



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](http://www.nyc.gov/mcb4)

**JESSICA CHAIT**  
Chair

**JESSE R. BODINE**  
District Manager

Jun3 23, 2025

Felicia A. B. Reid  
Acting Executive Director  
NYS of Cannabis Management  
Harriman State Office Building Campus  
1220 Washington Ave. Albany, NY 12207

Jessica C. Garcia  
Chairwoman  
Cannabis Control Board  
Harriman State Office Building Campus  
1220 Washington Ave. Albany, NY 12207

Re: Dispensary Application for iDispenseNYC at 653 Ninth Avenue

Dear Ms Reid and Ms. Garcia,

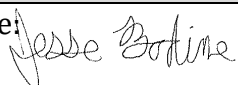

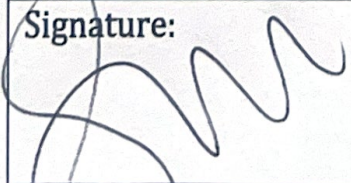


Manhattan Community Board 4 (“MCB4”) voted, by a vote of 40 for, 1 against, 2 abstaining, and 1 present-not-eligible, to recommend approval of the application of iDispenseNYC for an Adult-Use Retail Dispensary at 653 Ninth Avenue, New York, NY 10036.

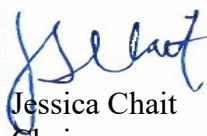
iDispenseNYC is a social and economic equity applicant owned by long-time Hell’s Kitchen resident, Hamid Ardebili. A licensed real estate broker and owner of a flood mitigation services company, Mr. Ardebili decided to enter this emerging industry following his experience during the pandemic of so many temporarily relocated shelter residents in the neighborhood struggling. His hope is to establish a legal dispensary which can provide support to populations impacted by previous cannabis laws. Hospitality Pathways and Cannabis Workforce Initiative are two organizations he intends to work with. Mr. Ardebili has completed training offered by Small Business Services

and the Office of Cannabis Management as well as enlisted the services of a cannabis attorney for guidance.

iDispenseNYC 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. iDispenseNYC will offer in-store and online items with delivery service available. Proposed hours of operation are 9am to 11:30pm Monday through Sunday. The space is in compliance with all OCM requirements, but may subject to proximity relief as another legal dispensary may be within the regulated distance of 1000 feet. IDispense has demonstrated a strong understanding of the complexity of OCM regulations and has direct ties to the neighborhood. 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
- Commits to hours of operation are 9am to 11:30pm Monday through Sunday
- 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:  Print: Jesse Bodine, District Manager	Signature:  Print: Delores Rubin, Chair, CTF	Date: 6/23/25  Date: 6/23/25
<b>Applicant</b>		
Signature: 	Name: 	Date: 

  
Jessica Chait  
Chair

Manhattan Community Board 4

# MCB4 Cannabis Licensee Application

Email \*

nycpersians@yahoo.com

Corporation Name \*

SOSProServices Corp

\*Doing Business As \*

iDispenseNYC

Address (or intended address) \*

653 9th Ave New York

Attorney/Representative

Owner \*

Hamid Michael Ardebili

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

Non

Phone Number/Email Address \*

347-662-7775 / NYCPERSIANS@YAHOO.COM


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.

 653-lease\_001 - i...

 Add file

Please upload the Site & Security plans for your business.

 CB4\_Site\_Securit...

 Add file

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

Steven Croman  
.....

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: \*

There are no publicly listed drug treatment or harm reduction facilities within 1,000 feet. There are couple of Play Grounds and Parks Within 1000ft.

### 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?

As of now, notice has not been provided to the residential units. With the approval of the landlord, once I obtain the official signage, I will personally contact each resident in the building at 653 9th Ave, provide my contact info, collect names, emails, and, if possible, acknowledgment signatures. I will also notify nearby neighbors, referred associations, and any relevant co-op or condo boards, and post all required signage.

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 have been a licensed real estate broker for the past 15 years, actively serving clients across all five boroughs of New York City. Over the past four years, I also founded and operated my own fire and flood mitigation and restoration company. While this business did not specifically focus on Community District 4, we have completed several smaller jobs in the area.

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

Although I do not have direct experience operating a retail dispensary, I have close friends currently owning and operating licensed dispensaries in New York City, which has given me valuable insight into this newly evolving industry.

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

Not at this time. I will have a more detailed presentation prepared for the Board at the time of my appearance. Thank you for your considerations

### Operational Details

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

JOOY TEA SHOP / Tea, Bubble Tea

What are the hours of operation M-F? \*

11:30AM -12:30 AM

What are the hours of operation Sat-Sun? \*

11:30 AM-12:30 AM

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



CB4\_Site\_Securit...



Add file

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

Will hopefully Be provided for the presentation to the Board

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? \*

Based on the experience of other dispensaries opening in NYC, we do not anticipate a significant increase in sidewalk traffic, except possibly during our grand opening. If needed, our security team will be on-site to manage any crowd, ensure sidewalks remain clear, and prevent any disruption to vehicular traffic. We will use stanchions and ropes if appropriate

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

We anticipate employing approximately 5-7 staff members to support our proposed operations. This will likely include 2-3 full-time and 4-5 part-time employees.

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

We plan to hire locally from the CB4 community, as we believe neighborhood staff will positively impact our business and help build strong community ties. We also intend to work with Hospitality Pathways and the Cannabis Workforce Initiative (CWI) to support inclusive hiring

What products does the applicant expect to carry? \*

We will only carry products approved by the OCM, including flower, edibles, vapes, and concentrates.

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, we will accept online and app-based orders. In compliance with OCM regulations, customers will be required to upload a valid, non-expired government-issued ID to verify they are 21 or older. Upon delivery, the ID will be scanned to confirm the purchaser's identity matches the recipient.

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 space. \*

N/A

Is the entrance of the store ADA compliant?

☒ Yes

☐ No

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