of the false narratives that the attorneys on this call and meeting and the Augusta Properties are making as if this is the only salvation for tax rateables in the town of Tuxedo. I know from speaking to many people that have had shops here in the past, one of the problems is that the rents that are being asked are too high, and we are dealing in this corridor with absentee landlords who have no vested interest in the village. The other thing is, it is incongruous for these people to come and stand at the podium, and to say, wellness is wellness, and use of cannabis is such a holistic, wonderful thing for our community. And if you go into New York and commute like I do, and work in New York, since this law passed in New York State it has been nothing but heartache in the city of New York. Pot is ubiquitous on every corner. The smell of it. The pot stores opening up the laws have not done anything to enforce the illegal dispensaries, and the use of the word dispensary is frankly an abject joke. Thank you.

Lucy Yang, Tuxedo Resident

Good evening. I'm Lucy Yang in Tuxedo, and I want to say very clearly that hovering of this thing under a wellness spa is a Trojan horse. It is a sweet sugar coating to get cannabis into Tuxedo. For them to talk about wellness and then, really, what they're really wanting are drugs in our neighborhood. We don't want it. We don't want it coated in sugar. We don't want to coat it in a wellness spa. If Eric and Katlynn are so gung ho about this, put it in your backyard with the parking lot in your community and sell it in your community. And how dare the lawyer talk to us about revenues, and dangle money in front of us like we would go groveling over that. Some things are not worth it. When you sell bad things it is not worth the tax revenue. When you do bad things to kids like open this up, and you know, you know, they'll get their hands on it. That's not worth the pennies you get from it. So we don't want it. I want to make that very clear to the owners of this. We don't want your store here. We don't want you selling it here. We don't want when you talked about saying, Oh, it's going to bring in people bring in people bring in people. We actually don't want those people coming here who want to buy that. You're talking like it's going to be for the wellness spa, it's not for the wellness spa. If the Wellness Spa was going to attract so many holistic searching people, you would open only a wellness spa. But you're not. You're sugar coating what you're really intending to sell with the business of your enterprises. Just selling drugs. So please take my message to heart. We don't want you here. We don't want you here, go open it in your backyard. Thank you.

Paula Giblin, 34 Tower Hill Road East, Tuxedo

So my name is Paula Giblin. I live at 34 Tower Hill Road East in Tuxedo Park. I've been a resident of Tuxedo for 12 years. Prior to that I lived in Colorado for 10 years. I lived in Colorado during the time when marijuana was first legalized, first medically and talk about a Trojan horse, it was legalized medically as a stepping stone to legalize it recreationally. I can tell you from my personal experience, being in a state where pot shops basically took over every neighborhood in Denver. This did not help residents in any way. I can personally attest to the number of emergency visits for children as young as 3 years old, who found gummies

on the sidewalk that were THC gummies and consumed them because someone had carelessly, when walking out of a shop like this left dropped something on the sidewalk. Accidents, fatal car crashes, crime, theft, all increased. People came to the area. People came to Colorado for the reason of seeking marijuana, of using drugs. So, we're always trying to attract visitors to Tuxedo. I don't think we want our visitors coming for the purpose of buying and consuming drugs. Finally, I'd like to read something. I was just doing a search on the National Library of Medicine and one of the articles, the first ones that came up cannabis use in adolescents and the risk of psychosis. A systematic review and meta analysis. Previous research has reported increased risk for psychosis among individuals who use cannabis during adolescence. This study conducted a systemic review and meta-analysis to investigate the interaction between adolescent cannabis use and other factors in moderating risk for psychosis later in life. They looked at 63 studies and found that the increase for psychosis was increased by 70%. They also looked at schizophrenia increase in areas after legalization of marijuana. The risk of schizophrenia went from 3.7 in the general population to over 10% in a population where cannabis use was legalized. So putting this across the street from a school and calling it wellness, is a farce.

Bronwyn Roantree, 456 West Lake Road, Tuxedo Park

Sorry about that. It took me a second to figure out how to unmute myself. Bronwyn Roantree 456 West Lake Road in Tuxedo Park. My main comment around this involves the location. I think the location is particularly poorly thought through, as one of the 1st businesses that people encounter coming into Tuxedo. I don't know that a head shop sends the right message for sort of what the what the town is all about, and that's compounded by the fact that it's very, very close to a school. I think at this moment, when we are looking to expand the town with the incoming population from Tuxedo Reserve, putting an establishment like this so close to the school and so close to the entrance to the town, is not going to attract the kinds of families and residents that we want to come. I think if you drove into a town and saw that as one of the 1st businesses you encountered, you might be less likely to think of it as a place that where you want to raise your kids and send them to school. So the merits or demerits of dispensaries aside, this particular proposed location is really problematic, and for that reason I think we should seriously consider an alternative. Thank you.

Irene Dinero, Spice Bush Lane, Tuxedo

Good evening everyone, I spoke at the last public hearing 2 weeks ago so I'm not gonna repeat myself. The only comments for tonight, I just want to reiterate what Maria May had said and Jay. There was a public hearing about this 4 or 5 years ago. Whenever that was. I was part of it. I was there. The room was full, and it was unanimous that people felt that a dispensary would be a good idea somewhere in the town to help with revitalization. Everybody keeps crying about businesses. Well, here's a business that can come in and hopefully with strong regulations. And then the only other comment I have is I'm usually amazed how people that live in this town don't ever know what's going on unless they get a postcard or word of mouth that there's some big deal going or issue, like people don't follow the town board meetings or the minutes, or watch the recordings to know what's going on where you live. I've lived in Tuxedo for 25 years and I try to be informed of what's going on in my town and get involved and that's all I want to say. Thank you.

Allison Taylor, Tuxedo Resident

Hi Alison Taylor, a 40 year, 3rd generation resident of Tuxedo. I just want to say that I fully support this business coming to town. We have no legal right to deny it. We don't make these decisions based on moral grounds. We have a liquor store across the street from the high school. We have a gun store down the street. Me, my husband, my parents, who also live here, are tired of a town with empty, dilapidated, never completed buildings. I'm tired of going to Sloatsburg to spend my money. You want to talk about tax dollars don't matter. They absolutely do. And so I would welcome this business coming 14 year olds can't buy drugs.

That's the law. So the issue of it being across from a school. Yes, maybe not ideal but also not the problem that everybody wants to make it out to be. Alcoholism is a problem. Alcohol is a drug. Guns are a problem. Guns kill people. We welcome these businesses to our community with open arms. I would welcome this business with open arms if I could put it in my backyard, I would, and I would like to second what (I would all day every day) and I would second what Irene says, any of you who were here when there was a public meeting about this, who gives such a crap now should have shown up. Thank you.

Kerrie Larson, Tenax Strategies

Hello, everyone. Hello! Thank you for everyone for voicing your opinions today. Always super valuable. My name is Kerrie Larson. I'm here representing ANew Wellness. I'm speaking on behalf of Tenax Strategies, a government relations and regulatory compliance consulting firm. Our goal is not just regulatory compliance, it's implementing the best of class practices that promote public safety, build community trust, and minimize disruption. Of these values is age verification processes, very strict security requirements amongst other things that are regulated by the OCM. And it's important to clarify that the law under discussion today does not prevent cannabis dispensaries from entering the town. That decision was made when Tuxedo opted into allowing cannabis retail establishments. Instead, the proposed law restricts where businesses can operate in a way that would be unreasonably impracticable and not in line with the intent of the law. We're not here today to ask for special treatment. We are asking for equal footing, fair and lawful treatment consistent with how other businesses are regulated. We want to ensure the town fully understands the benefits of this project to introduce for post leadership team, ownership team who you heard from earlier and to highlight the harm of regulating licensed dispensaries to distant corners of the community who won't attract customers, won't contribute to revitalization and won't support local business growth. It's also important to recognize the financial benefit as FL recently spoke on. So to put into perspective for you guys, a 2 million dollar dispensary in annual sales would contribute \$60,000 to the town dispensary, and a 40 million dollar annual sale dispensary would contribute \$120,000 to the town. These are reoccurring annual revenues that can be reinvested into town services, infrastructure, and community programming. As you all spoke about the rent prices for businesses is extremely high in Tuxedo. Fortunately with annual revenue that high they're able to pay those large, large, rental costs and the benefit extends beyond tax revenue. The proposed dispensary alongside the neighboring wellness spa is a part to retain and attract commerce within the town, contribute to jobs and become a fabric of the community. They've already joined the Tuxedo Chamber of Commerce, and they envision themselves as a business and a positive contributor to the local economy. Thank you for your time, and I appreciate it.

Aoife Geogheghan Clarke, Tuxedo Resident

To the business owners, like true business people you give a wonderful sales pitch. I don't want to disparage you in public however, I don't know either of you from Adam, and I hold no weight in your words or to the honesty of them or to the integrity of them. I believe them to be eager sales pitches, and nothing more. Because of the mailer that went out, there was a ruckus on Facebook and comments went back and forth. One of our residents, Kathy Sandak, who I hope she doesn't mind me mentioning her, posted an article from the Lower Hudson News of an investigation that brought down 5 cannabis shops in Rockland. They were busted on tax fraud and selling to minors. This occurred in June, just recently. You can claim to have the most honest of intentions but in practices these businesses typically don't follow them. This is a proposed pot shop across from the school. It is a little hard to give the drugs are bad spiel to kids with a pot shop in full view. As a town, we need to form a committee, or reenact or support the existing committee to bring businesses that support the needs of the town. There is no need for a pot shop. There is one north of town. There is one south of town. Everyone I know who uses pot, both medically or recreationally, does not have an issue getting pot. No one in town had an issue getting pot when it was illegal. I hate to be unfriendly to people I don't know, but in my opinion your business is not welcome. It is certainly not welcome in the heart of our town. Judging by the town turnout, the comments on Facebook, the emails to the board, and some of the comments on

Zoom, the town majority feels the same. Whether they spoke previously, they're speaking now, and their opinion matters most. Wellness. That is just very laughable. For wellness, we're well sourced as well. We have Valley Rock, which has done an unbelievable amount of positivity to Sloatsburg Town. We also have the New Spa that went in in Sloatsburg as well in the former convent so we're covered for wellness. Pawn shops are a business. They don't bring a lot of positivity. The gun shop, like Kelly Spranger spoke. It didn't bring a lot of positivity to kids. We need businesses that are going to serve our town. I don't see a benefit from this one. Thank you.