



March 25, 2026

MICCI J. WEISS LAW

ATTORNEY AT LAW

Via Hand Delivery and Email

Village of Croton-on-Hudson
Planning Board
1 Van Wyck Street
Croton-on-Hudson, New York 10520

Re: Application Submission – 370 South Riverside Avenue

Dear Members of the Planning Board:

This application is being submitted in response to the Village's request that the matter be placed before the Planning Board for minor site plan review associated with a change in use. The applicant requests to be heard at the April 14, 2026 Planning Board meeting.

The applicant respectfully notes that the proposed use constitutes a permitted retail use under the Village's zoning framework and does not involve any physical alteration to the site. Accordingly, this submission is made without waiver of any rights, claims, or legal arguments, including but not limited to the position that Planning Board review may not be legally required and that the Village may not impose procedural or substantive requirements on cannabis retail uses beyond those applicable to other retail establishments. Nothing contained in this submission, nor the applicant's participation in any Planning Board review process, shall be deemed a concession that such review is required.

The applicant further notes that the proposed operation is a state-licensed adult-use cannabis retail dispensary authorized under the Marihuana Regulation and Taxation Act. The Village has opted to permit adult-use retail cannabis establishments, and the proposed use falls within the retail classification already permitted in the applicable zoning district. Accordingly, the applicant respectfully submits that the application should be reviewed under the same standards applicable to other retail establishments and that no additional land-use barriers or procedural requirements may be imposed solely because the retail use involves the sale of cannabis.

Enclosed please find eight (8) copies of the following materials submitted on behalf of the applicant in connection with a Minor Site Plan application for a change of use at the above-referenced property:

1. Planning and Village Board Application;
2. Existing Property Survey;

101 Crawfords Corner Road
Suite 4116
Holmdel, NJ 07733

Email: mjweisslaw@gmail.com
Web: www.mjweisslaw.com



-
3. Proposed Floor Plan;
 4. Certification from DB Mart; and
 5. Short Environmental Assessment Form.

Background

The proposed use involves the continued use of the premises for retail purposes, transitioning from an existing retail convenience store use to a state-licensed adult-use cannabis retail dispensary. The underlying zoning classification of the use remains retail.

No exterior site changes are proposed. The building footprint, access points, and parking configuration will remain unchanged. The existing retail space is approximately 1,650 square feet and the retail site has 9 exclusive parking spaces.

The proposed use is anticipated to generate fewer daily customer visits than the existing convenience store use, both of which involve short-term trips. The current retail shop sees approximately 250 customers a day. The average duration of time each customer spends inside the store is approximately ten (10) minutes. The cannabis shop is anticipated to see about 125 customers a day - half as many customers as the current use - who will each spend an average of less than five (5) minutes in the store. Accordingly, the proposed use will be less intensive than the existing retail use.

The store will operate during hours permitted by applicable Village ordinances, anticipated to be approximately 9:30 a.m. to 9:30 p.m.

The applicant appreciates the opportunity to appear before the Planning Board and will cooperate fully with the Village in addressing any questions regarding the proposed retail operation.

Please do not hesitate to contact me should the Board require any additional information.

Respectfully,

/s/ Micci J. Weiss
MICCI J. WEISS

Enclosures
C. Client