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COMMUNITY BOARD No. 2, MANHATTAN

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Cannabis Licensing (CLC)

3/27/2026

To: Jessica García
Chair
NYS Cannabis Control Board

John Kagia
Executive Director
NYS Office of Cannabis Management

RE: Renewal Application Adult-Use Retail Dispensary License

1. Bloomlee LLC d/b/a Alta Dispensary 52 Kenmare St. 10012 (OCM-RETL-24-000104)
Renewal Application Conditional Adult-Use Retail Dispensary License
2. NC Accident Reports LLC d/b/a Elevate Soho/Flowery Soho 481 Broadway 10013
(OCM-CAURD-24-000132)

Dear Chair Garcia, and Executive Director Kagia,

Community Board 2 Manhattan adopted the following resolution on 20 November 2025:

#1 Resolution to Approve the Renewal of License No. OCM-RETL-24-000104 for Vanessa Yee Chan/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare St. 10012

1. **Whereas**, on November 16, 2023 Community Board 2, Manhattan (CB2) [issued a resolution](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/11-November-2023-Full-Board-Minutes.pdf)¹ recommending approval of application No. OCMRETL-2023-000626 for a new Adult-Use Retail Dispensary License for Vanessa Yee Chan, under the corporate entity Bloomlee LLC d/b/a [Alta Dispensary](https://altadispensary.nyc/)², at 52A Kenmare St. 10012; and
2. **Whereas**, in accordance with CB2's recommendation, the NYS Cannabis Control Board (CCB) issued licence number OCM-RETL-24-000104 to Vanessa Yee Chan/Bloomlee LLC

¹ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/11-November-2023-Full-Board-Minutes.pdf>

² <https://altadispensary.nyc/><https://altadispensary.nyc/>

d/b/a Alta Dispensary at 52A Kenmare St. 10012 for operations commencing 06/03/2024 and expiring 06/03/2026; and

3. **Whereas**, as required per [NYS Cannabis Law §76\(6\)](https://codes.findlaw.com/ny/cannabis-law/can-sect-76/)³, Vanessa Yee Chan (Applicant) submitted Notification to Municipality form for the renewal of OCM-RETL-24-000104 for continued operation of Bloomlee LLC d/b/a Alta Dispensary at the same premises; and
4. **Whereas**, Vanessa Yee Chan (Applicant) appeared before the CB2 Cannabis Licensing Committee (CLC) on 3/9/26 to present the renewal application for OCM-RETL-24-000104/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare Streets; and
5. **Whereas**, the dispensary has operated continuously at the retail premises at 52A Kenmare Street since 06/03/2024; and
6. **Whereas**, the Applicant confirmed that there have been no material changes in ownership, control, or tenancy of the premises since the original application; and
7. **Whereas**, the Applicant reported updated hours of operation as Monday–Wednesday: 11:00 AM – 9:00 PM, Thursday–Saturday: 11:00 AM – 11:00 PM, Sunday: 11:00 AM – 8:00 PM; and
8. **Whereas**, the Applicant continues to offer delivery service, with an expanded service area of Lower Manhattan below 24th Street; and
9. **Whereas**, the Applicant reported, and the CLC confirmed, no issues with crime, public safety, or nuisance conditions associated with the premises; and
10. **Whereas**, the Applicant described ongoing challenges related to nearby illicit cannabis operators, including unfair competition and interference with marketing efforts, and detailed substantial efforts undertaken in coordination with local elected officials, CB2 and enforcement agencies to address such activity; and
11. **Whereas**, pursuant to [9 NYCRR § 121.4 Commitment to Social and Economic Equity](https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4)⁴ licensees are required to demonstrate their commitment to the social and economic equity goals of the Cannabis Law; and
12. **Whereas**, the Applicant has demonstrated strong community engagement and a commitment to being a responsible neighborhood business, including but not limited to:
 - Partnerships with local nonprofit organizations such as Send Chinatown Love, Heart of Dinner, Korean K9 Rescue, and Women by Women;
 - Fundraising efforts totaling several thousand dollars for community-based causes;
 - Hosting regular free community events including educational workshops, wellness programming, and cultural activities;
 - Supporting local initiatives and programming for underserved communities; and
13. **Whereas**, the Applicant has created a community-oriented retail environment that attracts a diverse customer base, including local residents, and promotes education, wellness, and responsible cannabis use; and
14. **Whereas**, the Applicant employs local staff, maintains strong employee retention, and provides ongoing training and education to staff to ensure responsible operations and informed customer service; and
15. **Whereas**, the Applicant has operated in good faith in compliance with applicable laws and regulations, maintained open communication with CB2, and demonstrated a consistent record of responsible operation;

³ <https://codes.findlaw.com/ny/cannabis-law/can-sect-76/>

⁴ <https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4>

THEREFORE, BE IT RESOLVED, Community Board 2 **recommends approval of the renewal** of the Adult-Use Retail Dispensary License No. OCM-RETL-24-000104, for Vanessa Yee Chan/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare St. 10012, and that pursuant to §76(4) of the New York State Cannabis Law, the entirety of this recommendation be formally entered into the Office of Cannabis Management's submission to the NYS Cannabis Control Board, and that the Cannabis Control Board take this recommendation into careful consideration in its determination to grant or deny the renewal.

Vote: Adopted unanimously.

#2 Resolution to Approve the Renewal of License No. OCM-CAURD-24-000132 for Berkay Sabat/NC Accident Reports LLC d/b/a The Flowery SoHo at 481 Broadway, 10013

1. **Whereas**, on October 10, 2023, Community Board 2, Manhattan (CB2) [issued a resolution](#)⁵ to approve the application No. OCMCAURDP-2023-000069 for a new Conditional Adult-Use Retail Dispensary (CAURD) License for Berkay Sabat and Joseph Merlo, under the corporate entity NC Accident Reports LLC d/b/a Elevate Cannabis SoHo, at 481 Broadway 10013; and
2. **Whereas**, in accordance with CB2's recommendation, the NYS Cannabis Control Board (CCB) issued license number OCM-CAURD-24-000132 to Berkay Sabat/NC Accident Reports LLC d/b/a [The Flowery SoHo](#)⁶ at 481 Broadway, 10013, for operations commencing 4/17/24 and expiring 4/17/26; and
3. **Whereas**, as required per [NYS Cannabis Law §76\(6\)](#)⁷, Berkay Sabat (Applicant) submitted a Notification to Municipality form for the renewal of OCM-CAURD-24-000132 for continued operation at the same premises; and
4. **Whereas**, Applicant appeared before the CB2 Cannabis Licensing Committee (CLC) to present the renewal application and provide updates on the business operations; and
5. **Whereas**, the dispensary has operated continuously at 481 Broadway since licensure, within a mixed residential and commercial building; and
6. **Whereas**, the Applicant reported changes since the original application, including a d/b/a change and rebranding from Elevate Cannabis SoHo to [The Flowery](#)⁸; and
7. **Whereas**, The Flowery is a Miami-based cannabis chain with [sixteen \(16\) locations across Florida](#)⁹, and at least [twelve \(12\) across New York State](#)¹⁰, nine (9) of which are in New York City; and
8. **Whereas**, the Applicant stated that the decision to enter into a partnership with The Flowery was made following significant pressure from the [New York State Cannabis Social Equity Investment Fund](#)¹¹, which advised that aligning with a well-capitalized and experienced operator was effectively necessary for the business to survive; and
9. **Whereas**, the Fund was established as part of the State's adult-use cannabis program to provide financing, real estate support, and operational assistance to social equity

⁵ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/11-November-2023-Full-Board-Minutes.pdf>

⁶ <https://www.thefloweryny.com/welcome?r=%2Flocations%2Fsoho-dispensary>

⁷ <https://codes.findlaw.com/nv/cannabis-law/can-sect-76/>

⁸ <https://www.thefloweryny.com>

⁹ <https://theflowery.co/dispensaries>

¹⁰ <https://www.thefloweryny.com/locations>

¹¹ <https://www.dasny.org/Cannabis>

licensees, many of whom were selected based on prior justice-involvement and lack of access to traditional capital; and

10. **Whereas**, subsequent reporting has indicated that [the structure of the Fund has placed certain licensees into high-cost, debt-laden arrangements](#)¹² and complex partnerships with private operators that, in practice, have limited autonomy and financial sustainability for some participants rather than providing independent support; and
11. **Whereas**, the Applicant further testified that while the partnership resulted in a 20% ownership stake in the license for the The Flowery, the brand has provided negligible operational assistance, marketing support, or any tangible benefits; and
12. **Whereas**, the Applicant's experience is consistent with [widely reported issues](#)^{13,14} with Cannabis Social Equity Investment Fund, raising further concerns regarding whether such arrangements are achieving the intended purpose of advancing sustainable, independently controlled social equity businesses
13. **Whereas**, the Applicant reported updated hours of operation as: Monday–Friday: 11:00 AM – 9:00 PM, Saturday: 11:00 AM – 10:00 PM, Sunday: 11:00 AM – 8:00 PM; and
14. **Whereas**, the Applicant continues to offer delivery service, primarily within the local area south of Canal Street and to nearby hotels; and
15. **Whereas**, the Applicant reported that the business primarily serves tourist foot traffic, with a high proportion of new customers on a daily basis; and
16. **Whereas**, the Applicant described ongoing challenges related to prior illicit cannabis operators in the surrounding area and detailed substantial personal efforts undertaken to document and report illegal activity, contributing to enforcement actions and improved neighborhood conditions; and
17. **Whereas**, pursuant to [9 NYCRR § 121.4 Commitment to Social and Economic Equity](#)¹⁵ licensees are required to demonstrate their commitment to the social and economic equity goals of the Cannabis Law; and
18. **Whereas**, the Applicant has demonstrated community engagement and a commitment to being a responsible neighborhood business, including but not limited to:
 - Participation in charitable activities such as food packaging and volunteer events;
 - Hosting in-store community programming including art exhibitions, game nights, and small cultural events;
 - Providing space for local artists and small vendors to display and sell their work; and
13. **Whereas**, the Community Impact Plan is evolving plans to expand community engagement through additional partnerships with local organizations, public health initiatives, and neighborhood-based programming; and
14. **Whereas**, the Applicant employs local staff, contributes to workforce development within the cannabis industry, and has served as a training ground for employees advancing to higher-level roles within the sector; and

¹² <https://www.nytimes.com/2025/02/26/nyregion/nyc-weed-dispensaries-debt.html>

¹³ <https://reason.org/commentary/the-hidden-costs-of-new-yorks-cannabis-social-equity-program/>

¹⁴ <https://www.thecity.nyc/2024/10/24/new-york-cannabis-fund-managers-payout-chris-webber-bill-thompson/>

¹⁵ <https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4>

15. **Whereas**, the Applicant has operated in good faith in compliance with applicable laws and regulations and has demonstrated adaptability in a challenging regulatory and commercial environment as a social equity licensee;

THEREFORE, BE IT RESOLVED, Community Board 2 **recommends approval of the renewal** of the Conditional Adult-Use Retail Dispensary License No. OCM-CAURD-24-000132, for Berkay Sabat/NC Accident Reports LLC d/b/a The Flowery SoHo at 481 Broadway, 10013, and that pursuant to §76(4) of the New York State Cannabis Law, the entirety of this recommendation be formally entered into the Office of Cannabis Management's submission to the NYS Cannabis Control Board, and that the Cannabis Control Board take this recommendation into careful consideration in its determination to grant or deny the renewal.

Vote: Adopted unanimously (33–0–0)

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: Hon. Kathy Hochul, Governor of the State of New York
Hon. Zohran Mamdani, Mayor of the City of New York
Hon. Mark Levine,, New York City Comptroller
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Liz Krueger, New York State Senator
Hon. Brian Kavanagh, New York State Senator
Hon. Crystal Peoples-Stokes, New York State Assemblymember
Hon. Deborah Glick, New York State Assemblymember
Hon. Grace Lee, New York State Assemblymember
Hon. Christopher Marte, New York City Council Member
Pascale Bernard, Director of Downstate Government Affairs, NYS OCM