



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

March 14th, 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: Wow Cool Store, LLC (Adult-Use Retail Dispensary at 146 10th Avenue, New York, NY 10011

Manhattan Community Board 4 (MCB4) at its regular scheduled meeting on March 6, 2024, by a vote of 33 In Favor, 2 Opposed, 1 Abstaining and 0 Present but Not Eligible to vote, voted to recommend **approval** of Wow Cool Store, LLC (the "Applicant") for an Adult-Use Retail Dispensary to be located at 146 10th Avenue, New York, NY 10011.



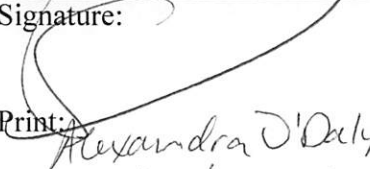
MCB4 votes to approve the Applicant in spite of its immense frustration with the continued proliferation of illegal smoke-shops and dispensaries in our district. Although MCB4 does not believe that those who have followed the law by waiting for a license, such as the Applicant, should be penalized for 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; (c) contribute to New York's tax revenue.

The applicant currently operates Gotham. NYC a legal dispensary at 3 E. Third Street, New York, NY 10003. In addition to the assortment of cannabis products, the store also offers a variety of lifestyle products from minority-owned businesses and hosts art and cultural events for the community. The applicant's presentation for its proposed dispensary location was detailed and professionally presented. Several community residents expressed support for this application, and there was no opposition.

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 operate the dispensary in accordance with OCM regulations.
- 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 District Office	MCB4 Cannabis Task Force	
Signature:  Print: Jesse Bodine Date: 3/14/24	Signature:  Print: Jesse Greenwald Date: 3/14/24	
Applicant		
Signature:  Print: Alexandra D'Daly Date: 3/15/2024		

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 *

joanne@solomonwilson.com

Corporation Name *

Wow Cool Store, LLC

*Doing Business As *

dispensary

Address (or intended address) *

146 Tenth Avenue

Attorney/Representative

Justin Singer/Mitch Kulick

Owner *

Wow Cool Store LLC

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

SW 2022 Trust, 49% ownership, Alexandra O'Daly 51% ownership

Phone Number/Email Address *

alex@solomonwilson.com

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

Jordan Vogel, Benchmark Realestate, Jordan@benchmarkrealestate.com, 212-431-0891

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: *

None

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. *

Gotham Caurd, up and running; Invested in over 150 start-ups, sits on the board of the High Line, Board Chair Public Housing Community Fund, has been building profitable businesses for decades

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

Gotham.nyc is the store that is already up and running at 3E3rd Street

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

We are hiring a diverse application pool, we pay over minimum wage, all full time people get full healthcare without having to buy into the system, there is a profit sharing pool for all employees

Operational Details

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

None

What are the hours of operation M-F? *

11-10

What are the hours of operation Sat-Sun? *

11-10

Please provide the applicant's detailed security plan. *

We have done this prior with the first store and will do the same thing again.

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? *

Hiring full time security to be on hand at all times.

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

20

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

We would be thrilled to hire people from CB4

What products does the applicant expect to carry? *

Cannabis products from NY State

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)) *

You can make purchases for pickup on our website.

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. *

n/a

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.

 146-150 10th Av...

Please upload the site/floor plan for your business.

Choose 

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. *

Condo Board of 397 W 12th Street

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

This content is neither created nor endorsed by Google.

Google Forms