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 an application for a Sign Permit to the Village Engineer and that the sign permit application be submitted to the Visual Environment Advisory Board (VEB) for their review and comment prior to receiving Planning Board approval of the business sign; and

WHEREAS, the VEB reviewed the sign permit application on September 1, 2026, and issued a memo dated September 16, 2026, which has been reviewed by the Planning Board; 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; and

NOW, THEREFORE BE IT RESOLVED, that the Applicant's sign permit application be approved subject to the following condition(s):

a. 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) shall 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
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.