



## CB2 CLC Questionnaire

**420 ON 4TH LLC**  
**170 West 4th St, 10014**

Questions/Comments: <https://bit.ly/ask-clc>


Timestamp	11/5/2023 22:20:49
Email Address	[REDACTED]
NOTICES How many Notification to Municipality OCM-06009 (NTM) Forms have you submitted to CB2?	1
NYS APPLICATION TYPE	FULL license - with proof of control of premises
LEGAL BUSINESS NAME & PROPOSED PREMISES Please list the names of any and all corporate entities (i.e. LLC), and corresponding addresses for which you have submitted Municipal Notice form to CB2: (include DBA(s) if applicable)	420 ON 4TH LLC 170 West Fourth street New York, NY 10014
LICENSE TYPE SOUGHT:	Adult-Use Retail Dispensary
YOUR NAME: Name, email address & phone number of individual completing this questionnaire	Myroslav Dyeduk [REDACTED] Forest Hills, NY
REPRESENTATIVE: Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Jimmy Sanz
AUTHORIZATION: Name of the party providing authorization Representative and that party's relationship to the Applicant	
PRINCIPAL: Principle owner's name, home address, & phone number	Jimmy Sanz [REDACTED] New York, NY Roman Ivanov [REDACTED] Oceanside, NY Myroslav Dyeduk [REDACTED] Forest Hills
TRUE PARTIES OF INTEREST: Name of all individuals with financial interest in this business and percentage of ownership for each	Jimmy Sanz, 33,34% Roman Ivanov, 33,33% Myroslav Dyeduk, 33,33%

OPENING DATE: What is your projected opening date	<b>February 2024</b>
Social & Economic Equity Applicant Definitions APPLICANT CATEGORY (check all that apply):	<b>Minority-Owned Business</b>
CAURD: If you participated in the Conditional Adult-Use Retail Dispensary program, please share your most recent status	<b>N/A</b>
PRESENTER: Name of principal representative who will present to CB2 on behalf of the business, and their relationship (i.e. applicant/self, attorney, consultant, lobbyist...) to applicant/licensee	<b>Jimmy Sanz (applicant, owner)</b>
LANDLORD: Property Owner/Landlord Information: Name, Phone Number, Business Address & Email Address:	<b>Gemroson Realty Inc. [REDACTED]</b>
PREMISES CONTROL: Please upload one of the documents listed below showing proof of the status of control over your proposed location: a) Fully Executed Lease b) Deed c) Binding Letter of Intent (LOI) d) Non-binding LOI	<b>[REDACTED]</b>
INGRESS & EGRESS: Please list the addresses of all exits and entrances your business will utilize:	<b>170 West 4th Street, New York, NY 10014</b>
CB2 INTEREST: Does any individual, group or entity with financial or operational interest in your business have a connection to Community District 2?	<b>Resident</b>
SIDEWALK STEWARDSHIP: What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you utilize stanchions and ropes?	<b>The sidewalk directly outside the premises is 10 feet wide. We will not use ropes or stanchions. Should there be any disruption to pedestrian traffic, staff will immediately organize a line and advise the overflow clientele to return at a later time or date. If the need for staff to direct potential customers arises, additional staff will be hired to avoid any interruptions and or obstructions to pedestrian traffic. Online ordering, tablet ordering with text/email/call notification when ready.</b>
PROXIMITY CHECK 1: 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. If none, write N/A	<b>N/A</b>

<p>PROXIMITY CHECK 2: 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>	<ul style="list-style-type: none"> <li>- <b>Sheridan Square Viewing Garden</b></li> <li>- <b>West 4th street courts</b></li> <li>- <b>Christopher park</b></li> <li>- <b>Washington Square Park</b></li> </ul>
<p>IMPACT: Please describe how you plan to handle patron noise, loitering and prevent smoking outside your establishment:</p>	<p><b>420 will have signs posted at the premises to warn about responsible consumption and other house rules. If necessary, 420 will hire security guards to provide crowd control and enforce house and state/city rules. Violators will be warned and banned for repeat violations or unruly behavior. Live Video Monitoring specialists will engage with trespassers or anyone suspicious in the vicinity of the store's main entry via two-way communication after hours.</b></p>
<p>STAFF: How many people will work at the address listed on your NTM form? Please list titles &amp; positions</p>	<p><b>Store Manager – 1</b>  <b>Assistant Store Manager – 1</b>  <b>Lead Budtender – 3</b>  <b>Budtender -5</b></p>
<p>ADA Compliance Guides for Small Business Owners          ADA COMPLIANCE: Is your business ADA compliant? If not, what is your plan to bring it into compliance?</p>	<p><b>Store will add wheelchair ramp. The store also will have one (1) ADA-height sales counter.</b></p>
<p>EVENTS: Will you close for private events? How many times per year?</p>	<p><b>NO</b></p>
<p>SECURITY: Please describe your interior &amp; exterior security plan:</p>	<p><b>There will be two uniformed security guards on premises during hours of operations. One guard will be positioned by the door and the second by the counter. There will be a camera system which records 24/7 with offsite storage. A silent alarm system will be installed and the premise will be secured by a monitored alarm system. Product and cash will be stored in a safe which will remain locked.</b></p>
<p>PRODUCT PRICE LIST Please provide a list of products/services, and associated prices, to be offered at the address listed on your NTM form:</p>	

ON-SITE CONSUMPTION: If this Establishment includes or plans to include on-site consumption at any point, please describe how it will be managed. What is the capacity of the consumption area? 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.	<b>N/A</b>
DELIVERY: Will the dispensary offer delivery?	<b>Maybe</b>
DELIVERY PLAN: 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?	<b>Need more time to research on the subject, but ultimately interested. Should/may help with decreasing potential issues with customer foot traffic.</b>
PREMISES CATEGORY: What type of building is the proposed location? Please check all that apply.	<b>PREDOMINANTLY RESIDENTIAL W/ COMMERCIAL</b>
FACADE: Will you be making any changes to the building facade? If yes, please describe the changes:	<b>N/A</b>
Discover NYC Landmarks LANDMARK DISTRICT: Much of CB2 is a Historic District, and many of its buildings have landmark status. What is your proposed location's landmark designation?	<b>170 West 4th Street is a landmark building</b>
OUTDOOR SPACE: Whether or not your business will utilize outdoor space, does your proposed premises allow access to any?	<b>NO</b>
OUTDOOR OPERATIONS: If applicable, please describe how your business will use outdoor space:	<b>N/A</b>
HOURS OF OPERATION: What are your proposed Hours of Operation (each day of the week)?	<b>Monday 10am - 8pm</b> <b>Tuesday 10am - 10pm</b> <b>Wednesday 10am - 10pm</b> <b>Thursday 10am - 12am</b> <b>Friday 10am - 1am</b> <b>Saturday 10am - 1am</b> <b>Sunday 10am - 8pm</b>  <b>Subject to change based on demand.</b>
SOUND ATTENUATION 1: Will any amplified sounds from computers, monitors, televisions or speakers be at "background" volume at all times, and inaudible to neighboring residents and businesses at all times?	<b>Yes</b>

<p><b>COMMUNITY ENGAGEMENT</b></p> <p>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:</p>	<p><b>Prior to completing all the steps in the application process we have reached out to local businesses and sought their opinion on having the type of business we are looking for in their area.</b></p> <p><b>Referrals:</b>  <b>Tio Pepe</b>  <b>Burrito Loco</b></p>
<p><b>CO-TENANTS</b></p> <p>If your business is located in, or congruent with a residential building(s) or commercial business(es), please describe your outreach efforts to these neighbors:</p>	<p><b>We have spoken to nearby residential tenants prior to moving forward with the application. We wanted to make sure that everyone was on-board having this particular type of retail store in or near their building.</b></p> <p><b>Ref.:</b>  <b>Alexander Sanz</b>  <b>Tio Pepe</b></p>
<p><b>PUBLIC BENEFIT</b></p> <p>How will your business be of benefit to the surrounding community?</p>	<p><b>The neighborhood will benefit from the increased security measures. 420's security personnel and live monitoring specialists will observe and report any criminal activity in the vicinity of the store. Additionally, prior to opening, ownership will reach out to local neighborhood organizations and other stakeholders to identify needs and assess allocation of available resources. 420 will, at the very least, run food and coat drives to benefit local neighborhood organizations and other non-profits. 420 has also pledged to offer unspecified financial assistance to Give A Kid A Dream Foundation.</b></p>

<p>ADVERTISING</p> <p>How will you advertise your business?</p>	<p>420 plans to promote its business through all available and compliant means, including print and online. 420 will likely have listings on cannabis specific, age-controlled platforms such as Weedmaps, Leafly and others , as well as alternative lifestyle print media. 420 plans on utilizing its existing storefront window for business identification and marketing purposes, in accordance with all applicable codes. While 420 is still assessing the details of its marketing plan it will at all times conform to all applicable rules and regulations.</p>
<p>PREMISES CAPACITY/AUTHORIZED USE</p> <p>Please upload a Certificate of Occupancy &amp;/or Letter of No Objection</p>	
<p>INCORPORATION</p> <p>Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Incorporation, EIN letter...)</p>	
<p>CANNABIS SECTOR</p> <p>Does any individual, group or entity with financial or operational interest in this business have interest in or connection with any other cannabis business(es) anywhere in the world?</p>	<p>No</p>
<p>CANNABIS SECTOR</p> <p>Does any individual, group or entity with financial or operational interest in this business have any interest in or connection with another cannabis business under consideration by CB2 Manhattan?</p>	<p>No</p>
<p>OUT OF DISTRICT NOTICE</p> <p>Have you submitted NTM form(s) to a NYC Community Board other than CB2 Manhattan?</p>	<p>No</p>
<p>SMOKE SHOP</p> <p>Have you ever owned, operated or managed a shop selling cannabis, hemp, CBD, tobacco products, vapes, or ancillary paraphernalia for the purpose of smoking?</p>	<p>No</p>
<p>Please upload: The Site Plan/Floor Plan for your business:</p>	<p><a href="https://drive.google.com/open?id=1kdIYBFsk6JSxeDqi6i_Wl6cpBBL2kMB1">https://drive.google.com/open?id=1kdIYBFsk6JSxeDqi6i_Wl6cpBBL2kMB1</a></p>

Please upload photos of: Interior/Exterior Site & Design Renderings:	<a href="https://drive.google.com/file/d/1kdIYBFsk6JSxeDqi6i_WI6cpBBL2kMB1/view?usp=sharing">https://drive.google.com/file/d/1kdIYBFsk6JSxeDqi6i_WI6cpBBL2kMB1/view?usp=sharing</a>
Please upload: Your product menu & price list:	<a href="https://drive.google.com/open?id=1Bw4wjy_BAMaCuKsHWQI8ZjYykXAmROMg">https://drive.google.com/open?id=1Bw4wjy_BAMaCuKsHWQI8ZjYykXAmROMg</a>
Please upload: Letters of support and/or petitions:	
RSVP for 11/8/23 CB2 CLC Hearing Who will present this application before the CB2 Cannabis Licensing Committee on Wed. Nov. 8, 2023? Please list the names of all parties that will be in attendance.	<b>Jimmy Sanz</b>
APPLICANT CATEGORY 2 Please review the ADULT-USE SOCIAL & ECONOMIC EQUITY APPLICANT OVERVIEW	
WITHDRAWAL Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	<b>No</b>
PREMISES SIZE How many floors of this premises will your business utilize? What is the square footage of each floor?	<b>2 Floors, 420 sq ft each</b>
SOUND ATTENUATION 2 Have you installed soundproofing?	