



Chairperson, Martha Taylor

The City of New York
Borough of Queens

Community Board 8

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District Manager, Marie Adam-Ovide

Cannabis/Liquor License Committee Meeting

Date: Tuesday, November 18, 2025
Time: 7:30 p.m.
Place: Community Board 8 Office
197-15 Hillside Avenue
Hollis, NY 11423

Michael Hannibal, *Cannabis/Liquor License Committee Chair*

Board Members: Edward Chung, Marva Dudley, James Gallagher, Jr., Alan Ong and Douglas Sherman
Members Absent: Maria DeInnocentiis, Caitlin Marziliano, David Mordukhaev, and Aliyah Salim
Excused Absence: Douglas Sherman
Also in attendance: Hiieshkumar Patel, Sam Park, Akram Saedi, Kevin Ferrelis and Marie Adam-Ovide, District Manager

Liquor License Committee Chair Michael Hannibal called this meeting to order at 7:33 p.m.

Shambhu 7902 Inc.
79-02 Parsons Bvd., Flushing, NY 11365.

Purpose:

The applicant is here to notify the Community Board of their application for the change of class from Off-premise to On-premise Bee License.

Committee Chair Michael Hannibal – Is this a Beer and Cider License?
Hiieshkumar Patel, representing Shambhu 7902 Inc.

Answer: We are already selling beer. We are changing to a Beer On-Premise so they can consume the beer in place. No hard liquor.

District Manager Marie Adam Ovide – To clarify, they already have an Off-Premise beer License, they are changing it to an On-Premise license.

Committee Chair Hannibal as everyone including all Board Members, staff and others present to introduce themselves.

Committee Chair Hannibal We have already established this is an eating and drinking establishment. What is the size? Do you have a certificate of occupancy?

Mr. Patel submitted a copy of the C of O for the record.

Committee Chair Hannibal What is the occupancy level?

Hiteshkumar Patel, representing Shambhu 7902 Inc.

Answer: Under 73

Committee Chair Hannibal You are under the limit. A Place of Assembly permit is not necessary. What are the hours of operation?

Answer: We are open 24/7.

Committee Chair Hannibal How do you handle underage drinking? What is the demographic/age group that you serve?

Answer: We have more of an adult clientele. If anyone appears to be under 40 years old, we ask for I. D. I have been in business for long enough and we have never had any violations.

Committee Chair Hannibal Do you have security?

Answer: *We do not have a security guard. After midnight, we close the door and they must be buzzed in. My staff takes care of all the stuff. I also have a real I.D. scanner.*

Committee Chair Hannibal – How many cameras do you have?

Answer: *We have 18 cameras altogether - inside and outside.*

Committee Chair Hannibal – You said that you are open 24/7, you must be very clear on how to keep it clean outside?

Answer: *Nighttime and daytime crews whenever they clock in, they go outside and clean-up.*

Alan Ong - Currently it is a deli. Is it a waiter or waitress serving or do you just get food and go sitdown?

Answer: *Currently, I do not have a waiter or waitress service. You just come to the deli, order; then if you want to consume it then you bring it to the table.*

Marva Dudley - I am familiar with your store. I am a little confused since you sell beer there.

Answer: We do sell beer. It is mainly to get “quick draw” to the premises. For this, I need to have an On-premises Beer License. I am not trying to open a bar.

Edward Chung - What kind of food are you selling? How long have you been in business?

Answer: Deli sandwiches, burgers, fries, etc. I have been doing this for 15 years.

Any issues with the neighbors?

Answer:No.

James Gallagher, Jr. – Having 18 cameras is fantastic. Does the 200-Foot Rule apply to this?

Michael Hannibal – There were some concerns about the 200-Foot Rule. We looked it up and it does not seem to apply to your establishment.

DM Adam-Ovide stated that since there were some concerns with the 200-Foot Rule, she read aloud the regulations.

Michael Hannibal – Do I have a motion to accept?

So moved by Alan Ong, seconded by Edward Chung. Members voted unanimously in favor, with no abstentions

Members who voted in favor: Edward Chung, Marva Dudley, James Gallagher, Jr., Michael Hannibal, and Alan Ong

Board Members who voted against: None.

Committee Chair Hannibal handed a copy of the Q-Team to the applicant's representative. He encouraged them to stay in contact with the 107th Precinct.

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Sebalb Corp.
DBA Alba's Pizza Restaurant
137-65 Queens Blvd., Flushing, NY 11435

Purpose:

The applicant is here to notify the Community Board of their application for a Full Liquor License. They currently have a Beer, Wine and Cider License.

Committee Chair Michael Hannibal – We have already established that this is a pizzeria with tables, basically a full restaurant .

Sam Park, representing Sebalb Corp

Sam Park – It is the same owner. They currently have a Beer and Wine License. They have changed the corporation's name, but they will continue to operate the same way with the same staff. They have been operating there for more than 30 years.

Committee Chair Michael Hannibal – What is the occupancy?

Answer - It is 199.

Committee Chair Michael Hannibal – So you do need a Public Assembly Permit.

Mr. Park submitted a copy of the paperwork for the file.

Committee Chair Michael Hannibal – What are the hours of operation?

Answer – 11 a.m. to 12 a.m. seven days a week.

Committee Chair Michael Hannibal – What is the normal age group that comes in.

Answer – It is usually very different. During lunch hour, usually 30- to 50-year-olds. After 3 o'clock, there is a school nearby, so it is usually high school age. In the nighttime, it is mostly people enjoying dinner in the dining room area.

Committee Chair Michael Hannibal – Let’s go back to the after-school crowd? How do you monitor underage drinking?

Answer – The managers and owners are always there. The beer, wine or liquor are kept inside the dining area. The high school students go to the counter in front to order a slice of pizza and drink in the front of the pizzeria. They eat and leave. The alcoholic beverages are not displayed in the front.

Committee Chair Michael Hannibal – Do you have cameras? How many?

Answer – Yes. A total of about eight cameras.

Committee Chair Michael Hannibal – How do you maintain cleanliness outside?

Answer – The employees when they are not busy clean-up outside. They also go out after lunch to sweep and clean outside.

James Gallagher, Jr. - You mentioned a school. Which school is that? Is that Molloy High School?

Answer– I am not sure. I went there today and observed them coming to the pizza place.

Alan Ong – Do they wear uniforms?

Answer– Yes.

Then it must be Molloy, says Alan, James and Michael in unison.

Edward Chung – Why do you want to sell hard liquor?

Answer: Well, for people who are our age. When they are dining, they may want cocktails or maybe a shot or whisky on the rock. We are not doing parties – just playing some background music.

Michael Hannibal – May I have a motion to accept Sebalb?

So moved by **Alan Ong**, seconded by **Edward Chung**. Members voted unanimously in favor, with no abstentions

Members who voted in favor: Edward Chung, Marva Dudley, James Gallagher, Jr., Michael Hannibal, and Alan Ong.

Board Members who voted against: None.

Committee Chair Hannibal handed a copy of the Q-Team to the applicant’s representative. He encouraged them to stay in contact with the 107th Precinct and reminded him of their monthly meetings.

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Michael Hannibal spoke about attending a recent meeting at the Borough President’s Office where the NYC Sheriff was the guest speaker discussing cannabis. He also clarified that we are here to review recreational cannabis applications not medicinal. There is a 500 Foot-Rule and the applicant must follow it.

Marva Dudley – Before they issue the license, what are they allowed to sell?

Michael Hannibal – They can't sell anything. This would be illegal. Those who sell the legal cannabis must have a sign with a QR Code at the window and would have Office of Cannabis Management on it. Their product would come from a New York based supplier. The Sheriff has confiscated a huge number of illicit products sold illegally.

Members were concerned about an establishment there with a sign that reads – High Convenience. Alan also discussed the proximity rule for other cannabis locations located nearby.

Magic Tree Cannabis Corp.
168-06 Union Turnpike in Flushing
Retail Dispensary Premises

Kevin Fernelis, General Manager - representing Magic Tree Cannabis Corp.
Akram Saeidi, Owner

Purpose:

Our role here is to ask you questions that are going to help us be informed and know what type of establishment you want to have here.

Committee Chair Michael Hannibal – What is your history with the product you are selling/? What made you get involved? What is your background?

Mr. Saeidi, Owner

Answer - We are in the family business, we own convenience stores, and deli business. I had the chance to apply. I am in the retail business and wanted to sell legal cannabis.

Committee Chair Michael Hannibal – So you are applying that business acumen to this. It is a new revenue stream.

Answer – I will use my experience managing the stores.

Committee Chair Michael Hannibal – How long have you been in the retail business?

Answer - Over a decade.

Committee Chair Michael Hannibal – How do you see supporting the community from the sales of this product?

Kevin Fernelis, General Manager

Answer - The taxes from the sales of cannabis go back to the community. As we grow and build the business, we will do turkey giveaways, food drives and backpack giveaways. We are willing to work with you guys and find ways to find the needs and give back to the community.

Committee Chair Michael Hannibal – Are still planning to sell all these products (pointing to the answers on the questionnaire).

Answer - Yes.

Committee Chair Michael Hannibal – How are you training your staff on the products? What are their uses?

Answer - Every user that steps in, even if you have used it before, will train the staff to treat each customer as if it is their first time. There are several programs that educate people on cannabis in Manhattan. I helped open a few stores.

Committee Chair Michael Hannibal – Are these trainings certified?

Answer - Yes.

Committee Chair Michael Hannibal – Do you currently sell anything at this location, like beer or liquor?

Mr. Saeidi, Owner

Answer - No. It is not ours. We are getting the location on December 1st. We have the lease and everything, but the owner is trying to evict the [current occupant]. He is surrendering the place this month.

Committee Chair Michael Hannibal – Do you know what your distance is from a school, mosque, Kevin Fernelis, General Manager

Answer - To get the application approved, you cannot get the license if you are like 1000 feet or too close to a school or house of worship; so, we have that covered.

Committee Chair Michael Hannibal – That is not correct. You must go back and double check that. You have to be like 500 feet or so.

Answer - Yes, we have that information on the Office of Cannabis Management's website.

Committee Chair Michael Hannibal – What about the hours of operation?

Answer - That *[10 a.m. to 8 p.m., seven days a week]* has not changed. If we do change that, we will communicate with you.

Committee Chair Michael Hannibal – Most of the legal cannabis locations, you can't just walk in. You must have a vestibule, will that be your established security.

Answer - Yes. We will have a security guard and will have the technology to check that the I. D. is not fake and the person is over twenty-one.

Committee Chair Michael Hannibal – In terms of loitering, your clients cannot come and start rolling outside the establishment.

Answer - The security guard will be in the vestibule and will ensure that there is no loitering

Committee Chair Michael Hannibal – Have you reached out to the 107th Precinct?

Answer - Yes, we have communicated with Police Officer Rodell.

Alan Ong – For clarification. High Convenience, that's not you, right?

Answer - No.

Alan Ong – We are happy that you are doing it the right way - legally. If I was opening a business, St John's is right there. We want to make sure that no one is smoking out there, we want to make sure the quality of Life is not in the neighborhood. We are close to St. John's so, if the kids get things, we will hear about it.

Mr. Saeidi, Owner

Answer - Me, my brothers, and my family, we live right here in the community in Holliswood and Jamaica Estates. We own about six houses in the community. So, we are part of the community, and we always want what is best for the community not just for our business.

Edward Chung - Do you do due diligence? Do you look at criminal records? Do you take a chance?

Answer - Yes, if you have been affected by cannabis. We do check to see if they have good driving records.

Committee Chair Michael Hannibal – One of the selling point for legalizing cannabis had to do with those who were cut with a nickel bag or under the Rockefeller Drug Laws. If you have done something like rob a bank, then it is different.

Alan Ong – I just want to comment in case if the person committed a crime and they served their term, you cannot discriminate.

Edward Chung – I believe in giving second chances.

James Gallagher, Jr. – My only concern is that there is the little daycare across the street - Little Footsteps.

Alan Ong – That is where a lot of people were questioning if that is considered a school. It is right after the Chinese foot store.

Answer – If that is the case, they will never give me the permit to open.

Alan Ong – A store like that is it cash?

Answer – **It is cash or debit.** If that is the case,

Michael Hannibal – Can I have a motion to accept?

So moved by **Edward Chung**, seconded by **Alan Ong**. **Members voted unanimously in favor, with no abstentions**

Members who voted in favor: Edward Chung, Marva Dudley, James Gallagher, Jr., Michael Hannibal, and Alan Ong

Board Members who voted against: None.

Committee Chair Michael Hannibal – If you notice any issues or concerns, please contact the 107th or let us know. He shared the Q-Team information with the applicants.

Meeting adjourned at 8:37 p.m.

*Respectfully submitted,
Marie Adam-Ovide, District Manager
December 9, 2025*