



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

August 25, 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 Mojo Working LLC at 323 West 42 Street,

Manhattan Community Board 4 ("MCB4") at its regular scheduled meeting on July 23rd, 2025, voted, by a vote of 39 for, 0 against, 0 abstaining, and 1 present-not-eligible, to recommend denial of the application Mojo Working LLC for an Adult-Use Retail Dispensary at 323 West 42 Street, New York, NY 10036.

MCB4 denied this application due to the following factors:

- The location which was previously an illicit cannabis shop is within a few hundred feet Geffner House, supportive housing for individuals managing mental illness or recovering from drug addiction.
 - The location is also within a few hundred feet of a Senior Center and food pantry run by Project Find.
 - The proposed location is within 1000 feet of two existing licensed cannabis shops.
- MCB4 is on record opposed to the Office of Cannabis Management (OCM)'s

proposal in Subdivision (a) of section 119.4 to reduce proximity restrictions for retail dispensaries to 500 feet from 1000 feet.

- The Social and Economic Equity applicant, Steven Delucia did not present on this application, rather Dany Kogan, who has been before the Cannabis Task Force on 3 other occasions seeking approval for an Adult-Use Retail Dispensary license. Mr. Kogan explained, while he did not know Mr. Delucia or ever met him, he would be buying a 49% stake in Mr. Delucia's business with an option to purchase the remaining 51% in the future. Mr. Kogan, who is a business owner with ties to this community, represented his retail experience specially on West 42nd Street positioned him well to manage an Adult-Use Retail Dispensary in this busy corridor of Manhattan. With no knowledge on the legality of such a practice where an awarded license could be sold to a third party, MCB4 does not want to set a precedent approving an operator that was not the licensee.

Sincerely,



Jessica Chait
Chair

Manhattan Community Board 4



Delores Rubin
Chair

Cannabis Task Force.