

DRAFT RESOLUTION

WHEREAS, the Planning Board reviewed an application for Minor Site Plan from Best Dispensary Near Me Bay Street, LLC (“the Applicant”) for the approval for the change of use on Tuesday, April 14, 2026, for 370 South Riverside Avenue owned by Kussa Corp c/o Razghandi; and

WHEREAS, the property is located at 370 South Riverside Avenue, and designated on the Tax Map of the Village of Croton-on-Hudson as **Section 79.13 Block 1 Lot 70** and

WHEREAS, the property is located in the C-2 General Commercial district and the Harmon/South Riverside gateway overlay district; and

WHEREAS, the property received Amended Site Plan approval for a mixed-use building on July 28, 2015; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action in accordance with §617.5(18), which is not subject to review under SEQRA.

NOW, THEREFORE BE IT RESOLVED, that the application for Minor Site Plan change of use is approved subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
 - a. Site Plan, 7 Sheets, prepared by Vivid Arc, dated October 10, 2025, with the following sheets:
 - i. T-100 Title Sheet
 - ii. G-001 ADA Requirements
 - iii. G-100 General Notes
 - iv. A-100 Proposed and Finish Floor Plan
 - v. A-200 Proposed Reflective Ceiling Plan and Security Plan
 - vi. A-300 Proposed Elevations and Sections
 - vii. A-700 Door Schedule and Penetration Details
2. That an application for the business sign shall be submitted to the Village Engineer for review for compliance with the Zoning Code. If in compliance, the Village Engineer shall transmit the application to the Visual Environment Advisory Board for their review and comment. The applicant shall then return to the Planning Board for approval of the business sign.
3. **TBD: INCLUDE GENERAL CONDITIONS FROM PLANNING BOARD HERE**
4. No work may commence on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and meet the requirements of Article I of Chapter 86, Building Construction of the Village Code.

5. Prior to the issuance of a final CO, all inspections and documentation as required by Village Code Sections 86-19(A) and (B) must be completed to the full satisfaction of the Village Engineer.

The Planning Board of the Village of
Croton-on-Hudson, New York

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Steven Krisky
Eva Thaddeus

Motion to approve by _____, seconded by _____ and carried by a vote of _____ to _____.

Resolution accepted at the meeting held on Tuesday, April 14, 2026.