



## CB2 CLC Questionnaire

Questions/Comments:

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

<p style="color: red; font-weight: bold; margin: 0;">PROPOSED ADULT USE RETAIL DISPENSARY</p> <p style="font-size: 1.2em; font-weight: bold; margin: 10px 0 0 0;">Elise Pelka, LLC d/b/a Flynnstoned</p> <p style="font-size: 1.2em; font-weight: bold; margin: 0 0 0 0;">388 West Street 10014</p>	<p style="color: red; font-weight: bold; margin: 0;">PUBLIC HEARING INFO</p> <p style="margin: 10px 0 0 0;"><u>DATE:</u> Monday, November 18th, 2024</p> <p style="margin: 0 0 0 0;"><u>TIME:</u> 2:00PM</p> <p style="margin: 10px 0 0 0;"><u>ADDRESS:</u> Community Board 2 3 Washington Sq. Village, 10011</p>
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<p><b>RSVP</b> for November 18, 2024 CB2 CLC Hearing          Name of representative(s) who will present application 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...)</p>	<p>Mike Flynn (CEO of FlynnStoned Cannabis Company/Applicant/Self) and Jake (Partner)</p>
<p><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)</p>	<p>Elise Pelka</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>OCMCAURD-2022-000180</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>PROPOSED PREMISES</b>          The address, floor, zip code and cross-streets of the premises that the business hopes to operate.</p>	<p>388 West St, New York, NY 10014 (West St between W 10th st and Christopher st)</p>
<p><b>NYS APPLICATION TYPE</b>          Type of NYS cannabis license for which this business applied.</p>	<p>CAURD Licensee - Licensed Conditional Adult-Use Dispensary</p>

<b>BUSINESS CATEGORY/FEATURES</b> Check all that apply.	Conditional Adult-Use Retail Dispensary (CAURD)
<b>OPENING DATE</b> What is your projected opening date?	April 2025
<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
<b>CB2 INTEREST 2:</b> Please share the specifics of the connection to CB2.	
<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?	1 other, but withdrew
<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)	
<b>WITHDRAWAL</b> Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?	No
<b>YOUR NAME</b> Name, email address & phone number of individual completing this questionnaire	Mike Flynn [REDACTED]
<b>REPRESENTATIVE</b> Name & Contact information of Applicant's Legal Representative/Agent for Service of Process (if different than above)	Axel Barnabe [REDACTED]
<b>PRINCIPAL</b> Principal owner's name, email address, home address, and phone number.	Mike Flynn [REDACTED]
<b>FUTURE OWNERSHIP</b> Have you, or do you have plans to transfer or sell any ownership or voting stake in your business to any individual or entity, now or in the future?	Yes
<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 accordance with the provisions of any articles of incorporation, bylaws, limited liability corporation agreements, partnership agreements or operating agreements.	Mike Flynn 50% Elise Pelka 50%
<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.	Flynnstoned Corp
<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

<p><b>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.</p>	<p>Flynnstoned Corp</p>
<p>Social &amp; Economic Equity Applicant Definitions <b>APPLICANT CATEGORY</b> (check all that apply):</p>	<p>Woman-Owned Business</p>
<p><b>APPLICANT CATEGORY 2</b> Please share your priority status according to the ADULT-USE SOCIAL &amp; ECONOMIC EQUITY APPLICANT OVERVIEW (Please review prior to answering as priority guidelines are specific):</p>	<p>Was convicted of a cannabis-related offense prior to the effective date of the MRTA</p>
<p><b>CAURD:</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</p>	<p>CAURD Licensee</p>
<p><b>CAURD A:</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"</p>	<p>Flynnstoned Corp OCM-CAURD-23-000010 6/2/23</p>
<p><b>CAURD B:</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?</p>	<p>Yes</p>
<p><b>CAURD C:</b> If you were granted a CAURD license, please list the the qualifying justice involved individual(s) that own at least fifty-one percent (51%) controlling interest in that business.</p>	<p>Elise Pelka</p>
<p><b>CAURD LOCATIONS:</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 anywhere in NYS?</p>	<p>No</p>
<p><b>PROXIMITY</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>n/a-- no dispensaries within 1000ft, no houses of worship within 200ft and no schools within 500ft</p>
<p><b>PROXIMITY A</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.</p>	<p>n/a</p>
<p><b>PROXIMITY B:</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>

<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.	Andrew Weinberg, Weinberg Properties ██████████
<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.	Andrew Weinberg, Weinberg Properties ██████████
<b>PREMISES CONTROL</b> What documents does this business possess proving control over the proposed premises?	Fully Executed Lease
<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?	Proposed Premises is previously unlicensed
<b>INGRESS &amp; EGRESS</b> Please list the addresses for all exits and entrances of the proposed premises:	388 West St
<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?	We will have Security guards patrolling the sidewalks periodically and directing foot traffic and we will have stanchions available for particularly busy days
<b>IMPACT</b> Please describe how you plan to prevent noise, loitering and smoking outside your establishment and nearby.	Security guards patrolling to avoid customers making noise/loitering/smoking on sidewalks
<b>STAFF</b> How many people will work at the address listed on your NTM form? Please list titles & positions.	we will have about 40 staff members, we have not hired anyone yet.
<b>ADA COMPLIANCE</b> Is your business ADA compliant? If not, what is your plan to bring it into compliance? ADA Compliance Guides for Small Business Owners	The building has been vacant for many years and will need a lot of renovations. While doing these renovations, we will ensure our business meets all ADA compliance by making all areas of our store handicap and disability accessible
<b>EVENTS</b> Will you close for private events? What type of events? How many times per year?	no
<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 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
<b>DELIVERY</b> Will this business offer delivery?	No
<b>DELIVERY PLAN</b> If this business will offer delivery, please describe the delivery method. How will you prevent delivery staff/messengers from congregating in front of the store or parking/riding bikes on the sidewalk?	n/a
<b>PREMISES CATEGORY</b>	One Story Retail Building

What type of building is the proposed location? Please check all that apply.	
<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?	one floor: 2600 sq ft the space will be broken up into a sales floor, a secured inventory room, and secured access spaces for employees only, reception area, and office space
<b>FACADE</b> Will you be making any changes to the building facade? If yes, please describe the changes:	We will be adding signage and updating any rundown areas
<b>LANDMARKS</b> What is your proposed location's landmark status and/or historic district designation?	no
<b>OUTDOOR SPACE</b> Whether or not this business will utilize outdoor space, does the proposed premises allow access to any?	No
<b>OUTDOOR OPERATIONS</b> Will this business utilize any outdoor space? If so, please describe how it will use the outdoor space.	n/a
<b>HOURS OF OPERATION</b> What are the proposed Hours of Operation for this business(each day of the week)?	Monday-Thursday 10am-9pm, Friday-Saturday 10am-10pm, Sunday 10am-8pm
<b>SOUND ATTENUATION A</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 B</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 not begun any community outreach or engagement yet
<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 not begun any community outreach or engagement yet
<b>PUBLIC BENEFIT</b> How will this business be of benefit to the surrounding community?	Opening an adult use dispensary at this address that has been vacant for years will: create employment opportunities, both directly within the store and indirectly through increased demand for local services such as security, maintenance, and marketing. It can attract visitors to the area, which benefits nearby businesses such as cafes, restaurants, and retail shops. Our local tax revenue could be used for community services like schools, infrastructure, and public safety. Transforming a vacant building into a functioning business enhances the aesthetic appeal of the area, potentially increasing property values and encouraging further investment.
<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,	Yes

please list the Community Board number, proposed address and date submitted. If none, write N/A:	
<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:	FlynnStoned Cannabis Company, 219 Walton St, Syracuse, NY 13202
<b>CANNABIS SECTOR A</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, broker, consultant, Management Services entity/individual...)	No
<b>ADVERTISING</b> How will you advertise your business?	We will advertise on the radio, billboards, and social media.
<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 A</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.	Flynnstoned Corp DBA: FlynnStoned Cannabis Company, 219 Walton St, Syracuse NY 13202
<b>INCORPORATION</b> Please provide proof that you are authorized to conduct business in NYS (State Dept. Letter, Articles of Organization/Incorporation)	<i>[CERTIFICATE OF INCORPORATION &amp; FILING RECEIPT FOR FLYNNSTONED CORPORATION SUBMITTED]</i>
<b>CAP TABLE</b> As submitted to the OCM.	<i>[50% ELISE PELKA 50% MIKE FLYNN SUBMITTED]</i>
<b>EMPLOYEE MANUAL</b> Please upload the security, operating, and safety procedures guideline for workers.	<i>[EMPLOYEE HANDBOOK FOR FLYNNSTONED CORPORATION SUBMITTED]</i>
<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.	<i>[NONE - LANDLORD LETTER SUBMITTED]</i>
<b>SECURITY</b> Please upload the security plan for this business.	<i>[SECURITY PLAN SUBMITTED]</i>
<b>PREMISES CONTROL DOCS</b> Please upload the full document proving control over the proposed premises.	<i>[CONDITIONAL LEASE SUBMITTED]</i>
<b>SITE PLAN AND/OR FLOOR PLAN</b> For the proposed premises.	
<b>INTERIOR &amp; EXTERIOR PHOTOS</b> Current photos on the inside and outside of the proposed premises.	<i>[SEE ATTACHED]</i>
<b>PRODUCT MENU &amp; PRICE LIST</b> What cannabis, and other products will this business sell?	<i>[CORRUPTED FILE SUBMITTED]</i>

<b>LETTERS OF SUPPORT/PETITIONS</b> Such documents must include the names, addresses and contact information of all signatories.	[NONE SUBMITTED]
<b>BUSINESS PLAN/DECK</b> Any other documentation that might assist the CLC in learning more about the business.	[NONE SUBMITTED]
<b>CERTIFICATE</b> The official Certificate of Licensure issued to this business by the OCM.	[6/2023 CERTIFICATE FOR FLYNNSTONED CORPORATION OCMCAURD-23-000010 SUBMITTED]



DEPARTMENT OF BUILDINGS  
BOROUGH OF MANHATTAN, CITY OF NEW YORK

HVC **CERTIFICATE OF OCCUPANCY No. 23413 1938**

Supersedes Certificate of Occupancy No.

To the owner or owners of the building:

New York March 11, 1938

THIS CERTIFIES that the building located on Block 636, Lot 1-2-3  
known as 328-330 West Street  
88'9" front

under a permit, Application No. 244 N.B. of 19 37, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of nonfireproof construction within the meaning of the building code and may be used and occupied as a business building as hereinafter qualified, in an unrestricted district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALC	FEMALE	TOTAL	
Cellar					Storage
1st story	100			10	Stores

This certificate is issued to **Harwest Const. Co.,**  
**349 East 149th Street, Bx.** for the owner or owners.

The superimposed, uniformly distributed loads, or their equivalent concentrated loads in any story shall not exceed the live loads specified above; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

Unless specifically stated above, the building or any part thereof, if certified as a public building, shall not be used as a building in which persons are harbored to receive medical, charitable or other care or treatment, such as a hospital, asylum, etc., or in which persons are held or detained under legal restraint, such as a police station, jail, etc.; nor shall it be used as a motion picture theatre as defined in section 30, chapter 3, Code of Ordinances; nor as a theatre or opera house or other building intended to be used for theatrical or operatic purposes, or for public entertainment of any kind, for the accommodation of more than 300 persons.

Unless specifically stated above, the building or any part thereof, if certified as a residence building, shall not be used as a tenement house as defined in the tenement house law; nor shall it be used as any form of residence building having more than 15 sleeping rooms; nor shall it be used as a lodging house within the meaning of Sec. 1305 of the Greater New York Charter.

Unless specifically stated above, the building or any part thereof, if certified as a business building, shall not be used as a garage, motor vehicle repair shop or oil selling station as defined in section 1, chapter 10, Code of Ordinances; nor shall it be used for the generation or compression of acetylene; nor as a factory building as defined in the labor law; nor as a grain elevator; nor as a coal pocket.

Except as otherwise noted above, the building, or any part thereof, if located elsewhere than in an unrestricted district, shall not be used for any of the purposes enumerated in paragraph (a) of section 4 of the building zone resolution; nor for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; nor for any kind of manufacturing not already prohibited, except that, if located in a business district, not more than twenty-five per cent. of the total floor space may be so used, or space equal to the area of the lot in any case.

Except as otherwise noted above, the building, if certified as a garage, may not be used for more than five cars on any portion of a street between two intersecting streets, in which portion there exists an exit from or an entrance to a public school, or in which portion there exists any hospital maintained as a charitable institution; and in no case within a distance of 200 feet from the nearest exit from or entrance to a public school; nor within two hundred feet of any hospital maintained as a charitable institution.

If the building has, at any time previous to the issuance of this certificate, been the subject of an appeal to the board of appeals or of a petition to the board of standards and appeals resulting in modification or variation of law or any lawful requirement, the construction and arrangement of the building as specified in the resolution granting such modification or variation, must be maintained, and all conditions imposed by either board must be observed.

No change or re-arrangement in the structural parts of the building, or affecting the lighting or ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located, until an approval of the same has been obtained from the commissioner of buildings.

This certificate supersedes each and every previously issued certificate of occupancy for this building or any part thereof, and each and every such previously issued certificate shall be null and void; and this certificate in turn becomes null and void upon the issuance of any new lawful certificate.

This certificate does not in any way relieve the owner or owners, or any other person or persons in possession or control of the building, or any part thereof, from obtaining such other permits or licenses as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

This certificate does not authorize the use or operation of any elevator in the building without the special certificate required by section 563 of the building code.

If the building is or is required to be equipped with standpipes or other fire extinguishing or gas shut off appliances, this certificate is not complete until such standpipes or other appliances have been inspected by the fire department (or by the Tenement House Department in the case of a gas shut off in a tenement house) and approved in writing, either in a separate certificate or by endorsement upon this certificate. (Space for such endorsement is provided on page 4 of this certificate.)

If this certificate is marked "Temporary," it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to a tenement house unless also approved by the tenement house commissioner; and it must be replaced by a full certificate as soon as the entire building is completed according to law and ready for occupancy.

The word "class" as used in this certificate refers to the classification of buildings in the building code (section 70).

This certificate is issued in accordance with the provisions of section 411-a of the Greater New York Charter and of section 5 of chapter 5 (Building Code) of the Code of Ordinances of the City of New York.

Examined. A.A.N.



Commissioner of Buildings, Borough of Manhattan.

Additional copies of this certificate will be issued, Borough of Manhattan, New York.



STOP WARS

Everyone  
...ue, ...

Handwritten graffiti tags in various colors and styles.

Large graffiti pieces including "TNU", "ALL", "OR", "CHINE", and "BUST" in bold, stylized black and white lettering.

WEST

GREEN

PAVEMENT MARKINGS: "BICYCLE" and "BIKEWAY" painted on the asphalt.







