



CB2 CLC Questionnaire

Proposed Premises: 433 Broadway, New York, NY 10013

Two related applicants:

1. **Mocha Joint Corp** / Marcia Feder
2. **SOHO Dispensary Corp** / Limor Feder

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

RSVP for 12/12/23 CB2 CLC Hearing Who will present this application before the CB2 Cannabis Licensing Committee on Tues. Dec. 12, 2023? Please list the names of all parties that will be in attendance.	David Feder
NOTICES How many Notification to Municipality OCM-06009 (NTM) Forms have you submitted to CB2?	2
NYS APPLICATION TYPE	FULL license - with proof of control of premises
WITHDRAWAL Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	No
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)	Mocha Joint Corp and SOHO Dispensary Corp - Both at 433 Broadway, New York, NY 10013
LICENSE TYPE SOUGHT:	Adult-Use Retail Dispensary & Consumption Facility
YOUR NAME: Name, email address & phone number of individual completing this questionnaire	David Feder [REDACTED]

REPRESENTATIVE: Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Same as above
PRINCIPAL: Principle owner's name, home address, & phone number	Mocha Joint Corp - Marcia Feder [REDACTED] Staten Island, NY SOHO Dispensary Corp - Limor Feder [REDACTED] Forest Hills, NY
TRUE PARTIES OF INTEREST: Name of all individuals with financial interest in this business and percentage of ownership for each	Mocha Joint Corp is owned 100% by Marcia Feder. SOHO Dispensary Corp is owned 100% by Limor Feder
OPENING DATE: What is your projected opening date	January 2024
Social & Economic Equity Applicant Definitions APPLICANT CATEGORY (check all that apply):	Woman-Owned Business
APPLICANT CATEGORY 2 Please review the ADULT-USE SOCIAL & ECONOMIC EQUITY APPLICANT OVERVIEW	N/A
CAURD 1: If you participated in the Conditional Adult-Use Retail Dispensary program, please share your most recent status	N/A
CAURD 2: If you were granted a CAURD license, please share your license date & CAURD number. If none, please write "N/A"	N/A
CAURD 3: If you were granted a CAURD license, are you applying under the same corporate entity that was awarded the license?	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	Consultant
LANDLORD: Property Owner/Landlord Information: Name, Phone Number, Business Address & Email Address:	Cubico [REDACTED] 433 Broadway, 2nd Floor, New York, NY 10013 [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	Conditional Lease submitted & redacted for privacy
INGRESS & EGRESS: Please list the addresses of all exits and entrances your business will utilize:	433 Broadway, Ground Level, New York, NY 10013
CB2 INTEREST: Does any individual, group or entity with financial or operational interest in your business have a connection to Community District 2?	None
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?	Regarding Sidewalk Management: We will have dedicated staff for this. We will have trained staff members specifically responsible for monitoring and regulating customer flow on the sidewalk. We will make use of stanchions and ropes to create organized queues, ensuring that customers wait in an orderly fashion without obstructing the sidewalk. We also will make use of an appointment system to encourage customers to schedule appointments will help minimize walk-in traffic congestion. Regarding Vehicular Traffic: We do not anticipate a significant increase in vehicular traffic due to our operations. We will coordinate with local transportation authorities to ensure any potential disruptions are minimized. Our aim is to maintain a safe and pleasant environment for both our customers and the local community. We will continuously assess and adjust our crowd control strategies to accommodate the projected traffic while minimizing any inconveniences.
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:	N/A
IMPACT: Please describe how you plan to handle patron noise, loitering and prevent smoking outside your establishment:	We are committed to being considerate neighbors and addressing concerns regarding patron noise, loitering, and smoking outside our dispensary in Soho Manhattan. To ensure a peaceful and respectful atmosphere, we have developed the following strategies: Noise Management: Soundproofing: Our facility will be equipped with soundproofing materials to minimize noise leakage to the exterior. Security Personnel: Trained security personnel will be on-site to address any disturbances and ensure customers adhere to our noise policies. Loitering Prevention: Clear Policies: We will have clearly defined policies against loitering, which will be communicated to customers upon entry. Monitoring: Our staff will actively monitor the premises to deter loitering and take appropriate action if needed. Smoking Control: No Smoking Zone: We will designate a strict no-smoking policy in the vicinity of our establishment. Signage: Visible signage will indicate our no-smoking policy and direct customers to designated smoking areas, if available. We value our relationship with the community and will work diligently to maintain a peaceful coexistence. If any concerns arise, please don't hesitate to contact us, and we will promptly address them.
STAFF: How many people will work at the address listed on your NTM form? Please list titles & positions	We have not finalized this yet
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?	We anticipate that our business shall be ADA compliant.

EVENTS: Will you close for private events? How many times per year?	We are considering this but have not finalized this since this is only an option for us to consider.
SECURITY: Please describe your interior & exterior security plan:	We shall have full time onsite security
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.	Because New York's on-site consumption regulations have not yet been finalized we are only keeping on-site consumption as an option. However we shall address this question in detail if and when it becomes relevant.
DELIVERY: Will the dispensary offer delivery?	Yes
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?	All deliveries shall be made once a certain minimum order threshold has been reached. At such time delivery people shall be called to pick up orders when ready. We do not anticipate any delivery people loitering or congregating outside the store.
PREMISES CATEGORY: What type of building is the proposed location? Please check all that apply.	OFFICE W/ COMMERCIAL 7 - 19 STORIES
PREMISES SIZE How many floors/levels of this premises will your business utilize? What is the square footage of each floor?	1 storefront on the ground level, less than 2000 sqft
FACADE: Will you be making any changes to the building facade? If yes, please describe the changes:	We do not anticipate making any changes to the facade besides for placing the business name on the front of the store.
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?	The property is a Historic District Building
OUTDOOR SPACE: Whether or not your business will utilize outdoor space, does your proposed premises allow access to any?	No

OUTDOOR OPERATIONS: If applicable, please describe how your business will use outdoor space:	N/A
HOURS OF OPERATION: What are your proposed Hours of Operation (each day of the week)?	Undetermined, however we shall be compliant with all relevant regulations from the OCM and with local regulations.
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?	No
SOUND ATTENUATION 2 Have you installed soundproofing?	N/A
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:	N/A
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:	N/A
PUBLIC BENEFIT How will your business be of benefit to the surrounding community?	Our business is committed to being a valuable asset to the surrounding community in several ways: Economic Impact: We will contribute to the local economy by creating job opportunities for residents and partnering with local suppliers whenever possible. This can help stimulate economic growth and provide stable employment for community members. Increased Security: Our presence will include security measures that can enhance safety in the area, ensuring that both our customers and the community feel secure. Responsible Cannabis Education: We are dedicated to promoting responsible cannabis use and providing

	educational resources to our customers. This will help ensure that cannabis is used safely and responsibly within the community. Community Engagement: We aim to actively engage with the community, seeking feedback and addressing concerns. We are open to collaborating with local organizations and participating in community events to foster a positive relationship. Property Improvement: Our business will invest in maintaining and improving our property, contributing to the overall aesthetics and upkeep of the neighborhood. In sum, our goal is to be a responsible and supportive member of the community, creating a positive impact that extends beyond our storefront. We are committed to working closely with the community to ensure mutual benefit and address any concerns that may arise.
OUT OF DISTRICT NOTICE Have you submitted NTM form(s) to a NYC Community Board other than CB2 Manhattan?	No
Are you currently participating in a CGS Cannabis Growers Showcase?	No
ADVERTISING How will you advertise your business?	Traditional advertising methods including online, and through word of mouth.
PREMISES CAPACITY/AUTHORIZED USE Please upload a Certificate of Occupancy &/or Letter of No Objection	<i>NONE SUBMITTED</i>
INCORPORATION Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Incorporation, EIN letter...)	EIN letter for Mocha Joint Inc. submitted & redacted for privacy <i>NONE SUBMITTED</i> for SOHO Dispensary Corp
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
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?	No
Please upload: The Site Plan/Floor Plan for your business:	<i>NONE SUBMITTED</i>
Please upload photos of: Interior/Exterior Site & Design Renderings:	<i>NONE SUBMITTED</i>
Please upload: Your product menu & price list:	<i>NONE SUBMITTED</i>
Please upload: Letters of support and/or petitions:	<i>NONE SUBMITTED</i>