



CB2 CLC Questionnaire

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

<p>PROPOSED ADULT USE RETAIL DISPENSARY</p> <p>Michael Pagan / MAD NY 1 LLC 20 West 14th Street 10011</p>	<p>PUBLIC HEARING</p> <p>DATE: September 16, 2024</p> <p>TIME: 6:30PM</p> <p>ADDRESS: St. Anthony's of Padua 154 Sullivan Street 10012 (between Houston & Prince Streets)</p>
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Timestamp		9/11/2024 2:44:56
1.	RSVP for September 16, 2024 CB2 CLC Hearing 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...)	Ari Jubelirer- Owner, Michael Pagan- Owner, possibly David Benlolo -Owner, possibly Jonathan Adelman -Owner
2.	NOTICES 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?	1
3.	LEGAL BUSINESS NAME 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)	MAD NY 1 LLC
4.	NYS APPLICATION TYPE Type of NYS cannabis license for which this business applied.	CAURD Licensee - Licensed Conditional Adult-Use Dispensary
5.	WITHDRAWAL Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	No
6.	BUSINESS CATEGORY/FEATURES Check all that apply.	Conditional Adult-Use Retail Dispensary (CAURD)
7.	YOUR NAME: Name, email address & phone number of individual completing this questionnaire	David Benlolo [REDACTED]
8.	REPRESENTATIVE: Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	DAVE KOPIKAK, EMERGE LAW GROUP, ATTORNEY SHAREHOLDER, [REDACTED]
9.	PRINCIPAL: Principle owner's name, email address, home address, and phone number.	Michael Pagan [REDACTED] Oceanside New York 11572 [REDACTED]
10.	INTERESTED PARTIES 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 accordance with the provisions of any articles of incorporation, bylaws, limited liability corporation agreements, partnership agreements or operating agreements.	Michael Pagan 49%, David Benlolo 24.5%, Ari Jubelirer 14.5%, Jonathan Adelman 5%, Craig Adelman 5%

11.	AGREEMENTS Is this business engaged in a Goods and Services, Branding or Management Services Agreement, or in negotiations to engage in such?	No
12.	OPENING DATE What is your projected opening date?	November 2024
13.	Social & Economic Equity Applicant Definitions APPLICANT CATEGORY (check all that apply):	Not eligible for SEE
14.	APPLICANT CATEGORY 2 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):	Was convicted of a cannabis-related offense prior to the effective date of the MRTA
15.	CAURD 1: If any person or entity with direct or indirect in the business listed in quest #2 are a current or past participant in the Conditional Adult-Use Retail Dispensary program, please share the most recent status	CAURD Licensee
16.	CAURD 2: If any person or entity related to this business ever 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"	Michael Pagan is a CAURD licensee, said license is being applied for at this location OCMCAURD-2022-000093
17.	CAURD 3: If you were granted a CAURD license, or have operational or financial interest in a CAURD license, are you applying under the same corporate entity that was awarded the license?	A new entity was formed to hold the license after Michael Pagan was awarded the CAURD
18.	CAURD 4: If you were granted a CAURD license, are you the qualifying individual with controlling interest in that business?	Michael Pagan the 51% owner of this license is the CAURD licensee
19.	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?	Yes
20.	CAURD 6: Have you submitted a Notification to Municipality form to any other municipality in New York State in relation to a CAURD license?	Yes
21.	CAURD 7: If you have submitted a Notification to Municipality form to any other 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:	Queens Community Board 6 which we withdrew as we could not close on the purchase of the property, Queens community board 3 proximity protection was denied by the OCM
22.	PRESENTER: Name of representative(s) who will present to CB2 on behalf of the business, and their relationship (i.e. applicant/self, attorney, consultant, lobbyist...) to applicant/licensee	
23.	PROPERTY OWNER Name, Phone Number, Business Address & Email Address of the entity/individual that owns the building within which your proposed premises exists.	13 W 13 APARTMENTS CORP. [REDACTED]
24.	PREMISES CONTROL 1: Please upload the full document proving control over the proposed premises.	[UPLOADED]
25.	PREMISES CONTROL 2: What "Proof of Control" document(s) did you share with us?	Fully Executed Lease
26.	INGRESS & EGRESS: Please list the addresses for all exits and entrances of the proposed premises:	20 W 14th St, New York NY 10011
27.	CB2 INTEREST: Does any individual, group, advisor, employee, or entity with financial or operational interest in your business have a connection to Community District 2?	Business Owner, No connection to CB2
28.	CB2 INTEREST 2: Please share the specifics of the connection to CB2.	One owner is a member at the Soho House which is a members club at 29-35 9th Ave, New York, NY 10014
29.	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?	We do not anticipate lines on the sidewalk or a large increase in sidewalk traffic as we have ample space and occupancy inside the store to handle our anticipated customer flow. We also plan to have many customers pre order which results in a shorter time on site and less traffic at any one given time. We will manage any excessive traffic and crowd control by using security and existing SOP's
30.	PROXIMITY CHECK 1 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. If none, write N/A.	None, proximity protection was granted by the OCM

31.	PROXIMITY CHECK 3: 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:	Yes, to the best of our knowledge Insights Behavioral, Realization Center, Union Square park
32.	IMPACT: Please describe how you plan to prevent noise, loitering and smoking outside your establishment.	We will have signage posted to discourage noise, loitering and smoking in front of our establishment. If we see customers engaged in unwanted behavior we will ask them to stop, contact the police, or refuse service to them as appropriate
33.	STAFF: How many people will work at the address listed on your NTM form? Please list titles & positions.	Store Manager-1, Store Assistant Manager-1, Budtenders-8, Inventory Control Specialist-1, Security-4
34.	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 believe it is at this time
35.	EVENTS: Will you close for private events? What type of events? How many times per year?	No
36.	SECURITY: Please describe your interior & exterior security plan:	Cameras, alarm system, commercial locks, safes, armored car services
37.	ON-SITE CONSUMPTION: If this business 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.	No
38.	DELIVERY: Will the dispensary offer delivery?	Maybe
39.	DELIVERY PLAN: 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?	Delivery staff will only be in the store to pick up orders and promptly leave if we engage in delivery
40.	PREMISES CATEGORY: What type of building is the proposed location? Please check all that apply.	PREDOMINANTLY RESIDENTIAL W/ COMMERCIAL
41.	PREMISES SIZE 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?	1750 SF ground floor for retail sales as well as a small office, employee break room, and storage, 1,000 SF lower level for storage
42.	FACADE: Will you be making any changes to the building facade? If yes, please describe the changes:	no, just simple signage
43.	Discover NYC Landmarks LANDMARKS: Much of CB2 is a Historic District, and many of its buildings have landmark status. What is your proposed location's landmark designation?	we do not believe it has landmark status
44.	OUTDOOR SPACE Whether or not your business will utilize outdoor space, does your proposed premises allow access to any?	No
45.	OUTDOOR OPERATIONS: Will your business utilize any outdoor space? If so, please describe how your business will use the outdoor space:	no
46.	HOURS OF OPERATION: What are your proposed Hours of Operation (each day of the week)?	Mon-Sun 9 am- 10 pm
47.	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?	All sounds will not be audible to neighboring businesses or residences
48.	SOUND ATTENUATION 2 Have you installed soundproofing?	The structure is mainly concrete, the demising wall is fire proofed and sounds will not be emitted outside of the demised premises
49.	COMMUNITY ENGAGEMENT 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 spoke to neighboring businesses, property owners, landlords, residential occupants, and others that frequent the neighborhood. We will provide a petition signed by some of the people we engaged showing support for our business
50.	CO-TENANTS & NEIGHBORS 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:	Discussions with as many stakeholders and neighbors as possible where we discussed our experience, vision, operating plan and addressed any questions they have

51.	HOW WILL YOUR BUSINESS BE OF BENEFIT TO THE SURROUNDING COMMUNITY? (Eliminating illicit operations is not a benefit legal businesses can control)	[NO RESPONSE]
52.	OUT OF DISTRICT NOTICE 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
53.	ADVERTISING How will you advertise your business?	Online sources including store website, Leafly, and Weedmaps
54.	PREMISES CAPACITY/AUTHORIZED USE Please upload a Certificate of Occupancy &/or Letter of No Objection showing legal capacity and authorized use of the proposed premises.	[SEE ATTACHMENT]
55.	INCORPORATION Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Organization/Incorporation)	[PROVIDED]
56.	CANNABIS SECTOR 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:	Yes, David Benlolo and Craig Adelman have owned and operated dispensaries in Colorado and Oregon. Floyd's Fine Cannabis 801 NE Broadway Portland OR, 5217 SE 28th Portland OR, 5944 NE Sandy Blvd Portland OR, 2515 NW Nicolai Portland OR, 10561 Division Portland OR Tru Cannabis 1600 Federal Denver CO, 4103 Sheridan Denver CO, 5130 E. Colfax Ave Denver CO, 4600 Ironton Denver CO, 719 Billings St Aurora CO
57.	CANNABIS SECTOR 2 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...)	No
58.	SITE PLAN/FLOOR PLAN: For the proposed premises	[SEE ATTACHED]
59.	PHOTOS OF INTERIOR/EXTERIOR SITE & DESIGN RENDERINGS:	[SEE ATTACHED - NO INTERIOR IMAGES PROVIDED]
60.	PRODUCT MENU & PRICE LIST:	[PROVIDED]
61.	LETTERS OF SUPPORT AND/OR PETITIONS: Such documents must include the names, addresses and contact information of all signatories.	"We will provide this at the hearing as it said it is optional at this stage."
62.	PROPOSED PREMISES The address, floor, zip code and cross-streets of the premises that the business hopes to operate in CB2.	20 West 14th Street, ground floor, 10011, 14th Street between 5th and 6th Avenue
63.	LANDLORD 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.	18 WEST 14 TH STREET ASSOCIATES LLC/Alan Jemal, [REDACTED]
64.	PRIOR USE Do you currently operate, or have you ever operated a business at the proposed premises?	No
65.	PRIOR USE 2 Has this premises ever held a NYS/NYC retail or hospitality license?	No to the best of our knowledge
66.	PROXIMITY CHECK 2 If there is an active or pending Proximity Protected retail cannabis business within a 1000 ft. radius of the proposed premises, how will this business obtain approval from NYS to operate contrary to regulations? If none, write N/A.	Just the proximity protection we received at the proposed location
67.	EXPERIENCE Has the proposed premises or any individual or entity with direct or indirect interest in this business ever owned,	Yes

	operated, managed or been employed by a shop selling cannabis, hemp, CBD, tobacco products, vapes, or ancillary paraphernalia?	
68.	EXPERIENCE 2 Please share the d/b/a, corporate entity, and address of the above-referenced business. If there is more than one, please list all.	BTE LLC, BTE 2 LLC, BTE 3 LLC, BTE 4 LLC, BTE 5 LLC, BTE Reed LLC, Slichlolo Broadway Retail LLC, Colorado Care Facility Inc., Mile High Medical Cannabis LLC, Berkeley Medical LLC, MSG I LLC, Metropolis Medical LLC. 7830 W. Alameda Ave 103-225 Lakewood CO 80226
69.	PUBLIC BENEFIT How will your business be of benefit to the surrounding community? (Eliminating illicit operations is not a benefit legal businesses can control)	We plan on supporting local food pantry's and the NYPD monetarily and by having employees and owners volunteer time. Also, providing safe products to individuals 21 years and older, monitoring the surrounding area, and installing security cameras.
70.	EMPLOYEE MANUAL Please upload the security, operating, and safety procedures guideline for workers.	[PROVIDED]
71.	OCM APPLICATION NUMBER The application number issued to this business by the NYS Office of Cannabis Management: (example: OCMRETL-202X-000XXX, OCMCAURD-202X-000XXX...)	OCMCAURD-2022-000093
72.	OCM LICENSE NUMBER 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)	OCMCAURDP-2024-000074
73.	NOTICES 2 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)	[NO RESPONSE]
74.	FINANCING Full name of any person or entity that will/may/does provide capital as a gift, a grant, or lends capital pursuant to a secured or unsecured financing agreement for this business.	Michael Pagan, David Benlolo, Ari Jubelirer, Jonathan Adelman, Craig Adelman
75.	CAP TABLE As submitted to the OCM.	[SEE ATTACHMENT]
76.	BUSINESS PLAN, DECK OR ANY OTHER DOCUMENTATION THAT MIGHT ASSIST THE CLC IN LEARNING MORE ABOUT THE BUSINESS.	We can provide additional information as requested. In response to the following question where there was no other place to put the answer OUT OF DISTRICT NOTICE 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, as stated in another question we submitted to Queens Community Board 6 which we withdrew as we could not close on the purchase of the property, Queens community board 3 proximity protection was denied by the OCM

20 West 14th Street

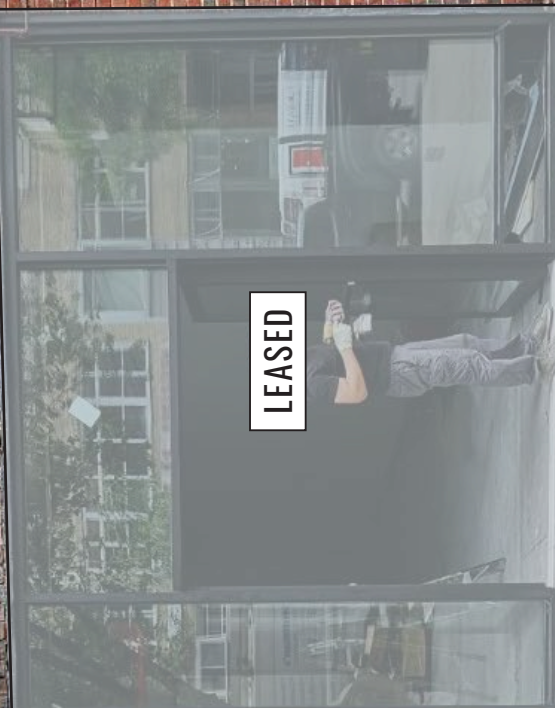
Between 5th & 6th Ave | Union Square



AKSR
SOLIMON SABBAGH REALTY

RETAIL FOR LEASE

Solomon Sharaby Samuel Chera
718.986.7149 718.614.1731



20 West 14th Street

Between 5th & 6th Ave | Union Square

SIZE: 1,750 SF Ground Floor
1,000 SF Lower Level

FRONTAGE: 16'

CEILING HEIGHTS: 12 ft

ASKING RENT: Upon Request

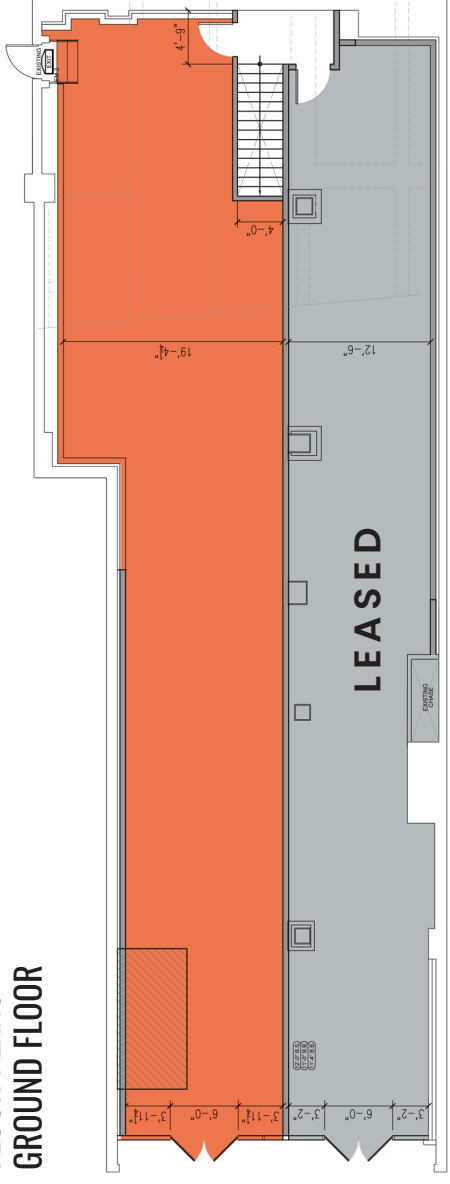
POSSESSION: Immediate

TRANSPORTATION: 1 2 3 4 5 6 A C E
F M N Q R W L PATH

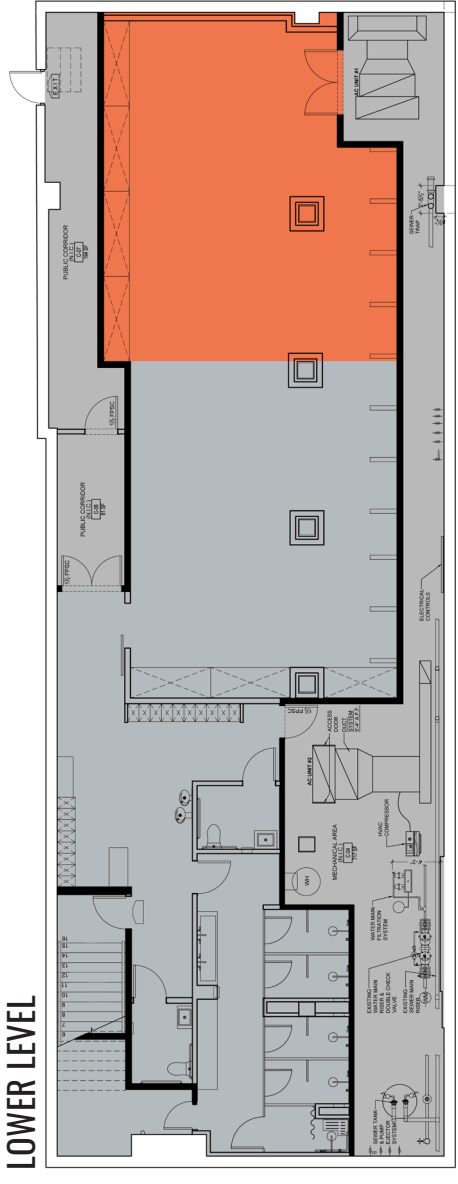
HIGHLIGHTS:

- Newly white-boxed ground floor
- Partial storage basement
- Steps from Union Square
- Neighboring tenants include: *Vivi Bubble Tea, Five Guys, CityMD, Foot Locker, Urban Outfitters, Party City, TD Bank, Guitar Center, Levi's, Popeye's, Baskin Robbins, CVS, The New School, Taco Bell, Joe Coffee, Chase, Pressed Juicery, Pinkberry, GNC, McDonald's, Chipotle, Think Coffee, Pratt*

FLOOR PLANS:
GROUND FLOOR



LOWER LEVEL



CONTACT OUR BROKERS FOR MORE INFORMATION:

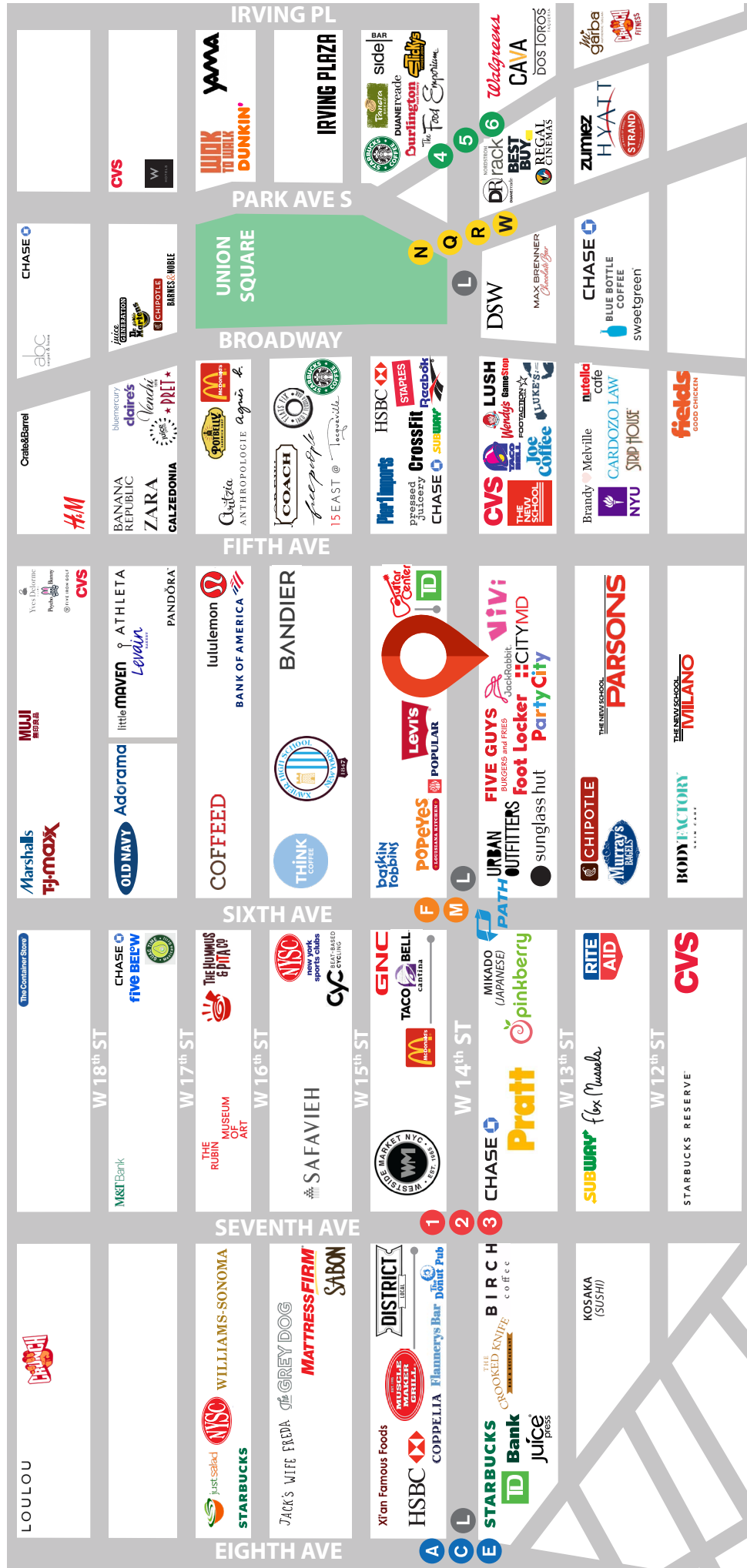
SAM CHERA SChera@ksrmy.com 718.614.1731
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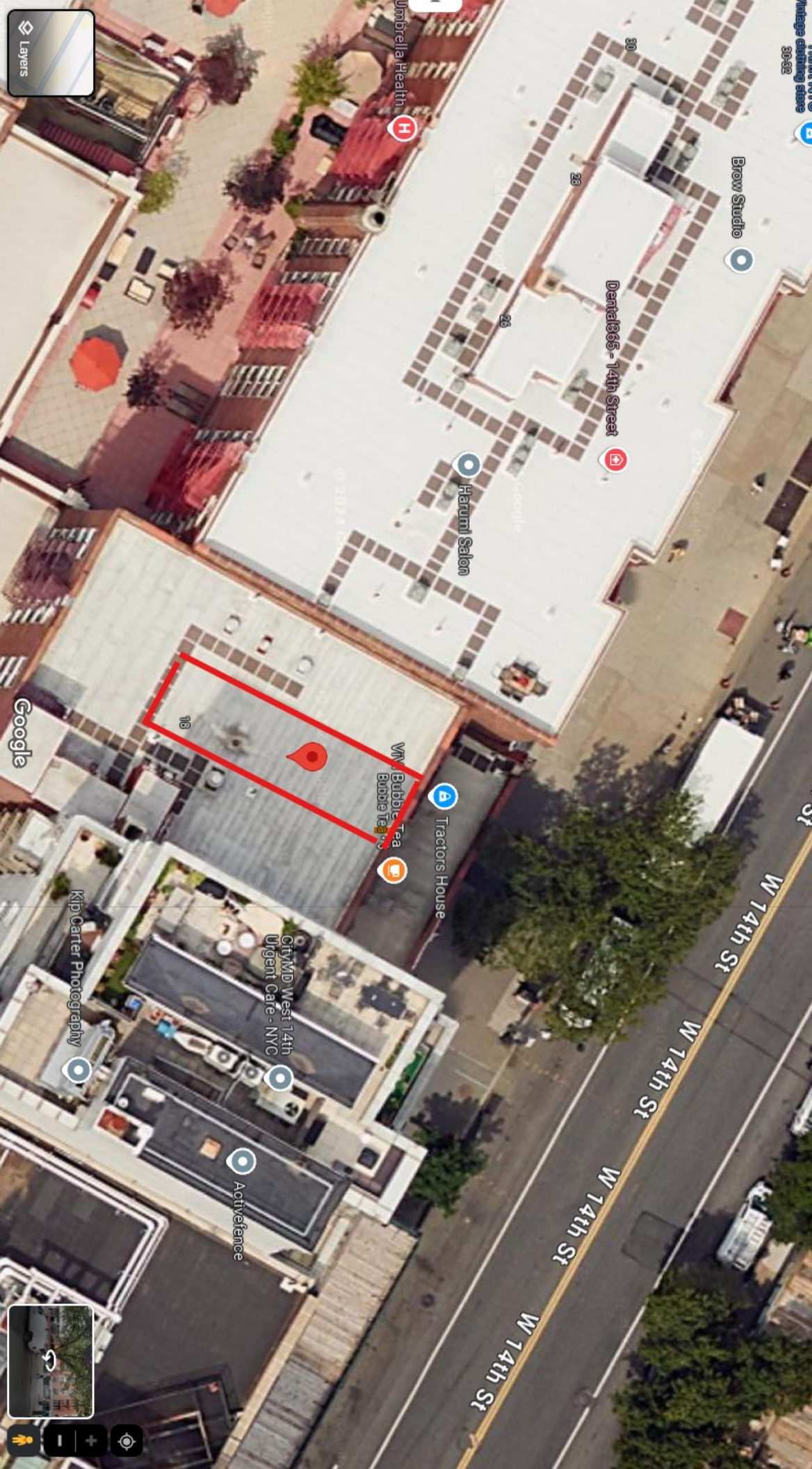


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20 West 14th Street

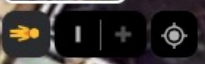
Between 5th & 6th Ave | Union Square





Layers

Google



THE CITY OF NEW YORK

ALT 101284904



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

AMENDED
112027

BOROUGH **MANHATTAN**

DATE **FEB 05 1997** NO.

ZONING DISTRICT **C6-2**

This certificate supersedes C.O. NO

THIS CERTIFIES that ~~the~~ ~~XXXX~~—altered ~~XXXXXX~~—building—premises located at
13 WEST 13TH STREET

Block **577** Lot **30**

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DISTRICTS OR ROOMS PERMITTED	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
NORTH							
CELLAR	O.G.	50					STORAGE FOR STORES
1ST FLOOR	100	70					TWO (2) STORES UG6
2ND-6TH FLOORS	40ea.						FIVE (5) APARTMENTS EACH FLOOR
SOUTH							
SUB-CELLAR	O.G.						BOILER ROOM, TANK ROOM, METER ROOM AND TENANT'S STORAGE, CARRIAGE & LAUNDRY ROOMS
CELLAR	OG& 50						FOUR (4) APARTMENTS BUILDING LOBBY AND MAIL ROOM & GARAGE FOR TWENTY-ONE (21) MOTOR VEHICLES
<input type="checkbox"/> 1ST-3RD FLOORS	40ea.		<input type="checkbox"/>				NINE (9) APARTMENTS ON EACH FLOOR
<input type="checkbox"/> 4TH FLOOR	40		<input type="checkbox"/> 8		RES		EIGHT (8) APARTMENTS
<input type="checkbox"/> 5TH-6TH FLOORS	40 ea.		<input type="checkbox"/>				NINE (9) APARTMENTS ON EACH FLOOR
HEREAFTER ERECTED CLASS "A" N.D.							

(CONTINUED)

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.C.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED M-10

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Romy A. ...
 BOROUGH SUPERINTENDENT

... R.A.
 COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the **NORTH** side of **WEST 13TH STREET**
 distant **275'-0"** **WEST** feet from the corner formed by the intersection of
 and **FIFTH AVENUE**
 running thence **NORTH 103'-3"** feet; thence **WEST 125'-0"** feet;
 thence **SOUTH 103'-3"** feet; thence **EAST 125'-0"** feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

101284904
 N.E.M.K.A.L.T. No. DATE OF COMPLETION 7/26/96 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIR
 BUILDING OCCUPANCY GROUP CLASSIFICATION RESIDENTIAL HEIGHT 6 STORES FEET PROOF
 59'-2" & 58'-2 1/2"

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS:

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:
 A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:
 A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:
 BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS: _____

SCHEDULE 2.1

Company Information as of June 30, 2023

Interest Holders:

Interest Holder	Status	Units	Contribution
No Packs LLC	Member	510	\$510, upon the call of the Company
35th St Capital LLC	Member	490	\$490, upon the call of the Company