



## MEMORANDUM

**TO:** Robert Luntz, Chair, and Members of the Village of Croton-on-Hudson Planning Board

**FROM:** Valerie Monastra, Principal Planner, AICP  
Scott Lauher, Planner

**CC:** Bryan Healy, Village Manager  
Karen Stapleton, Planning Board Secretary  
Vincent Salanitro, P.E., Village Engineer  
Joshua Subin, Village Attorney

**DATE:** April 8, 2026

**RE:** Mindset Dispensary  
370 S. Riverside Avenue

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Micci Weiss (the “Applicant”) and Kussa Corp (“Owner”) are seeking a change of use to a Cannabis Shop, which requires a Minor Site Plan. The applicant is proposing to renovate the interior of the building. The property is located at 370 S. Riverside Avenue, Section Block and Lot 79.13-1-70 (“Project Site”) and is located in the C-2, or General Commercial zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **Site Plan Approval.** This application requires Minor Site Plan approval by the Planning Board per Section 230-67(B)(4) of the Zoning chapter.
2. **SEQR.** This application is categorized as a Type II action under SEQR. No further action is required.

### SITE PLAN COMMENTS

1. **Facility Operations.** The Applicant is proposing operating hours of 9:30 a.m. to 9:30 p.m. The applicant should confirm for which days of the week these hours apply.
2. **Security.** The Applicant should provide details on the proposed security for the site, including the exterior of the building and parking areas.

3. **Lighting.** The applicant should describe whether any additional outdoor lighting is required beyond what is already there. If so, the Planning Board may want to ask the Applicant to provide details on the additional lighting.
4. **Trash.** The Applicant should describe their plans for trash storage and removal.
5. **Loading Areas.** Section 230-50 identifies the off-street loading requirements. While the code does not require a loading space, the applicant should describe how deliveries will be made and how often they will occur.
6. **Parking Spaces.** The Applicant states that the retail access has “nine exclusive parking spaces and anticipates 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.”
  - a. The July 2015 approved site plans require that five of the eleven spaces on the site be marked for the apartment tenants, and the other six are for customers of the retail business. The Applicant cannot have exclusive access to nine spaces. Will six parking spaces be adequate for the operations? The Applicant should discuss their anticipated parking needs.
  - b. How many employees will be on site at a time, and are any parking spots going to be reserved for employees? The Planning Board may want the applicant to designate some spaces for employee parking.
7. **Curbside or Delivery Services.** The applicant should describe whether there will be an option for curbside pickup or delivery. If so, the Planning Board may want to designate parking spaces to highlight dedicated pick-up or delivery services.
8. **Grand Opening Plan.** Since the retail site has access to six parking spaces, the initial launch of the store may generate more interest and customers than once it is in operation. The Planning Board may require the Applicant to submit a Grand Opening Plan as a condition of approval.

## SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Application for Planning Board and Board of Architectural Review, signed by Micci Weiss, dated March 25, 2026
- Short Environmental Assessment Form, Part I, prepared and signed by Linda Authement, dated March 24, 2026
- Property Survey, prepared by Edward G Mihalcz, dated May 12, 2014
- Cover Letter, signed by Micci Weiss, dated March 25, 2026
- Certification of Business Operations of DB Mart, signed by Gholam A. Razghandi, dated March 20, 2026

- Site Plan, 7 Sheets, prepared by Vivid Arc, dated October 10, 2025, with the following sheets:
  - T-100 Title Sheet
  - G-001 ADA Requirements
  - G-100 General Notes
  - A-100 Proposed and Finish Floor Plan
  - A-200 Proposed Reflective Ceiling Plan and Security Plan
  - A-300 Proposed Elevations and Sections
  - A-700 Door Schedule and Penetration Details