CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR
tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

November 17, 2025

Felicia A. B. Reid
Acting Executive Director
NYS of Cannabis Management
Harriman State Office Building Campus
1220 Washington Ave. Albany, NY 12207

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

Re: 317 10th Avenue (btw W. 28th & W. 29th Streets) – Cannaisseur NY LLC

Dear Ms. Reid and Ms. Wright,

Manhattan Community Board 4 ("MCB4"), at its Full Board meeting on **November 5, 2025**, voted, by a vote of 40 in favor, 2 opposed, 2 abstaining, and 1 present-not-eligible, to **recommend approval** of the application of **Cannaisseur NY LLC** for an **Adult-Use Retail Dispensary License** at **317 10th Avenue, New York, NY 10001**, subject to the stipulations outlined below.

Cannaisseur NY LLC is a **Social and Economic Equity applicant** led by **Terran Cooper**, a seasoned professional with extensive experience in New York State's evolving cannabis industry. Mr. Cooper brings a wealth of cannabis knowledge to this endeavor, having worked as a **Regulatory Consultant** for numerous adult-use cannabis operators across New York and beyond. His professional background includes helping dispensaries navigate compliance, develop standard operating procedures, implement security and site plans, and prepare for changing regulations. In addition to his consultancy, Mr. Cooper has authored cannabis-related publications and actively contributed to regulatory discussions supporting equitable participation within the industry.

The applicant proposes to operate a dispensary with hours of **8:00 a.m. – 11:00 p.m. Monday through Friday** and **8:00 a.m. – 12:00 a.m. Saturday and Sunday**. The business anticipates employing **5–10 full-time staff** and has committed to **local hiring initiatives**, including working with the community board and neighborhood organizations to share job postings. The applicant will utilize pre-order and queue management systems to minimize sidewalk congestion and maintain an orderly customer flow.

The proposed site complies with OCM's distance requirements from schools and houses of worship. The applicant has indicated that **Chelsea Park** is nearby but does not anticipate adverse impacts related to the park's operations. The previous tenant in this space was reportedly an illicit smoke shop with no affiliation to the applicant.

MCB4 acknowledges the applicant's commitment to transparency and community engagement. Mr. Cooper has pledged to share his personal contact information with nearby residents, respond promptly to concerns, and maintain open communication with local block associations and other stakeholders.

Accordingly, MCB4 recommends approval **if and only if** the applicant agrees to the following stipulations:

1. **Community Engagement:** The applicant will maintain active communication with local block associations, tenant organizations, and community stakeholders to address issues if and when they arise.
2. **Operational Compliance:** The applicant will operate the dispensary in accordance with the methods and practices described in their submitted MCB4 Cannabis Task Force application.
3. **Transparency:** The applicant will inform MCB4 of any job openings and provide links or contacts for community residents to apply.

MCB4 appreciates the applicant's demonstrated knowledge, professionalism, and proactive engagement with regulatory and community processes. We are confident that, under these stipulations, Cannaisseur NY LLC will be a responsible and positive addition to our district.

MCB4 District Office	**MCB4 Cannabis Task Force**	**Date**
Signature: Jesse Bodine Print: Jesse Bodine	Signature: Print: Delores Rubin	Date: 1 1 / 1 4 / 2 5 Date: 11/14/25
Applicant		
Print: Terran Cooper Signature: Terran Cooper		Date: 11/14/25

Sincerely,

Jessica Chait
Chair
Manhattan Community Board 4

Delores Rubin
Chair
Cannabis Task Force

MCB4 Cannabis Licensee Application

Email *

Cannaisseurllc@gmail.com

Corporation Name *

Cannaisseur NY LLC

*Doing Business As *

(To be determined)

Address (or intended address) *

317 10th Ave, New York 10001

Attorney/Representative

Andrew Cooper, Esq., LL.M

Owner *

Terran Cooper

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

Terran Cooper - 100% Owner

Phone Number/Email Address *

5163023660 / cannaisseurllc@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.

Option to Lease (...

Add file

Please upload the Site & Security plans for your business.

Security Plan an...

Add file

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

PRADERA REALTY C/O: Assaf Amethys / 917-515-2898 / 5 West 37th Street, 12th Floor, New York, NY 10018 / amethyscity@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: *

Chelsea Park

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?

In the past, we generally notify residents of the pending application along with the date of the Community Board Meeting to consider the application so that they have the opportunity to attend and voice their opinion. If, however, it is the Board's desire that we notify the residents of the application prior to having a meeting date, we will endeavor to do so next week and will report back to advise of both the method and date notice was 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. *

Applicant has worked with a variety of adult-use cannabis dispensaries starting with the application process to becoming operational and in various related capacities. This includes working with Common Culture, an operational consultant who provides support in managing and operationalizing dispensaries. Work projects include Kaya Bliss, Freshly Baked NYC, and others. While I have no business ownership within Community District 4, my father used to tell me stories about his weekly visits to the Empire Diner to visit his aunt (my great aunt) who worked there for many years. Consequently, it became one of our favorite areas of Manhattan and was one of the few areas in NYC that I was at all familiar with growing up.

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

I am a Regulatory Consultant for adult-use cannabis businesses on all verticals and worked to operationalize adult-use retail dispensaries. This includes developing floor plans, site & security plans, SOPs, and training, as well as implementation. I am also employed by a Law Firm working in their cannabis practice group.

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

Terran Cooper holds a Bachelor of Science in Architecture and has worked for most of a decade in the legal industry. Terran worked as a paralegal serving corporate and intellectual property clients prior to his full-time dedication to the cannabis industry five years ago.

Since that time, Terran has worked as a Regulatory Consultant, ensuring adult-use cannabis operators, primarily dispensaries, maintained compliance. Terran frequently advises on and provides in-depth analysis in connection with the NYS adult-use cannabis regulations, which are constantly changing. Terran pro-actively reviews pending regulatory changes to inform clients of anticipated operational changes, so that they may stay ahead of the curve. Terran serves as a regulatory consultant for dozens of adult-use licensees, including adult-use retail dispensaries across New York.

Terran is a prolific author and regularly publishes cannabis related works, including a cannabis business focused textbook, offering guidance for the New York State cannabis industry. He has helped shape several cannabis dispensaries, businesses, and brands in NYS and beyond.

Terran has also helped inform the evolution of the NYS cannabis industry, by providing comment on anticipated regulations and assisting the Office of Cannabis Management in support of social and economic equity applicants and licensees, including those from communities disproportionately impacted by the war on drugs.

Operational Details

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

I believe it was an illicit smoke shop (with no affiliation to us).

What are the hours of operation M-F? *

8AM-11PM

What are the hours of operation Sat-Sun? *

8AM-12AM

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

Security Plan for ...

Add file

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

Uploaded.

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? *

Minimal. We will employ pre-ordering and queue less waiting systems to reduce traffic, combined with stanchions and ropes as necessary.

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

5-10 full-time or FTEs (3-4 at any given shift)

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

Applicant plans to implement local outreach initiatives to hire locally, including local job postings and working with the community board and other community organizations.

What products does the applicant expect to carry? *

A variety of adult-use cannabis products. However, since we have a relatively small footprint, we will probably not have as many brands or SKUs as some other dispensaries.

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, by verbal verification of age compliance and an additional identification check before completion of the order.

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. *

No

Is the entrance of the store ADA compliant?

- ○ Yes
- ◉ No

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