

RESOLUTION

WHEREAS, on Tuesday, April 14, 2026, the Planning Board reviewed an application for Minor Site Plan review from Micci Weiss, Esq., on behalf of Best Dispensary Near Me Bay Street, LLC doing business as Mindset Dispensary (“the Applicant”) for the approval for the change of use for 370 South Riverside Avenue, owned by Kussa Corp c/o Razghandi, regarding a proposed change of retail use from existing convenience store to a state-licensed adult-use cannabis retail dispensary; and

WHEREAS, the property is located at 370 South Riverside Avenue, and is 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:

- a. 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
- b. 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.
- c. Site Specific Conditions.
 - a. The Applicant will provide the Planning Board with a Grand Opening Plan when appearing before the Planning Board for their approval on the business sign.
 - b. The cannabis retail dispensary may open between the hours of 9:30 a.m. and 9:00 p.m., Monday through Sunday.
 - c. The Applicant must be fully licensed by the New York State Office of Cannabis Management.

- d. The signage in the parking area will be updated to delineate retail customer-only parking spaces.
- e. The Applicant must obtain three Village parking passes for spaces at the South Harmon parking lot at the western end of Benedict Boulevard and/or the Village parking lot at the Croton-Harmon train station on an annual or quarterly basis for the use of Applicant's employees.
- f. Employees of the cannabis shop must park off-site.
- g. The Applicant must install new striping for the off-street parking spaces along Benedict Boulevard and pay the Village for signage and pavement markings on Benedict Boulevard to clearly show the proper flow of traffic.
- h. The Applicant must contact and provide emergency contact information (primary and secondary) to the Village of Croton-on-Hudson Police Department.
- i. The Applicant will take reasonable steps to ensure that smoking of the products purchased on-site will not occur outdoors on the Applicant's premises.
- j. The conditions detailed in the Planning Board's July 28, 2015, site plan approval remain in full force and effect.
- d. 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.
- e. Prior to the issuance of a final Certificate of Occupancy, 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 Steve Krisky, seconded by John Ghegan, and carried by a vote of 5 to 0.

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