



Chairperson, Martha Taylor

*The City of New York  
Borough of Queens*

**Community Board 8**

197-15 Hillside Avenue  
Hollis, NY 11423-2126  
Telephone: (718) 264-7895  
Fax: (718) 264-7910  
Qn08@cb.nyc.gov  
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

## **Cannabis / Liquor License Committee Meeting**

**Date:** Tuesday, February 20, 2024  
**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:** Michael Hannibal, James Gallagher, Mary Maggio, Alan Ong and Douglas Sherman.

**Also in attendance:** Salvador Juan Inga, Sabor Latina Concession Corp.  
Nicole Tejada, Sabor Latina Concession Corp.  
Raymond Sattan, QuantLeaf Labs Incorporated  
Eduardo Mestanza, QuantLeaf Labs Incorporated  
Trevor Griffin, QuantLeaf Labs Incorporated  
Marie Adam-Ovide, District Manager CB8  
Soleil Griffin, Community Board 8 Staff

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Cannabis/Liquor License Committee Chair Michael Hannibal called the meeting to order at 7:30 p.m. This was followed by self-introductions of all Board Members and staff.

**Purpose:**

This is to introduce the applicants to the Community Board to make them aware of the expectations of the Board for businesses with on-premises Liquor licenses. This establishment is applying for a new Liquor License for a Retail Premise.

- 1. Sabor Latina Concession Corp.  
65-38 Kissena Boulevard  
Flushing, NY 11367**

**Michael Hannibal**

*Please identify yourself and the position you hold with the establishment.*

*Answer: Mr. Salvador Juan Inga stated his name and his position as owner.*

**Michael Hannibal**

*Is the location an established restaurant?*

*Answer: Mr. Inga – It is a concession stand within the theater of Queens College.*

**Michael Hannibal**

***Would the certificate of occupancy or place of assembly apply to your restaurant?***

***Answer: Mr. Inga – No.***

**Michael Hannibal**

***Is there a place where people could sit?***

***Answer: Mr. Inga – No. It is not a full restaurant. We are providing liquor, snacks and small sandwiches.***

**Michael Hannibal**

***What are the hours of operation?***

***Answer: Mr. Inga – It depends. The latest that we would be open is 11 p.m. We would close an hour before the show ends.***

**Michael Hannibal**

***How will you monitor underage drinking?***

***Answer: Mr. Inga – We request for their IDs and place different colored wrist bands for individuals over and under 21.***

**Mary Maggio**

***Who would place the bands?***

***Answer: Mr. Inga – We have a team. The person asks for IDs and check to see if they are over 21.***

**Michael Hannibal**

***What are your security measures?***

***Answer: Mr. Inga – The college has security officers in the theater. They are accessible.***

**Michael Hannibal**

***Is there any smoking or loitering?***

***Answer: Mr. Inga – No. We open an hour before the event. There's space in the college which would mitigate loitering.***

***Michael Hannibal opened for questioning to the board members.***

**Alan Ong**

***Is the concession stand open every day to serve students or only for events?***

***Answer: Mr. Inga – Events only.***

**Alan Ong**

***Does the host of the event or your team disseminate the wrist bands?***

***Answer: Mr. Inga – My team provides the bands.***

**Alan Ong**

***Do you provide training to make sure the IDs aren't fake?***

***Answer: Mr. Inga – My team has to take a liquor control class.***

Nicole Tejada joined the meeting as Mr. Salvador Juan Inga's representative. She is a consultant at Restaurant Solutions.

**Alan Ong**

***Are you going to sell beer or cider?***

***Answer: Ms. Nicole Tejada – It's a full liquor license.***

**Alan Ong**

***Where will the liquor be stored? Does the venue have video surveillance?***

***Answer: Ms. Tejada – In the contract, we have access to the backroom to store beverages and have the concession stands at the three theaters.***

**Douglas Sherman**

***How large are the events?***

***Answer: Mr. Inga – It depends on the capacity of the theater.***

**Douglas Sherman**

***Could you experience multiple events on the same day?***

***Answer: Ms. Tejada – There's usually one event happening. Also, every event is pre-ticketed.***

**Douglas Sherman**

***Would you be considered a cash bar?***

***Answer: Ms. Tejada – Yes.***

**Douglas Sherman**

***How large is your staff that are serving drinks?***

***Answer: Mr. Inga – The number of servers depends on how many tickets were sold.***

**Douglas Sherman**

***How will the liquor be served?***

***Answer: Ms. Tejada – In plastic cups.***

**Douglas Sherman**

***How long have you been in business?***

***Answer: Mr. Inga – 26 years.***

**Mary Maggio**

***Are you aware that Queens College prides itself as being an alcohol-free campus? They also removed alcohol from their two student union buildings.***

***Answer: Ms. Tejada – Yes. We are aware.***

**Mary Maggio**

***Do you need a ticket for the theater, or can anyone walk in?***

***Answer: Mr. Inga – Each concession stand is within the theater. You would need a ticket.***

**Mary Maggio**

***How is it that you're selling on the property that alleges they are an alcohol-free campus?***

***Answer: Mr. Inga – We are not selling on the campus.***

***Answer: Ms. Tejada – The patrons would have to be in the theater. The tickets are presold. You would need a ticket to enter.***

**Michael Hannibal**

***Does it have to be students attending the event?***

***Answer: Mr. Inga – No. Anyone can attend the event.***

**James Gallagher**

***Is the big auditorium closed for renovation?***

***Answer: Mr. Inga – Yes.***

***Motion made Alan Ong and seconded by James Gallagher***

Votes in favor: 4

Opposed: 1

Board Members who voted in favor: Michael Hannibal, James Gallagher, Alan Ong and Douglas Sherman.

Board Members who were opposed: Mary Maggio.

Mary Maggio

*Whose idea was this to have a liquor license?*

*Answer: Ms. Tejada – The Kupferberg Center opened an application. Mr. Inga has experience in the industry, which led him to be chosen.*

James Gallagher

*Do you have a two-year liquor license contract?*

*Answer: Ms. Tejada – Yes.*

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Cannabis/Liquor License Committee Chair Michael Hannibal called the meeting to order at 7:57 p.m. This was followed by self-introductions of all Board Members and staff.

Purpose:

This is to introduce the applicants to the Community Board to make them aware of the expectations of the Board for businesses with on-premises Cannabis licenses. This establishment is applying for a Cannabis License for a Retail Dispensary Premise.

2. **Quant Leaf Labs Incorporated**  
198-03 Hillside Avenue  
Hollis, NY 11423

Michael Hannibal

*Farah Sattan are you the owner of QuantLeaf Labs Incorporated.*

*Answer: Raymond Sattan – That is my sister.*

Marie Adam-Ovide

*The applicant is supposed to be here.*

*Answer: Raymond Sattan – She is currently working overseas. I am the CFO.*

Marie Adam-Ovide

*What is your name?*

*Answer: Raymond Sattan. We filed another notice of municipality for a microbusiness license located at 195- 39 Hillside Avenue.*

Michael Hannibal

*Gentlemen, please state your name.*

*Answer: Eduardo Mestanza – I'm the CEO for Royal Advisory Services.*

*Answer: Trevor Griffin - I'm the CFO for Royal Advisory Services.*

Michael Hannibal

*Asked Mr. Mestanza and Mr. Griffin if they are associated with QuantLeaf Labs Incorporated.*

*Answer: Raymond Sattan – No.*

**Michael Hannibal**

***Is the business in the same area?***

***Answer: Raymond Sattan – The locations are within CB8. One of the locations is 198-03 Hillside Avenue. We won't be operating a retail dispensary at this location. It's zoned commercial and residential; however, it is currently residential. It's not feasible to build it up. The other location is 195- 39 Hillside Avenue which will be a cultivation operation. There will be no in-person retail sales at this location. It will operate as a microbusiness.***

**Marie Adam-Ovide**

***The location 198-03 Hillside is not zoned commercial and residential. It is a one family home. According to DOB there is a letter of no objection to allow for a single-family dwelling. If there are other types of commercial uses, you would be in violation.***

***Answer: Raymond Sattan – We decided to not use that location.***

**Michael Hannibal**

***Since you are no longer interested in having a retail license at 198-03 Hillside, we will send a letter to OCM letting them know.***

***Answer: Raymond Sattan – Okay.***

**Michael Hannibal**

***We will need the resubmission of the microbusiness application.***

***Answer: Raymond Sattan – I'm waiting on the copy that confirms that a copy was sent to CB8.***

**Marie Adam-Ovide**

***You might have to file a complaint with the post office.***

***Answer: Raymond Sattan – Yes. Since both applicants were mailed to your office on the same day on October 2, 2023.***

**Michael Hannibal**

***Would the new application require a greenhouse?***

***Answer: Raymond Sattan – This will not be a greenhouse.***

**Michael Hannibal**

***Can you explain the microbusiness?***

***Answer: Raymond Sattan – In NYS you cannot have a vertically integrated system. This means you can't control the production and retail side. To empower small businesses, the state adopted a vertical license called a microbusiness license. The microbusiness license allows businesses to grow cannabis materials, process it into various concentrated extracts, package it, and retail it. You can only retail cannabis material you grow and process yourself. It's a completely verticalized license type but, it's only allowing for your own production capacity.***

**Michael Hannibal**

***Would you be able to grow and cultivate the cannabis in your establishment?***

***Answer: Raymond Sattan – Yes. You are allowed three thousand square feet of cannabis. The building is roughly six thousand square feet. We would designate about twenty-five hundred to three thousand square feet for the cannabis.***

**Michael Hannibal**

***Would you need odor mitigation technology?***

***Answer: Raymond Sattan – I have that. I can come back and provide a full presentation on odor mitigation, air pollution, security protocol. I've operated this type of establishment as an investor in other states.***

**Marie Adam-Ovide**

***Provided the tracking information to Mr. Sattan. It showed that the package was never delivered to our office. She suggested they go to the main post office in Jamaica and file a complaint.***

Marie Adam-Ovide

*You can bring us the information for your microbusiness, and we will stamp it.*

*Answer: Raymond Sattan – I can deliver the notice by tomorrow.*

Michael Hannibal

*Who is the owner of the microbusiness?*

*Answer: Raymond Sattan – Eduardo Mestanza is the owner since he is the fifty-one percent.*

Marie Adam-Ovide

*Then Eduardo Mestanza would need to come back.*

*Answer: Raymond Sattan – He will be here.*

Michael Hannibal

Can I have a motion to accept the withdrawal of the application, for the Cannabis Retail Dispensary Premise located at 198-03 Hillside Avenue, Hollis, NY 11423.

**Motion made by Alan Ong and seconded by Mary Maggio.**

**Votes in favor: Unanimous**

**Board Members who voted in favor: Michael Hannibal, Edward Chung, James Gallagher Jr., Mary Maggio and Alan Ong.**

Michael Hannibal adjourned the meeting at 8:27 p.m.

*Respectfully submitted,  
Soleil Griffin, Community Board 8 Staff  
February 27, 2024*