



CLC Questionnaire

Yogikrupa 171 LLC
171 West 4th Street, 10014
(between 6th & 7th Aves./Jones St. & Cornelia St.)

Hearing date: 11/8/23

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

Timestamp	11/3/2023 16:16:52
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)	Yogikrupa 171 LLC, 171 West 4th Street, New York, New York
LICENSE TYPE SOUGHT:	Adult-Use Retail Dispensary
YOUR NAME: Name, email address & phone number of individual completing this questionnaire	Ketan Shah, [REDACTED]
REPRESENTATIVE: Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Nicholas T. Terzulli, Esq., Davidoff Hutcher & Citron LLP [REDACTED]
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	Ketan Shah [REDACTED] Syosset, NY [REDACTED]
TRUE PARTIES OF INTEREST: Name of all individuals with financial interest in this business and percentage of ownership for each	Ketan Shah - 100%
OPENING DATE: What is your projected opening date	January 2024

Social & Economic Equity Applicant Definitions APPLICANT CATEGORY (check all that apply):	Minority-Owned Business
CAURD: If you participated in the Conditional Adult-Use Retail Dispensary program, please share your most recent status	N/A
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	Ketan Shah, applicant/self
LANDLORD: Property Owner/Landlord Information: Name, Phone Number, Business Address & Email Address:	Landlord: 171 West Fourth, LLC Landlord manager: Superior Management Inc [REDACTED]
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	[REDACTED]
INGRESS & EGRESS: Please list the addresses of all exits and entrances your business will utilize:	171 West 4th Street, Ground Floor
CB2 INTEREST: Does any individual, group or entity with financial or operational interest in your business have a connection to Community District 2?	Business Owner
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?	West 4th Street is a well-known, crowded, and busy area. While we anticipate an increase in sidewalk traffic once operational as a dispensary, that increase in sidewalk traffic will be mitigated and controlled by our security staffing plan, which will include ensuring an orderly queue at all times outside the dispensary, inclusive of a numbering ticketing system and ropes and stanchions, if needed.
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	N/A
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:	Washington Square Park - Park West 4th Street Courts - Basketball court Minetta Playground - Playground Sheridan Square Viewing Garden - Park Christopher Park - Park

<p>IMPACT: Please describe how you plan to handle patron noise, loitering and prevent smoking outside your establishment:</p>	<p>Our security plan will ensure patrons do not smoke outside of our dispensary and do not loiter outside. Further, we will post signage in the dispensary reminding our customers of our obligation to be a good neighbor to area businesses and residents. Ultimately, if customers do not comply with our rules, they will be prohibited from purchasing our product and will be banned from our store.</p>
<p>STAFF: How many people will work at the address listed on your NTM form? Please list titles & positions</p>	<p>We will hire at least 12 full time equivalent employees at the dispensary, including a general manager and sales associates. Additionally, the owner will be present at least 40 hours per week. We will also engage with security staff to ensure our dispensary is safe for our customers, employees, and neighbors, and not a nuisance to the local community. At this point, we have not determined if the security staff will be direct employees or contractors.</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>Yes</p>
<p>EVENTS: Will you close for private events? How many times per year?</p>	<p>No.</p>
<p>SECURITY: Please describe your interior & exterior security plan:</p>	<p>There will always be a security guard on duty when the dispensary is open to the public. These guards shall verify the identification and proof of age for all customers and may perform a transaction scan of the customer's identification to limit access solely to individuals who are 21 years or older. The guards shall also enforce the decision of any employee who refuses to sell to a customer when, in the employee's judgment, selling cannabis could endanger the health or safety of the customer.</p> <p>All cannabis and cannabis products will be stored in a secure, locked safe or vault, which shall remain locked except when required to remove or replace cannabis or cannabis products. Keys, passwords, combinations and biometrics will be kept secure with authorized individuals only.</p> <p>There will also be a working security system to prevent and detect diversion, theft or loss. This system will include a perimeter alarm, video camera surveillance of all areas that may contain cannabis or cannabis products, video camera surveillance of all vaults, safes, and sales areas, and video cameras pointed at all entry and exit points. All perimeter doors and windows will be locked. This will prevent unauthorized access to the premises and protect the physical safety of staff. Cameras shall have the ability</p>

	<p>to immediately produce a clear color still photo and shall include a date and time stamp. The physical media or storage device which keeps the surveillance recordings will be secured to protect against tampering or theft and will remain operational during a power outage of a minimum of 8 hours.</p> <p>The interior and exterior of the premises will be sufficiently illuminated to facilitate surveillance. Security tests will be performed at least every 30 days and records of security tests will be securely maintained for inspection.</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>	
<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.</p>	<p>No</p>
<p>DELIVERY: Will the dispensary offer delivery?</p>	<p>Yes</p>
<p>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?</p>	<p>All delivery personnel shall be trained to comply with all New York State Adult Use Cannabis Regulations, and shall deliver only to residential properties in the state of New York. Cannabis will be delivered only to the individual detailed in the order and only after verifying the identity and age of the individual. An updated shipping manifest reflecting the current inventory of each delivery employee shall be maintained at all times. Delivery personnel will never carry more than \$20,000 of product in an enclosed vehicle or \$5,000 of product in a non-enclosed vehicle or while on foot. We shall never have more than 25 individual delivery employees working full-time at any time.</p>
<p>PREMISES CATEGORY: What type of building is the proposed location? Please check all that apply.</p>	<p>LOFT W/ RETAIL STORES</p>
<p>FAÇADE: Will you be making any changes to the building facade? If yes, please describe the changes:</p>	<p>No</p>
<p>Discover NYC Landmarks</p> <p>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?</p>	<p>Landmarked</p>
<p>OUTDOOR SPACE: Whether or not your business will utilize outdoor space, does your proposed premises allow access to any?</p>	<p>Backyard</p>

OUTDOOR OPERATIONS: If applicable, please describe how your business will use outdoor space:	Although the dispensary will have backyard outdoor space, no customers will be permitted in the backyard and staff will not be permitted to loiter in the backyard.
HOURS OF OPERATION: What are your proposed Hours of Operation (each day of the week)?	11am - 9pm 7 days a week
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?	Yes
COMMUNITY ENGAGEMENT 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:	We will hire locally and work with the Community Board to post job listings at job fairs. We will actively participate in Community Board civic events and support or sponsor local events, like the West Village Halloween parade and NYC Pride. We will support other local businesses and provide mentoring services to local aspiring cannabis entrepreneurs. We will also create a dedicated fund to support addiction and counseling services.
CO-TENANTS 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:	We have solicited and received support from the cafe in our building. We have also reached out to the residential tenants in the building regarding our proposed dispensary license.
PUBLIC BENEFIT How will your business be of benefit to the surrounding community?	We will hire from the community, support local non-profits and support drug counseling and harm reduction services in the community.
ADVERTISING How will you advertise your business?	We will advertise on social media and maintain a strong web presence. We also plan to advertise in The Village Sun, West View News and other local newspapers
PREMISES CAPACITY/AUTHORIZED USE Please upload a Certificate of Occupancy &/or Letter of No Objection	
INCORPORATION Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Incorporation, EIN letter...)	[REDACTED]
CANNABIS SECTOR 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?	No
CANNABIS SECTOR 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?	No

OUT OF DISTRICT NOTICE Have you submitted NTM form(s) to a NYC Community Board other than CB2 Manhattan?	No
SMOKE SHOP Have you ever owned, operated or managed a shop selling cannabis, hemp, CBD, tobacco products, vapes, or ancillary paraphernalia for the purpose of smoking?	Yes
Please upload: The Site Plan/Floor Plan for your business:	https://drive.google.com/open?id=1mHQiLgHyS9tVsaAGbJZQV01s8J_nUpmf
Please upload photos of: Interior/Exterior Site & Design Renderings:	https://drive.google.com/open?id=1gHmNtqf9tv8zn6d2dSHUWKRHxcMHL-qk
Please upload: Your product menu & price list:	https://drive.google.com/open?id=11vwnBkWGb4alzzy0F5tlwZ9w6QPPVk_O
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.	Ketan Shah
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?	No
PREMISES SIZE How many floors of this premises will your business utilize? What is the square footage of each floor?	2 Floors. Ground Floor is approximately 1,000 SQ Ft and Basement for storage is approximately 800 SQ Ft
SOUND ATTENUATION 2 Have you installed soundproofing?	We will install soundproofing