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10/08/2026

370 South Riverside Avenue – Engineering Department Memo to Planning Board

The applicant appears before the Planning Board for Final Signage Approval and to confirm that conditions from the original 04-14-2026 resolution have been adhered to. The applicant's attorney has provided a memo, dated September 15, 2026, that explains how they have complied with the conditions of the resolution. To provide some clarity for each condition, I will outline them below:

- 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. **The applicant's memo states that they do not plan on having a Grand Opening Plan. PB to determine if that is acceptable.**

As for the sign, it was referred to the VEB and the VEB heard this application at their 09-08-2026 meeting. The VEB chair has provided a memo, dated 09-16-2026, accordingly. The memo goes into depth on the VEB's concerns regarding the signs. Note that there is an error in the applicant's memo where he states "...signage has already received the required architectural review and approval". That is not true, they were before the VEB for their recommendation only, not approval. It is the PB's responsibility to give final signage approval. The applicant should be prepared to discuss the VEB's concerns at this meeting.

Note that one of the VEB's concerns was the illumination of the sign. Village Code § 230-44E(2) states that all light sources for illuminating signage shall be shielded and not be a source of glare. This shall be confirmed. Also, Village Code § 230-44E(3) gives the Planning Board the authority to request an illumination plan as well as the ability to regulate the number, placement, intensity, and hours of illumination of all light fixtures used for signage.

- b. The cannabis retail dispensary may open between the hours of 9:30 a.m. and 9:00 p.m., Monday through Sunday. **No change.**
- c. The Applicant must be fully licensed by the New York State Office of Cannabis Management. **Applicant to provide all licenses prior to Final CO.**
- d. The signage in the parking area will be updated to delineate retail customer-only parking spaces. **This has been installed, confirmed on final inspection.**

- 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. **The applicant has obtained three parking passes.**
- f. Employees of the cannabis shop must park off-site. **No change.**
- 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. **Striping for parking spaces is complete. Village is working on gathering a quote for the pavement markings on Benedict Boulevard. Applicant will need to have monies in escrow to pay for this effort.**
- h. The Applicant must contact and provide emergency contact information (primary and secondary) to the Village of Croton-on-Hudson Police Department. **Applicant to confirm this has been done.**
- 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. **No change.**
- j. The conditions detailed in the Planning Board's July 28, 2015, site plan approval remain in full force and effect. **No change, all conditions in conformance at this time.**

Thank you,



Vincent Salanitro, P.E.
Village Engineer