DRAFT RESOLUTION

WHEREAS, on Tuesday, April 14, 2026, the Planning Board conditionally approved an application for a Minor Site Plan submitted by Micci Weiss, Esq., on behalf of Best Dispensary Near Me Bay Street, LLC doing business as Mindset Dispensary ("the Applicant"), at a property owned by Kussa Corp., 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 7,** situated in the C-2 General Commercial district and the Harmon/South Riverside gateway overlay district, for a state-licensed adult-use cannabis retail dispensary; and

WHEREAS, the Planning Board's April 14, 2026, resolution required as a condition of approval that the Applicant submit a Grand Opening Plan when appearing before the Planning Board for approval on the business sign; and

WHEREAS, the Applicant has requested the removal of the following site-specific condition of approval that "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" because the Applicant is not proposing to have a grand opening; and

WHEREAS, on October 13, 2026, the Planning Board discussed the proposed modification; and

NOW, THEREFORE, BE IT RESOLVED that condition A set forth under Site Specific Conditions in the Resolution dated April 14, 2026, is hereby amended to remove condition A as it is no longer applicable.

BE IT FURTHER RESOLVED, all other conditions in the April 14, 2026, Minor Site Plan resolution remain.

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

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini (Absent)
Steven Krisky
Gabriella Mirabelli

Motion to approve by , seconded by , and carried by a vote of 5 to 0.

Resolution accepted at the meeting held on Tuesday, October 13, 2026.