Village of **Croton-on-Hudson**

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Sign Permit Application

(Form # Eng-§230-44-A)

Instructions: An application for a sign must be submitted under section 230-44 of the Village Code. Sign application will be reviewed by the visual Environment Board prior to approval by the Building Department or Planning Board. Submit completed application with required drawings and fee as indicated in the Village Fee Schedule.

Application Date: 08/31/2026 **Application #:** 20260171

Property Information: Section: 79.13 Block: 1 Lot: 70

Zoning District (Zoning District map is available online)

☐ RA-5	☐ RA-40	☑ C1, C-1R(A), C-1R(B)	☐ RC (One-Family Residence)	☐ RB (Two-Family Residence)
☐ RA-9	☐ O-1	☐ C2	☐ RC (Multiple Residence)	☐ WC
☐ RA-25	☐ O-2	☐ LI	☐ RB (One-Family Residence)	☐ WD

Business/Office Name: MINDSET CANNABIS SHOP

Nature of Business: (i.e., dental, law) RETAIL, DISPENSARY

Street Address: 370 S RIVERSIDE AVENUE, CROTON ON HUDSON, NY 10520

Applicant Information: ☐ Property Owner ☐ Business Owner ☑ Other: SIGN CONTRACTOR

Last Name: BLAIRE First Name: TYLER MI:

Company: SIGN EXTREME INC.

Address: 285 NORTH BROADWAY, SLEEPY HOLLOW NY 10591

Office #: 914-693-3755 Cell #: E-mail: INFO@SIGNEXTREME.COM

Sign Contractor Information:

Last Name: BLAIRE First Name: TYLER MI:

Company: SIGN EXTREME INC.

Address: 285 NORTH BROADWAY, SLEEPY HOLLOW NY 10591

Office #: 914-693-3755 Cell #: E-mail: INFO@SIGNEXTREME.COM

Sign Information:

Sign Location: ON WALL DIRECTLY ABOVE STOREFRONT

Sign Type:	Reason for Application:	Submitted with an application for:
☑ Permanent ☐ Temporary	☑ Erect New Sign	☐ Site Plan
☐ Temperature/Time Sign	☐ Replace Existing Sign	☐ Amended Site Plan
☐ Neon ☐ Billboard	☐ Move Existing Sign	☐ Change of Use
☐ Nonconforming	☐ Modify Existing Sign	☑ N/A

Size of Sign: Height: 22.3" Length: 114" Area: 17.65 SQ FT (See *Calculating Sign Area* on page 2/4)

Mounted Sign Height: (*For freestanding signs, from ground to top of sign*) 134"

Text on Sign: MINDSET CANNABIS SHOP

Sign Material: ACRYLIC AND ALUMINUM

Font: CUSTOM FONT Letter Height: 16" / 6.6"

Color Scheme: GREEN, WHITE BLACK, YELLOW ACCENT

For all applications attach the following information:

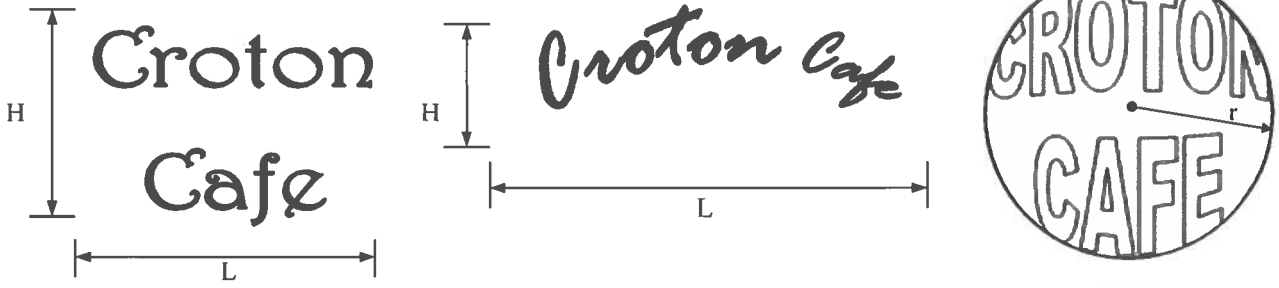
- ☐ Scaled and dimensioned drawings of the proposed sign, including lettering
- ☐ 8.5" x 11" color photo of store with proposed sign super-imposed on façade
- ☐ 8.5" x 11" color photo of store and adjacent buildings with proposed sign super-imposed on façade
- ☐ A swatch or sample of the proposed sign material in the color(s) proposed
- ☐ If illuminated, an illumination plan (including number, placement, intensity and hours of illumination of all planned light fixtures)

Calculating Sign Area:

When sign is on a plate or frame or outlined, all of the area of such plate or area enclosed by frame or outline shall be included. The sign supports that affix to the ground or structure shall not be included in the sign area, unless such supports are evidently designed to be part of the sign. If a sign consists of several individual faces, the sign area shall be the aggregate area of all faces that can be observed from any one point.

When a sign consists only of letters, symbols, designs or figures engraved, painted, projected or in any manner affixed on a wall, the area of such sigh shall be deemed to be that of the smallest single basic geometric shape (e.g., square, rectangle, triangle or circle) which encompasses all letters, symbols, designs or figures.

Equations: Rectangular $A = H \times L$
Circular $A = \pi (r2)$



Temporary Signs: § 230-44 (K)

Temporary signs are those that are displayed for short periods of time. Unless specified otherwise, all temporary signs shall be limited in usage to a maximum of 45 days. Signs shall not be considered temporary if they are effectively displayed on an ongoing basis, interrupted by short intervals when they are not displayed. In addition, the following types of temporary signs do not require a permit:

- For Sale," "For Rent," or "Sold" signs (Two per single lot, not exceeding 6 square feet in area. Not limited to 45 days.)
- Subdivision signs. (Not exceeding 16 square feet in area and set back from the street line 15 feet. Not limited to 45 days.)
- Construction signs. (One sign each for the engineer, architect and contractor(s), not exceeding 6 square feet, for the duration of the construction. Removed when construction is complete.)
- Election campaign signs. (Not limited to 45 days. Removed within 10 days after the election.)
- Signs for garage sales, tag sales or other business activities and events that have duration of 7 calendar days or less.
- Signs pertaining to events of civic, philanthropic, educational or religious institutions. (Not subject to size limitations.)

Sign Review Process: § 230-44 (C) & (Q)

Except for temporary signs, sign applications will be reviewed by the Engineer and forwarded to the Visual Environment Advisory Board (VEB). The VEB will make a recommendation to the Engineer and/or Planning Board. All sign applications submitted with an application for site plan, amended site plan or change of use are included in the Planning Board's site development plan review process and decision.

Instructions: Complete applicable sections below.

I. Relationship to Use: § 230-44 (D)

No Yes
☐No ☑Yes Does proposed sign pertain to the use conducted on the property?

II. Sign Illumination: § 230-44 (E) (1-3)

No Yes
☐No ☑Yes Does sign involve any type of illumination? *(If no, go to the next section.)*
☑No ☐Yes Is proposed illumination twinkling, flashing, intermittent (except for time/temperature signs), or is it of changing degrees of color or intensity?
☑No ☐Yes Is proposed sign neon and located inside the building?
☑No ☐Yes Does sign contains or consists of Day-Glo-like material?
☐No ☑Yes Is sign light source shielded to eliminate glare?

III. Placement: § 230-44 (F)

No Yes

☑No ☐Yes Will sign obstruct signs displayed by a public authority?
☑No ☐Yes Will sign obstruct proper vehicle site distance?
☑No ☐Yes Will sign interfere with pedestrian or vehicular traffic flow?
☑No ☐Yes Will sign interfere with any ventilation system, door or window?
☑No ☐Yes Will sign interfere with a fire escape?

IV. Movement: § 230-44 (G)

No Yes

☑No ☐Yes Does the sign have movement, animation, rotation or revolving parts? *(If no, go to the next section.)*
☑No ☐Yes Is sign associated with an educational, religious or municipal institution, gas station or movie theatre?
☑No ☐Yes Does the sign have removable letters?
☑No ☐Yes Does sign contain light strips or strings of lights that do not comprise the actual text of the sign?

V. Quality: § 230-44 (H)

No Yes

☐No ☑Yes Is sign and related illumination of professional quality with respect to such matters as design, painting, lettering, materials and construction?

VI. Projecting Signs: § 230-44 (J)

No Yes

☐No ☑Yes Is sign project out from building façade?
☑No ☐Yes Does sign project vertically above the roofline or parapet, or extend horizontally beyond the limits of the building? *(If no to the first two questions in this section, go to the next section)*
☐No ☑Yes Is there at least an 8' clearance above pedestrian rights-of-way?
☐No ☑Yes Is there at least a 14' clearance above vehicular rights-of-way___0?

VII. Temporary Signs Requiring a Permit (Maximum of 45 days): § 230-44 (K) (1-3)

N/A Square footage of temporary sign *(maximum is 16 square feet)*

No Yes

☐No ☐Yes Is sign a temporary sign (i.e., usage limited to a maximum of 45 days)? *(If no, go to the next section)*
☐No ☐Yes Does sign have adhesive backing?
☐No ☐Yes Is sign easily removable without residual marking?
☐No ☐Yes Is sign illuminated?
☐No ☐Yes Except with respect to quality, do temporary signs conform to all sign requirements in the village?

VIII. Freestanding Signs: § 230-44 (L)

No Yes NA

☑No ☐Yes Is sign freestanding? *(If no, go to the next section)*
☐No ☐Yes ☑NA If use is a shopping center or motor vehicle service station, does sign extend more than 20' in height from the ground to the top of the sign?
☐No ☐Yes ☑NA If sign is not for a shopping center or motor vehicle service station use, does it extend more than 10' in height from the ground to the top of the sign?

IX. Prohibitions: § 230-44 (M)

No Yes

☑No ☐Yes Is sign a billboard which is existing on the effective date of these regulations and which is associated with a site which is on the National Register of Historic Places.
☑No ☐Yes Could sign compete for attention with or be mistaken for a traffic sign?
☑No ☐Yes Does sign include searchlight beams, blimps or permanent balloons?
☑No ☐Yes Is sign attached to or painted on a truck or other vehicle that is obviously marked and parked in such a manner as to advertise or attract attention to an establishment or business?

X. Consistent Signage: § 230-44 (N)

No Yes

☐No ☑Yes Including proposed sign, will building have more than one sign? *(If no, go to the next section)*
☐No ☑Yes Is new sign consistent with other signs in terms of size, shape, mounting type, and height?

XI. Window Sign: § 230-44 (O)

☐ No ☑ Yes Is proposed sign a permanent window sign?

3.44 Square footage of permanent window sign

÷ 18.8 Square footage of window

= 18 % Percent of window area used by permanent window sign (must be 25% or less)

XII. Zoning District Sign Standards: § 230-44 (P) (1-9) Only complete section for the zoning district in which the property is located.

One-Family Residence (RA-40, RA-25, RA-9, RA-5) / Two-Family Residence (RB) / Multiple Residence (RC)

_____ Number of signs *(Maximum is 1)*

NA No Yes

☑NA ☐No ☐Yes If use is a nursery with seasonal sales or a funeral home, is the sign a non-illuminated nameplate or professional sign with an area of not over two square feet?

☑NA ☐No ☐Yes If there is a customary home occupation, professional office, studio or daycare center, is the only sign visible from the street a non-illuminated nameplate or professional sign with an area of not over two square feet?

☑NA ☐No ☐Yes If sign is for an educational institution, is the sign non-illuminated and less than 12 square feet?

☑NA If use is a bed and breakfast establishment,

- ☐No ☐Yes Does sign area exceed 2 square feet?
- ☐No ☐Yes If sign is freestanding, does the height exceed 6' and is it at least 5' from the property line?
- ☐No ☐Yes Is sign internally illuminated?
- ☐No ☐Yes If sign is externally illuminated, does the total illumination exceed 100 Watts?
- ☐No ☐Yes If illuminated, is illumination constant and directed toward the sign and shielded to eliminate glare?

Limited Office (O-1)

N/A Number of signs *(Maximum is 1)*

_____ Square footage of sign *(Maximum is 5 sq. ft.)*

No Yes

☐No ☐Yes Is sign illuminated?

☐No ☐Yes Does the sign face the street?

Limited Office (O-2)

N/A Number of signs *(Maximum is 1)*

_____ Square footage of sign *(Maximum is 1.5 times the length in feet of the wall on which it is placed)*

_____ Length of wall on which sign is installed

No Yes

☐No ☐Yes Does sign face the street?

☐No ☐Yes Is sign parallel to the face of the building?

☐No ☐Yes Does any part of sign installed parallel to wall, including illuminating devices, project more than 12" from wall?

☐No ☐Yes Is sign perpendicular to the face of the building?

☐No ☐Yes Does any part of sign installed perpendicular to the wall, including illuminating devices, project more than 36" from wall?

Central Commercial (C-1) / Riverside Commercial (C-1R(A)) / Riverside Transition (C-1RB)) / General Commercial (C-2)

_____ Number of businesses on the lot

2 Number of signs on building façade

17.7 Square footage of sign

342" Length of wall on which sign is installed

No Yes

☑No ☐Yes Is the total aggregate area of all signs more than 2 times the length, in feet, of the wall on which they are placed?

☑No ☐Yes If sign is parallel to wall, does any part, including illuminating devices, project more than 12" from the wall?

☐No ☑Yes If sign is perpendicular to wall, does any part, including illuminating devices, project more than 36" from the wall?

☐No ☑Yes Is sign located on same lot as establishment?

☐No ☑Yes Is there more than one sign on building façade that faces the street?

☑No ☐Yes If building set back from the curb line is 25 feet or more, is the freestanding sign more than 40 square feet on each face? Note: If building set back is 15'-25', applicant may apply to ZBA for special permit for freestanding sign.

☑No ☐Yes In C-1 district, if use is motor vehicle service station, are there more than one freestanding sign and one exterior sign per wall facing a street?

☑No ☐Yes In C-1 district, if use is in connection with sale of used or rental vehicles at a service station, are there any temporary signs on the exterior of vehicles or signs in the interior of the vehicle larger than 12" by 15" with characters larger than one inch?

☑No ☐Yes In C-2 district, if use is drive-in theater, is the name of the theater on a sign affixed to the theater screen structure on the reverse side of the screen, and is a supplementary sign on that same face announcing the feature attractions and customary announcements?

☑No ☐Yes In C-2 district, if use is motor vehicle sales and service agencies, are there more than one freestanding sign and one exterior sign per wall facing a street?

☑No ☐Yes In C-2 district, if use is motor vehicle sales and service agencies, are there temporary signs on the exterior of vehicles or signs in the interior of vehicles larger than 12" by 15" with characters larger than one inch?

Light Industrial (LI)

No Yes

☐No ☐Yes Is more than one sign facing each street from which access to the lot is provided?
☐No ☐Yes Are signs attached to the wall of the building?
☐No ☐Yes Is the sign area greater than 50 square feet or an area equal to 1.5 times the length of the wall in feet (whichever is less)?
☐No ☐Yes Are all light sources shielded from view of adjacent lots and streets and will they be extinguished no later than 9 p.m.?
☑No ☐Yes Is there more than one identification sign at each point of access to the lot?
☐No ☐Yes Is the identification sign's area more than 3 square feet?
☐No ☐Yes Is there more than one directory sign at the entrance of the complex?
☐No ☐Yes Is the directory sign more than eight feet in height with listings greater than 8" in height and 2' in length?

Waterfront Commercial (WC)

No Yes

☐No ☐Yes Is there more than one sign facing each street from which access to the lot is provided?
☐No ☐Yes Is the sign area greater than 30 square feet or an area equal to 1.5 times the length of the wall in feet (whichever is less)?
☐No ☐Yes Are signs attached to the wall of the building?

No Yes

☐No ☐Yes If there is no building, is the sign closer than 25 feet to the nearest lot line?
☐No ☐Yes If there is no building, is the sign greater than 10 feet from the ground?

☐No ☐Yes Are all light sources shielded from view of adjacent lots and streets and will they be extinguished no later than normal business hours?

Waterfront Development (WD)

No Yes

☐No ☐Yes Is use a professional office or studio?

No Yes

☐No ☐Yes Is sign a non-illuminated nameplate or professional sign with an area of not over two square feet?

☐No ☐Yes Is more than one sign facing each street from which access to the lot is provided?
☐No ☐Yes Are signs attached to the wall of the building?
☐No ☐Yes Does sign exceed an area of 24 square feet or extend beyond the wall in any direction?
☐No ☐Yes If there is no building, is the freestanding sign higher than 10 feet above the ground and/or greater than 24 square feet in size and/ or closer than 25 feet to the nearest lot line?
☐No ☐Yes Are all light sources shielded to prevent glare?
☐No ☐Yes Will sign remain illuminated after business hours?
☐No ☐Yes Are security lights kept on all night?
☐No ☐Yes Does sign obstruct views?
☐No ☐Yes Does sign relate to vehicular, pedestrian and bicycle usage, traffic or parking?

I certify that the above information is accurate and that I am the owner or am authorized by the owner to file this application on their behalf.

TYLER BLAIRE		8/31/26
Applicant's Name (please print)	**Applicant's Signature**	**Date**

FOR VILLAGE USE ONLY:

☐ **Approved for review by VEB**
Date forwarded to the VEB: 9/1/26
VEB Meeting Date: 9/8/26

☑ Fee paid: $ 150.00
☐ Approved
☐ Denied

☐ **Approved for review by Planning Board**
Date forwarded to Planning Board: _____
Planning Board Meeting Date: _____

_____
Village Engineer

Date: _____


MINDSET CANNABIS SHOP
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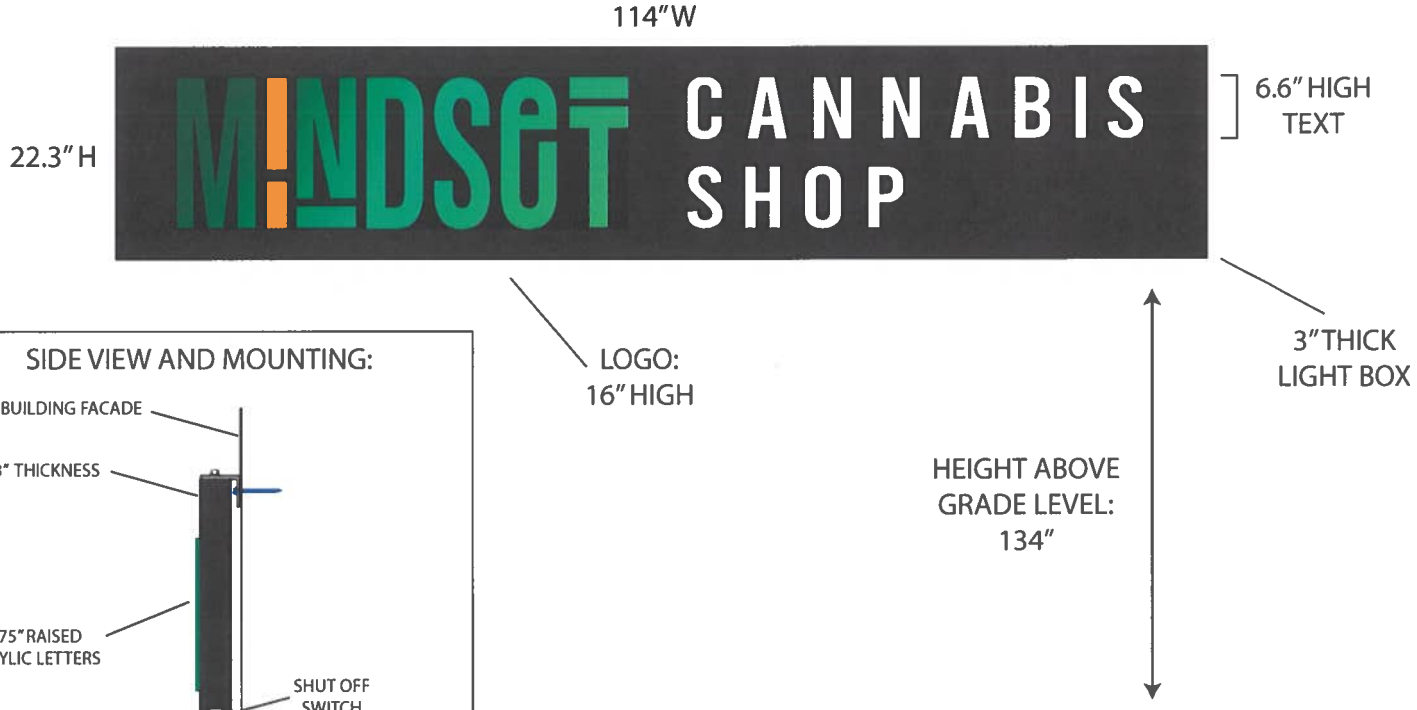

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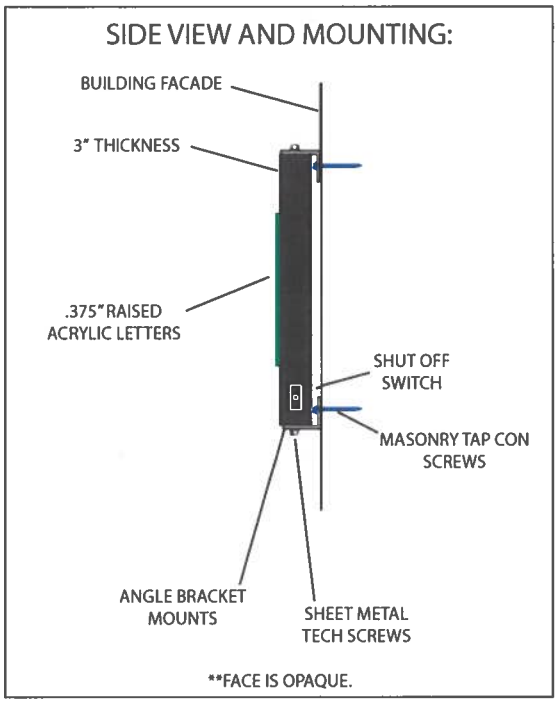
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PROJECT: PART 1: 1x - SINGLE SIDED PUSH THROUGH ACRYLIC L.E.D. LIGHT BOX WALL SIGN
PART 2: 1x - DOUBLE SIDED HANGING PUSH THROUGH ACRYLIC L.E.D. LIGHT BOX SIGN
PART 3: 3x - WINDOW LOGO LETTERING
ADDRESS: 370 S RIVERSIDE AVENUE, CROTON ON HUDSON, NY 10520





NOTES:
**L.E.D. COLOR TEMPERATURE: 6000K. 12 VOLT SYSTEM.
**CABINET IS OPAQUE. LIGHT ONLY SHINES THROUGH THE LETTERING/LOGO.

BLACK BACKGROUND
WHITE TEXT
LOGO GRADIENT
LOGO HIGHLIGHT

APPROVAL

Please sign and email back to **info@signextreme.com** or fax to 914-693-3759

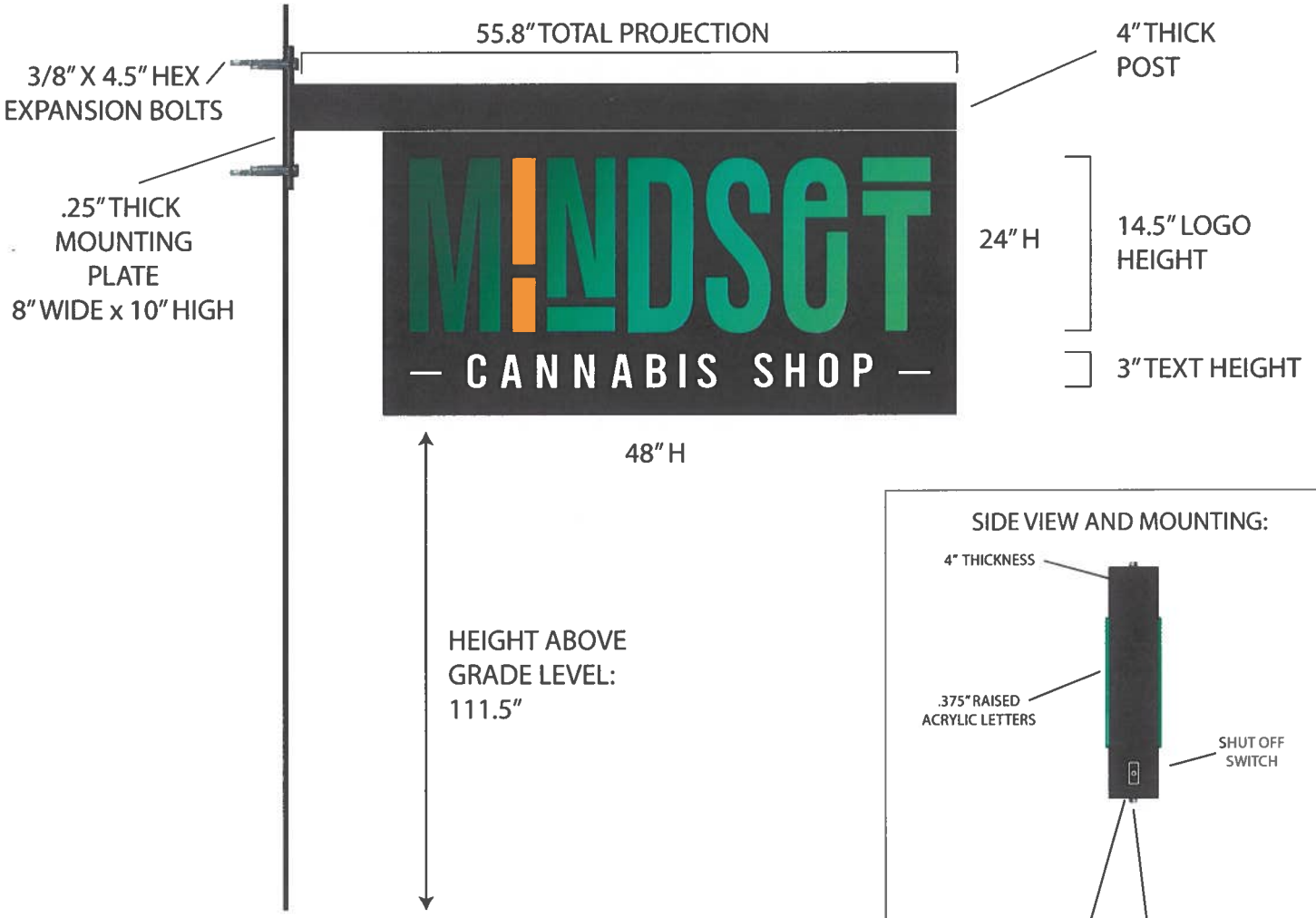
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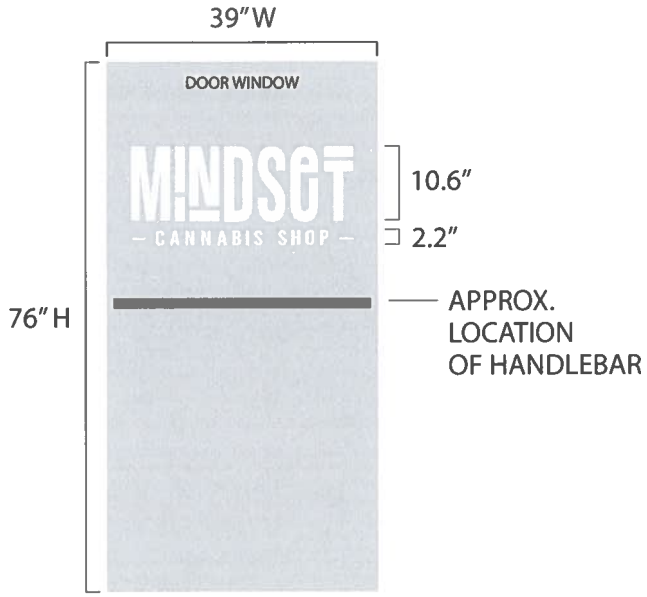
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PART 3:

2x - RIVERSIDE WINDOWS



1x - BENEDICT DOOR WINDOW



APPROVAL

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X _____ DATE _____

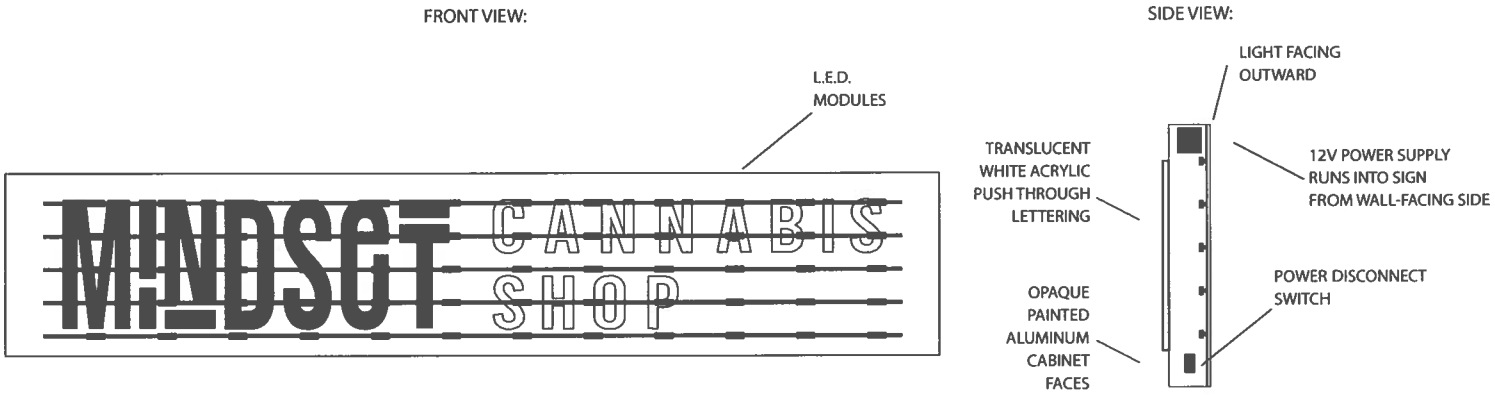
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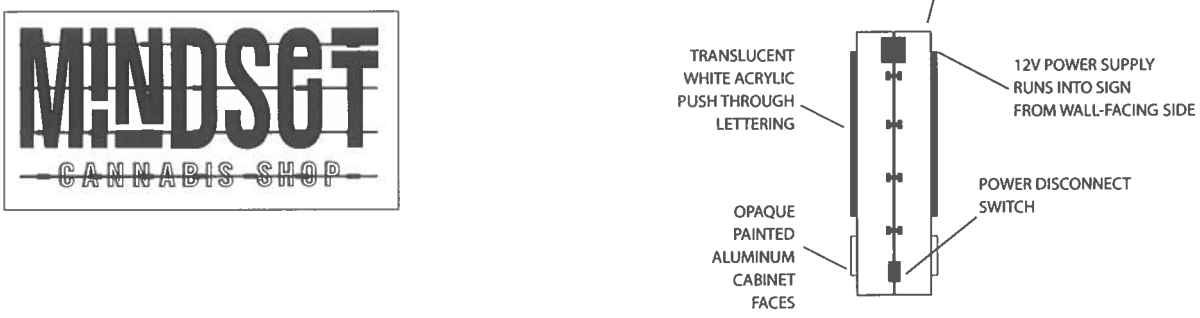
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BENEDICT BLVD
WALL SIGN INTERNAL DIAGRAM:



RIVERSIDE AVE
HANGING SIGN INTERNAL DIAGRAM:



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RENDERED VIEW - BENEDICT BLVD SIDE



RENDERED VIEW - RIVERSIDE AVE FRONT



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SURROUNDING VIEWS:



