



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

February 26th, 2024

Chris Alexander
Executive Director
NYS 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: Cannabis Dispensary at 862 Ninth Avenue - Cannadreams Inc

Manhattan Community Board 4 (“MCB4”) votes by 28 for, 8 against, 0 abstaining, and 0 present-not-eligible to recommend approval of the application of CAURD Licensee Cannadreams Inc (the “Applicant”) for an Adult-Use Retail Dispensary at 862 Ninth Avenue.


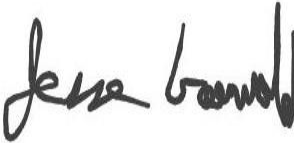

MCB4 votes to approve the Applicant despite its immense frustration with the continued proliferation of illegal smoke-shops and dispensaries in our district. Although MCB4 does not believe that those who have followed the law by waiting for a license, such as the Applicant, should be penalized for the illegal acts of others, it is becoming increasingly difficult to recommend approval on blocks already saturated with such illicit dispensaries. 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; and (c) contribute to New York’s tax revenue.

Cannadreams is 100%-owned by Mr. Jie Lin. MCB4 is encouraged by the Applicant’s prior business experience and compliance 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.

It should be noted that OCM already awarded this applicant the CAURD provisional license in April 2023, as well as proximity protection of 1,000 feet.

Notwithstanding the above, the Applicant agrees to the following stipulations:

- To operate the dispensary in accordance with the methods outlined in the applicant’s MCB4 Cannabis Task Force application (annexed hereto as Exhibit A).
- To provide a site plan for the retail dispensary.
- To meet with the owners of The Learning Experience (a pre-school care) that moved into a residential building (the Parc Vendome) diagonally across from the proposed site in December 2023.
- To reach out and personally meet with the block associations and community leaders who wrote in or attended the January 2024 meeting to express concerns.
- To return to MCB4 to present a detailed plan for the build-out of any future proposed consumption lounge in the basement BEFORE opening it, and accept any reasonable stipulations regarding the operations of the consumption lounge proposed by MCB4.

MCB4 District Office	MCB4 Cannabis Task Force	
<p>Signature:  Print: Jesse Bodine Date: 2/26/24</p>	<p>Signature:  Print: Jesse Greenwald Date: 2/26/24</p>	
Applicant		
<p>Signature:  Print: Jie Lin Date: 2/28/2024</p>		

Enclosure

CB4 Cannabis Licensing Applicant Questionnaire

Email *

cannadreamsnyc@gmail.com

Corporation Name *

Cannadreams Inc

*Doing Business As *

Cannadreams Inc

Address (or intended address) *

862 9th Ave, NY NY 10019

Attorney/Representative

Owner *

Jie Lin

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

Jie Lin 100%

Phone Number/Email Address *

917-721-1821 Cannadreamsnyc@gmail.com

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

862 9th ave Associates LLC - 862 9th ave NY NY 10019 -Stephan@tascorealty.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: *

Balsley Park

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. *

Jie possesses a deep understanding of emerging industries, demonstrating a keen ability to adapt to and adhere to industry standards and regulations. Jie's Entrepreneurial journey commenced in 2016 when he founded King Kong Vape , establishing a retail presence in White Plains, NY. King Kong Vape is a physical retail establishment dedicated to offering electronic cigarette products that are not only safe but also in full compliance with legal requirements, promoting both health and leisure. In 2017, He expanded his presence in Queens, NY with another location. Jie decided to take a bold step in 2018, When he fully immersed himself in the CBD (HEMP) industry by establishing a dedicated brick-and-mortar store in Manhattan, NY followed by another expansion in December 2019, just before the onset of the pandemic. Despite the challenging circumstances brought forth by the pandemic, his determination and hard work enabled him to keep all the locations open. This resilience and commitment to serving our customers are testaments for his ability to thrive in the face of adversity.

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

New York State Licensed CBD (HEMP) retailer

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

Jie possesses 8 years of expertise in nurturing and developing fledgling businesses from their very inception. He adopts a proactive and hands-on approach to overseeing daily operations. Jie's entrepreneurial spirit has been ingrained in him since his youth, as he comes from a family of successful business owners. His upbringing instilled in him the essential qualities of diligence and ambition, making him a natural achiever in the world of business. Jie is also a family man with 2 young boys that he's a role model to.

Operational Details

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

Bar Veloce - Wine Bar

What are the hours of operation M-F? *

10am - 10pm

What are the hours of operation Sat-Sun? *

Saturday 10am - 11pm Sunday 11am- 9pm

Please provide the applicant's detailed security plan. *

Alarms – including a back-up alarm

Duress/panic/holdup alarm at sales counter

Glass break sensors

Automatic Voice Dialer or Digital Dialer

Motion Detectors

Video Cameras with 24 Hour Recording

Ability to produce a still color photo at 9600dpi and date/time stamp

Failure Notification system – that provides an audible, text or visual notification of any failure in the surveillance system

Ability to remain operational during a power outage. Maintain all security equipment and recordings in a secure location.

Connected to an onsite NVR within a small locking cage

Perimeter around the facility will be illuminated.

Doors with pinless hinges

Secure network access

Cannabis vault

Walls and ceiling – framed with heavy gage metal studs and joists with 9-gage expanded metal mesh installed on the non-secure side of framing with tamper proof fasteners.

The expanded metal mesh shall be concealed by wall and ceiling finishes.

Doors assemblies – maximum duty ANSI/SDI A250.8 LEVEL 4 rated assemblies with handicapped accessible, cylindrical or mortise, Security Grade 1 locksets.

Floors over occupiable space shall provide equivalent barrier as required for walls and ceilings and concealed in the floor assembly. (Note: Vault Requirements may vary based on Local and Municipal law)

Windows

Exterior glazing systems shall meet all requirements of the current NYS/NYC Energy Conservation

Construction Codes and include laminated glazing treated with security film that will not allow the glazing to fall out when broken.

Glazing units to be set into mullion system that cannot be disassembled from the exterior.

Privacy screening, roll-down security gates, and use of ballistic glass may be required

Upon entering the dispensary our security guard will verify customers age with a ID scanner.

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 security team will inform customers to line up against the wall if needed,the line will start on W56th street side so we do not cause any disturbance to nearby businesses and pedestrians. We will use stanchions only if the crowd surpasses 20 people.

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

8 full time and 8 part time

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

We will post job listing posters outside of our premises during the construction phase and offer jobs to students from the local colleges whose 21 years old or older. We will offer onsite job workshops to interview candidates once we get close to opening our doors, so we can hire some staff from within the neighborhood.

What products does the applicant expect to carry? *

Flower, Prerolls, Tinctures, Edibles, Vapes, Topicals, and accessories

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)) *

Yes, we will accept online pickups and deliveries. We will check ID when the customer arrives at the store for pickup and when were doing deliveries outside the store we will have our delivery associate verify age by utilizing a ID scanner before releasing the order to the customer.

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.

Yes, we will offer on-site consumption to our exclusive members as a additional perk. We will utilize the basement as a consumption lounge with a maximum of 20 people at a time. We will have a security personnel enforce strict membership privileges and maintain proper body count of no more than 20 people, along with each member being limited to a 1 hour time limit. The space already has existing ventilation setup from the previous business, we will utilize the existing ventilation to make sure no lingering smoke or odor will be a issue to our neighbors or community.

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


No

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 Option to ...

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. *

Will research the local block associations; tenant associations, co-op boards or condo boards of residential buildings and start the process.

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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