



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 743 9th Avenue - Cannabis Company of New York LLC

Manhattan Community Board 4 ("MCB4") votes by 33 for, 1 against, 2 abstaining, and 0 present-not-eligible to recommend approval of the application of Social & Economic Equity applicant Cannabis Company of New York LLC (the "Applicant") for an Adult-Use Retail Dispensary at 743 Ninth Avenue.


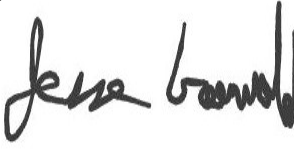
MCB4 votes to approve the Applicant in spite of its immense frustration with the continued proliferation of illegal smoke-shops and dispensaries in our district. Although MCB4 does not believe that those who have followed the law by waiting for a license, such as the Applicant, should be penalized for the illegal acts of others, it is becoming increasingly difficult to recommend approval on blocks already saturated with such illicit dispensaries. MCB4 anticipates that if State and City agencies significantly improve their enforcement efforts against illegal enterprises, a cannabis dispensary, when operated in a legal, responsible, and neighborly way, can: (a) compete with, and displace, illicit and dangerous dispensaries and smoke-shops; (b) create jobs within our district; (c) contribute to New York's tax revenue.

Cannabis Company of New York LLC is owned by Biren and Nisha Patel, who currently operate several businesses in New York. Within MCB4, the Patels have been working on a hotel project and have been actively engaged with the community, community board and local elected officials for that project. Additionally, this potential operator possesses a hemp and CBD license which offered these products online specifically for the experience of understanding the requirements of this type of business ahead of opening a licensed cannabis dispensary.

Accordingly, MCB4 is optimistic that the proposed location is not incompatible with the immediate surrounding neighborhood, and that the granting of this applicant's full dispensary license would not negatively impact the community.

MCB4 recommends approval if and only if the Applicant agrees to the following stipulations:¹

- Clarify hours of operation
- Provide a complete and detailed security plan
- Provide a complete and detailed floor plan
- Provide a complete and detailed delivery plan
- Attend a West 49th-51st Street Block Association meeting²
- The Applicant will operate the dispensary in accordance with the methods outlined in the applicant's MCB4 Cannabis Task Force application (annexed hereto as Exhibit A).

MCB4 District Office	MCB4 Cannabis Task Force	
Signature:  Print: Jesse Bodine Date: 2/26/24	Signature:  Print: Jesse Greenwald Date: 2/26/24	
Applicant		
Signature: Biren Patel Print: Biren Patel Date: 02/26/24		

Enclosure

¹ Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its dispensary license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

² As of February 7, 2024, the Applicant has successfully fulfilled these stipulations