



# 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

Tareake Dorill, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Cannabis License Application Questionnaire

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

The following items package are due by date listed in your email invitation:

- Questionnaire (below)
- Executed lease for the proposed location
- Community Impact Plan (see page 5)

### GENERAL INFORMATION

1. Type of License:

- Adult-Use Retail Dispensary
- Micro-business (with retail)

2. Entity Name: HAPPY123NYC, LLC OCMCAURD-2022-000816

3. Trade Name ("Doing Business As"): TBD

### LOCATION INFORMATION

4. Address (including the floor location or room number, if applicable):

47 3rd Avenue New York, NY 10003

Cross streets: 3rd Avenue & 10th Street

5. Does the business, or has the business, ever sold cannabis products at this location?

- Yes
- No

6. Are there any buildings with the primary functions of a **church, synagogue, or other places of worship** on the same road and within 200-feet of this location?

- Yes
- No

7. Are there grounds occupied exclusively by a **school** on the same road and within 500-feet of this location?

- Yes
- No

8. Are there any **other retail dispensary or microbusiness retail** locations within 1,000 ft of this location?

- Yes
- No

9. If the establishment is a **transfer or previously licensed premises**, what is the name of the old establishment, and what is its registration or license number?

Name: NA

Registration or License Number: NA

### PROPOSED BUSINESS

10. Please provide a brief description of the types of products/services (to be) provided at the physical location, including which products will be sold onsite and which will be available for delivery, if applicable.

On site:

Cannabis Flower, Cannabis Vape Products, Cannabis Concentrates, Cannabis Edibles, Cannabis Topicals, Cannabis Oral Products, Cannabis Hardware, Merch

Delivery:

Cannabis Flower, Cannabis Vape Products, Cannabis Concentrates, Cannabis Edibles, Cannabis Topicals, Cannabis Oral Products, Cannabis Hardware, Merch

11. 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?

No consumption is permitted on premises at licensed Adult-Use Retail Dispensary and all staff will be trained to transmit this message to customers. Also signage.

12. How many **cannabis events** will you be hosting per year? \_\_\_\_\_

If law allows, I'd be interested in participating in Cannabis Growers Showcase to allow growers to showcase their product. If there was an opportunity to have a fundraising event for a good cause.

13. Would you commit to playing music at background levels only?

- Yes
- No

14. Would you be willing to meet with the Lower East Side Employment Network (LESEN) to help identify local residents who meet your criteria for staffing the proposed business?

- Yes Have reached out to LESEN
- No

15. What are the total hours you will be open each week? \_\_\_\_\_ (Will be operated within the hours set forth by OCM and demand TBD)

16. What are your proposed hours?

- Sundays: TBD
- Mondays: TBD
- Tuesdays: TBD
- Wednesdays: TBD
- Thursdays: TBD
- Fridays: TBD
- Saturdays: TBD

**APPLICANT/LICENSEE REPRESENTATIVE INFORMATION**

17. Applicant Full Name: Sean Maguire

18. Attorney/Representative Full Name: Peyton Pipes

19. Attorney/Representative Address: peytonpipes1@gmail.com

20. Attorney/Representative Address Phone Number: 850-630-4676

21. How many cannabis licenses does the applicant currently hold? 0

22. Has the applicant completed any workforce or training programs offered by OCM? If yes, which ones?

Yes, "Road Map to Adult Use Cannabis" and "Rules of the Road" offered by OCM

---

Various zoom meetings over the last year: This is Our Dream, New York Cannabis Retail Association, &

---

Weekly CANY CAURD Conversations meeting

---

23. If the applicant has an existing business at this location, have they ever received a **violation at this location**?

Yes

No

24. Has the applicant received a **violation for selling unlicensed cannabis** in last 3 years?

Yes

No

## REQUIRED ATTACHMENT GUIDANCE

**Community Impact Plan:** Please share your community impact plan, including the applicant's proposed strategy for community engagement, as an attachment. You should address the following points:

- Identify the community or communities and individuals disproportionately impacted that the applicant or licensee plans to benefit
- Include a description of:
  - the benefits that the applicant or licensee will provide to the community or individuals disproportionately impacted, including, but not limited to, workforce opportunities, community resources, education, and other community building programs
  - the scale or size of the disproportionately impacted target beneficiaries; and
  - the plan for implementation, including, but not limited to, actions, activities and engagements that will be performed by the applicant or licensee and frequency of engagement with the community or individuals disproportionately impacted
- Detail a demonstrated need of the proposed benefit to the community and individuals disproportionately impacted, including, but not limited to, economic and social impact
- Include identifiable resources the applicant or licensee will use to execute the community impact plan, including, but not limited to:
  - by written agreement, a demonstrable partnership or relationship with a community-based organization or other association
  - estimated expenses, if any, the applicant or licensee will incur to execute the community impact plan and its activities
  - the applicant's or licensee's demonstrated ability, knowledge, expertise or experience
  - any other information or documentation evidencing community engagement.
- Include a description of the applicant's or licensee's strategy to measure, track, and record the performance and execution of the community impact plan that identifies qualitative and quantitative metrics, and includes frequency of tracking such metrics

HAPPY123NYC, LLC  
OCMCAURD-2022-000816

Community Impact Plan (work in progress):

HAPPY123NYC, LLC has been in discussions with Columbia University's Center for Justice.

The Center for Justice is committed to ending mass incarceration and criminalization, and advancing alternative approaches to justice and safety through education, research, and policy change. Its mission is to help transform the approaches to justice from being driven by punishment and retribution to being centered on prevention and healing. The Center is interdisciplinary and works in partnership with schools, departments, centers and institutes across Columbia, other universities, government agencies, community organizations, advocates and those directly affected by the criminal justice system.

We have been working with The Center for Justice's Co-Founder/Co-Director, Cheryl Wilkins, to identify ways HAPPY123NYC, LLC and potentially other dispensary locations can have the most impact and serve communities and individuals disproportionately impacted.

I have also recently been in contact with LESEN/Henry Street Settlement to open up conversations about staffing resources.

For the past 10 years, through another one of my businesses, I have been actively managing fundraisers around the Country for a National 501(c)3 nonprofit called Kids Fit Foundation. Fit Kids is a non-profit that provides structured physical activity programs for underserved children to build the foundation for a healthy life. I have detailed documentation of past activities with Kids Fit Foundation.