



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

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: Cream Luxuries Astoria Inc.

3. Trade Name ("Doing Business As"): Cream Inc.

LOCATION INFORMATION

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

5 Division St. 10002 • ground floor

Cross streets: Bowery & Market

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: N/A

Registration or License Number: _____

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.

Cream will offer lab-tested inventory from licensed NYS cultivators and manufacturers, and ancillary products for adults 21+, including flower, pre-rolls, edibles, tinctures, topicals, and safety lock boxes. Delivery will be available during retail hours only, by foot within a limited local area (boundaries TBD). No e-bikes or vehicles will be used.

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?

As part of the exit package, staff and security will remind customers that smoking is prohibited in front of the store, and in all NYC parks. They will also encourage patrons to keep noise levels reasonable while waiting, entering, or exiting. Scheduled pick-ups will help reduce loitering and congestion both inside and outside the store.

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

Aside from our opening event, we will hold infrequent small-scale educational and community events with a focus on wellness. Possibly, six/year.

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 - We have already contacted them.

☐ No

15. What are the total hours you will be open each week? 84

16. What are your proposed hours? 12:00 PM-12:00 AM Monday-Sunday

(may be adjusted based on community feedback, CB guidance or necessity)

APPLICANT/LICENSEE REPRESENTATIVE INFORMATION

17. Applicant Full Name: Jessica Wai

18. Attorney/Representative Full Name: Purple Ocean Agency & HCC

19. Attorney/Representative Address: sarah@purpleoceanagency.com, hello@highline-consultants.com

20. Attorney/Representative Address Phone Number: previously shared w/ CB3 office

21. How many cannabis licenses does the applicant currently hold? 1

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

Responsible Workforce Training (RWT). We have also participated in multiple legal cannabis events across NYC.

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:

Our family has owned this building for nearly 60 years. We've lived, worked, and raised our children in this community - and watched the neighborhood change.

We were granted a conditional license through New York State's Social and Economic Equity (SEE) program. This isn't a real estate play or an outside investment. We're a local, Asian American family with deep roots, committed to building something that reflects and respects the community we're part of.

Chinatown has weathered many challenges - gentrification, displacement, and economic and societal pressures that have pushed out long-standing businesses. Too often, new businesses use the name of Chinatown to sell an image, without contributing to the people who live and work here. We're doing the opposite.

To that end, we're in active conversations with multiple local organizations, groups and community leaders to shape a comprehensive, community-driven give-back plan. We will listen, learn, and support efforts that already exist - so what we're building benefits that positively impact our whole community.