



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

February 26th, 2024

Chris Alexander
Executive Director
NYS of Cannabis Management
Harriman State Office Building Campus 1220 Washington Ave.
Albany, NY 12207

Tremaine Wright
Chairwoman
Cannabis Control Board
Harriman State Office Building Campus 1220 Washington Ave.
Albany, NY 12207

RE: Cannabis Dispensary at 107 West 25th Street – Zenleaf LLC

Dear Mr. Alexander and Ms. Wright

Manhattan Community Board 4 (“MCB4”) votes by 34 for, 0 against, 2 abstaining, and 0 present-not-eligible to recommend **denial** of the application of Zenleaf LLC (the “Applicant”) for an Adult-Use Retail Dispensary at 107 West 25th Street, New York, NY 10001.

MCB4 believes that the Applicant’s proposed dispensary would not be compatible with the immediate surrounding neighborhood, and that the granting of this applicant’s full dispensary license could negatively impact the community for the following reasons:

- The proposed dispensary location is a few doors away from BRC, a leading provider of services to New Yorkers experiencing homelessness, housing thousands of residents throughout the year. Moreover, BRC provides substance abuse services to over 2,600 men and women each year. Residents of this block, as well as employees of BRC, have expressed reservations about the potential negative consequences of having a dispensary in such close proximity.
- The proposed dispensary location is within a 1,000 foot radius of the legal dispensary, Verdi, on W 23rd Street. MCB4 does not believe that a waiver should

be issued because an additional dispensary in such close proximity would not promote public convenience or advantage.¹

MCB4 would like to acknowledge that the Applicant was responsive and responsible; the Applicant affirmatively sought community support and conducted its own outreach. Moreover, the Applicant's presentation regarding its proposed dispensary was detailed and thorough. MCB4 would encourage OCM to review any future applications by this Applicant for a dispensary at another location favorably, subject to Community Board support.

Sincerely,



Jessica Chait
Chair

Manhattan Community Board 4



Jesse Greenwald
Chair
Cannabis Task Force

¹ MCB4 shares the Applicant's frustration regarding OCM's lack of communication and notification regarding another licensed dispensary within the 1,000 foot radius. MCB4 acknowledges that the Applicant has been paying rent for months at a location that would inevitably be unavailable to them as contrary to OCM regulations. OCM must strive to keep dispensary license applicants apprised of other licensees with proximity protection.