

Project Narrative

Applicant: Chansog Kim

Project Title: 6,600 sq. ft. Commercial Cannabis Greenhouse

Location: 3461 US-9, Town of Livingston, NY 12534

Zoning District: C-1 Commercial District

Tax Map ID: 140.-1-17.200

Date: August 21, 2025

OCM Permit Number: OCM-MICR-000206

1. Project Overview

The applicant proposes the construction of a 6,600 square foot commercial greenhouse, including 5,000 sq ft of plant canopy, for the cultivation of adult-use cannabis. The facility will operate in compliance with the New York State Cannabis Law and all applicable state and local regulations. The project site, located at 3461 US 9, Livingston, NY 12534, lies within the C-1 Commercial District, where greenhouse structures and agricultural production are permitted subject to Planning Board approval.

2. Purpose and Need

The proposed facility will support the applicant's licensed cannabis cultivation operation (OCM-MICR-000206). The project is designed to provide a secure, climate-controlled environment for crop production.

The project will:

- Support the growth of New York State's regulated cannabis industry.
- Create 4-6 permanent full-time jobs and 2 seasonal jobs.
- Contribute to the local tax base.

- Promote sustainable and locally produced agricultural products, including cherry tomatoes, strawberries, and grapes .

3. Site Description

The subject parcel consists of approximately 5 acres and is currently vacant commercial C-1 land. The site has adequate access from US-9 and is served by:

National Grid Power

Onsite Well water

Hudson Fiber Network Services

The proposed greenhouse footprint will occupy approximately 6,600 sq. ft. on the eastern portion of the parcel, with all adequate setbacks from property boundaries in compliance with zoning regulations.

4. Building & Operations

- Structure: Single-span steel frame greenhouse, 100' x 65', with polycarbonate glazing.
- Interior: Grow benches, drip irrigation, LED grow lighting, and automated environmental controls.
- Hours of Operation: Staffed daily between 9:00 AM – 5:00 PM.
- Employment: Fewer than five employees on-site per shift.
- Security: A state-licensed security system with perimeter fencing, gating, controlled entry, cameras, exterior lighting and 24-hour alarm monitoring. A lock box or code will be provided for fire department emergency access.

5. Utilities & Infrastructure

- Water Supply: Water will be drawn from an on-site well. Estimated consumption is approximately 600 gallons per day primarily for irrigation. A closed-loop irrigation system with recapture and filtration will minimize water use. We will also have on site 2 x 5,000 gallon holding tanks for water storage.
- Wastewater: Sanitary wastewater will be managed via new septic installation. Agricultural runoff will be filtered and contained in compliance with NYSDEC standards.
- We will be using temporary 3 Portable Bathrooms until septic can be installed.
- Electric: Electric service will be extended from National Grid Power. Energy-efficient LED lighting and climate control systems will be utilized.

6. Environmental Considerations

- Stormwater: A stormwater pollution prevention plan (SWPPP) will be prepared according to NYSDEC guidelines to manage roof runoff and prevent erosion.
- Odor Control: The greenhouse will utilize carbon filtration and negative pressure ventilation to ensure that odors do not escape beyond the property boundary.
- Noise: Noise will be limited to standard HVAC operations and will not exceed allowable levels at the property line.
- Lighting: Exterior lighting will be dark-sky compliant and directed downward to minimize off-site impacts.

7. Traffic & Parking

The proposed facility is expected to generate minimal traffic, limited to employee vehicles and occasional delivery trucks. A gravel parking area with 8 spaces including 2 handicaps will be provided for staff and

service vehicles. No retail sales or public access is proposed at this location.

8. Compliance with Local Zoning

The proposed project complies with the dimensional, use, and performance standards of the Town of Livingston's C-1 Commercial District. A site plan and architectural elevations are attached for Planning Board review. The applicant respectively seeks Planning Board site plan approval as required.

9. Conclusion

The proposed 6,600 sq. ft. cannabis cultivation greenhouse represents a small-scale, low-impact, micro agricultural development fully consistent with both Town of Livingston zoning requirements and New York State cannabis regulations. The project will create local economic benefits, operate in an environmentally responsible manner, and maintain strict security and odor-control measures to protect the surrounding community.