CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

December 9th, 2025

Susan Filburn
Chief Administrative Officer
NYS of Cannabis Management
Harriman State Office Building Campus 1220 Washington Ave.
Albany, NY 12207

Jessica Garcia
Chair
Cannabis Control Board
Harriman State Office Building Campus 1220 Washington Ave.
Albany, NY 12207

RE: 510 West 27th Street (10/11 Ave.) - Sunshine Operations

Dear Ms. Filburn and Ms. Garcia,

At its regularly scheduled monthly meeting on Wednesday, December 3rd, Manhattan Community Board 4 ("MCB4") voted, by a vote of 44 for, 0 against, 1 abstaining, and 2 present-not-eligible, to support the retail rollout of Sunshine Operations under their existing Cannabis Microbusiness License at 510 West 27th Street, New York, NY 10001.

Sunshine Operations is a licensed cannabis cultivator distributing chocolate, gummies and craft products in the basement of 510 West 27th Street. Sunshine Operations has a microbusiness license, which authorizes the limited cultivation, processing, distribution, delivery, and sale of the microbusiness' own adult-use cannabis and cannabis products. Sunshine Operations is owned and operated by Luke Attebury, who presented his business concept to MCB4 in March of 2025 and was granted a microbusiness license in July of 2025 by OCM. As Mr. Attebury's proof of concept is bearing fruit, Sunshine Operations is seeking add retail to their current operation of wholesale production of craft

cannabis products. The current space and proposed retail space one flight above the production area is in compliance with all OCM requirements. Sunshine Operations in this next phase of their business is looking to offer their own cultivated craft products in-store and online with delivery service available. Proposed hours of operation are 10AM to 10PM Monday through Sunday and while with their existing microbusiness license can add retail as of right, they are seeking community review and support. Attached is the Sunshine's completed MCB4 Cannabis Dispensary Application.

Sunshine Operations has demonstrated a strong understanding of the complexity of OCM regulations and as a current business already at this location, has direct ties to the neighborhood. MCB4 supports the retail addition of this existing neighborhood business and appreciates Mr. Attebury's commitment to the community.

Sincerely,

Jessica Chait
Chair
Manhattan Community Board 4

Delores Rubin
Chair
Cannabis Task Force.

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District Manager

District Manager

Manhattan Community Board 4
Cannabis Licensee Application

(last updated September 2025)

Section A: Applicant(s) Information/Background	
Applicant Name: Luke Attebery	**Phone# & Email: 845-596-7102 , luke.attebery@gmail.com**
Corporate Name: Sunshine Operations LLC	**Doing Business As (DBA): Sunshine Operations**
Location Address: 510 W. 27th street, New York, NY 10001	**Attorney/Representative name and contact:** **Jeffrey Hoffman,** info@420jurist.com

Please list all individuals and entities with financial interest and percentage of ownership.

I, Luke Attebery, have funded and retained 100% ownership of Sunshine Operations.

Does the applicant(s) have previous experience in the cannabis industry, please describe.

Yes, for five years I worked as a Manhattan delivery courier in the traditional market where I developed deep knowledge of the plant and the industry. More recently, I served as a consultant and helped build out a medically licensed retail store in Washington, DC at 610 H Street NE. I also assisted in building two I-71 compliant stores in Washington, DC, which gave me hands-on experience successfully navigating strict compliance regulations.

Please provide a brief overview of previous business experience and list owned/ operated businesses within Community District 4.

I owned and maintained an art and clothing e-commerce retail operation in the same building at 510 West 27th Street for 5 years between 2015-2020 which gave me significant knowledge of and a love for the neighborhood.

Does the applicant(s) have any connection to Community District 4?

I had visited numerous CB4 meetings throughout 2014-present but I have no direct connections with the board.

Section B: Application and Site Compliance

Application Type :	Applicant Priority:
___ Adult-Use Retail Dispensary ___ Adult-Use Retail Dispensary & Consumption Facility _X_ Microbusiness ___ Registered Organization	___ Social & Economic Equity Applicant ___ CAURD Licensee or Applicant ___ ___ Other (please list):

Has the applicant filed with the CCB/OCM? If yes, what is your Lottery Number?

Yes, my license was approved in July and my license number is:

OCMMICR-25-000281

Pursuant to Sec. 119.1 of the Adult-Use Cannabis Regulations, please indicate with <u>your initials</u> that the applicant confirmed that the proposed location is:

_LA__ **NOT on the same road or within 200 ft. of a building used exclusively as a house of worship.**	_LA__ **NOT on the same road or within 500 ft of the entrance to a building occupied exclusively as a school.**
_LA__ **NOT on the same road or within 500 ft of a structure and its grounds occupied exclusively as a public youth facility.**	

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 drug treatment facilities or harm reduction facilities to my knowledge. Chelsea Park between 10th and 11th ave is likely within 1000ft.

Section C: <u>Operational Details</u>

Property Owner and contact information:	**Please state the name and type of business at this location previously. MJ CAHN CO TEXTILES**
Daniel Cahn, woolens@gmail.com, (212) 563-7292	

Name(s) and contact information of on-site manager(s) if other than the applicant(s). **Daniel Cahn, woolens@gmail.com,** (212) 563-7292	**Proposed hours of operation Monday-Friday and Saturday & Sunday:** **10am-10pm 7 days/week**
How many employees will be on-site during business hours? **3-4**	**Briefly list the products the applicant will be selling?** **We will be selling our artisanal chocolates, dragées, various gummies, indoor grown flower products all grown and processed locally in the building.**
What is the applicant's hiring plan and training program? **I already have a production team familiar with the area from which I will pull from for help with retail and deliveries. The store's training program will be supported with extensive Standardized Operating Procedures which I have extensive knowledge of due to my Medically Licensed store buildouts in Washington DC.**	
Will the applicant accept online/telephone orders and how will the applicant verify that the purchaser is 21 years of age? **We will accept in store and online orders through the DUTCHIE point of sales system which has integrated ID Verification. Which I also have extensive experience setting up and operating**	

Will the applicant operate a delivery service? If yes, please explain the method of delivery. **Yes, using Dutchie's POS system alongside Onfleet's cannabis delivery service software. Depending on New York regulations at launch, we plan to use bike messengers or cars.**
If this dispensary includes or plans to include on-site consumption, describe how it will be managed regarding environmental monitoring and personnel training. **My license does not allow for on-site consumption at this time.**
Does the applicant plan to use any outdoor space, if so how? **No plans to use outdoor space at this time.**
Section D: Community Outreach and Notifications
Please list block/tenant associations, co-op/condo boards, residents of the building, and community groups that you have engaged with about this application. **I have sent an introductory email to Jesse's provided Block Association List. There are no residents in the building as it is a warehouse.**

Will the applicant inform the community board of its job openings and provide a hyperlink to its jobs webpage? Yes I will within a timely manner upon request.	**Will the applicant commit to providing a phone number that will be made available to neighbors for complaints that may arise?** **Absolutely**

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

I have spent over a decade working at 510 west 27th street. I believe the products we make and will sell, as well as the low profile aesthetic of this store, will tastefully honor the art and energy of the neighborhood and a letter of recommendation to give the OCM would be very greatly appreciated.

Thank you for your time and consideration.

Continued: