

CB2 CLC Applicant Questionnaire

Elise Pelka, LLC d/b/a

FLYNNSTONED Cannabis Company

OCMCAURDP-2024-000123

388 West St. 10014

(AKA 390 West Street, 187 Christopher St., & 10 Weehawken St)

**This application will be reviewed by the CB2 CLC on
Monday, Nov. 10, 2025 @ 6:30PM
at Community Board 2 Manhattan**

Register to attend the hearing, submit questions/comments:

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

Timestamp	11/2/2025 11:10:41
PROXIMITY Are there any pending or operational Proximity Protected cannabis businesses within 1000-ft the proposed location?	No
RSVP for Nov. 10, 2025 CB2 CLC Hearing Name of all individuals who will present your application to CB2 - as well as the names of all parties that will be in attendance on behalf of this business, their role(s)/relationship to the business (i.e. applicant/self, partner, investor, manager, attorney, consultant, lobbyist...)	Elise Pelka - owner
LEGAL BUSINESS NAME The corporate entity (i.e. LLC, Inc, Corp...), for which you have applied for licensure with CCB/OCM, or been granted licensure by the NYS CCB/OCM for which you are submitting this questionnaire. Include previous corporate entity name if it has changed since applying and DBA(s), if applicable.	Elise Pelka LLC DBA Flynnstoned Cannabis company
OCM APPLICATION NUMBER The application number issued to this business by the NYS Office of Cannabis Management at the time of submission to the state:	OCMCAURD-2022-000180
OCM LICENSE NUMBER & ISSUE DATE If a full license has been issued to this business by the NYS Office of Cannabis Management, please write it below, along with the date of licensure. If unlicensed, write n/a:	OCMCAURDP-2024-000123
PROPOSED PREMISES The address(es), floor(s), zip code and cross-streets of the premises that the business hopes to operate.	388 West St. New York NY 10014
NYS APPLICATION TYPE Type of NYS cannabis license for which this business is applying/applied.	CAURD Licensee Conditional Adult-Use Dispensary
BUSINESS CATEGORY/FEATURES Check all that apply.	Retail
OPENING DATE What is your projected opening date?	November 2025
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?	No connection to CB2
NOTICES 1 Have you, or any party with direct or indirect interest in this business, previously submitted a Notification to Municipality OCM-06009 Form CB2 for any entity?	Yes
NOTICES 2 Have you, or any party with direct or indirect interest in this business, previously submitted a Notification to Municipality OCM-06009 (NTM) Form to any other NYS municipality or NYC Community Board for any entity?	No

<p>If you answered "yes" to either question above, please share the corporate entity, OCM number, submission date(s), address(es) of the proposed premises, and any other information that will help us locate the previous submission(s). If not applicable, write N/A.</p>	<ul style="list-style-type: none"> • Elise Pelka LLC DBA Flynnstoned Cannabis Company. • Multiple Submission Dates. • 388 West St New York, NY 10014
<p>WITHDRAWAL Do you wish to, for any reason, withdraw your Notification to Municipality from consideration by CB2 Manhattan?</p>	<p>No • I want to appear before the CLC</p>
<p>YOUR NAME Name(s), email address(es) & phone number(s) of individual(s) completing this questionnaire, and name of the individual granting authorization.</p>	<p>Elise Pelka ----- White Plains NY 10601 -----</p>
<p>REPRESENTATIVE Name & Contact information of Applicant's Legal Representative and/or Agent for Service of Process (if different than above)</p>	<p>Mike Levine -----</p>
<p>PRINCIPAL Principal owner's name, email address, home address, and phone number.</p>	<p>Elise Pelka ----- White Plains NY 10601 -----</p>
<p>FUTURE OWNERSHIP 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?</p>	<p>No</p>
<p>FINANCING Provide the full legal name of every person or entity that has, will, or may provide capital to this business in any form including gifts, grants, or loans, whether secured or unsecured, and include any affiliated or related entities acting on their behalf. This includes capital provided currently, previously, or anticipated in the future, regardless of whether any agreement is formalized.</p> <p style="text-align: center;">Michael Flynn</p>	
<p>AGREEMENTS Is this business engaged in a Goods and Services, Franchise, Branding or Management Services Agreement, or in negotiations to engage in such?</p>	<p>Yes</p>
<p>INFO & TERMS If this business is currently engaged in, is preparing to engage in, has executed preliminary agreements or letters of intent for, or has formed any affiliated or related entity for the purpose of engaging in any Goods & Services, Franchise, Branding, Licensing, or Management Services Agreement of any kind, please share the following details:</p> <ul style="list-style-type: none"> • The legal name of every corporate entity involved (including parent companies, subsidiaries, affiliates, shell entities, disregarded entities, or any new or special-purpose entities formed to facilitate or hold the agreement). • The full legal names and positions of all individuals providing or overseeing such services, either directly or through any entity listed above. <p><i>*Include any entity or person participating now, in development, in negotiation, or organized in anticipation of such an agreement, whether or not services have commenced or revenue has begun to flow. n/a if not applicable</i></p> <p style="text-align: center;">FLYNNSTONED GROUP, LLC. Michael Flynn</p>	
<p>Social & Economic Equity Applicant Definitions APPLICANT CATEGORY 1 (check all that apply):</p>	<p>Minority-Owned Business, Woman-Owned Business, Individuals from communities disproportionately impacted by the enforcement of cannabis prohibition</p>
<p>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. Check all that apply):</p>	<p>CDI: Member of a community disproportionately impacted by the enforcement of cannabis prohibition, Was convicted of a cannabis-related offense prior to the effective date of the MRTA</p>
<p>INTERESTED PARTIES 2 Does any individual or entity with direct or indirect interest in the applicant's license, or financial or operational interest in this license, associated <u>in any way</u> with a cannabis license or business anywhere in the world? If so, please share the name of that business, location of that business, and a description of their role in that business.</p>	<p>Yes. We have a brand license deal to use the Flynnstoned brand. That is their only role letting us use the name and branding. Michael Flynn owner of the brand owns his own dispensary as well in Syracuse NY. He is the majority owner of that business as he is a fellow licensee.</p>
<p>INTERESTED PARTIES 3 If you answered in the affirmative above, are you, in whole or in part, applying here under that individual's or entity's corporate entity, brand, marque, trademark, label, service mark, logo, stamp, emblem, or imprint?</p>	<p>Yes</p>
<p>PROXIMITY TO CANNABIS RETAIL LOCATIONS Was Proximity Protection granted prior to the OCM issuing guidance to correct the process by which it had</p>	<p>Yes</p>

been assessing adult-use retail dispensary location distance requirements relative to schools?			
PROXIMITY STATUS [schools] Has the proposed premises been granted Proximity Protection by the OCM for this business?	Yes		
<p>Cannabis Law § 72 (6) states:</p> <p><i>"No cannabis retail licensee shall locate a storefront within five hundred feet of a school grounds as such term is defined in the Education Law or within two hundred feet of a house of worship."</i></p> <p>Education Law § 409 (2) defines as school grounds as:</p> <p><i>" . . any building, structure and surrounding outdoor grounds, including entrances or exits contained within a public or private pre-school, nursery school, elementary or secondary school's legally defined property boundaries as registered in a county clerk's office."</i></p> <p>Reading these sections of law together, a cannabis retail dispensary cannot be within 500 feet of a school's property line.</p>			
<p>PROXIMITY TO SCHOOLS Did you receive correspondence from the OCM notifying you that your proposed location does not comply with Cannabis Law § 72 (6)?</p> <p style="text-align: center;">Yes</p>			
<p>PROXIMITY Please list all in relation to the proposed premises:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>a) Houses of Worship within a 200 ft. radius</p> <p>within 500 feet:</p> <p>b) Schools/school grounds (as defined by Education Law)</p> <p>c) drug treatment facilities</p> <p>d) Social/human service providers</p> </td> <td style="width: 50%; vertical-align: top;"> <p>e) Shelters/transitional/congregate /temporary/supportive housing</p> <p>f) Harm reduction facilities</p> <p>g) Addiction treatment offices/facilities</p> <p>h) Community facilities</p> <p>i) Parks</p> <p>j) playgrounds</p> <p>k) private/public plazas</p> </td> </tr> </table>		<p>a) Houses of Worship within a 200 ft. radius</p> <p>within 500 feet:</p> <p>b) Schools/school grounds (as defined by Education Law)</p> <p>c) drug treatment facilities</p> <p>d) Social/human service providers</p>	<p>e) Shelters/transitional/congregate /temporary/supportive housing</p> <p>f) Harm reduction facilities</p> <p>g) Addiction treatment offices/facilities</p> <p>h) Community facilities</p> <p>i) Parks</p> <p>j) playgrounds</p> <p>k) private/public plazas</p>
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<p>VILLAGE COMMUNITY SCHOOL located at 272 W 10TH ST NEW YORK NY 10014</p>			
PREMISES CONTROL Check all existing documents that demonstrate this business's legal or contractual control over the proposed premises.	Commercial lease agreement		
PRIOR USE Do any individuals or entities with direct or indirect interest in this business currently operate, or ever operated a business at the proposed premises?	No		
PRIOR LICENSURE Have any of the following license/permit types ever been granted for the proposed premises?	Building Permit and OCM License		
RECENT USE a) What was the name of the previous tenant, and previous use of the proposed premises? b) What type of business was it? c) What dates was it in operation?	The Building has been vacant for over 20 Years and the building was non operation no power or water was even ran to the building when I took it over.		
INGRESS & EGRESS Please list the addresses for all exits, entrances, and alternate addresses of the proposed premises.	388 West Street New York NY 10014		
HOURS OF OPERATION What are the proposed Hours of Operation for this business (each day of the week)?	10 AM to 11PM Monday To Thursday + Sunday and Till 2AM Friday and Saturday		
OUTDOOR OPERATIONS Will this business utilize any outdoor space? If so, please describe how it will use the outdoor space, including the roof and sidewalk in front of the proposed premises.	No		
<p>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?</p> <p>We do not expect it to increase sidewalk traffic. Being on the corner of west street the walking traffic to get to the running and bike path on the west side highway is very active. We plan on doing whatever we have to to maintain proper crowd control but it is hard to plan exactly how it will be before we begin operations. Once we are open we plan to have all necessary measures in place and on hand in case they are necessary which will include but not be limited to: Ropes, Stanchions, barricades, and additional security personnel to police the sidewalk space if or as needed to keep flow in the best place it can be.</p>			
IMPACT			

Please describe how you plan to prevent noise, loitering and smoking outside your establishment and nearby.	
We will have no noises from in the store be able to be heard outside whatsoever. We will not allow loitering or consumption of cannabis on or directly around the property within reason. In New York State it is legal for consumption anywhere tobacco can be smoked which is most places outside but we don't want anyone especially our customers creating a loitering worry around the space so we plan on having the security team do constant sweeps of the property to ensure the community does not have to deal with issues like this. We also have sealed exit bags which will deter our customers from opening their products right as they leave the store.	
STAFF LIST How many people will work at the proposed premises once it is operational? List titles & positions for each individual.	15 Employees. General Manager, 2 assistant managers, inventory personnel, and budtenders . We currently have not hired individuals yet but we are starting the hiring process in the next few weeks!
ADA COMPLIANCE ADA Compliance Guides for Small Business Owners Is your business ADA compliant? If not, what is your plan to bring it into compliance?	Yes it is ADA Compliant both physically and digitally
ADVERTISING How will you advertise your business? We will be advertising our business within full compliance of the laws and regulations which state that 90% or greater of the people we market too must be 21+. We will have a combination of digital marketing campaigns, event sponsorships, and supporting community events of all types.	
EVENTS Will you close for private events? What type of events? How many times per year?	No
ON-SITE CONSUMPTION Does this business hope to offer on-site consumption once regulations allow?	No
CONSUMPTION FACILITY a) In what part of the proposed premises will the consumption site be located? b) What is the capacity and square-footage of the consumption area?	N/A
DELIVERY Will this business offer delivery?	Yes
DELIVERY METHOD If you answered "Yes" above, and intend to offer delivery, please share how it will be implemented, and the catchment area you plan to serve.	N/A
FACADE Will you be, or have you made, any changes to the building façade?	Yes
LANDMARKS/SPECIAL DISTRICT Is the proposed premises a landmark building, or within a historical or special district?	Yes
ZONING COMPLIANCE If the proposed premises or area holds any special status, what are the regulations governing its use? What considerations have been taken to comply with zoning laws and standards specific to this property or area?	N/A
OUTDOOR SPACE Whether or not this business will utilize outdoor space, does the proposed premises allow access to any?	No
SOUND ATTENUATION Will this business play music, or have any amplified sounds from computers, monitors, televisions or speakers audible to neighboring residents, businesses or the exterior of the store?	No
Have you installed soundproofing to ensure that any amplified sounds from computers, monitors, televisions or speakers will be inaudible to neighboring residents and businesses at all times?	
COMMUNITY ENGAGEMENT Please describe your community outreach efforts. We have engaged with countless business owners and residents in the area in search of finding who and how many people support our project. So far we have been met with overwhelming support on all fronts. We have engaged in petitioning and obtaining letters of support from many people in the community. We are here to be an addition of the community everyone can be proud of.	
CO-TENANTS & NEIGHBORS If your business is located in or near any residential buildings, please describe your outreach efforts to residents:	We have went to apartment buildings in the area and collected signatures and letters of support on multiple occations
PUBLIC BENEFIT How will this business be of benefit to the surrounding community? This business will serve as a place where consumers can get safe and regulated cannabis products which is important because of so many dangers that come with getting unregulated products off the street. Additionally we aim to be a prominent store in the community which will directly generate tax dollars to help the community which hopefully will be used to positively influence the well being of the neighborhood	

HEALTH & SAFETY

What measures will be implemented to avoid the type of criminal activity commonly attracted by cannabis businesses, and to prevent spillover crime in the surrounding community?

This business will not come with criminal activity, in fact we aim to help limit criminal activity in the area. We are selling legal safe product which tends to wipe out a lot of the illegal ways to obtain cannabis products. The way we will run the business there should be very minimal worries of this. There are hundreds of legal cannabis shops in NYC already and they historically thus far have not created any waves of crime in their areas.

EXPERIENCE

Has the proposed premises or any individual or entity with direct or indirect interest in this business ever owned, leased, operated, managed or been employed by a shop selling cannabis, hemp, CBD, tobacco products, vapes, or ancillary paraphernalia - whether it was licensed or unlicensed?

No

Please share the d/b/a, corporate entity, and address of the above-referenced business(es). If there is more than one, please list all.

Elise Pelka LLC DBA Flvnnstoned Cannabis Company [REDACTED]

INCORPORATION

Please provide proof that you, and the related corporate entity are authorized to conduct business in NYS (State Dept. Letter, Articles of Organization/Incorporation)

[SEE ATTACHMENTS]

CAP TABLE

Current capitalization table.

[ALSO ATTACHED]

Business Name: Elise Pelka LLC

EIN: [REDACTED]

Owner: Elise Pelka (sole owner)

Decision-Making Authority: Elise Pelka

Control and management over the applicant entity or its assets including any board members, officers, and directors of the entity: Elise Pelka

There are no parent, holding, management companies, or trustees of the

DELIVERY PLAN

If this business will offer delivery, please describe the delivery method. Please include measures to prevent adverse impact i.e. delivery staff/messengers congregating in front of the store or parking/riding bikes on the sidewalk, vehicles idling...

[NONE SUBMITTED]

EMPLOYEE MANUAL

Please upload the security, operating, and safety procedures guideline for workers.

[SUBMITTED: FLYNNSTONED CANNABIS COMPANY Employee Handbook]

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.

Dear Community Board 2
We are closing out the Job in the next 2 weeks and are expecting to have the C of O very soon as work is now completed
We will get the CO to you as soon as its in our hands

SECURITY

Please upload the security plan for this business.

[ATTACHED: Letter to OCM from security company]

PREMISES CONTROL DOCS

Please upload the full documentation proving control over the proposed premises. (e.g. lease, deed, Letter of Intent...)

[LEASE DOCUMENT SUBMITTED reads:] "LEASE (this "Lease") dated as of November 3rd, 2024 (the "Effective Date") between 388 WEST STREET REALTY GROUP L.P., a New York limited partnership having an address at c/o Weinberg Properties, 777 West Putnam Avenue, Greenwich, Connecticut 06830 ("Landlord"), and ELISE PELKA LLC, a New York Limited Liability Company, having an address at [REDACTED] 10601 ("Tenant")." GUARANTOR: Michael Flynn, Angela Flynn"

SITE PLAN AND/OR FLOOR PLAN

For the proposed premises.

[SUBMITTED:] [Plans Sketch 388 West St.](#)

APPLICATION CONFIRMATION and/or CERTIFICATE OF LICENSURE FROM THE OCM

The confirmation received from the state upon submission, and if applicable, the official Certificate of Licensure issued to this business by the OCM.

[SUBMITTED: NY Business Express Application submission confirmation for Elise Pelka LLC OCMCAURD-2022-000180]

INTERIOR & EXTERIOR PHOTOS

Current photos of the inside and outside of the entire proposed premises.

[ATTACHED]

PRODUCT MENU & PRICE LIST

What cannabis, and other non-cannabis products will this business sell?

Brands and Products:

We will have an idea of the exact products and SKUs once we set an opening date. Most licensed processors have rotating products so stuff they have available now might not be available in weeks or months. We will be carrying products from various brands in the below categories: Flower - Pre Rolls - Vapes - Edibles - Tinctures - Topicals - Beverages

<p>LETTERS OF SUPPORT Such documents must include verifiable the names, addresses, phone numbers and/or email addresses of all signatories for verification.</p>	<p>[LINK: Forms Letters & Petition]</p>
<p>BUSINESS PLAN / DECK Or, any other documentation that might assist the CLC in learning more about the business.</p>	<p>[NONE SUBMITTED]</p>
<p>PROXIMITY COMPLIANCE Is your proposed premises within 1000-feet of any active or pending Proximity Protected cannabis business(es)?</p>	<p>[NONE SUBMITTED]</p>
<p>PREVIOUS EMPLOYMENT What is the principal applicant/licensee's current and/or prior profession or business? Please provide the name of the last two employers or businesses, and an overview of the applicant's previous business experience.</p>	<p>Self Employed. I have been running my own hair salon business for 5+ years</p>
<p>SHARED SPACE Does the proposed premises allow any access to the premises of neighboring businesses or residential areas of the building?</p>	<p>No</p>
<p>CURRENT USE Is there a business of any kind currently operating at your proposed premises?</p>	<p>No</p>
<p>INTERESTED PARTIES 1 Full name of every individual with financial interest in this business, and percentage of ownership for each person that has membership rights in the application or license in accordance with the provisions of any articles of incorporation, bylaws, limited liability corporation agreements, partnership agreements or operating agreements.</p>	<p>Elise Pelka 100% Ownership</p>
<p>CHANGES <u>If yes, please describe the changes in detail:</u> For example: Installation of new signage or awning, Replacement of windows or doors, Painting or cladding changes, Structural modifications affecting the appearance... Include materials, colors, dimensions, and style changes if relevant, as planning authorities often need this level of detail.</p>	<p>We put new signage, replaced windows and doors, and painted the building which was all approved via out building and landmarks permits</p>
<p>AGREEMENTS: Please upload any existing or proposed Goods and Services Agreements, Franchise Agreements, Branding Agreements, or Management Services Agreements relating to the operation of the proposed premises, whether executed, in draft, or under consideration. If more than one applies, please upload all relevant documents.</p>	
<p><i>“BRAND LICENSE AGREEMENT ATTACHED: This BRAND LICENSE AGREEMENT (“Agreement”) is made and entered into and made effective as of June 3, 2025 (the “Effective Date”), by and FLYNNSTONED GROUP, LLC, a New York limited liability company (“Licensor”), with an address of 219 Walton Street, Syracuse, NY 13202, and ELISE PELKA LLC, a New York limited liability company with an address of ----- White Plains, NY 10601 (“Licensee”).”</i></p>	
<p>Does or will any party with whom this business has, or may have in the future, an agreement granting direct or indirect approval or control over pricing, vendors, promotions, staffing, inventory, or store layout as a condition of that agreement?</p>	<p>No</p>
<p>What type of agreement is this business engaged in?</p>	<p>Brand Licensing Agreement</p>
<p>DESIGN & CONSTRUCTION If applicable, please upload a document containing links to all Landmarks Preservation (LPC) applications and approvals & all Department of Buildings (DOB) permits for any and all completed, in progress, and/or future changes to the interior and exterior of the proposed premises.</p>	<p>[ATTACHED]</p>