



MICCI J. WEISS LAW

ATTORNEY AT LAW

September 15, 2026

Via Email

Vincent Salanitra, P.E.
Village Engineer/Building Inspector
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, New York 10520

**Re: Best Dispensary Near Me Bay Street, LLC / Mindset Cannabis Shop
370 South Riverside Avenue**

Dear Mr. Salanitra:

On behalf of Best Dispensary Near Me Bay Street, LLC, please accept the attached final sign plans for Mindset Cannabis Shop at 370 South Riverside Avenue. The enclosed plans reflect the signage that has already been reviewed and approved by the Village's Architectural Review Board and include the proposed wall sign, projecting sign, and window lettering.

The Planning Board's April 14, 2026 Resolution required the Applicant to submit its business sign application to the Village Engineer for review, followed by review by the Visual Environment Advisory Board, and thereafter return to the Planning Board for approval of the business sign. Since adoption of that Resolution, however, the Village has amended its signage regulations and review procedures. See Village Code § 230-44, as amended in 2026.

In light of the subsequent amendment to the Village's sign regulations, and because the proposed signage has already received the required architectural review and approval, we respectfully request that the Village waive the requirement in the April 14, 2026 Resolution that the Applicant return to the Planning Board solely for approval of the signage and permit the sign application to be approved administratively, provided the Village Engineer/Building Department determines that the submitted signage complies with the current Village Code. Requiring an additional Planning Board appearance for signage that has already completed architectural review would appear to serve no substantive purpose under the Village's revised sign review process.

Alternatively, if the Village determines that a further Planning Board appearance is required, we respectfully request a waiver of the applicable fifteen (15)-day advance submission requirement and permission to appear at the next Planning Board meeting this month. The signage has already completed the required architectural review and approval, and the Applicant is not seeking any



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modification to the signage as approved. Accordingly, we respectfully request that the matter be placed on the agenda for the next available Planning Board meeting notwithstanding the advance submission deadline.

We also confirm that the Applicant has purchased the three (3) required parking passes.

Finally, the Applicant will not be hosting a grand opening party or event at the premises. Accordingly, there will be no grand opening event for which a separate Grand Opening Plan is necessary under the April 14, 2026 Resolution.

We respectfully request that the Village accept the foregoing in satisfaction of these outstanding conditions and administratively approve the enclosed signage. Alternatively, if a further Planning Board appearance is required, we request the above waiver and placement on the agenda for the next Planning Board meeting this month.

Please let me know if anything further is required.

Very truly yours,

/s/Micci J. Weiss

Micci J. Weiss

C. Bryan T. Healy, Village Manager
Joshua Subin, Esq.
Client