



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - mn03@cb.nyc.gov

Paul Rangel, Board Chair

Susan Stetzer, District Manager

Cannabis Questionnaire

A. Applicant Information

- Name of nonprofit applicant (corporation name and dba) Mighty Lucky Inc.
(formerly Mighty Lucky LLC) _____
- Address, email, telephone number 100 Jay Street, unit 19j Brooklyn, NY 11201
beau@mighty-lucky.com | 646.232.5206
- Type of License, License number, OCM Application Number OCMCAURD-2022-000329
Provisional CAURD Retail Dispensary License
- All partners with percentage of partnership Bernard Allulli Jr. with 100% ownership
- Historical relationship to social and economic inequity for each partner NA
- Responsibilities of each partner to the business Bernard Allulli Jr, Founder & CEO
- Name and Contact of Applicant's Representative Robert DiPisa, cannabis legal and real estate advisor at Cole Schotz
201.489.3000

B. Information for Proposed Location

- Proposed location address 259 Bowery
- Zoning for location Commercial retail, Zoning district C6-1
- Certificate of Occupancy and number of people allowed COO #101810453, 70 persons permitted

Above 259 Bowery are 5 loft

4. Describe residences and businesses above and both sides of proposed location _____
condo units. Both sides are commerical properties (The south side is an art gallery and the north is a restaurant

supply retail)

Premier Equities, 1151 Broadway, NY NY

5. Landlord: name, address, phone number _____
David Jacobi: 212.421.3634

NA

6. Relationship of nonprofit and/or partners to landlord _____

C. Method of Operation

Sun-Wed: 10am-8pm, Thurs-Sat: 10am-9pm

1. What are your proposed hours of operation? _____

We will follow the guidelines suggested by the

2. How will you manage the sidewalk, vehicular traffic? _____
community board and the OCM, proposing stanchions, clear signage and reservations

3. Do you plan to use velvet ropes? Yes No Façade: open or closed

Windows that open? Yes No

4. What measures will be taken to ensure that customers do not smoke outside in areas that would cause smoke
to enter apartments or businesses above and nearby? _____
Our reception and security will be trained to walk
the line and enforce all rules put forward by the community board

5. Will you have any events, entertainment, parties, music, amplified sound of any type? Yes No

6. If so, number per month, hours, sidewalk management plans for events? _____

7. Will you agree to have all doors and windows closed when there is amplified sound within business so that
neighbors will not be impacted? Yes No

We will adhere to the strict rules & regulations under the OCM retail

8. Describe planned security for inside and outside _____
guidance. Secured doors and key card entry and cameras from every angle + security guard at entrance

9. Will you be willing to meet with LESEN, the Lower East Side workforce development network to help identify
local residents who meet criteria for staffing the business? Yes No



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

Previous DBA:

License Number: OCM CAURD - 2022 - 000329

Applicant Name: Bernard Allulli Jr

Phone Number: 6462325206

Email Address: beau@thehiveclubnyc.com

Rec'd By Community Board 3, Man

AUG 22 2023

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Bernard Allulli

of (dba) Mighty Lucky Inc

have obtained a provisional license from the Cannabis Control Board and intend to file an application for full licensure with the Office of Cannabis Management to open a

- retail dispensary
- on-site consumption business

in (county name) New York County. This business, once the license is approved, shall be located at:

Address Line 1: 259 Bowery Street

Address Line 2:

City: New York

Zip code: 10002

The mailing address is (if different from business location):

Address Line 1: 100 jay street

Address Line 2: 19j

City/Town/Village: Brooklyn

State: NY Zip code: 11201

(As applicable, name of business if different from above) has Pillsbury Winthrop Shaw Pittman
retained the legal services of (attorney or representative)

Name: Daniel Budofsky

Address Line 1: 31 west 52nd street

Address Line 2: _____

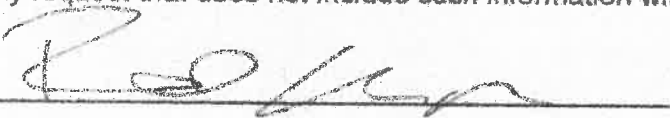
City/Town/Village: New York

State: NY Zip code: 10019

Telephone with area code: (212) 858-1219

If you would like to express an opinion to the Cannabis Control Board please respond to this notification within 30 days by emailing an attached opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If you would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if you have any comments, concerns, or questions, please reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Extension Request – [Insert your municipality name here]" in the subject line. Please be sure to provide proof of the date of receipt of the Notification to Municipalities that you wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed 

Today's date: 7/18/23

Print Bernard Allulli Jr