



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

May 15, 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: 515 9th Ave – Harlem Equity Inc

Dear Mr. Alexander and Ms. Wright,

Manhattan Community Board 4 (“MCB4”) votes by 30 for, 6 against, 2 abstaining, and 0 present-not-eligible to recommend approval of the application of Harlem Equity Inc (the “Applicant”) for an Adult-Use Retail Dispensary at 515 9th Ave, New York, NY 10018.

MCB4 finds that the Applicant is responsible, professional, and highly knowledgeable about cannabis and all of the surrounding laws and regulations. Their presentation to us demonstrated extensive experience running dispensaries throughout California, including in locations with similar challenges to this one (said challenges discussed more below). Their stores have a very unique "Apple Store"-like layout, which appears promising in its ability to attract legal cannabis consumers and drive foot traffic. MCB4 believes the Applicant is sincerely interested in working with the community and striving to be an asset to the neighborhood.




This application was presented as a Social Justice Equity applicant. While the majority owner, Mr. Jay Brown was introduced and provided background, it was unclear of the role Mr. Brown would play in this business. MCB4 would like further clarity as this applicant continues to engage with the community on their proposed business.

As indicated by the MCB4 vote, the recommendation of approval was not without dissent. Significant concerns were raised regarding the high level of crime, primarily narcotics related, in the immediate vicinity of the proposed location, as well as the number of illegal smoke shops already present nearby. There are multiple illegal stores on that block alone, and dozens on the

9th Ave. corridor in Midtown Manhattan. Although the board ultimately voted in favor of the Applicant, it is becoming increasingly difficult to recommend approval on blocks already saturated with illicit dispensaries, and we note, once again, that it is imperative that State and City agencies significantly improve their enforcement efforts against illegal shops.

MCB4 recommends approval if and only if the Applicant agrees to the following stipulations:¹

- The Applicant will come before the board again prior to opening a consumption lounge
- The Applicant will conduct active outreach to the local Block Associations, Tenant groups, local businesses and community facilities in the surrounding area.
- 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: 5/15/24	Signature:  Print: Delores Rubin Date: 4/15/24	
Applicant		
Signature:  Print: Daniel Kang Date: 5/21/24		

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.

MCB4 Cannabis Licensee Application

Email *

kang.daniel@gmail.com

Corporation Name *

Harlem Equity Inc

*Doing Business As *

Ohana Cannabis

Address (or intended address) *

515 9th Avenue, New York, NY 10018

Attorney/Representative

Rob Fong

Owner *

Jay Brown

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

Jay Brown 51%, Seedstar Inc 49%

Phone Number/Email Address *

808-799-0943/kang.daniel@gmail.com

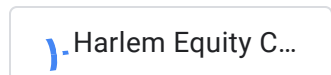
Application Type *

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

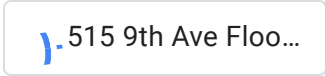
Does the Applicant have a fully executed lease? *

- 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.

 .515 9th Ave Floo...

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

Sol Chakalo, 718-757-6644, 410 Park Ave Suite 1630 New York, NY 10022, SolChakalo@gmail.com

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: *

No
.....

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. *

Option 1

If the location has residential units in the same building, please list both the method and date of when notice was provided to those residential units and can you confirm the residential units are aware of this application?

Entire list of Clinton/Hell's Kitchen Block Association/Tenant Association/Community /Groups via email on 4/17 with direct phone line provided

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

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. Please list all owned/operated businesses within Community District 4. *

10 years of retail cannabis operations in California. None in Community District 4

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

10 years of retail cannabis operations in California, currently 9 active locations across all major cities across the state.

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

Jay Brown is a native New Yorker and a small business owner in the Bronx

Operational Details

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

Spice, Kosher Restaurant


What are the hours of operation M-F? *

12pm - 8pm Sunday-Thursday

What are the hours of operation Sat-Sun? *

10am - 12am Friday/Saturday

Please upload applicants security plan or provide detailed description in the next response. *

 Security Manage...

Please provide the applicant's detailed security plan (if the plan was uploaded, enter "Uploaded") *

Further detailed security plan such as mapping out of the camera locations by our UL certified provider to be created during the build-out phase

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? *

We do not anticipate any issues with crowd control during general business operations as our space of 7,800 sq ft is large enough to handle a large influx of customers. During special holidays when there may be overflow, we will rope off a queue around the side of the property away from the sidewalk not to impede the general foot traffic in the area. Our security personnel will manage the queue and make sure no public pathways are blocked at all times. Our property has a parking lot attached to the property that our customers can use all year round.

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

Expect to initially employ 15 people full-time with plans to add additional employees depending on the needs of the business.

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

We are committed to local hiring ensuring our staff can relate to our customer base which helps us further integrate into the community that we serve. All of our recruiting efforts such as job advertisements and hiring of recruiters will be localized. We will reach out to the community group members anytime we have a job opening so they can make their respective blocks be aware or provide any direct references to us for various roles in the operation.

What products does the applicant expect to carry? *

All cannabis products including flower, concentrates, edibles, tinctures, topicals, and beverages. All our products will be professionally pre-packaged in a smell proof bag.

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)) *

Our dispatch services will take phone orders. To qualify for phone orders the person ordering must provide a copy of government identification. Only the person verified on the ID will be allowed to order or pick up any products.

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.

We will have a lower level area as a consumption lounge with staff dedicated to that floor at all times with a floor manager and consultants who can assist with any questions or needs of our customers. The capacity is 175 people and the space will have comfortable seating areas and tables throughout. The 15 foot ceilings will allow for second hand smoke to dissipate quicker than most buildings and we will install industrial air filtration systems trusted in casinos, hospitals, and airports to help keep the air clean at all times.

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

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