



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, January 16, 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, Edward Chung, Kenneth Cohen II, Solomon Davydov, Maria DeInnocentiis, James Gallagher Jr., Mary Maggio, David Mordukhaev, Alan Ong and Douglas Sherman.

**Also in attendance:** Mohammed Tohin, CB8 Member  
Pratkaben Patel, Owner & President, Shivalay Deli Inc.  
Harry Patel, Shivalay Deli Inc.  
P.O. Sean Brewer, 107<sup>th</sup> Precinct  
P.O. Brandon Andre, 107<sup>th</sup> Precinct  
P.O. Christopher Gallino, 107<sup>th</sup> Precinct  
Yolanda Gallagher, Resident  
Marie Adam-Ovide, District Manager CB8  
Nettie V. Norris, Community Board 8 Staff

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Cannabis/Liquor License Committee Chair Michael Hannibal called the meeting to order at 7:35 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.

- I. Shivalay Deli, Inc**  
**71-06 Kissena Boulevard**  
**Flushing, NY 11367**

**Michael Hannibal**

*The applicant was asked to identify herself and position she holds with the establishment.*

*Answer: Ms. PP Patel stated her name and her position as owner. She also stated that her husband was there for support.*

**Michael Hannibal**

***What is your experience in selling cannabis and cannabis related products?***

*Answer: Mr. Patel – We've been selling tobacco.*

**Michael Hannibal**

***So you don't have any experience in selling cannabis? What types of cannabis will you be selling and do you know the different types of cannabis out there? Do you have any training?***

*Answer: Mr. Patel – No. But we will only sell state regulated cannabis. Once we get approval from the state, they will train us.*

**Michael Hannibal**

***How is your store set up – food on one side, cannabis on the other side?***

*Answer: Mr. Patel – The Chinese restaurant next door to us has closed. We are planning to move the deli next door and sell the cannabis here. It is a completely new address.*

**Michael Hannibal**

***Are you hiring anyone who has been arrested, sold marijuana or arrested for having an addiction to Marijuana?***

*Answer: Mr. Patel – No. Just looking to hire people within the community only.*

**Michael Hannibal**

***What types of cannabis are you looking to sell – the names?***

*Answer: Mr. Patel – Vape, CBD Oil, Gummies aka Canday and Buds aka Flowers.*

**Michael Hannibal**

***Are you near a school? – are you going to be within 200-500 ft. from a school, synagogue, house of worship?***

*Answer: Mr. Patel - No. We are located a couple thousand feet from any school*

**Michael Hannibal**

***What are your hours?***

*Answer: Mr. Patel – We are planning to open from 9:00 a.m. – 6:00 p.m. or 7:00 p.m.*

**Michael Hannibal**

***We spoke about training in selling the products but what type of training do you have in dealing with underaged children - i.e. 15 year olds looking like they are 19 years old.***

*Answer: Mr. Patel – We have a two step solution. The security guard outside will verify ID and once they are in the store and want to purchase a product, we will verify as well.*

**Michael Hannibal**

***There is a certain training that has to be done with identifying buyers. Will you be taking that training as well?***

*Answer: Mr. Patel – Yes. That is all apart of the state training we will be taking.*

**Michael Hannibal**

***How will you handle loitering (smoking outside in front)?***

*Answer: Mr. Patel: My security guard who will be out front will keep the front clean.*

**Michael Hannibal**

*In your research, have you reached out to anyone at the 107<sup>th</sup> Precinct? We want to make sure everyone is looped in. We don't want your security to be the only one looking out for establishment. It's important to have that relationship.*

*Answer: Mr. Patel -Not as of now but we will.*

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

**Jim Gallagher**

*How long will it take before you can get your training?*

*Answer: Mr. Patel – It will take a while. Once our application is approved, It may take up to six months to get open. Then I can take the training which takes a week.*

**P.O. Christopher Gallino – 107<sup>th</sup> Precinct**

*We have a very good relationship with them at the deli. Whenever we need footage from their cameras, they give us access. They are very forthcoming.*

**Michael Hannibal**

*We have a question from the floor. We don't usually allow non-board members to ask questions. Marie, Can I have a waiver to allow Lois Maybach to ask a question?*

*DM Adam-Ovide – Yes.*

**Lois Maybach – representing Council Woman Linda Lee**

*I've sat in on these meetings at other CB's and public safety meetings and I find that the Office of Cannabis Management (OCM) is very thorough and stric about issuing a license. It's a long process in training and screening. They are very diligent. For those applying for legal licenses, it is very time consuming. Also, the concern in precincts is the safety of your establishment. Do you have safe for your cash sales etc.?*

*Answer: Mr. Patel - Yes. We have a vault in the store.*

**Alan Ong**

*Will you break through the wall to get next door or do you have two store fronts? We are concerned about safety. There are children and adults walking around the neighborhood. Will you have more cameras in the cannabis shop than in the deli?*

*Answer: Mr. Patel - We will have two store fronts. We have a very good relationship with the 107<sup>th</sup> Precinct and it's officers.*

**DM Adam-Ovide**

*Will you have an armed security guard? I was wondering if you will have a buzzer?*

*Answer: Mr. Patel – No. There will be no loitering outside the establishment. We will have a two-way entrance and exit door system.*

**Michael Hannibal**

**Can I have a motion to accept the Retail Cannabis Dispensary application for Premise located at 71-06 Kissena Blvd. Flushing, NY 11367**

*Motion made Alan Ong and seconded by Edward Chung*

**Votes in favor: Unanimous**

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

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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 liquor licenses. This establishment is applying for a new Liquor License for a Retail Premise.

2. **Mira Sushi**  
**153-11 Union Turnpike**  
**Flushing, NY 11367**

**Michael Hannibal**

*Mr. Kim can you identify your self as the owner of Mira Sushi*

*Answer: I am Sean Kim and I just purchased the restaurant, Mira Sushi*

**Michael Hannibal**

*What will be the hours of operation at the restaurant*

*Answer: Jay for Sean Kim - Monday-Thursday – 11:00 a.m – 10:00 p.m., Friday – 11:00 a.m-11:00 p.m, Saturday – 12:00 noon – 11:00 p.m. and Sunday – 12:00 noon – 10:00 p.m.*

**Michael Hannibal**

*Will you be playing music outside?*

*Answer: Sean Kim - Only background music inside*

**Michael Hannibal**

*Do you have a Certificate of Occupancy (C of O) for people assembling in your establishment?*

*Answer: I'm not sure. I haven't checked. The SLA changed the rules. I will check and get back to you.*

*DM Adam-Ovide – Regardless of what NYS requires, NYC requires that you have a C of O before you can occupy an establishment or building. We wouldn't want anyone to come into a building without having a C of O because the Department of Buildings (DOB) hasn't said this is ok to use. Whether it is a house or place of business. Our community board is always going to require that you have one. That goes for public assembly permits if anyone is having 75 or more people.*

**Alan Ong**

***The city has to know of your C of O and assembly process. How many people will fit into your establishment?***

***Answer: Jay/Sean Kim – the building department has the C of O but I don't physically have it. Approximately 70 people will fit at any given time.***

**Michael Hannibal**

***Do you and/or your staff have any training to identify someone underage. What is your security for underage drinking?***

***Answer: Jay/Sean Kim– Alcohol Awareness Training – Kim will have him take this training waiters and waitresses will be trained to identify people drinking too much. We won't serve alcohol to minors. We will refuse to serve the entire table if minors are at the table. If someone gets drunk, we will stop selling alcohol.***

**Michael Hannibal**

***Do you have cameras in the restaurant?***

***Answer: Jay/Sean Kim – We have cameras on 24/7 for 30 days. After that it resets.***

**Michael Hannibal**

***How will you keep the outside of the restaurant clean of cigarettes, cups etc.?***

***Answer: Jay/Sean Kim – We don't have ashtray outside. Someone will be outside keeping it clean.***

**Allan Ong**

***Are you purchasing the restaurant and keeping it as is – name?***

***Answer: Jay/Sean Kim – Yes.***

**Edward Chung**

***Is there outdoor seating?***

***Answer: Jay/Sean Kim – No.***

**Edward Chung**

***Is it just a Sushi Bar and or Restaurant?***

***Answer: Jay/Sean Kim – Sushi Restaurant. It is not large enough for over 75 people.***

**Michael Hannibal**

***Any information you can get for us to have on file regarding the C of O and P.A., please get it to us.***

***Answer: Jay/Sean Kim - I'll send you over the diagram for how the restaurant is laid out with seating, chairs and tables.***

**Michael Hannibal**

***Can I have a motion to accept the application, with clarity, for a new Liquor License for Premise located at 153-11 Union Turnpike, Flushing, NY 11367.***

**Motion made by Edward Chung and seconded by Alan Ong.**

**Votes in favor: Unanimous**

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

Michael Hannibal adjourned the meeting at 8:15 p.m.

*Respectfully submitted,*  
*Nettie V. Norris, Community Board 8 Staff*  
January 26, 2024