



**CB2 CLC Questionnaire**

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

<p><b>PROPOSED ADULT USE RETAIL DISPENSARY</b></p> <p><b>Carmine Fiore</b>  <b>Tango Hotel Charlie Ventures LLC</b>  <b>20 West 14th Street, 10011</b></p>	<p><b>PUBLIC HEARING</b></p> <p><b>DATE:</b> September 16, 2024</p> <p><b>TIME:</b> 6:30PM</p> <p><b>ADDRESS:</b> St. Anthony's of Padua  <b>154 Sullivan Street 10012</b>        (between Houston &amp; Prince Streets)</p>
--	--

Timestamp	9/13/2024 11:51:10
<b>RSVP for September 16, 2024 CB2 CLC Hearing</b> Name of representative(s) who will present to CB2 on behalf of this business, as well as the names of all parties that will be in attendance and their relationship to the business (i.e. applicant/self, partner, investor, manager, attorney, consultant, lobbyist...)	Carmine Fiore (Owner) & Justin Singer (Attorney)
<b>NOTICES</b> How many Notification to Municipality OCM-06009 (NTM) Forms have you, or any party with direct or indirect interest in this business, ever submitted to CB2 for any entity?	3
<b>LEGAL BUSINESS NAME</b> The corporate entity (i.e. LLC), for which you have applied for licensure with, or been granted licensure by the NYS CCB/OCM for which you are submitting this questionnaire: (include previous name if changed since applying and/or DBA if applicable)	Tango Hotel Charlie Ventures LLC
<b>NYS APPLICATION TYPE</b> Type of NYS cannabis license for which this business applied.	Adult-Use Retail license (Non-CAURD Applied November 2023)
<b>WITHDRAWAL</b> Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	No
<b>BUSINESS CATEGORY/FEATURES</b> Check all that apply.	Adult-Use Retail Dispensary
<b>YOUR NAME:</b> Name, email address & phone number of individual completing this questionnaire	Justin Singer [REDACTED]
<b>REPRESENTATIVE:</b> Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Same as above
<b>PRINCIPAL:</b> Principle owner's name, email address, home address, and phone number.	Carmine Fiore [REDACTED] Levittown NY 11756
<b>INTERESTED PARTIES</b> Full name of every individual with financial interest in this business, and percentage of ownership for each person that has membership rights in the applicant or licensee in	Carmine Fiore

accordance with the provisions of any articles of incorporation, bylaws, limited liability corporation agreements, partnership agreements or operating agreements.	
<b>AGREEMENTS</b> Is this business engaged in a Goods and Services, Branding or Management Services Agreement, or in negotiations to engage in such?	Yes
<b>AGREEMENT INFO &amp; TERMS</b> If this business is, or plans to, engage in a Goods and Services, Branding and/or Management Services Agreement, please share the corporate entity and names of individuals providing the services. Additionally, please bring a copy of the term sheet to the hearing.	Harbour Community
<b>OPENING DATE</b> What is your projected opening date?	Spring 2025 or later
Social & Economic Equity Applicant Definitions <b>APPLICANT CATEGORY</b> (check all that apply):	Service-Disabled Veteran
<b>APPLICANT CATEGORY 2</b> Please share your priority status according to the ADULT-USE SOCIAL & ECONOMIC EQUITY APPLICANT OVERVIEW (Please review prior to answering as priority guidelines are specific):	N/A
<b>CAURD 1:</b> If any person or entity with direct or indirect in this business is a current or past participant in the Conditional Adult-Use Retail Dispensary program, please share the most recent status	CAURD Licensee
<b>CAURD 2:</b> If any individual(s) or entity related to this business was granted a CAURD license, or has a financial or operational interest in a CAURD license, please share the license date, CAURD number and the business entity that was licensed. If none, please write "N/A"	Terrapin Greens LLC: 4/12/2024; OCM-CAURD-24-000125 GMDSS LLC: 2/23/2024; OCM-CAURD-24-000091 JII Williamsburg LLC: N/A; N/A The Doe Store LLC: 11/21/2022; OCM-CAURD-23-000003
<b>CAURD 3:</b> If any individual(s) or entity related to this business was granted a CAURD license, or has operational or financial interest in a CAURD license, are you, in whole or in part, applying here under the same corporate entity, brand, marque, trademark, label, service mark, logo, stamp, emblem, imprint, or trade?	No
<b>CAURD 4:</b> If you were granted a CAURD license, please list the qualifying justice involved individual(s) that own at least fifty-one percent (51%) controlling interest in that business.	N/A
<b>CAURD 5:</b> If you were granted a CAURD license, have you obtained a lease, letter of intent or deed for a dispensary location under that license?	No
<b>CAURD 6:</b> Have you submitted a Notification to Municipality form to any other municipality in New York State in relation to a CAURD license?	
<b>PROPERTY OWNER</b> Name, Phone Number, Business Address & Email Address of the entity/individual that owns the building within which your proposed premises exists.	598 Broadway Realty Associates Inc, 132 Crosby Street, Basement, NY, NY 10012 Zvi Mosery [REDACTED]
<b>PREMISES CONTROL 1:</b> Please upload the full document proving control over the proposed premises.	<u>[SUBMITTED]</u>
<b>PREMISES CONTROL 2:</b> What "Proof of Control" document(s) did you share with us?	Fully Executed Lease
<b>INGRESS &amp; EGRESS:</b> Please list the addresses for all exits and entrances of the proposed premises:	598 Broadway - entrance; 132 Crosby Street - delivery door
<b>CB2 INTEREST:</b> Does any individual, group, advisor, employee, or entity with financial or operational interest in your business have a connection to Community District 2?	No connection to CB2

<p><b>SIDEWALK STEWARDSHIP:</b> What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you use stanchions and ropes?</p>	<p>We expect to have a high volume business, with peak customer traffic after work, and on the weekends. We will be incorporating a secure vestibule with an entry and exit door just inside the main entrance that will separate the queuing area from the main retail floor. We hope to be able to queue around 15 people in this vestibule at a time. Only those who are over the age of 21 and with a valid ID will be able to enter this secure vestibule. We will erect stanchions in this secure space, and will have extra stanchions on hand in case we need to set up stanchions outside of the store for additional queuing.</p> <p>The primary entrance on Broadway will serve customer traffic, and all deliveries will be made on the backside of the store at 132 Crosby.</p>
<p><b>PROXIMITY CHECK 1</b> Please list all proximity protected Cannabis Businesses within 1000 ft., Houses of Worship within a 200 ft. radius, and Schools/School Grounds within 500 ft. radius of your proposed premises, whether or not they are in an exclusive-use building, or on the same block/road of your proposed premises.</p>	<p>Grand Peconic Ventures (Cannabis Business Withdrawing from Location), Village Zendo (Inactive House of Worship); No Schools</p>
<p><b>PROXIMITY CHECK 3:</b> 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 none, write N/A. if yes, please list:</p>	<p>N/A</p>
<p><b>IMPACT:</b> Please describe how you plan to prevent noise, loitering and smoking outside your establishment and nearby.</p>	<p>We will have at least two security guards on duty at all times. Customers will be asked not to congregate outside of the store, and will be asked to move along if they light up. The operator's location in Union Square has successfully moved customers in and out in under 8 minutes and do not allow customers to loiter in the store. As a result patron noise is minimal.</p> <p>Our operators currently run a dispensary in Union Square just below residential condos where families with small children reside, including a newborn baby. We have not had any complaints to date.</p>
<p><b>STAFF:</b> How many people will work at the address listed on your NTM form? Please list titles &amp; positions.</p>	<p>We expect to have about 60 FT &amp; PT employees working at this location - 1 General Manager, 2-3 Assistant General Managers, 6 Supervisors, &amp; ~ 40 budtenders, &amp; 2 Lead Dispatchers, ~15 Delivery Runners.</p>
<p>ADA Compliance Guides for Small Business Owners <b>ADA COMPLIANCE:</b> Is your business ADA compliant? If not, what is your plan to bring it into compliance?</p>	<p>Yes, it is ADA compliant.</p>
<p><b>EVENTS:</b> Will you close for private events? What type of events? How many times per year?</p>	<p>No, we will not hold any private events once we are operational. We may host a small event for Friends, Family &amp; Press prior to our grand opening.</p>
<p><b>SECURITY:</b> Please describe your interior &amp; exterior security plan:</p>	<p>We will be working with a licensed security vendor with experience designing security plans for cannabis dispensaries. We expect to have more than 30 cameras, motion detectors, and 24 hour monitoring, including a camera outside the main entrance and a camera outside the delivery entrance. In addition, during our opening hours, and one hour before and one after we open we will have at least 2 security guards on duty. We expect to have one security guard stationed just inside the secure vestibule checking IDs and one security guard on the retail floor at all times.</p>
<p><b>ON-SITE CONSUMPTION:</b> If this business includes or might 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</p>	<p>N/A</p>

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>DELIVERY:</b> Will the dispensary offer delivery?	Yes
<b>DELIVERY PLAN:</b> If the dispensary offers delivery, please describe your delivery method. How will you prevent delivery staff/messengers from congregating in front of the store or parking/riding bikes on the sidewalk?	Our delivery team will utilize the Crosby door entrance. We will have a dedicated space inside our vault to ensure the delivery orders do not interfere with our retail operations.
<b>PREMISES CATEGORY:</b> What type of building is the proposed location? Please check all that apply.	MULTI-STORY RETAIL BUILDING (2 OR MORE)
<b>PREMISES SIZE</b> How many floors/levels of this premises will your business utilize? What is the square footage of each floor? How will each space be utilized?	2 floors - ground floor (4,000 SF - 2/3 retail floor & 1/3 BOH), and cellar (3,940 SF - BOH)
<b>FACADE:</b> Will you be making any changes to the building facade? If yes, please describe the changes:	We will be restoring the building façade - removing the graffiti and painting to match the historic condition, and replacing a few of the glass panels to make the space more secure.
Discover NYC Landmarks <b>LANDMARKS:</b> Much of CB2 is a Historic District, and many of its buildings have landmark status. What is your proposed location's landmark designation?	Landmarked
<b>OUTDOOR SPACE</b> Whether or not your business will utilize outdoor space, does your proposed premises allow access to any?	N/A
<b>OUTDOOR OPERATIONS:</b> Will your business utilize any outdoor space? If so, please describe how your business will use the outdoor space:	N/A
<b>HOURS OF OPERATION:</b> What are your proposed Hours of Operation (each day of the week)?	Our store's operating hours will be 9am - 11pm on Sunday through Thursday, and 9am - 12am on Friday and Saturday.
<b>SOUND ATTENUATION 1:</b> Will any amplified sounds from computers, monitors, televisions or speakers be at "background" volume, and inaudible to neighboring residents and businesses at all times?	Yes
<b>SOUND ATTENUATION 2</b> Have you installed soundproofing?	We will install soundproofing
<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:	We have reached out to all of the retail neighbors, and have been able to secure a letter of support from the Harley Davidson store.
<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 residents/neighbors:	We have also notified all of the tenants in the building.
<b>OUT OF DISTRICT NOTICE</b> Has any individual or entity with direct or indirect interest in this business, 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:	Yes
<b>ADVERTISING</b> How will you advertise your business?	We primarily intend to use our website, social media, SEO, and digital marketing.
<b>PREMISES CAPACITY/AUTHORIZED USE</b> Please upload a Certificate of Occupancy &/or Letter of No Objection showing legal capacity and authorized use of the proposed premises.	[ATTACHED]

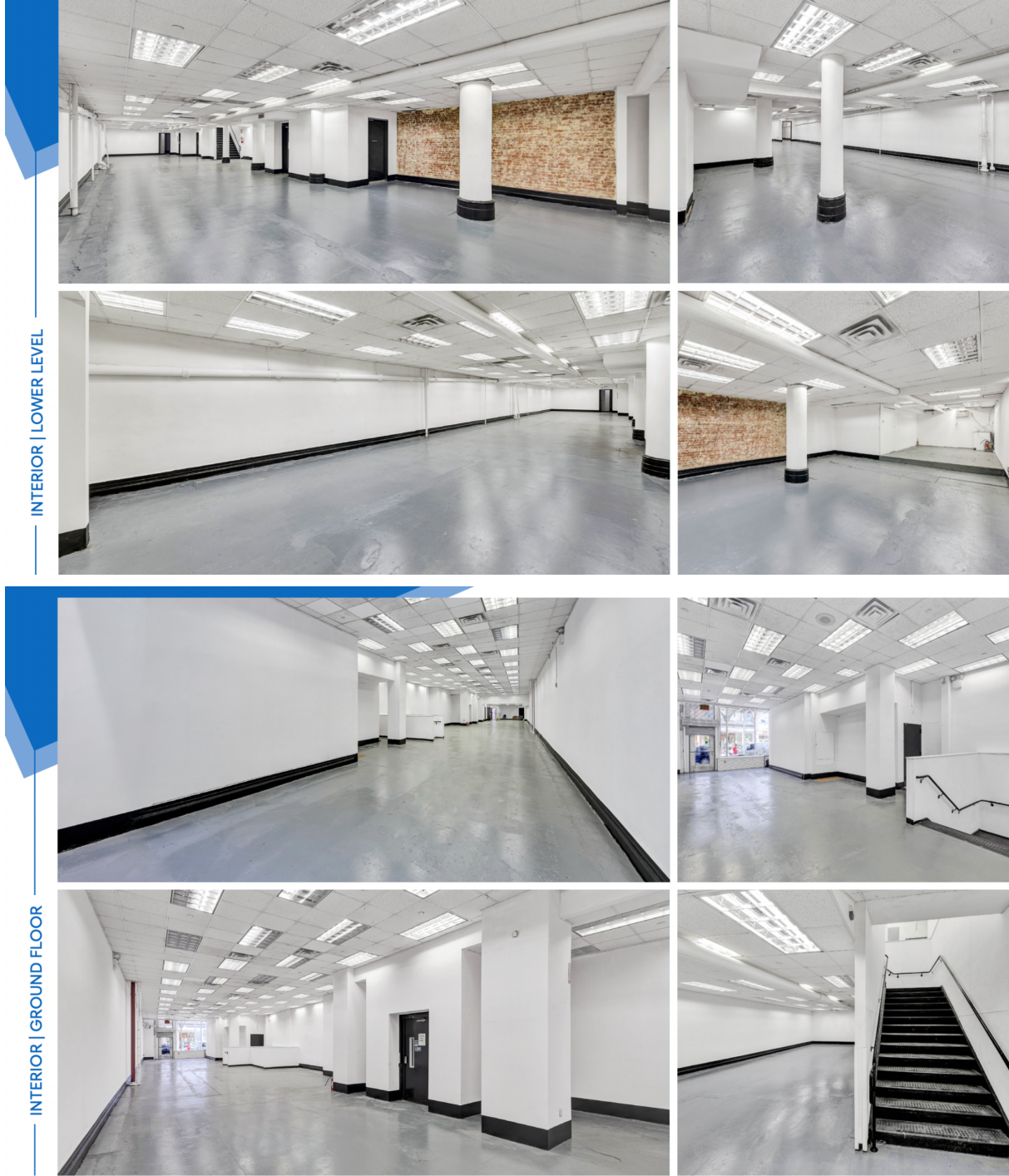
<b>INCORPORATION</b> Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Organization/Incorporation)	[SUBMITTED]
<b>CANNABIS SECTOR</b> Has any individual or entity with direct or indirect interest in this business have direct or indirect interest in or connection with any other cannabis business(es) anywhere in the world? If yes, please list the business name(s) and address(es). If no, write N/A:	Terrapin Greens LLC: 587 5th Avenue, New York NY 10017 GMDSS LLC: 118-122 Flatbush Avenue, Brooklyn NY 11217 The Doe Store LLC: 835 Broadway, New York, NY 10003
<b>CANNABIS SECTOR 2</b> Does any individual, group or entity with direct or indirect interest in this business have any connection with another cannabis business operating in, or under consideration by CB2 Manhattan? (including property owner, lease signatory or Management Services entity/individual...)	Yes
<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?	
<b>SITE PLAN/FLOOR PLAN:</b> For the proposed premises	[ATTACHED]
<b>PHOTOS OF INTERIOR/EXTERIOR SITE &amp; DESIGN RENDERINGS:</b>	[ATTACHED]
<b>PRODUCT MENU &amp; PRICE LIST:</b>	[SUBMITTED]
<b>LETTERS OF SUPPORT AND/OR PETITIONS:</b> Such documents must include the names, addresses and contact information of all signatories.	[ATTACHED]
<b>PROPOSED PREMISES</b> The address, floor, zip code and cross-streets of the premises that the business hopes to operate in CB2.	598 Broadway, New York, New York, 10003
<b>LANDLORD</b> Name, Phone Number, Business Address & Email Address of the individual, and associated legal entity who's signed the proof of control document on behalf of the building within which your proposed premises exists.	598 Broadway Realty Associates Inc [REDACTED]
<b>PRIOR USE</b> Do you currently operate, or have you ever operated a business at the proposed premises?	No
<b>PRIOR USE 2</b> Has this premises ever held a NYS/NYC retail or hospitality license?	Unknown - Zoned for Retail
<b>PROXIMITY CHECK 2</b> If there is an active or pending Proximity Protected retail cannabis business within a 1000 ft. radius of the proposed premises, how will your business obtain approval from NYS to operate contrary to regulations? If none, write N/A.	Grand Peconic Ventures is abandoning the location
<b>EXPERIENCE</b> Has the proposed premises or any individual or entity with direct or indirect interest in this business ever owned, operated, managed or been employed by a shop selling cannabis, hemp, CBD, tobacco products, vapes, or ancillary paraphernalia?	Yes
<b>EXPERIENCE 2</b> Please share the d/b/a, corporate entity, and address of the above-referenced business. If there is more than one, please list all.	GMDSS LLC (THE TRAVEL AGENCY DOWNTOWN BROOKLYN): 118-122 Flatbush Avenue, Brooklyn NY 11217 The Doe Store LLC (Union Square Travel Agency): 835 Broadway, New York, NY 10003

<p><b>PUBLIC BENEFIT</b> How will your business be of benefit to the surrounding community? (Eliminating illicit operations is not a benefit legal businesses can control)</p>	<p>Our dispensary will ensure that the sidewalks outside both of our doors are maintained and clean. In addition, our presence and external security cameras will contribute to the safety of the block. As one of the few licensed cannabis dispensaries in the area, we will be one of the only businesses that will be able to provide safe and tested cannabis products to the community. Our highly trained budtenders will also help to educate consumers about responsible consumption, and direct consumers to the products that will best fit their needs.</p>
<p><b>EMPLOYEE MANUAL</b> Please upload the security, operating, and safety procedures guideline for workers.</p>	<p><i>"We are not comfortable sharing the requested information. This information is proprietary and we do not want it to become a part of the public record."</i></p>
<p><b>OCM APPLICATION NUMBER</b> The application number issued to this business by the NYS Office of Cannabis Management: (example: OCMRETL-202X-000XXX, OCMCAURD-202X-000XXX...)</p>	<p>OCMRETL-2023-002311</p>
<p><b>OCM LICENSE NUMBER</b> If a license number has been issued to this business by the NYS Office of Cannabis Management, please write it below. If not, write n/a: (example: OCM-RETL-2X-000XXX, OCM-CAURD-2X-000XXX ..., n/a)</p>	<p>N/A</p>
<p><b>CB2 INTEREST 2:</b> Please share the specifics of the connection to CB2.</p>	<p>N/A</p>
<p><b>NOTICES 2</b> If you answered 2 or more above, please share the submission date(s), address(es) of the proposed premises, and any other information that will help us locate the previous submission(s)</p>	<p>Date: 10/3/2023 / Entity: Grand Peconic Ventures LLC Address: 598 Broadway, New York, New York, 10003 Date: 12/2/2022 / Entity: The Doe Store LLC Address: 835 Broadway, New York NY 10003 Date: 8/28/2024 / Entity: THCV Address: 598 Broadway, New York, New York, 10003</p>
<p><b>FINANCING</b> Full name of any person or entity that will/may provide(s) capital as a gift, a grant, or lends capital pursuant to a secured or unsecured financing agreement for this business.</p>	<p>N/A</p>
<p><b>CAP TABLE</b> As submitted to the OCM. <i>[A capitalization table or cap table is a table providing an analysis of a company's percentages of ownership]</i></p>	<p><i>"We are not comfortable sharing the requested information. This information is proprietary and we do not want it to become a part of the public record."</i></p>

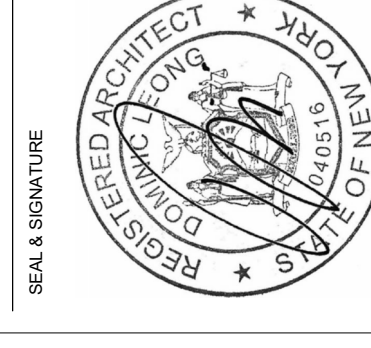


# 598 BROADWAY INTERIOR & EXTERIOR PHOTOS

*\*\*We have not begun the design phase of this project, therefore we are only able to provide you with existing condition photos.*





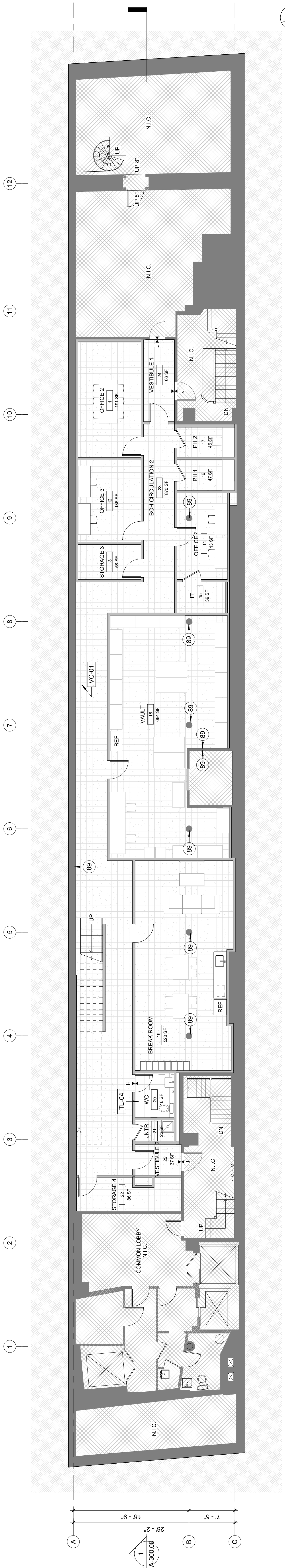


THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH, THEY ARE THE PROPERTY OF LEONG LEONG ARCHITECTS. NO REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS PERMITTED WITHOUT THE WRITTEN CONSENT OF LEONG LEONG ARCHITECTS.

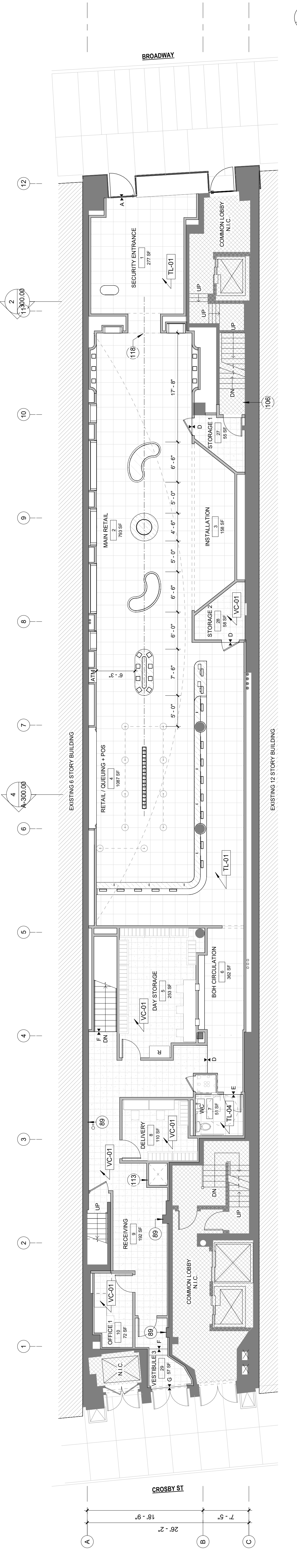
Issue / Revision table with columns for Date, Issue, and Revision.

Project information table including DOB NO., PROJECT NO., DATE, DRAWN BY, and CHECKED BY.

NOT FOR CONSTRUCTION  
DRAWING TITLE  
FURNITURE PLAN @ CELLAR LEVEL 1, MEZZANINE



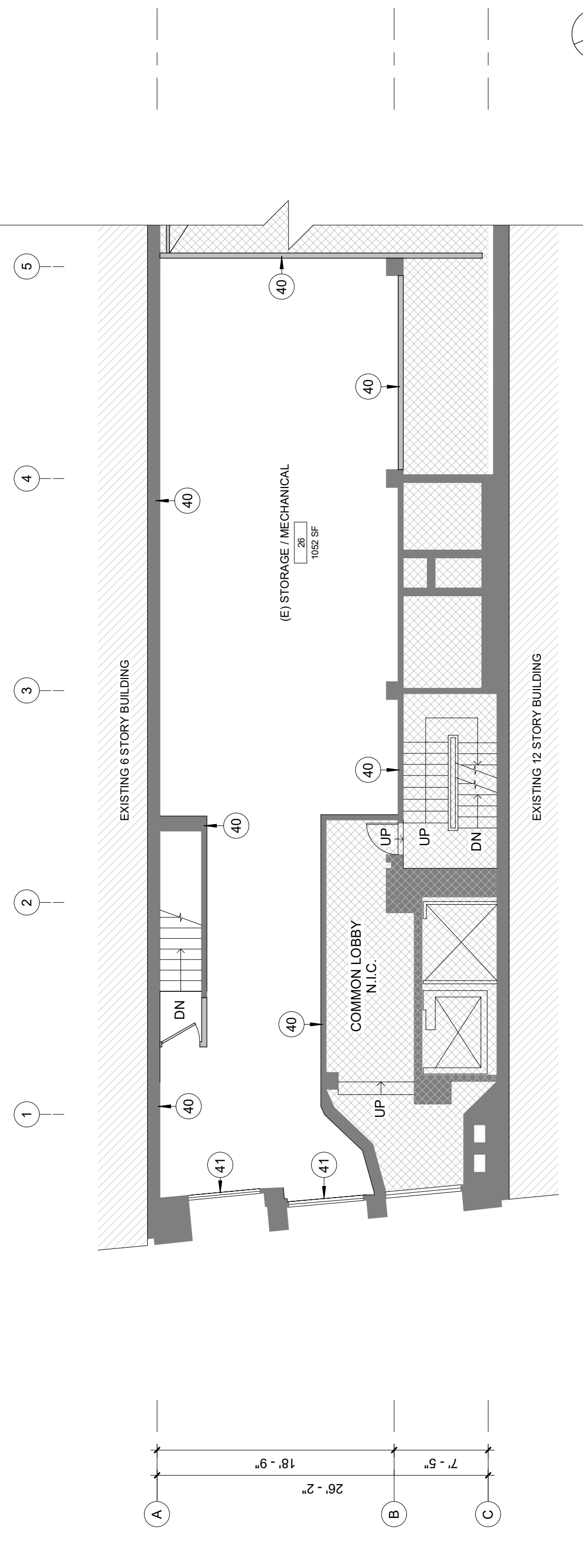
CELLAR - FINISH AND FURNITURE PLAN 1/8" = 1'-0"



LEVEL 1 - FINISH AND FURNITURE PLAN 1/8" = 1'-0"

KEYNOTES

- 40 GC TO REFRAME MEZZANINE WALLS AS REQUIRED...
41 GC TO EXAMINE EXISTING MECHANICAL LOUVERS...
89 ALL EXPOSED EXISTING WALLS AND COLUMNS TO BE SCRAPED, CLEANED, AND PAINTED PT-01...
106 EXISTING FLOOR TO BE PATCHED AS REQUIRED TO ACCOMMODATE NEW LARGER LANDING FOOTPRINT...
113 REFER TO STRUCTURAL DRAWINGS FOR SLAB PENETRATION DETAIL...
118 STONE TILE LAYOUT START POINT: STARTING TILE TO ALIGN WITH RETAIL ENTRY WALL AND BE CENTERED ON RETAIL LAYOUT CENTERLINE...
TL-01 HONEY FINISH...
TL-04 PORCELAIN FLOOR TILE, DATILE, PROXY SQUARE - AS11 MAGISTRATE, 30"x30"...
VC-01 VINYL COMPOSITION TILE, ARMSTRONG 51904, STERLING.



MEZZANINE - FINISH AND FURNITURE PLAN 1/8" = 1'-0"

**CURRENT CERTIFICATE OF OCCUPANCY FOR THE BUILDING**



*Certificate of Occupancy*

CO Number: 100498720F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Manhattan	Block Number: 00511	Certificate Type: Final
	Address: 598 BROADWAY	Lot Number(s): 15	Effective Date: 05/30/2017
	Building Identification Number (BIN): 1007945	Building Type: Altered	
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1	(Prior to 1968 Code)	
	Building Occupancy Group classification: RES	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: JAR		
	No. of stories: 12	Height in feet: 170	No. of dwelling units: 5
C.	Fire Protection Equipment: Standpipe system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations None		
Borough Comments: None			

Borough Commissioner

Commissioner

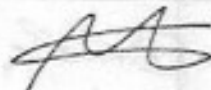
*Certificate of Occupancy*

CO Number: 100498720F

**Permissible Use and Occupancy**

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	78	150	COM		16D, 6	WHOLESALE AND ACCESSORY STORAGE
SUB		OG	COM		16D	BOILER RM, MACHINE ROOM, ACCESSORY STORAGE
MZ1	2	100	COM		6	MECHANICAL, ACCESSORY OFFICE
001		150	COM RES		6, 17D	LOBBIES
001	141	150	COM		6	RETAIL STORE
002	50	150	COM		6	OFFICES
003	41	150	COM		6	OFFICES
004	50	150	COM		6	OFFICES
005	50	150	COM		6	OFFICES
006		150	RES	1	17D	ONE (1) JOINT LIVING-WORK QUARTERS FOR ARTISTS
006	28	150	COM		6	OFFICES
007	50	150	COM		6	OFFICES
008	17	150	COM		6	OFFICES



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 100498720F

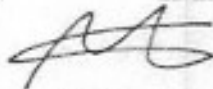
**Permissible Use and Occupancy**

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008		150	RES	1	17D	ONE (1) JOINT LIVING-WORK QUARTERS FOR ARTISTS
009	30	150	COM		6, 10	EATING AND DRINKING ESTABLISHMENT(TV STUDIO AND SHOW KITCHEN)
009		150	RES	1	17D	ONE (1) JOINT LIVING-WORK QUARTERS FOR ARTISTS
010	50	150	COM		6	OFFICES
011		150	RES	1	17D	ONE (1) JOINT LIVING-WORK QUARTERS FOR ARTISTS
011	20	150	COM		6	OFFICES
012	14	150	COM		6	OFFICE
012		150	RES	1	17D	ONE (1) JOINT LIVING-WORK QUARTERS FOR ARTISTS

5 JOINT LIVING-WORK QUARTERS FOR ARTISTS NOTE: PURSUANT TO ARTICLE 7-C OF MULTIPLE DWELLING LAW, APARTMENTS 8E, 8W, 9E, 11E, AND 12E MAY BE OCCUPIED BY NON-ARTISTS IN ACCORDANCE WITH ZR 12-10, DEFINITION OF JOINT LIVING-WORK QUARTERS FOR ARTISTS SUBMISSION (C) 5 JLWQ ARTICLE 7-B, OLD CODE

END OF SECTION



Borough Commissioner



Commissioner

**EXHIBIT "B"**

# HARBOUR COMMUNITY

## **NYS Licensed Adult-Use Cannabis Dispensary Management Team**

- Management team with extensive experience designing and operating licensed medical and adult use cannabis dispensaries in California, Massachusetts, New Jersey and in the Union Square neighborhood of Manhattan.
- Our team is comprised of corporate cannabis veterans who are passionate about building an inclusive and healthy legal cannabis market here in New York.
- We are also New York natives with backgrounds in politics, government, real estate development, finance, and design.
- Our Vice President of Retail has managed 12 licensed cannabis dispensaries in high volume areas in various markets, including the Union Square Travel Agency at 13th Street & Broadway. Prior to his work in the cannabis sector, he managed 16 Duane Reade stores in the Gramercy/ Kips Bay neighborhood.

## **Operations of 598 Broadway Cannabis Dispensary**

- Our store's operating hours will be 9am - 11pm on Sunday through Thursday, and 9am - 12am on Friday and Saturday.
- We will have 2 to 3 security guards on duty during operating hours, extending an hour before and after our opening and closing.
- We will also have an extensive network of cameras, motion detectors, and a 24-hour monitored system.
- We will be constructing a large and secure vestibule just inside the entryway to create a space for queuing, and to eliminate any congestion on the sidewalk.
- No product will be visible from the street, and signage will be extremely limited per the NYS OCM regulations.
- Before customers are able to enter the vestibule, they must present a valid form of ID to be scanned - either a state issued ID or a passport.

- We will be beautifying the building facade, constructing a high end design focused dispensary reflective of the historic SoHo community, and will be maintaining the cleanliness of the sidewalk to ensure that the area is safe and clean.
- Customers will not be allowed to smoke outside of our store, and employees are not allowed to come to work after consuming cannabis.
- At our current location in Union Square, we are located on the ground floor underneath luxury condominiums that are occupied with many families that have small children.
- They have since provided us with a letter of support to the local Community Board since we opened.
- We have improved the condition of their block and the presence of our security guards have made the area safer.
- The average customer who shops at Union Square Travel Agency ranges from their late 20s to late 70s. They are educated and professional, and value consuming safe and tested cannabis products. Significant proportion of our customers use cannabis for a medical use case including pain management, anxiety, sleep, and for attention deficit disorders.

### IMAGES FROM OUR MANHATTAN LOCATION



November 23, 2023

Mar Fitzgerald, Chair  
Community Board 2  
Cannabis Licensing Committee  
3 Washington Square Village, #1A  
New York, New York 10012

Dear Ms. Fitzgerald,

I am writing in support of a NYS licensed cannabis dispensary to open at 598 Broadway in SoHo. I understand that the operator of this dispensary will be the same operator as the Union Square Travel Agency located at 835 Broadway.

The operators of USQTA have proven that they are an experienced and responsible operator. The operations team is led by Mike Conway who has opened and operated 12 licensed medical and adult use dispensaries in various markets throughout the northeast. Prior he managed more than 16 Duane Reade locations in the Gramercy/ Kips Bay area.

In their current location, USQTA has added value to the neighborhood, bringing in a significant influx of new patrons that support other local businesses. They have been responsive to their neighbors, and are able to provide a secure, safe and beautiful environment.

The team at the Travel Agency are knowledgeable, kind and respectful and have added value to the community. We look forward to welcoming them to our neighborhood.

Best Regards,

*GM of HARLEY Davidson of NYC.*

*Mikhail S. ABRAMOV*

12.05.23

