



Dispensary Questionnaire
 Bloomlee LLC, Bloomlee II LLC, Bloomlee III LLC
 52 Kenmare St. 10012
 Hearing date: 10/10/23 @ CB2

Applicant License Type (choose one):	Adult-Use Retail Dispensary
Business Entity Name (please include DBA if applicable):	Bloomlee LLC, Bloomlee II LLC, Bloomlee III LLC
Name and Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above):	Cristina Buccola
Principle owner's name	Vanessa Yee-Chan
Proposed location of Licensee (physical location w/ cross streets)	52 Kenmare Street, between Elizabeth and Mott
What is your projected opening date:	2023-06-01
Social & Economic Equity Applicant Definitions Applicant Priority (check all that apply):	MWBE
Please list all individuals and entities with financial interest in this business and percentage of ownership:	Vanessa Yee-Chan
Name of principal representative who will present to the Board on behalf of the business, and their relationship to applicant/licensee:	Vanessa Yee-Chan, Applicant, Cristina Buccola, Attorney
Entity/Sole Proprietor Mailing Address:	
Property Owner Information: Name, Phone Number, Business Address & Email Address:	Yuet Ho Realty Corp., 52 Kenmare Street, NY, NY 10012
Full term of lease and cost:	
Please list the addresses of all exits and entrances your business will utilize:	52 Kenmare Street
Does the owner(s) have a connection to Community District 2?	Business Owner
What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you utilize stanchions and ropes?	Bloomlee's store is located on Kenmare Street between Elizabeth and Mott Streets. This is a busy two-way street for foot and vehicular in Chinatown/Nolita with wide sidewalks. We are the steward of our sidewalk and take ownership of keeping such areas in good order. We anticipate some excitement around our opening (TBD) and will use stanchions, ropes, and security to manage any crowds, keep foot and vehicular traffic moving. These solutions will also be available to us whenever we're experiencing an influx of customers. We also will offer delivery service and curbside pickup to mitigate foot traffic and crowds.
Please list all: Retail Dispensaries within 1000 ft., Houses of Worship within 200 ft., and Schools/School Grounds within 500 ft. of your proposed premises	None

<p>Are there any drug treatment facilities, harm reduction facilities, playgrounds or parks within 1000 ft. of the proposed cannabis business location? If yes, please list:</p>	<p>None</p>
<p>Please describe how you plan to manage your dispensary in relation to its impact on the neighborhood in terms of staff size, possible second hand smoke, pedestrian/vehicular traffic and patron noise or loitering during the hours of operation?</p>	<p>Bloomlee is a small business and anticipates hiring a small staff that will not create any significant uptick in the density of the neighborhood. During operational hours staff and security will encourage exiting customers to move away from the store with reminders that no smoking is allowed in front of the store or in public parks of NYC. Staff and security will also be trained to instruct patrons to keep their volume to reasonable decibel while waiting to enter, entering, and exiting the store. Bloomlee will also enable customers to schedule pickups or curbside delivery of products that are ordered online to ease any congestion of the physical space.</p>
<p>ADA Compliance Guides for Small Business Owners Is your business ADA compliant? If not, what is your plan to bring it into compliance?</p>	<p>Bloomlee is not yet operational but will be ADA compliant when it opens for business. We will ensure that individuals with disabilities can physically enter and access the business services provided by our dispensary as independently as possible, including the provision of ramps, access to our checkout, and access to any retail displays. Bloomlee's ADA compliance also extends to providing effective communication for people with vision, hearing, or speech disabilities; into its operations Bloomlee will incorporate auxiliary aids and services like providing information available through large print, illustrations, captioning/image descriptions, providing a notebook and pen for written communication or tablet for electronic communication. Our staff will be trained to be patient with persons who visit our store, including instructions to listen attentively and ask for words/phrases to be repeated as to avoid misunderstandings. Bloomlee staff will also be trained on the aforementioned ADA compliance measures. Bloomlee's website will also be digitally accessible for those with disabilities.</p>
<p>Will you close for private events? How many times per year?</p>	<p>None are planned but anticipate one or two every calendar quarter (4 - 8 annually)</p>
<p>Please, briefly, describe your security plan:</p>	<p>Bloomlee will deploy policies and procedures regarding the handling, storage, and transportation of cash and cannabis to prevent theft, loss, and risks to the safety of employees, customers, and the general public. Specifically it will routinely perform doors and window checks, secure the entrances to our store, use sufficient lighting inside and outside of the store. We will also protect the areas where cannabis products are stored by limiting access to these areas to authorized personnel, OCM employees, and emergency personnel responding to an emergency.</p> <p>As required by NYS law and regulation, we will maintain a security system to prevent and detect diversion, theft or loss and use commercial grade equipment – this includes a perimeter alarm that communicates with a third-party commercial central monitoring station and video camera surveillance in all areas of the store that have cannabis products, all surveillance areas, or</p>

	<p>rooms, and at all points of entry and exit. We will also use bullet resistant film on the glass windows and doors of the store.</p> <p>All of our video cameras will capture images of all safes, vaults, sales areas, and any other areas where cannabis products are stored, handled, transferred, or sold – they will be positioned at entry and exit points, and at each point-of-sale area, to allow for the capture of clear and certain identification of any person entering or exiting the facility or at the point-of-sale. Additionally video cameras will have the ability to immediately produce a clear color still photo from any camera image (live or recorded).</p>
<p>Please provide a brief description of the types of products/services (to be) provided at the physical location:</p>	<p>Bloomlee will sell a variety of cannabis products and smokers' accouterments as well as its own branded merchandise to adults 21 years of age and older. Cannabis products include flower, vape cartridges, pre-rolls, gummies, other edible products, concentrates, and smoking articles like pipes, bubblers, bong, rolling papers, ashtrays, lighters, cannabis storage boxes. Below is the range of prices of cannabis products Bloomlee anticipates it will carry:</p> <p>Flower \$25-60 Vapes \$40-80 Pre-Rolls \$10-30 Gummies and Edibles \$20-60 Concentrates \$90-110</p> <p>Bloomlee sources all of its cannabis products from cultivators and manufacturers who have also been licensed by New York State to legally grow and process cannabis. These products are tested in laboratories licensed by New York State for the purpose of testing cannabis.</p>
<p>If this dispensary includes or plans to include on-site consumption at any point, please describe how it will be managed. What is the capacity? What environmental monitoring and ventilation measures will be taken to protect shoppers and staff from second hand smoke and other potential hazards? If not, please write n/a.</p>	<p>NA</p>
<p>Will the dispensary offer delivery?</p>	<p>Eventually</p>
<p>If the dispensary offers delivery, briefly describe your delivery structure. How will you prevent delivery staff/messengers from congregating in front of the store or parking/riding bikes on the sidewalk?</p>	<p>Bloomlee intends to use a third-party service provider to carry out its delivery function. This arrangement should cut down on any congregation of delivery staff and messengers as the third-party will dispatch its employees to Bloomlee when an order is placed rather than having employees wait in proximity to the store for an order to come in.</p>
<p>What type of building is the proposed location? Please check all that apply.</p>	<p>PREDOMINANTLY RESIDENTIAL W/ COMMERCIAL</p>
<p>Will you be making any changes to the building facade? If yes, please describe the changes:</p>	<p>Not for the foreseeable future</p>
<p>Do you use/plan to use any outdoor space?</p>	<p>This business will not utilize outdoor space</p>

If applicable, please describe your usage of outdoor space:	NA
What are your proposed Hours of Operation (each day of the week)?	Monday - Sunday 10AM - 9PM
Have you installed soundproofing? Will any amplified sounds from computers, monitors, televisions or speakers at "background" volume at all times, and inaudible to neighboring residents and businesses at all times?	Although soundproofing has not been installed, we do not intend to install any equipment with amplified sounds; the volume across all of our technology will be set as to minimally interfere with Bloomlee's business and/or the peace and enjoyment of our neighboring business and residents.
Please describe your community outreach efforts and include the names of community groups, neighboring businesses, nearby schools, harm-reduction facilities, parks, playgrounds - and any other stakeholders you've contacted:	The dispensary has done extensive community outreach over the past year. We've reached out to residents of the immediate building to secure their approval for our activities. We've secured the support of local businesses, like our immediate business neighbor, Thai Diner. We have also introduced ourselves to the local police precinct to familiarize its members with Bloomlee's business.
If your business is located in, or congruent with a residential building(s), or please describe your outreach efforts to residents:	Many of the residents who live above the store have expressed their approval of locating a cannabis dispensary below their apartments. Please see the attached documents for overwhelming support of Bloomlee's dispensary operations.
How will your business be of benefit to the surrounding community?	<p>Bloomlee will bring diversity, inclusive and local hiring practices, substantial tax revenue to Chinatown, as well as a new neighbor who wants nothing more than to contribute positively to the welfare and growth of our local businesses and provide meaningful assistance to neighbors in need.</p> <p>Specifically we are committed to recruit a substantial number of women and minority women. This dedication not only promotes equal employment opportunities but also plays a significant role in empowering underrepresented groups economically. To that end, Bloomlee has commenced a partnership with Hospitality Pathways - a non-profit organization that trains underprivileged people in the cannabis industry.</p> <p>Through our practice of hiring from the local community, Bloomlee will stimulate the local economy and extend employment opportunities to residents within the area. This approach cultivates a strong sense of community engagement and pride among our workforce too.</p> <p>Bloomlee's business will generate substantial tax revenue for the local government, enabling the allocation of funds to support essential public services such as schools, infrastructure development, and community programs.</p> <p>Bloomlee has also established a strategic partnership with Send Chinatown Love, a distinguished local non-profit organization with a mission of bolstering the local economy by directly assisting our Chinatown neighborhood's restaurants and small businesses. Their efforts play a crucial role in sustaining and enhancing the vitality of our community. Send Chinatown Love also operates a gifting program designed to provide essential support to low-income senior citizens.</p>

How will you advertise your business?

NYS has very strict rules around the advertisement of cannabis products and is limited in the way it is able to announce its business to the public as to not attract the attention of children and folks under the age of 21 years of age. Any advertising will comply with NYS law and regulations.

Bloomlee Menu

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