



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: Leafy NYC II LLC (Dispensary Application for 245 W 14th St, New York, NY, 10011)

Dear Mr. Alexander and Ms. Wright,

Manhattan Community Board 4 (“MCB4”) votes by 34 for, 0 against, 3 abstaining, and 0 present-not-eligible to recommend approval of the application of Leafy NYC II LLC (the “Applicant”) for an Adult-Use Retail Dispensary at 245 W 14th St, New York, NY. 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:¹

- The Applicant will conduct additional outreach to the relevant block associations and neighbors of the proposed location, including local schools and PTAs;
- The Applicant will operate the dispensary in accordance with the methods outlined in the applicant's MCB4 Cannabis Task Force application (annexed hereto as Exhibit A).

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>	Signature: <i>[Handwritten Signature]</i>	Date: 11/15/23
Print: Jesse Bodine, District Manager	Print: <i>Jesse Bodine</i>	Date: <i>11/15/2023</i>
Applicant		
Print: <i>STAN MICHAELS</i>	Signature: <i>[Handwritten Signature]</i>	Date: <i>11-14-2023</i>

¹ 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.

CB4 Cannabis Licensing Applicant Questionnaire

Email *

stan@leafy.nyc

Corporation Name *

Leafy NYC II LLC

*Doing Business As *

Leafy NYC

Address (or intended address) *

245 W 14th St, New York, NY, 10011

Attorney/Representative

Wei Hu Esq

Owner *

Stan Michaels

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

NA

Phone Number/Email Address *

516-777-0107 / Stan@leafy.nyc

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

Hundred Horizons LLC, Sharyn A. Tritto, Esq. 917-369-8811, 15 WEST 18TH STREET,, SUITE 200 NEW YORK 10011, Satritto@norris-law.com

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?

.....

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: *

There are no such facilities within a 1000 fee of the location.

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. *

Over 20 years' experience owning/managing retail brick and mortar stores. Exclusive partnership with At&t, MetroPCS and FUBU Mobile.

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

7 years working with various dispensaries and owners in California, Illionois and New Jersey.

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

As a lifelong resident and business owner in NYC, I have the expertise and vision to run a cannabis dispensary. I am aware of the serious problem of illegal dispensaries in Chelsea / Union Sq that sell unsafe and unregulated products to the public. Our location will help to shut down these illicit operations and offer a legal and reliable alternative. Leafy NYC is more than just a dispensary; it is a hub for education and culture that promotes the positive effects of cannabis on health, wellness and creativity. It will also create a platform for the community to support local farmers and small businesses who are making a difference in the economic and social landscape of New York.

We have a comprehensive security plan to ensure we are a good neighbor and a responsible business. We will also hire over 25 local residents for our dispensary, and we will support local business by purchasing products and services from local vendors to boost the local economy.

Operational Details

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

I'm not sure but I believe it was a delivery only grocery store.

What are the hours of operation M-F? *

11am to 10pm

What are the hours of operation Sat-Sun? *

11am to 11pm Saturday and 11am to 8pm Sunday

Please provide the applicant's detailed security plan. *

We have 4k cameras covering all corners of the store, with 90 day cloud storage, 24 hour Alarm system with sensors on doors and windows card swipe security access to sensitive spaces. We won't have any real products on the sales floor only display products, to discourage theft. No cash or cash registers on the sales floor.

Security Guard Identification Verification Process.

Security personnel will greet customers when they enter the dispensary and ask for their government-issued identification card. Customers must be (21) years of age or older and provide valid government-issued ID. Security personnel will verify the ID for the date of birth, non-expiration, and validity, and that the picture on the ID matches the physical person presenting the ID. Portable electronic age verification ID scanners will be used to ensure identification is not expired or counterfeit and to verify age. Security will then transfer possession of the ID to the reception agent.

Dispensary Environment and Customer Movement through the Facility.

A thoughtful and cohesive dispensary layout is essential in promoting a welcoming, accessible, and compliant business environment. Leafy NYC is committed to providing purchasers with a safe, secure shopping experience in which they receive stellar customer service and are able to confidently select their desired cannabis and cannabis-derived or cannabis-infused products. The dispensary design and movement of customers throughout the facility has been specifically curated to uphold adherence to all applicable regulations governing the security and operation of the dispensing organization's premises.

Interior Flow of Customers

Once their ID has been verified by security, the customer will be asked to proceed to the reception desk where a receptionist will continue the intake process through the POS system. Maintaining purchaser privacy and complying with all consumer data privacy laws is essential, including obtaining customers' consent to obtain and record any personal information. The receptionist will advise the customer that they are not required to provide any personal information other than a government-issued identification but could choose to do so if they wish for discounts, targeted marketing, and for ease of communication in the event of a recall or other issue. If the customer provides written consent, the reception agent will enter the customer's name and date of birth in the appropriate data fields. The reception agent will save the new customer's profile with the information provided, which adds them into the queue for purchasers awaiting service and escorted access into the secure, locked dispensary sales floor or limited access area. The customer will then be asked to take a seat in the waiting area. The waiting room and reception area will be an inviting space with comfortable seating, TV's streaming cannabis educational content, live menu boards with current inventory products and pricing, and chalkboard style menus with current specials. The environment will be a clean will be clean and inviting to promote a relaxing space for customers while they wait to be called by the next available dispensing agent. A dispensing agent will escort the customer through a locked door to the sales floor, and then inform them of the possession limits specified in the law, which cap the amount of cannabis and cannabis products customers may purchase.

Point of Sale Experience

In accordance with all applicable rules and regulations, before an agent dispenses cannabis and completes a transaction, they will re-verify the purchaser's government-issued identification (ID) at the POS station, and will confirm the following: that it is a valid form of ID; the date of birth indicates they are of purchasing age; the expiration date is valid and has not passed; and the photo on the ID matches the physical person. At this

point, they will also offer any additional purchaser education or support materials that were not provided at reception or during the purchaser interaction. As the transaction is being completed, the dispensing agent will enter into the POS system his/her agent's identification number, the dispensing organization's identification number, the amount and type of cannabis or cannabis-infused product dispensed, and the date and time the cannabis was dispensed. The company's legal name will be on the packaging of any cannabis products sold. All transactions will be performed at a dispensary POS station; there will be no other modes of purchase, such as vending machines, drive-through windows, or home delivery. The checkout counter will separate the limited access area (where the customer is) from the restricted access area (where the budtender is).

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? *

Our dispensary has a spacious sales floor that covers more than 3,700 square feet, allowing ample room for our customers to shop comfortably. At all times that the dispensary is open we will assign a security guard to manage the crowd outside and ensure safety and order. We will also use stanchions and ropes to organize the queue and prevent any obstruction to the sidewalk. Our retail frontage spans over 40 feet, so we are confident that we can accommodate any potential lines without interfering with our neighboring businesses and access to residential apartments.

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

25 full time 5 part time with almost all being local residents

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

We have and will continue to make sure that most of our employees are from CB4 by posting jobs in local publications and websites.

What products does the applicant expect to carry? *

Cannabis related products authorized by OCM, flower, edibles, concentrates, vaporizers, tinctures.

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 do not accept telephone orders. All online orders are managed using COVA PoS system which will require immediate payment and Government ID on pick-up and delivery.

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. *

n/a

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


We don't intend or have a need to use any outdoor space since our location is over 3,700sq

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.

 Signed Lease Hu...

Please upload the site/floor plan for your business.

 245 Floor Plan B...

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. *

Jesse Bodine
District Manager
Manhattan Community Board 4

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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