



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LESLIE BOGHOSIAN MURPHY
Chair

JESSE R. BODINE
District Manager

March 13, 2026

John Kagia
Acting Executive Director
NYS Office of Cannabis Management
Harriman State Office Building Campus 1220 Washington Ave.
Albany, NY 12207

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

Re: 525 West 23rd Street - Royal Leaf NY LLC

Dear Mr. Kagia and Ms. Garcia,

Manhattan Community Board 4 (“MCB4”) at its March 4th full board meeting voted, by a vote of 38 for, 6 against, 0 abstaining, and 1 present-not-eligible, to recommend denial of the application of Royal Leaf NY LLC (the “Applicant”) for an Adult-Use Retail Dispensary at 525 West 23rd Street, New York, NY 10011.

The application was presented by a legal representative of Royal Leaf. The owner/operator and license holder, Christian Chavez did not attend the meeting. The legal representative disclosed that Mr. Chavez did not have a connection to this community but was an experienced operator having had a legal dispensary in the Bronx, which he decided to close due to low foot traffic.

The proposed dispensary received significant community opposition for multiple reasons, but in particular the lack of community notification. Multiple community members and building management stated they received no direct notification about the application, despite the applicant's claim of outreach prior to the MCB4 Cannabis Task Force meeting. Mr. Chavez's representative indicated the applicant was committed to work with the community, but there has been no evidence that the applicant had made any subsequent attempts to notify or engage with the community.

Despite the experience and knowledgeable legal representation, MCB4 cannot support an applicant that has not demonstrated the willingness to engage with the residents to understand and address their concerns.

Sincerely,



Leslie Boghosian Murphy
Chair
Manhattan Community Board 4



Delores Rubin
Chair
Cannabis Task Force

CC: Hon. Erik Botccher, New York State Senate
Hon. Tony Simone. New York Assembly