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COMMUNITY BOARD No. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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6/4/24

To: Tremaine Wright
Chair
NYS Cannabis Control Board

Felicia A. B. Reid
Executive Deputy Director
Interim Executive Director
NYS Office of Cannabis Management

RE: OCMCAURD-2022-000478
Giomar Reyes/Excelsior Dispensary
224 Varick Street 10014

Dear Chair Wright, and Deputy/Acting Executive Director Reid,

Community Board 2 Manhattan adopted the following resolution on 22 May 2025:

#1 Resolution to DENY the Application Giomar Reyes/Excelsior Dispensary/OCMCAURD-2022-000478 LLC at 224 Varick Street 10014

WHEREAS, on 17 April 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of Excelsior Dispensary LLC, with Giomar Reyes listed as the applicant to be located at 224 Varick Street 10014; and

1. **WHEREAS**, the application for licensure was presented to the Community Board 2 Manhattan (CB2) Cannabis Licensing Committee (CLC) on 19 May 2025 by the applicant, Giomar Reyes, attorney, Lawrence Silberman, and Ben Herbst of [Sweetspot Farms](#); and
2. **WHEREAS**, the proposed premises is in a 2.5-story mixed-use building with 19.75 ft of retail frontage, built in 1910 located on the east side of Varick Street (7th Avenue South) between Downing and Carmine Streets, most recently used as an illicit smoke shop; and

3. **WHEREAS**, the proposed premises is within 363 feet of a building exclusively used as a school which houses [City-As High School](#), for students ages 14-21 who have dropped out or fallen behind in credits, and [P.S. M721](#), a District 75 school for 6-12th grade students (11-21 years of age) with significant challenges, such as Autism Spectrum Disorder, significant cognitive delays, emotional and multiple disabilities.
4. **WHEREAS**, concerns were raised about the proposed dispensary's proximity to JJ Walker park, a sports field predominately used by the local elementary schools and afterschool sports programs for very young children; and
5. **WHEREAS**, the block is a regular hangout for the local middle and high school students that frequent the many fast food establishments to the immediate left and right of the proposed dispensary; Taco Bell, McDonalds, Starbucks, and Shake Shack, Wingstop; and
6. **WHEREAS**, the proposed hour of operation are Sunday-Thursday 9:00am-9:00pm, Friday and Saturday 9:00am-12:00am; and
7. **WHEREAS**, while the applicants submitted multiple form letters apparently bearing signatures and addresses of local businesses and residents, they were not verifiable as no contact information was included; and
8. **WHEREAS**, the CLC heard this application the previous month, but the applicants chose withdrawal in order to reapply with the additional information requested by the CLC; and
9. **WHEREAS**, during the April CLC meeting, the applicants referred to a loan agreement and franchise agreement, but were unable to provide details about the manner of those deals, their compliance or legality; and
10. **WHEREAS**, at the May CLC meeting, the applicants brought with them documents described as the loan-term agreement, franchise agreement, term sheet, a franchise approval from the Attorney General, that appeared to total 200+ pages; and
11. **WHEREAS**, the applicants stated that they did not submit the materials electronically prior to the meeting because they "didn't want to submit the document for public [record]"; and
12. **WHEREAS**, the volume of the documents did not allow for the committee time to adequately review them; and
13. **WHEREAS**, according to the NYS Office of Cannabis Management's (OCM) [SEE Plan](#), predatory lending in New York State's cannabis market often arises through exploitative contracts between social equity licensees and financiers or contractors; and
14. **WHEREAS**, these agreements, driven by information imbalances, can place undue control and financial burdens on licensees, including hidden liabilities, tax obligations, and restrictive terms. As a result, social equity entrepreneurs lose autonomy over their businesses; and
15. **WHEREAS**, the applicants shared that, aside from Mr. Reyes, other individuals listed as [True Parties of Interest \(TPI\)](#) with financial interest in the dispensary are, Ben Herbst and Jason Webski, owners of the multi-state [Sweetspot franchise](#); and
16. **WHEREAS**, the applicants verbally shared that the agreement consisted of a \$40,000 franchise initiation fee, \$750,000 loan at 12% interest, 2% gross product sourcing fee, but without the ability to properly review this unique franchise and loan arrangement, the

CLC could not in good faith assess who controls the dispensary, nor the manner in which it will operate; and

17. **WHEREAS**, the "Organizer" listed on the submitted Articles of Incorporation for Excelsior Dispensary LLC, Dept. of State File Number 220920004203, is [Bryan Edward Lucas](#), an individual listed publicly for multiple entities, in multiple states, across multiple supply tiers, for businesses bearing the name "[Sweetspot](#)"^{1,2,3,4,5,6}; and
18. **WHEREAS**, when asked about Mr. Lucas' affiliation with the business, Mr. Herbst stated that he was "an individual we are no longer working with", raising additional concerns about control of the business: and

THEREFORE, BE IT RESOLVED, Community Board 2 (CB2) strongly recommends the **denial** of the Adult-Use Retail Dispensary License application for **Giomar Reyes/Excelsior Dispensary LLC, OCMCAURD-2022-000478/OCMCAURDP-2024-000031 at 224 Varick St. 10014 due to concerns about the manner in which the business will operate**, the true ownership and control of the business, and the **close proximity to two buildings exclusively used as NYC Public Schools for children with special needs**, and JJ Walker Field. shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

VOTE: 40-Yea 2-abstain 1-nay

Adopted 5/22/24

Respectfully submitted,



Valerie De La Rosa, Chair
Community Board 2, Manhattan



Mar Fitzgerald, Chair
Cannabis Licensing Committee (CLC)
Community Board 2, Manhattan

VDL/fa

cc: Pascale Bernard, Deputy Director of Intergovernmental Affairs, NYS OCM
Philip Rumsey, Manager of Intergovernmental Outreach, NYS OCM
Hon. Eric Adams, Mayor of the City of New York
Hon. Jumaane Williams, NYC Public Advocate
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, Council Member
Hon. Kathy Hochul, Governor of the State of New York
Hon. Daniel Goldman, Congressman
Hon. Brian Kavanaugh, NYS Senator
Hon. Deborah Glick, Assembly Member
Dynishal Gross, Commissioner, NYC Small Business Services

¹ <https://sweetspotfarms.com/>

² <https://www.nj.gov/cannabis/documents/meetings/2022-07-28/Law%20Offices%20of%20Juliana%20Diaz%20FAD%20Change%20of%20Name.pdf>

³ <https://njbiz.com/sweetspot-dispensary-begins-serving-medical-patients-in-voorhees-twp/>

⁴ <https://dbr.ri.gov/media/23366/download>

⁵ https://ccb.vermont.gov/sites/ccb/files/2022-12/PRA_10.04_Lucas.pdf

⁶ <https://elicense.ct.gov/lookup/ViewPublicLookupDocument.aspx?DocumentIdnt=5865454&GUID=AE0DAE98-401D-4555-842E-68D0197C03C0>

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6/4/24

To: Tremaine Wright
Chair
NYS Cannabis Control Board

Felicia A. B. Reid
Executive Deputy Director
Interim Executive Director
NYS Office of Cannabis Management

RE: OCMCAURD-2022-000616 (OCMCAURDP-2025-000007)
Jason Friedman/NY Marijuana Company Inc.
11 West 8th Street 10011

Dear Chair Wright, and Deputy/Acting Executive Director Reid,

Community Board 2 Manhattan adopted the following resolution on 22 May 2025:

Resolution to Deny the Application Jason Friedman/NY Marijuana Company Inc. OCMCAURD-2022-000616 / OCMCAURDP-2025-000007 d/b/a New York Cannabis Company, 11 West 8th St. 10011

1. **WHEREAS**, on 31 March 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of NY Marijuana Company Inc., with Jason Friedman listed as the applicant to be located at 11 West 8th Street 10011; and
2. **WHEREAS**, the proposed premises is a predominantly residential 6-story building, on the northside of 8th Street St. between 5th Avenue and MacDougal Street built in 1921, consisting of 36 residential units and 2 storefronts; and
3. **WHEREAS**, the applicant confirmed attendance and provided requested materials, but failed to attend the meeting; and
4. **WHEREAS**, Chair Fitzgerald contacted the absent applicant, Jason Friedman, by phone and, against policy, quickly set-up a Zoom so he could participate in the meeting; and

5. **WHEREAS**, 11 building and nearby residents attended the CLC meeting and shared testimony in opposition of the license; and
6. **WHEREAS**, the proposed premises is currently under lease to Crown Cleaners, which has been run by manager, Mr. Ray for the past 18 years; and
7. **WHEREAS**, testimony was shared that while the owner of Crown Cleaners may owe past rent, there are 2-3 years left on its lease; and
8. **WHEREAS**, the proof of control document submitted by Mr. Friedman is a sub-lease agreement with an entity listed by the NYC DOB as the building owner; and
9. **WHEREAS**, concerns were raised about the validity of Mr. Friedmans' lease, and due process for the dry cleaner; and
10. **WHEREAS**, Mr. Ray has expressed the desire to assume the lease from Crown Cleaners, and has retained an attorney to help facilitate that process; and
11. **WHEREAS**, all correspondence in [vehement opposition](#) to this application continues to be submitted to CB2 by local residents, expressing the need for the essential service the dry cleaner provides, personal support for Mr. Ray as a beloved figure in the neighborhood and the block; and
12. **WHEREAS**, concerns were raised about the preschool and daycare on the 3rd floor of the building, a NY Kids Club Horizons approximately 340 feet away at 1 East 8th Street, and proximity the Washington Square Park; and
13. **WHEREAS**, neighbors did not feel the need for another dispensary in the neighborhood citing that Housing Works Cannabis just up the street; and
14. **WHEREAS**, Chair Fitzgerald contacted the absent applicant, Jason Friedman, by phone and, against policy, quickly set-up a Zoom so he could participate in the meeting; and
15. **WHEREAS**, Mr. Ray, a 18-year employee of the dry cleaner, gave testimony expressing shock at the proposed displacement; and
16. **WHEREAS**, the proposed hours of operation are Sunday-Saturday 9-11:00pm daily; and
17. **WHEREAS**, Multiple residents voiced concerns about proximity to families, a daycare center, and the residential character of the neighborhood; and
18. **WHEREAS**, the applicant did not perform community outreach or offer any evidence of community support; and
19. **WHEREAS**, the corporate entity "NY Marijuana Company Inc." is also associated with an application for a microbusiness license, Application No. OCMMICR-2023-000727 which is #3835 on the [December queue](#), raising concerns about the true license type and manner in which the business will operate; and

THEREFORE, BE IT RESOLVED, Community Board 2 (CB2) strongly recommends the **DENIAL** of the Adult-Use Retail Dispensary License application for **Jason Friedman/NY Marijuana Company Inc./OCMCAURDP-2025-000007/OCMCAURD-2022-000616, 11 West 8th Street 10011 due to the extensive and documented issues and local opposition** outlined above, and, and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

VOTE: 42-Yea 1-abstain 0-nay

Adopted 5/22/24

Respectfully submitted,



Valerie De La Rosa, Chair
Community Board 2, Manhattan



Mar Fitzgerald, Chair
Cannabis Licensing Committee (CLC)
Community Board 2, Manhattan

VDL/fa

cc: Pascale Bernard, Deputy Director of Intergovernmental Affairs, NYS OCM
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Hon. Mark Levine, Manhattan Borough President
Hon. Carlina Rivera, Council Member
Hon. Kathy Hochul, Governor of the State of New York
Hon. Daniel Goldman, Congressman
Hon. Brian Kavanaugh, NYS Senator
Hon. Deborah Glick, Assembly Member
Dynisha Gross, Commissioner, NYC Small Business Services

Selection of Local Opposition

(no support was received)

NY Marijuana Company

OCMCAURD-2022-000616 / OCMCAURDP-2025-000007

11 West 8th St. 10011

This news brings concern to us as longtime residents at 11 W 8th. This neighborhood is a historical gem of the lower Manhattan area and we want to see it thrive. Over the past few years we've had ebbs and flows of different issues with homelessness and the mental illness, crisis and active drug use. The last thing this neighborhood needs is willingly putting in a cannabis store, especially knowing that the requester's history is tainted with violations. The eighth Street coalition has worked so hard to bring in great new businesses and restaurants and we need to uphold those standards as we move forward with letting businesses open on our street. We are completely against the Addition of a cannabis shop to the street let alone right under our building.

Unless NYPD/Parks Enforcement are actually going to enforce the illegal cannabis/drug selling occurring in Washington Square Park, residents on the block between WSP North and 8th Street cannot become the meat in a cannabis sandwich. IF we get firm commitment from NYPD and Parks Enforcement regarding WSP cannabis/drug dealing, I have no objection to a legal dispensary. Otherwise we are surrounded and under siege.

We are NOT in support of this license and would like it to be denied. This is a family residential area, with children daycare close by, many K-12 children living also close by, and on the other hand already with too much action on both West 8th Street block (busy city block with restaurants and shops), the close by West 4th Subway station, and also the nearby Washington Square Park, with everyday extended activity and lots of people till late at night.

Location should not be a cannabis dispensary; a number of small children reside in building and there is a daycare center operated in building with many small children coming/going

The applicant appears to not have submitted a business plan and the application is incomplete. Also question whether or not he has control of premises. Dry cleaners say they have multiple years remaining on their lease.

I am opposed to a Cannabis shop on our block as the location is currently occupied by a Dry Cleaning establishment which is a valuable resource for the block/neighborhood. The location is very close to a nursery school located at 2 Fifth Avenue. It is also very close to

Washington Square Park which has children's playgrounds and already has a concentration of homeless drug users. Please vote against the Cannabis shop opening at this location.

Hi All, This new store seems to be close to 3 schools. 2 preschools. 2 Fifth and 11th Fifth ave (nykidsclub) also the Studio School, 8 west 8th street (right across the street). I am not sure we need more places on our street. We already have one at B'way. Also since it's legal let's consider that this is more like a liquor license and we have oodles of them already on 8th street. I have heard that the store in this location might be forced out if this is approved. There is a laundry there that is more essential to the block than getting high.

I live on the block and we have only recently emerged from a period of time when I almost always had to pass drug addicts in order to reach my door. We still have too many unused storefronts on the street and replacing a useful Dry Cleaner and Laundry with a place that will inevitably attract drug users is a terrible way forward. I was 30 years old when I moved onto 8th Street and I thought it would be a wonderful place to grow old, with Bigelows and multiple groceries nearby. Now that I am 84 I want to feel comfortable on my block. Around the corner we once had a small grocery store, a Starbucks, and a delicious pizza slice place. As a result of the drug activity there they are gone with nothing but a liquor store and smoke shop remaining. Please don't let 8th Street go down that path. This shouldn't be the worst block in the Village. Now that Tashkent has finally opened the bus shelter is no longer a home for addicts and the homeless. It is usable. Good businesses are what we need here. Not more drug use.

A cannabis dispensary is putting the nail on the coffins of the residents of 8th St. I have lived at 37 West 8th St. for over 50 years. We NEED a laundry/dry cleaner and we DON'T have any need for a cannabis dispensary. The landlord just wants to make more money and ruin the block for the people that live here including the new condo owners of the new building at the corner of MacDougal and 8th. This is TERRIBLE and the proposal should definitely be voted down. PS I am already on your email list.

Oppose license for NY Marijuana Company due to location especially as it would be near to Washington Square Park where there is a drug problem

How is it legal for this cannabis store to be located at 11 West 8th St NYC 10011? Day Care around the corner, Washington Sq Park young children's playground just a block away as well. I also understand that the landlord will be breaking the lease of the occupant in that store front in order to lease it to the proposed cannabis store.

I am a resident of the same building where this cannabis store wants to open. I think it's a terrible idea. We have children living in this building and already have serious issues with

drug addicts shooting up in doorways on this block--a cannabis store would attract more addicts in my opinion. They get chased out of Washington Square Park, and end up moving onto our block, buying and selling dope and shooting it. We need the dry cleaner and laundry business which is currently renting the store the landlords want to rent to the cannabis store--there is nothing else like the dry cleaners nearby. It's a service that measurably adds to our quality of life in this neighborhood. The dry cleaner doesn't want to leave our building and I understand he has a lease for another 2 years, but our fear is that the landlords would try to evict him, to move in the cannabis. There are two upscale apartment buildings being built within a block of here--I'm guessing they wouldn't appreciate having a cannabis store on their doorsteps.

I have been a tenant of 11 West 8th street for almost four years now. I grew up in New York, I am also a recent graduate of NYU which makes me younger than most of my neighbors. You would think a decision such as this would make me excited to have cannabis so accessible to me but it's the complete opposite. Not only are you willing to install another dispensary in a 1 mile radius, the amount of children living in our building is more than any place I have ever lived. Cannabis and children have no reason to coexist in the same space we must keep them seperate. I am so utterly disgusted with my city and the decision to uproot such a beautiful street. I enjoy cannabis as much as the next person but being respectful is part of the culture.

I live on this block , and object to the location of a Cannabis store here. We are near a nursery school, among other things, and it will bring too much traffic

Please do not open a cannabis retail store at 11 West 8th Street. This is very close to the nursery school at 2 Fifth Avenue at West 8th Street, and a block from Washington Square Park where so many children play.

There has been an increase in public drug use (legal and illegal) in the neighborhood in the last few years and the opening of a cannabis dispensary seems like it would only increase this problem. Also, there is a childcare facility on the corner of 8th street and 5th avenue, which is clearly within 500 feet of the proposed location of this dispensary, as well as the playground in Washington Square Park at the bottom of 5th avenue.

Strongly opposed to [a] cannabis outlet in this residential area with many children, day care across the street (corner of 8th St. and Fifth Ave.)

This application should be rejected. This store is too close to 2 child care centers and 1 block from Washington Square Park. This would be insane to allow the damage this would cause to the community and the park

There are dispensaries in the area. Why do we need another one? Ray is one of the most

beloved people in the neighborhood.

OPPOSE application for a cannabis dispensary at 11 W 8 S. Lower Fifth Avenue already has a huge cannabis dispensary – it's called Washington Square Park. There's also already a number of nearby dispensaries (e.g., at Broadway & 8th St) and tons of probably unlicensed local sellers – do we need yet another one at Fifth Ave & 8th St, a corner shared with two preschools? As it is, it's virtually impossible to walk on the street for a block without smelling cannabis, so what need is not currently being met here?

In addition, the NW corner of Wash Sq Pk and the whole 6th Ave corridor from West 3rd St to West 13th St has become a complete skid row with drunks, addicts and the mentally ill lying in the street in their own filth, and this only increases as the weather gets warmer. Homeless crazies lie in the gutter or drag their wagon trains of junk into bicycle lanes, until the cops move them out and they just set up someplace else. How could anyone think for a minute that there aren't enough drugs and stoned people in the area and that we need more?

VOTE NO!

Did you know you are within 200' of two preschools, childrens' centers???

As a neighbor, I object to the proposed use for the above premises on the following grounds

- The existing tenant who is being displaced by the applicant, Crown Cleaners, has been a fixture in our community for many years. The manager Ray has been at the store since 2008.
- There are 6 dispensaries within an 8 block area including the 4000 sq ft Housing works store 3 blocks away at Broadway and 8th. There are also many cannabis delivery services in the area that do not have storefronts.
- Denver (where I have a part time residence) made the mistake of allowing more dispensaries than the market would support. Many are now closed or unsightly.
- Within a half block of the proposed location are two (2) large daycare centers.
- West 8th Street, after struggling for many years, is becoming a dynamic pedestrian oriented street with new construction and an exciting mix of retail and restaurants and many have outdoor seating.

In conclusion, I would urge the committee to reject the application.

Dear Community Board Members:

I strongly object to the issuance of a cannabis license for the proposed New York Cannabis Company at 11 West 8th St, 10011.

I am concerned about public safety, loitering, and a potential increase in crime endangering the neighborhood; and exacerbating the already existing problem of open drug use on W. 8th St. and Washington Square Park. There are already dispensaries in the surrounding area, including the large Housing Works Dispensary on the corner of Broadway and E. 8th St. I am concerned about the effect that a dispensary will have on property values and rents (both residential and commercial) will have on W. 8th St.

I strongly object to the issuance of a cannabis license for the proposed New York Cannabis Company at 11 West 8th St, 10011.

(1) My concern about public safety, loitering, and potential increase in crime endangering the neighborhood and exacerbating an already existing problem of drugs and crime in close-by Washington Sq Park.

(2) The potential danger to the toddlers' daycare center at 2 5th Ave, and the other, at 11 5th Ave.

(3) The potential for it to become a target for unruly protests often occurring in the area.

(4) The negative impact on the local image. It'd be counterproductive to continuing efforts to upgrade 8th St, btw 5th & 6th Aves and possibly deter other types of businesses from opening. It'd likely impede apt sales for MacDougal St/8th St. and 14 Fifth Ave currently under construction and, whatever its signage, adversely affect the area's image.

(5) The dispensaries already in the surrounding area, including HousingWorks Cannabis Co, B'way & 8th St, to satisfy an existing market.

(6) We need basic service businesses like Crown Cleaners, for laundry and dry cleaning in the neighborhood.

The Committee should reject the request for the dispensary to avoid the overall negative impact it would have on our community.

I strongly object to the issuance of a cannabis license for the proposed New York Cannabis Company at 11 West 8th St, 10011, for the following reasons:

(1) My concern about public safety, loitering, and potential increase in crime endangering the neighborhood and exacerbating an already existing problem of drugs and crime in close-by Washington Sq Park.

(2) The potential danger to the toddlers' daycare center at 2 5th Ave, and the other, at 11 5th Ave.

(3) The potential for it to become a target for unruly protests often occurring in the area.

(4) The negative impact on local image. It'd be counterproductive to continuing efforts to upgrade 8th St, btw 5th & 6th Aves and possibly deter other types of businesses from opening. It'd likely impede apt sales for MacDougal St/8th St. and 14 Fifth Ave currently under construction and, whatever its signage, adversely affect the area's image.

(5) The numerous dispensaries already in the surrounding area, including HousingWorks Cannabis Co, B'way & 8th St, to satisfy an existing market.

The Committee should reject the request for a cannabis dispensary at 10 5th Avenue in order to avoid the overall negative impact it would have on our community.

Concerning the Application of **NY Marijuana Company Inc.** (d.b.a. NY Cannabis Company)

to locate a dispensary at **11 W. 8th Street.**

The **W. 8th Street Block Association** (an organization with 97 members who all live on W. 8th St. (between 5th Ave. and 6th Ave.)) **does not support this application.**

Among our many **concerns and objections** are the following :

1. 11 W. 8th Street is **currently occupied** by a **Dry Cleaning establishment** - whose owner holds a valid lease for the space at this address. **His lease is in effect for 2 more years.** He found out about this application when he saw a CB2 Notice taped to a lamp post outside his store (which announced the previously scheduled hearing for the application). He is upset and bewildered (as are we) about what is going on.

2. There are two schools very near this address.

The **LAC Early Childhood Center - Nursery and Preschool** has its entrance door on Fifth Ave.

—
but the windowed **frontage** of the nursery **runs along W. 8th Street.**

The **New York Studio School** at **8 W. 8th St.** is the next building just east of the nursery. Though the typical student here is anywhere between 17 - 24 — the school does host occasional tours for younger students.

3. Though probably further than 500 ft. away - **Washington Square Park** with its several playgrounds only a short block from 11 W. 8th St.

4. For the past 3-4 years W. 8th St (and the surrounding neighborhood) has been **inundated** with **Homeless Drug Users.**

They have encamped on our stoops, stolen our delivery packages, entered our buildings uninvited, threatened us, and stole merchandise from our retailers. They leave left trash and used drug paraphernalia in our tree pits and at our doorways. They have made our neighborhood feel unsafe and frankly scary.

Our fear is that the **presence of a Cannabis Dispensary will serve as a magnet to draw** even more of them to the block and would become another reason for them to congregate here.

5. The enormous **Housing Works** cannabis dispensary is already close by — only 2 blocks away
at the corner of E. 8th St. and Broadway

We ask that you please take into account our grievances as you consider a cannabis license at this location.

Susan Kent, *Chair*
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To: Tremaine Wright
Chair
NYS Cannabis Control Board

Felicia A. B. Reid
Executive Deputy Director
Interim Executive Director
NYS Office of Cannabis Management

RE: OCMCAURD-2022-000119 (OCMCAURDP-2025-000004)
John Venizelos/weedkraft LLC.
112 Christopher Street 10014

Dear Chair Wright, and Deputy/Acting Executive Director Reid,

Community Board 2 Manhattan adopted the following resolution on 22 May 2025:

Resolution to APPROVE John Venizelos/weedkraft LLC/OCMCAURD-2022-000119/OCMCAURDP-2025-000004 112 Christopher St. 10014

WHEREAS, on 22 April 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of weedkraft LLC/OCMCAURD-2022-000119, with John Venizelos listed as the applicant, to be located at 112 Christopher Street 10014; and

1. **WHEREAS**, Mr. Venizelos is has 100% ownership of the license and plans to finance the business with support from his father; and
2. **WHEREAS**, the applicant provided proof of control over the premises by way of a fully executed lease; and
3. **WHEREAS**, the proposed premises is in a mixed-use building on the south side of Christopher Street between Bleecker and Bedford Streets with 4 residential units and 1

ground floor retail storefront, built in 1921, similar to the majority of buildings on the block;
and

4. **WHEREAS**, having previously appeared before the committee in January with representation from The Flowery dispensary chain. Mr. Venizelos addressed prior feedback, including providing a petition with signatures showing support from the other businesses along the block and personally delivering letters to building tenants and providing video documentation; and
5. **WHEREAS**, the applicant will offer local delivery, but stated the dispensary will not include on-site consumption at any time; and
6. **WHEREAS**, the the CLC contacted a building resident that had shared concerns in January to connect them with the prospective dispensary owner, but the resident declined; and
7. **WHEREAS**, the proposed hours of operation are 10am to 10pm Monday through Sunday; and
8. **WHEREAS**, an interior vestibule and waiting area, and security personnel will mitigate sidewalk line-ups; and

THEREFORE, BE IT RESOLVED, Community Board 2 (CB2) recommends the **APPROVAL** of the Adult-Use Retail Dispensary License application for **John Venizelos/weedkraft, LLC, OCMCAURD-2022-000119/OCMCAURDP-2025-000004, 112 Christopher St. 10014** and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

VOTE: Yea-42 1-abstain

Adopted 5/22/24

Respectfully submitted,



Valerie De La Rosa, Chair
Community Board 2, Manhattan



Mar Fitzgerald, Chair
Cannabis Licensing Committee (CLC)
Community Board 2, Manhattan

VDL/fa

cc: Pascale Bernard, Deputy Director of Intergovernmental Affairs, NYS OCM
Philip Rumsey, Manager of Intergovernmental Outreach, NYS OCM
Hon. Eric Adams, Mayor of the City of New York
Hon. Jumaane Williams, NYC Public Advocate
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, Council Member
Hon. Kathy Hochul, Governor of the State of New York
Hon. Daniel Goldman, Congressman
Hon. Brian Kavanaugh, NYS Senator
Hon. Deborah Glick, Assembly Member
Dynishal Gross, Commissioner, NYC Small Business Services