




**CB2 CLC Questionnaire**

**Jack Luber/Appleseed Farms Corp DBA Cousin Marys  
22 Little West 12th, NYC, NY**

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

<b>Timestamp</b>	1/5/2024 11:55:09
<b>Email Address</b>	████████████████████
<b>NOTICES</b> How many Notification to Municipality OCM-06009 (NTM) Forms have you submitted to CB2?	1
<b>NYS APPLICATION TYPE</b>	CAURD Licensee - Licensed Conditional Adult-Use Dispensary
<b>LEGAL BUSINESS NAME &amp; PROPOSED PREMISES</b> 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)	Appleseed Farms Corp DBA Cousin Marys, 22 little west 12th, NYC, NY
<b>LICENSE TYPE SOUGHT:</b>	Adult-Use Retail Dispensary & Consumption Facility
<b>YOUR NAME:</b> Name, email address & phone number of individual completing this questionnaire	Eric Olsen
<b>REPRESENTATIVE:</b> Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Andrew Cooper
<b>PRINCIPAL:</b> Principle owner's name, home address, & phone number	Eric Olsen ██████████ montauk, NY ██████████
<b>TRUE PARTIES OF INTEREST:</b> Name of all individuals with financial interest in this business and percentage of ownership for each	Jack Luber 51%, Eric Olsen 49%
<b>OPENING DATE:</b> What is your projected opening date	April 2024
<b>Social &amp; Economic Equity Applicant Definitions</b> <b>APPLICANT CATEGORY</b> (check all that apply):	CAURD qualifying applicant
<b>CAURD 1:</b> If you participated in the Conditional	CAURD Licensee

<b>Adult-Use Retail Dispensary program, please share your most recent status</b>	
<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>	Andrew Cooper
<b>LANDLORD: Property Owner/Landlord Information: Name, Phone Number, Business Address &amp; Email Address:</b>	Steven Kassin
<b>PREMISES CONTROL 1: Please upload any document(s) that show the status of your control over your proposed location:</b>	
<b>INGRESS &amp; EGRESS: Please list the addresses of all exits and entrances at the address listed on your NTM form:</b>	22 little west 12th, New York, NY 10014 and 63 Gansevoort St, 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>	Property: Owner/Management/Leasing/Realtor
<b>SIDEWALK STEWARDSHIP: What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you use stanchions and ropes?</b>	Minimal increase to sidewalk or vehicular traffic and external security guards and online queuing will maintain any and all sidewalk issues.
<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>PROXIMITY CHECK 2: Are there any drug treatment facilities, social/human service providers, shelters/transitional/congregate housing, harm reduction facilities, playgrounds or parks within 1000 ft. of the proposed cannabis business location? If yes, please list:</b>	N/A
<b>IMPACT: Please describe how you plan to handle patron noise, loitering and prevent smoking outside your establishment:</b>	External security procedures include the management of keeping the sidewalk free and clear from any smokers or loitering individuals
<b>STAFF: How many people will work at the address listed on your NTM form? Please list titles &amp; positions</b>	(15 employees) Manager, assistant manager, 3 product fulfillment, 7 cashiers, 3 security guards
<b>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?</b>	Business is fully compliant with ADA guidelines, elevators are accessible to all and public bathrooms are accessible to all.
<b>EVENTS: Will you close for private events? How many times per year?</b>	0

<b>SECURITY: Please describe your interior &amp; exterior security plan:</b>	interior and exterior will be covered by 24 hour surveillance and a 24/7 security team monitoring company. Onsite security will include 3 guards at all entrance points and on the floor to keep customers and staff safe at all times.
<b>PRODUCT PRICE LIST Please provide a list of products/services, and associated prices, to be offered at the address listed on your NTM form:</b>	NONE SUBMITTED - SEE ATTACHED LETTER
<b>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>	We plan to work with HVAC professional services to create a safe and legal consumption lounge space sometime in the first 6 months of 2024. We will also work with fire safety professional to ensure that we are meeting all safety guidelines. Capacity of the consumption lounge is 96 people. We are fortunate with our location in that our consumption lounge is underground and as a result does not create any noticeable external or street sounds.
<b>DELIVERY: Will the dispensary offer delivery?</b>	Yes
<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>	Our full-time logistics dispatcher will be working on routing all of our employees and making sure that they are scheduled to return at subsequent and non-conflicting times of the day.
<b>PREMISES CATEGORY: What type of building is the proposed location? Please check all that apply.</b>	PREDOMINANTLY COMMERCIAL W/ 1-6 RESIDENTIAL UNITS
<b>FACADE: Will you be making any changes to the building facade? If yes, please describe the changes:</b>	No
<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>	Not a landmark
<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>	NA
<b>HOURS OF OPERATION: What are your proposed Hours of Operation (each day of the week)?</b>	Hours to follow (Monday through Wednesday and Sundays will be 12PM to 8PM) (Thursday through Saturday will be from 12:30PM to 12AM) 7 days a week but not going over the 70 hour restriction mandated by the state.
<b>SOUND ATTENUATION 1: Will any amplified sounds from computers, monitors, televisions or speakers be at "background" volume, and inaudible to neighboring residents and businesses at all times?</b>	Our background sound will be inaudible to neighboring residents and businesses at all time.

<p><b>COMMUNITY ENGAGEMENT</b> Please describe your community outreach efforts and include the names of community groups, neighboring businesses, nearby schools, human service providers, parks, playgrounds - and any other stakeholders you've contacted:</p>	<p>We have introduced ourselves to several neighboring businesses and are currently attempting to connect with nearby residence buildings. We would be happy to connect with nearby school and community groups that CB2 directs us to. We want to be careful in our approach to these groups to demonstrate our professionalism and commitment to the community given the stigmatized nature of our industry.</p> <ul style="list-style-type: none"> <li>- Aubi &amp; Ramsa Ice cream</li> <li>- The standard grill</li> <li>- The standard highlines</li> <li>- Biergarten</li> <li>- Hectors Café</li> <li>- STK Steakhouse</li> <li>- Cappone Italian Sandwich Shop</li> <li>- Common Ground bar</li> </ul>
<p><b>CO-TENANTS &amp; NEIGHBORS</b> 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>We are in talks with the landlord to set up meetings with the residence to inform them of our presence and our mission.</p>
<p><b>PUBLIC BENEFIT</b> How will your business be of benefit to the surrounding community?</p>	<p>We believe our business will benefit the surrounding businesses and be a welcomed addition to the community. We believe that as more businesses move into the meatpacking district, this area will continue to see more tourism and will be happy with the professional space we are creating.</p>
<p><b>ADVERTISING</b> How will you advertise your business?</p>	<p>We have retained an external marketing agency with the purpose of helping our online campaigns, website management, social media coverage, and outreach programs.</p>
<p><b>PREMISES CAPACITY/AUTHORIZED USE</b> Please upload a Certificate of Occupancy &amp;/or Letter of No Objection</p>	<p><a href="https://drive.google.com/open?id=1FW_gOYDqUIPfc9p6GW_9JPAEYG8pNXC">https://drive.google.com/open?id=1FW_gOYDqUIPfc9p6GW_9JPAEYG8pNXC</a></p>
<p><b>INCORPORATION</b> Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Organization/Incorporation)</p>	<p><a href="https://drive.google.com/open?id=1_P_Oa0pwapmYyAYi7Y5VcCBSMohP5H6T">https://drive.google.com/open?id=1_P_Oa0pwapmYyAYi7Y5VcCBSMohP5H6T</a></p>
<p><b>CANNABIS SECTOR</b> 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? If yes, please list the business name and address. If no, write N/A:</p>	<p>N/A</p>
<p><b>CANNABIS SECTOR</b></p>	<p>No</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?	
<b>OUT OF DISTRICT NOTICE</b> Have you ever submitted NTM form(s) to a NYC Community Board other than CB2 Manhattan? If so, please list the Community Board number, proposed address and date submitted. If none, write N/A:	No
<b>SMOKE SHOP</b> Do you now or have you ever owned, operated, managed or been employed by 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:	<a href="https://drive.google.com/open?id=11UnHp7T_To6GdN6tjFN8SK7NHc8rcMFY">https://drive.google.com/open?id=11UnHp7T_To6GdN6tjFN8SK7NHc8rcMFY</a>
Please upload photos of: Interior/Exterior Site & Design Renderings:	<a href="https://drive.google.com/open?id=1uKBNaJiE79i1cOreNdsxFyUp1f4Yhfm">https://drive.google.com/open?id=1uKBNaJiE79i1cOreNdsxFyUp1f4Yhfm</a>
Please upload: Your product menu & price list:	<a href="https://drive.google.com/open?id=1zuDi0jQCBdqlqaWLu5kcOkwQK54GluQZ">https://drive.google.com/open?id=1zuDi0jQCBdqlqaWLu5kcOkwQK54GluQZ</a>
Please upload: Letters of support and/or petitions:	<i>*NONE SUBMITTED*</i>
<b>RSVP for January 2024 CB2 CLC Hearing (location TBD)</b> Who will attend the CB2 Cannabis Licensing Committee on Tues. Jan. 9, 2024? Please list the names of all parties that will be in attendance in relation to your application.	Eric Olsen, Andrew Cooper
<b>APPLICANT CATEGORY 2</b> Please share your priority status according to the <b>ADULT-USE SOCIAL &amp; ECONOMIC EQUITY APPLICANT OVERVIEW (Please review prior to answering as priority guidelines are specific):</b>	Was convicted of a cannabis-related offense prior to the effective date of the MRTA
<b>WITHDRAWAL</b> Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	No
<b>PREMISES SIZE</b> How many floors/levels of this premises will your business utilize? What is the square footage of each floor?	Ground floor and basement, with spacing at 3700sf, 2700sf respectively
<b>SOUND ATTENUATION 2</b> Have you installed soundproofing?	Any volume that exceeds the decibels defined as "background" by CB2 will be mitigated by installed soundproofing and ONLY played in our underground

	consumption lounge which has natural soundproofing.
<b>CAURD 2: If you were granted a CAURD license, please share your license date, CAURD number and the business entity that was licensed. If none, please write "N/A"</b>	Appleseed Farms Corp DBA Cousin Marys, OCMCAURD-2022-000476
<b>CAURD 3: If you were granted a CAURD license, are you applying under the same corporate entity that was awarded the license?</b>	Yes
<b>Are you currently participating in a CGS Cannabis Growers Showcase?</b>	
<b>CAURD 4: If you were granted a CAURD license, are you the qualifying individual with controlling interest in that business?</b>	Jack Luber (51% principal) cannot attend due to a death in the family overseas. However, 49% interest partner Eric Olsen will be in attendance
<b>CAURD 5: If you were granted a CAURD license, have you obtained a lease, letter of intent or deed for a dispensary location under that license?</b>	Yes
<b>CAURD 6: Have you submitted a Notification to Municipality form to any municipality in New York State in relation to a CAURD license?</b>	Yes
<b>CAURD 7: If you have submitted a Notification to Municipality form to any municipality in New York State in relation to a CAURD license, please write the name of the municipality and the administrative body to which you submitted notice:</b>	CB2
<b>PREMISES CONTROL 2: What "Proof of Control" document(s) did you share with us?</b>	Binding Letter of Intent (LOI)