



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

April 11, 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: 142 9th Avenue, Chelsea Convenience More Corp.

Dear Mr. Alexander and Ms. Wright,

Manhattan Community Board 4 (“MCB4”) at its regular scheduled meeting on April 3, 2024, by a vote of 38 in Favor, 0 Opposed, 0 Abstaining, 1 Present Not Eligible, voted to recommend denial of the application by Chelsea Convenience Moore Corp. (the “Applicant”) for an Adult-Use Retail Dispensary to be located at 142 Ninth Avenue, New York, NY 10011.

MCB4 recommends denial of issuing an Adult-Use Retail Dispensary License to Chelsea Convenience Moore Corp and would like OCM to revisit the proximity protection given to this applicant for the following reasons:

- The proposed location is the site of a convenience store which is owned by this applicant. According to residents there have been reports of illegal activity in and around this store which have warranted frequent NYPD responses.
- The representative speaking for the “Applicant” was unable to provide information regarding the qualifications for the dispensary managers.
- The applicant did not give any indication of plans to obtain legal guidance on operating a cannabis dispensary under OCM guidelines.

- Lack of direct communication with the applicant who was unable to attend two consecutive MCB4 Cannabis Task Force meetings and no known outreach to community stakeholders.
- No community support for this application.

MCB4 finds this particular situation problematic. MCB4 learned that according to the recently released Proximity Protected Locations Map (PPLM), 142 Ninth Avenue has been granted proximity protection. <https://data.ny.gov/d/tuiq-k9f8>

The Office of Cannabis Management (OCM) implemented distance and proximity requirements between licensed retail dispensaries and microbusiness retail locations, from other similarly licensed entities, houses of worship, schools, and public youth facilities. OCM apparently reviewed the published locations and found them compliant with all distancing and proximity requirements. MCB4 is highly concerned that locations such as this one, without any community input have the opportunity to obtain a license for a legal cannabis dispensary. There is clear documentation of this applicant's current business at this location being a site of illegal activity. The process for granting proximity protection in this case does not demonstrate a responsible vetting process by OCM.

Given the issues previously stated, MCB4 is not confident that the "Applicant" will be able to operate the proposed dispensary in a responsible manner, adhering to legal standards. MCB4 is therefore opposed to this application and opposed to the process by which OCM granted proximity protection to this applicant.
Sincerely,



Jessica Chair
Chair
Manhattan Community Board 4



Delores Rubin
Chair
Cannabis Task Force