



# 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

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## Cannabis Questionnaire

### A. Applicant Information

1. Name of nonprofit applicant (corporation name and dba) Just Buds LLC

2. Address, email, telephone number 10-14 Doyers Street NY NY 10013  
randy.chang888@gmail.com 347-453-3994

3. Type of License, License number, OCM Application Number OCM RETL- 2023- 002102

4. All partners with percentage of partnership Randy Chang 100%

5. Historical relationship to social and economic inequity for each partner Minority (Asian) applicant

6. Responsibilities of each partner to the business CEO and President

7. Name and Contact of Applicant's Representative Randy Chang

### B. Information for Proposed Location

1. Proposed location address 10-14 Doyers Street New York NY 10013

2. Zoning for location C6-1

3. Certificate of Occupancy and number of people allowed permitted use groups 1-12 (assembly A)

4. Describe residences and businesses above and both sides of proposed location \_\_\_\_\_  
 gift shop, barber, US Post Office and 2nd floor residential unit in the building will not be  
 rented out
- 
5. Landlord: name, address, phone number \_\_\_\_\_  
 10 Doyers LLC  
 10-14 Doyers Street NY NY 10013 347-453-3994
- 
6. Relationship of nonprofit and/or partners to landlord \_\_\_\_\_  
 I am part owner of the building and CEO/owner of applicant
- 

**C. Method of Operation**

1. What are your proposed hours of operation? \_\_\_\_\_  
 M-F 10am-8pm Sat/Sun 10am-10pm
- 
2. How will you manage the sidewalk, vehicular traffic? \_\_\_\_\_  
 Doyers Street is not accessible to vehicular traffic  
 Pedestrian traffic managed by security guard
- 
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? \_\_\_\_\_  
 Security guard
- 
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? \_\_\_\_\_  
 n/a
- 
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
8. Describe planned security for inside and outside \_\_\_\_\_  
 Security guard
- 
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

### *Introduction:*

Just Buds LLC, a prospective retail dispensary, is dedicated to becoming an integral and community-focused establishment in the heart of Chinatown, New York. Randy Chang the CEO and principal is a distinguished lawyer, real estate developer, investor and entrepreneur who not only brings his legal acumen and vast business experience to this venture but also has an intrinsic understanding of Chinatown. He grew up in Confucius Plaza the place where his parents still reside and graduated from PS 124. He spent summers as a camp counselor at the Chinatown YMCA and volunteered at the Chinatown Manpower Project. By acknowledging the concerns surrounding dispensaries in our communities he is committed to working with community leaders and organizations to educate, operate and address those issues and minimize any potential impacts on the community.

### *Small Size, Big Commitment:*

Just Buds takes pride in its modest 350-square-foot space, emphasizing our commitment to unobtrusive operations. Tucked away on Doyers Street, our dispensary is strategically positioned to be discreet and not visible from Bowery Street nor Division Street. Being secluded from religious institutions and carefully distanced from schools like PS 124 and Transfiguration, Just Buds aims to operate with minimal impact on these essential community spaces. Doyers Street is already a destination for tourists and has a bustling nightlife scene. Several popular bars and trendy lounges are located on that block highlighted by the famed speakeasy Apotheke and historical but stylish Chinese Tuxedo. Just Buds looks to seamlessly integrate itself into that experience drawing from the same existing customer base.

Just Buds is dedicated to community engagement and education. We pledge active participation in local events, support for cultural initiatives, and the provision of educational resources about cannabis. Just Buds will aim to educate the consumer on some of the benefits of cannabis usage and help remove some of the centuries old stigmas attached to drug use especially in Asian cultures. Along with promoting the widely accepted medicinal benefits of cannabis Just Buds wants to emphasize that by purchasing cannabis from licensed retailers you are insured that the consumer is getting a safe product that has been grown and distributed under the strict supervision of NYS protecting the health and well-being of the community.



Just Buds is also committed to training and hiring staff right from the community with a focus on exploring programs that offer people convicted of low level drug crimes a second chance. Just Buds will pride itself on community engagement and building a workforce together.

#### *Impact on Quality of Life Issues:*

Operating strictly as a retail establishment there will be minimal impact on the quality of life of our surrounding neighbors. Due to its small size we won't have the ability to host large events or gatherings. There will be no loud music or any other disturbances. Loitering concerns will be minimized by employing in store security personnel who will maintain crowd control and manage customer entry and exit. On premise consumption will not be allowed reducing any odors emanating from the retail location into other businesses and residences. Also, Just Buds will not showcase a myriad of drug paraphernalia, bongs, hookahs and other accessories commonly sold at unlicensed shops. True to its name Just Buds will be a quick convenient no frills place to purchase regulated, inspected, safe legal cannabis. Randy Chang was a former member of the NYPD and prioritizes the safety of his employees, customers and neighbors.

#### *Impact on Youth:*

Just Buds recognizes that there is an important responsibility in protecting children and young adults from drug use. Just Buds will have a zero tolerance policy for any sales to minors. Pursuant to NYS law a person must be 21 years old and above to purchase recreational cannabis. Just Buds will vigorously check customer's identification to verify age and to make sure customers are of legal age to purchase cannabis. We are keenly aware that there are schools nearby and that we must be vigilant and proactive at all times about the enforcement of these policies in order to protect these groups that are vulnerable to drug abuse and addiction.

#### *Conclusion:*

Just Buds LLC is not just a retail dispensary; it's a commitment to harmony, respect, and community well-being. Through the dedication of our partners, our small-scale operations, our strategic location, and our collaborations with local organizations, we aim to contribute positively to Chinatown, enriching its cultural tapestry and fostering a relationship built on trust and mutual respect.