



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

April 10th, 2025

Felicia A. B. Reid
Acting 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: Adult-Use Retail Dispensary at 723 Eleventh Avenue - Rezidue LLC

Dear Ms. Reid and Ms. Wright,

Manhattan Community Board 4 (“MCB4”), at its April 2nd 2025 full board, voted, by a vote of 42 for, 1 against, 1 abstaining, and 0 present-not-eligible, to recommend approval of the application of Social & Economic Equity CUARD applicant Rezidue LLC for an Adult-Use Retail Dispensary at 723 Eleventh Avenue.


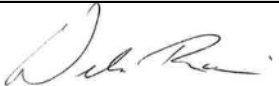

Rezidue LLC is a 100% woman owned business. Nubia Ashley was previously engaged in the legacy cannabis market. She already has been granted a license and proximity protection for this location from the Office of Cannabis Management. Proximity protection issued by OCM prevents another location from being approved within 1000 feet. OCM will grant an applicant proximity protection that is compliant with all distancing and proximity requirements until a final determination is made on the corresponding application. Ms. Ashley searched for the past few years for a location for her dispensary and with family ties in Hell’s Kitchen has settled on the 722 Eleventh Avenue location. Ms. Ashley is currently seeking legal representation. She completed the OCM courses offered to applicants and licensees, has been working at a cannabis dispensary in upstate New York and draws on her experience from the legacy market. Ms. Ashley represented herself and intends to work full-time at her proposed dispensary. Ms. Ashley demonstrates a strong understanding of the complexity of the OCM regulations.

Rezidue LLC is seeking an Adult-Use retail dispensary license. Adult-Use retail dispensaries are the principal license to conduct retail sales of adult-use cannabis products to consumers over twenty-one (21) years old. Retail dispensaries are allowed to acquire, possess, sell, and deliver adult-use cannabis products from their own licensed premises and licensed distributors, in addition to other select items including paraphernalia. Rezidue LLC will offer in-store and online items with delivery within a 2-mile radius. The Proposed hours of operation are 8am to 8pm Monday through Friday and 11am- 9pm Saturday and Sunday.

The proposed location was formally leased to an illicit cannabis shop. The space is in compliance with all OCM requirements regarding distance away from other dispensaries, schools and houses of worship. However, it is in close proximity to DeWitt Clinton Park, which is of concern for some community members. Ms. Ashley is familiar with the park and frequents this park with her school-age daughter and neighborhood family members. She is committed to working with the community to uphold no smoking rules in parks, as well as offer general education around cannabis.

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

- Actively engage with the local Block Associations and other community stakeholders with the aim of solving problems if they arise
- 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	Date
Signature: 	Signature: 	Date: 4/10/25
Print: Jesse R. Bodine	Print: Delores Rubin	Date: 4/10/25
Applicant		
Print: Nubia Ashley		Date: 4/8/2025
Signature: 		



Jessica Chair
Chair
Manhattan Community Board 4

MCB4 Cannabis Licensee Application

Email *

reziduedispensary@gmail.com

Corporation Name *

Mizzor collection llc

*Doing Business As *

Rezidue llc

Address (or intended address) *

723 11th Ave New York NY 10019

Attorney/Representative

Owner *

Yes

Please list all individuals and entities with financial interest in this business and percentage of ownership: *

100%
.....

Phone Number/Email Address *

646-504-0244
.....


Application Type *

- ☒ Adult-Use Retail Dispensary
- ☐ Adult-Use Retail Dispensary & Consumption Facility
- ☐ Microbusiness
- ☐ Registered organization (ROD)
- ☐ Other:

Does the Applicant have a fully executed lease? *


- ☒ Yes
- ☐ No

Please upload an Executed Lease or Landlord Letter of Intent (LOI) for your intended location.

 723 11th Avenue...

 Add file

Please upload the Site & Security plans for your business.

 Rezidue security ...

 Add file

Property Owner Information: Name, Phone Number, Business Address & Email Address *

N/a

Applicant Priority

- ☐ Social & Economic Equity Applicant
- ☒ CAURD Licensee
- ☐ CAURD Applicant
- ☐ N/A

Has the owner filed with the Cannabis Control Board/OCM? *

☒ Yes

☐ No

If no, when does the owner plan on filing?

.....

Pursuant to § 119.1 of the Adult-Use Cannabis Regulations, has the applicant confirmed that the location is **NOT** (a) on the same road and within 200 feet of a building occupied exclusively as a house of worship? *

☒ Yes

☐ No

(b) on the same road and within 500 feet of the entrance of a building occupied exclusively as a school? *

☒ Yes

☐ No

(c) on the same road and within 500 feet of a structure and its grounds occupied exclusively as a public youth facility? *

- ☒ Yes
- ☐ No
- ☐ N/A (see § 119.1 (3))

Are there any drug treatment facilities, harm reduction facilities, playgrounds or parks within 1000 ft. of the proposed cannabis business location? If yes, please list: *

N/a

Community Notification/Relations

List all: block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted. *

- ☒ Option 1

If the location has residential units in the same building, please list both the method and date of when notice was provided to those residential units and can you confirm the residential units are aware of this application?

Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? *

☒ Yes

☐ No

Will applicant inform the Community Board of its job openings and/or provide a hyperlink to applicants jobs webpage? *

☒ Yes

☐ No

Background

Does the owner(s) have a connection to Community District 4? *

☐ Business Owner

☐ Resident

☐ Other

☒ None

Please provide a brief overview of the applicant's previous business experience. Please list all owned/operated businesses within Community District 4. *

I am an experienced business owner with several years of expertise in the industry.

If the applicant has previous experience in the cannabis industry, please explain.

Is there any other information the applicant would like to provide the Board regarding work or life experience?

Operational Details

State the name and type of business previously located in this space. *

N/a

What are the hours of operation M-F? *

8am-8pm

What are the hours of operation Sat-Sun? *

9am-11pm

Please upload applicants security plan or provide detailed description in the next response. *



Rezidue security ...



Add file

Please provide the applicant's detailed security plan (if the plan was uploaded, enter "Uploaded") *

Uploaded

What is the anticipated increase in sidewalk traffic? How will you manage the sidewalk, crowd control, vehicular traffic? Will you use utilize stanchions and ropes? *

Will use stanchions and ropes

How many employees does the applicant expect to employ? How many full-time/part-time? *

4

Please provide the applicant's hiring plan; please explain if the applicant will take steps to hire from CB4. *

Will contact CB4 with hiring event details

What products does the applicant expect to carry? *

Flower, pre roll, edible etc.

Will the applicant accept online or telephone orders? If yes, how will the applicant verify the purchaser is over the age of 21? (See § 123.10 (d)(4)) *

Yes, by checking identification

Does the applicant intend to operate a delivery service? *

As of 5/28/2023, the revised Adult-Use Regulations do now allow a business licensed to sell adult-use cannabis to simultaneously hold a delivery license/make deliveries. (See § 123.20 (c)(1))

☒ Yes

☐ No

If this dispensary includes or plans to include on-site consumption at any point, please describe *
how it will be managed. What is the capacity? What environmental monitoring and ventilation
measures will be taken to protect shoppers and staff from second hand smoke and other
potential hazards? If not, please write n/a.

N/a

Do you use/plan to use any outdoor space? If so, please explain how you intend to use the *

N/a

Is the entrance of the store ADA compliant?

☒ Yes

☐ No

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