



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**JEFFREY LEFRANCOIS**  
Chair

**JESSE R. BODINE**  
District Manager

November 14, 2023

Chris Alexander  
Executive Director  
New York State of Cannabis Management  
Harriman State Office Building Campus  
1220 Washington Ave.  
Albany, NY 12207

Tremaine Wright  
Chairwoman  
Cannabis Control Board  
Harriman State Office Building Campus  
1220 Washington Ave.  
Albany, NY 12207

RE: Don Resources Unlimited LLC (Dispensary Application for 867 9th Avenue New York, NY 10019)

Dear Mr. Alexander and Ms. Wright,

Manhattan Community Board 4 (“MCB4”) votes by 34 for, 2 against, 1 abstaining, and [0 present-not-eligible to recommend approval of the application of CAURD Licensee Don Resources Unlimited (the “Applicant”) for an Adult-Use Retail Dispensary at 867 9<sup>th</sup> Avenue, New York, NY 10019. MCB4 is encouraged by the Applicant’s prior business experience, and his engagement of consultants who will ensure the business complies with all relevant regulations. Likewise, the Applicant’s proposed method of operations regarding security, ID checks, signage, storage, and delivery are responsibly considered and detailed. Accordingly, MCB4 is optimistic that the proposed location is not incompatible with the immediate surrounding neighborhood, and that the granting of this applicant’s full dispensary license would not negatively impact the community.

MCB4 recommends approval if and only if the Applicant agrees to the following stipulations:<sup>1</sup>

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- The Applicant will conduct additional outreach to the relevant block associations and neighbors of the proposed location, including local schools like the School for Environmental Studies and Independence High School;
- The Applicant will devise a plan to deal with cannabis use in Balsey Park which is located directly across from this proposed location; and
- The Applicant will operate the dispensary in accordance with the methods outlined in the presentation provided to the Cannabis Task Force (annexed hereto as Exhibit A) and the applicant's MCB4 Cannabis Task Force application (annexed hereto as Exhibit B).

MCB4 anticipates that if State and City agencies significantly improve their enforcement efforts against illegal enterprises, a cannabis dispensary, when operated in a legal, responsible, and neighborly way, can: (a) compete with, and displace, illicit and dangerous dispensaries and smoke-shops; (b) create jobs within our district; (c) contribute to New York's tax revenue.

MCB4 District Office	MCB4 Cannabis Task Force	Date
Signature: <i>Jesse Bodine</i> Print: Jesse Bodine, District Manager	Signature: <i>[Signature]</i> Print: <i>Jesse Bodine</i>	Date: 11/15/2023 Date: 11/15/2023
<b>Applicant</b>		
Print: Donnell Furlow	Signature: <i>Donnell Furlow</i>	Date: 11/14/23

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<sup>1</sup> Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its dispensary license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.



## Retail Dispensary Manhattan Community Board 4 Meeting

DON RESOURCES UNLIMITED LLC  
867 9<sup>TH</sup> AVE, NEW YORK, NY 10019  
DONNELL FURLOW, CEO

# Company Overview

## Donnell Furlow, CEO

- ▶ Donnell Furlow is an experienced entrepreneur with professional experience in management and distribution. Donnell is a Native New Yorker with a lot of connections and resources in the city of NY. Owner and managing member of snack distribution company that serviced clients such as CVS, Walgreens and local supermarkets. Donnell is also a CAURD approved license holder in Manhattan, which means he was justice involved and was directly impacted by the war on drugs.
- ▶ Don Resources Unlimited LLC is 100% owned by Donnell Furlow



# Don Resources LLC Advisors

- ▶ Vicente - Legal, Regulatory and Compliance
- ▶ Smokin Dispensaries – Construction and Security
- ▶ Dutchie – Point of Sale Technology and Payment Processing
- ▶ MAC Legacy Group – Cannabis Operations

# How did we get here?

- ▶ **Business Operations**
  - ▶ Don Resources Unlimited LLC formed in 2022- DBA to be determined
  - ▶ License Type- Adult- Use Retail Dispensary
  - ▶ CAURD Licensee ( Approved April 2023)
- ▶ Applicant filed with Cannabis Control Board/ OCM
  - ▶ Location Secured and Approved by OCM June 2023
- ▶ With Support from the Community Board 4
  - ▶ Posted a notice on the property October 17th
- ▶ Notified the owner of building who will notify the co-op board

# Business Overview

- ▶ **Facility-**
  - ▶ 867 9<sup>th</sup> Ave, New York, NY 1009 ( previously Lincoln Park Grill, a restaurant and bar)
  - ▶ Secure Brick Building
- ▶ **Client Flow to maximize efficiency**
  - ▶ Indoor cueing to avoid sidewalk congestion
  - ▶ Online orders with pre-payment option
  - ▶ Orders placed for delivery to consumer, All orders will be verified to ensure customers are over 21+
  - ▶ Multiple POS stations



# Business Overview

## ▶ Hours of Operation-

- ▶ Monday thru Saturday – 10am to 10pm
- ▶ Sunday – 10am to 7pm
- ▶ No current plans for on-site consumption

## ▶ No Buffer Zone conflicts

- ▶ Location not within 200 feet of a house of worship
- ▶ Location not within 500 feet of entrance of school or youth facility
- ▶ Location not within 1000 ft of any drug treatment facility, harm reduction facilities





# Security Plan

- ▶ Perimeter Alarms and Limited Entry Points
- ▶ Proper Lighting
- ▶ Motion Detection
- ▶ 24/7 Recording Video Surveillance
- ▶ 24/7 Monitoring Station
- ▶ High Impact Exterior Windows
- ▶ Control Access Doors
- ▶ Outside Security Personnel



# Security Plan

- ▶ **Security Standard Operating Procedures will also include**
  - ▶ Records of routine inspections of security systems
  - ▶ Immediate reporting of any security threats
  - ▶ Immediate reporting and management of irregular or suspicious activities to the precinct 2.5 blocks away-  
Midtown North Precinct



# Employment Plan

## **Hiring Plan**

- ▶ Local Hiring Priority
- ▶ New jobs created
- ▶ Nondiscriminatory hiring practices

## **Salary and Wages**

- ▶ Starting hourly wage above living wage

## **Diversity Plan**

- ▶ Accessible and safe workplace for all staff regardless of race, ethnicity, religion, gender, gender identity, sexual orientation. Including gender neutral bathrooms.
- ▶ Cultivate diversity among suppliers, vendors, and service providers

# What Makes us different? Client Agreement

The agreement will also include guidelines that the following behavior will not be permitted. Violators risk being banned from the establishment.

We will have a **ZERO TOLERANCE POLICY** for:

- ✓ Purchasing products for minors
- ✓ Illegal activity under state or local law
- ✓ Littering
- ✓ Loitering



# Client Flow

## **Client flow will be optimized to reduce nuisance**

- ▶ Indoor customer cueing- due to size of space we anticipate managing crowds inside of the store
- ▶ Multiple POS Stations
  - ▶ 2-3 minutes for pre-ordered transactions
  - ▶ 5-7 minutes for traditional walk ins
- ▶ We will utilize stanchions and ropes for any outside crowd control
  - ▶ Crowd management training will be integral part of onboarding
  - ▶ Regular walkthrough and crowd management assessments

# Client Flow

## Staffing

- ▶ Staff will have access to 1<sup>st</sup> aid kit and have basic life support training
- ▶ Staffing will be appropriate for all visit number expectations and regular reviews of visit data will be reviewed to adjust staffing levels.
- ▶ Hired security tam will be present during operating hours to supervise and community with patrons

## Accommodations will include consideration of:

- ▶ Multiple entrances and exits
- ▶ Accommodations of ADA impacted customers
- ▶ All exterior lighting will be up to code specifications

# Products Plan

- ▶ Products will be sourced from **LEGAL** and **LICENSED** cannabis product suppliers
- ▶ Cannabis products will include
  - ▶ Whole Flower
  - ▶ Pre-Packaged/ Pre-rolled Flower
  - ▶ Vapes and concentrates
  - ▶ Edibles
- ▶ Non cannabis products
  - ▶ Accessories
  - ▶ Cannabis merchandise ( wearables)
- ▶ **We will only carry product allowable by law**

# Diversion Prevention

- ▶ We are dedicated to ensuring that cannabis is accessible only to adults over age 21 and certified medical patients
- ▶ Technology rich environment- Identification and visitor badge will be scanned upon entry
- ▶ Inventory policies enforced through compliance procedures and **Biotrac** seed to sale tracking will prevent and detect any instances of theft
- ▶ All marketing will be geared toward those 21+
- ▶ We are dedicated comprehensive enforcement of our security plan, which means all ID's will be verified by scan



# Community Benefits

- ▶ **Education-** Consumer education, community education
  - ▶ Differences between legal v illegal shops, and concerns around this concept
  - ▶ Education materials around consumption
  - ▶ Diversion prevention and youth education around legal adult use
- ▶ **Local hiring priority**
  - ▶ Hiring Fair
  - ▶ Working in collaboration with community board to attract local residents as employees
  - ▶ Diversity Focus – Prioritization of BIPOC, LGBTQI+ and/or Women and other marginalized populations



# Contact Information

[DONRESOURCESLLC@GMAIL.COM](mailto:DONRESOURCESLLC@GMAIL.COM)

# CB4 Cannabis Licensing Applicant Questionnaire

Email \*

donresourcesllc@gmail.com

Corporation Name \*

Don Resources Unlimited Llc

\*Doing Business As \*

Don Resources Unlimited Llc

Address (or intended address) \*

867 9th Avenue New York, NY 10019

Attorney/Representative

Vicente

Owner \*

Donnell Furlow

Please list all individuals and entities with financial interest in this business and percentage of ownership: \*

N/A

Phone Number/Email Address \*

(646) 345-1388/donresourcesllc@gmail.com

Property Owner Information: Name, Phone Number, Business Address & Email Address \*

They don't want to disclose at the moment but we will follow up

Does the Applicant have a fully executed lease? \*

Yes

No



Application Type \*

- Adult-Use Retail Dispensary
- Adult-Use Retail Dispensary & Consumption Facility
- Microbusiness
- Registered organization (ROD)
- Other: .....

Applicant Priority

- Social & Economic Equity Applicant
- CAURD Licensee
- CAURD Applicant
- N/A

Has the owner filed with the Cannabis Control Board/OCM? \*

- Yes
- No

If no, when does the owner plan on filing?

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Pursuant to § 119.1 of the Adult-Use Cannabis Regulations, has the applicant confirmed that the location is not: (a) on the same road and within 200 feet of a building occupied exclusively as a house of worship? \*

Yes

No

(b) on the same road and within 500 feet of the entrance of a building occupied exclusively as a school? \*

Yes

No

(c) on the same road and within 500 feet of a structure and its grounds occupied exclusively as a public youth facility? \*

Yes

No

N/A (see § 119.1 (3))

Are there any drug treatment facilities, harm reduction facilities, playgrounds or parks within 1000 ft. of the proposed cannabis business location? If yes, please list: \*

Balsley Park

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Background

Does the owner(s) have a connection to Community District 4? \*

- Business Owner
- Resident
- Other
- None

Please provide a brief overview of the applicant's previous business experience. \*

I was a managing member and owner of a snack distribution company named DF Snacks LLC for over 4 years. I had an extensive network of clients and provided snack products to several big chains such as CVS, Walgreens and local supermarkets. My business was profitable during its existence. As a managing member, I was responsible for handling the network of clients, processing orders, transporting the goods to the clients' stores with a truck owned by me and managing the company's inventory.

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If the applicant has previous experience in the cannabis industry, please explain.

I have built a full time team, as well as procured advisors who have extensive experience in the Cannabis business, both in retails and other elements of the business

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Is there any other information the applicant would like to provide the Board regarding work or life experience?

N/A

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Operational Details

State the name and type of business previously located in this space. \*

Lincoln Park Grill/restaurant and bar

What are the hours of operation M-F? \*

10:00am-10:00pm

What are the hours of operation Sat-Sun? \*

10:00-10:00pm/10:00-7:00pm

Please provide the applicant's detailed security plan. \*

We intend to use security guards and electronic surveillance (24/7 surveillance that is always monitoring all activity and ensuring that any unusual activity is immediately reported and taken care of)

The perimeter will be secured by video surveillance and adequate outside security lighting. In addition, during non-operational hours, all entryways and exits and all windows will be externally covered. Motion detectors will also be used while closed to monitor the inside of all doors and windows that could be a potential threat.

We intend to use an experienced manned security service. All security will be thoroughly screened, trained, and supervised by our security consultant and store manager to ensure they are capable.

Security personnel will perform and keep records of having performed routine inspections of all security systems, barriers, gates, doors, and locks. They will immediately report any malfunctioning or compromised security feature to the store manager. Any incidents qualifying as irregular or suspicious will be handled immediately.



What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you use utilize stanchions and ropes? \*

Yes we will utilize stanchion and ropes.

We anticipate managing a majority of our crowd traffic indoors given the size of our space.

We will train employees on all aspects of our crowd management procedures, and practice it. We will do a walk-through to not only reinforces key points, but also identify any flaws we may need to correct.

We will make sure our employees will have access to a first-aid kit.

We will schedule enough employees to handle extra crowd management tasks as well as the larger number of customers we expect to receive.

We anticipate a large pre-opening crowd. As a result, we will be using stanchions as mentioned. We will assign store or hired security staff to supervise and communicate with waiting customers. We will not allow more customers to enter than our store can efficiently (and legally) handle.

We will aim to arrange more than one entrance and exit and make special arrangements to protect disabled customers and moms with baby strollers.

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How many employees does the applicant expect to employ? How many full-time/part-time? \*

We expect to have full time and hourly employees. We expect to have 10 full time staff and an addition 5-10 hourly staff. This is subject to change based on customer demand.

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Please provide the applicant's hiring plan; please explain if the applicant will take steps to hire from CB4. \*

We have a thorough hiring plan, focused on hiring local in CB4. We intend on having a hiring fair/day and work with the Community Board to engage local residents interested in working for our dispensary.

At a high-level, we will aim to have a large percentage of our employees being BIPOC and/or woman. We will have salary practices providing higher than living wages. We will have a non-discriminatory hiring practices.

We will have benefits packages for full time staff.

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What products does the applicant expect to carry? \*

We expect to have the full allowable (by law) breadth and depth of Cannabis and non-Cannabis products, including Flower, Edibles, Vapes and Concentrates, as well as accessories and non-cannabis products allowable by the law.

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Will the applicant accept online or telephone orders? If yes, how will the applicant verify the purchaser is over the age of 21? (See § 123.10 (d)(4)) \*

We will accept online orders. All orders would need to be picked up from or handed over by our staff who will verify age.

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Does the applicant intend to operate a delivery service? \*

As of 5/28/2023, the revised Adult-Use Regulations do now allow a business licensed to sell adult-use cannabis to simultaneously hold a delivery license/make deliveries. (See § 123.20 (c)(1))

Yes

No

If this dispensary includes or plans to include on-site consumption at any point, please describe how it will be managed. What is the capacity? 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. \*

At this point we will not be having on-sight consumption, should this change we will notify the community board.

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Do you use/plan to use any outdoor space? If so, please explain how you intend to use the space. \*

At this point we will not be using any outdoor space, should this change we will notify the community board.

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Is the entrance of the store ADA compliant?

Yes

No

Please upload an Executed Lease or Landlord Letter of Intent (LOI) for your intended location.

Please upload the site/floor plan for your business.

#### Community Notification/Relations

List all: block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted. \*

I have notified the owner of the building, who will be notifying the tenant / Co-op board.

Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? \*

Yes

No

Will applicant inform the Community Board of its job openings and/or provide a hyperlink to applicants jobs webpage? \*

Yes

No

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