

Valerie S. Mason
Chair

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**The City of New York
Community Board 8 Manhattan**

December 23, 2025

Jessica C. Garcia, Chair
New York State Office of Cannabis Management
1220 Washington Avenue
Harriman Campus, Building 9, 4th Floor
Albany, NY 12226

RE: Indoor J1 Ventures Inc, dba Indoor J1 Ventures, 1103 Lexington Avenue (Between East 77th and East 78th Streets) Application to the Office of Cannabis Management for an Adult-use Retail Dispensary License

Dear Chair Garcia,

Applications will only be approved based upon the applicant's agreement to the following stipulations:

1. **Abide by the NYC bicycle laws and guidelines and shall ensure that any third-party delivery service you contract with abides by the laws and guidelines**
2. **Not use any unlawful motorized vehicle for deliveries and ensure that any third-party delivery service you contract with does not use any unlawful motorized vehicle**
3. **Have delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and ensure that any contracted third-party delivery service shall wear proper attire such as helmets, identifiable clothing, etc.**
4. **Not to participate in bar or pub crawls or the cannabis equivalent**
5. **Remove the Street Life Committee meeting notices you posted following the next applicable Full Board meeting on the date indicated on the notice.**

At the Full Board meeting of Community Board 8 Manhattan held on December 17, 2025, the board approved the following resolution by a vote of 30 in favor, 6 opposed, 5 abstentions, and 0 not voting for cause:

WHEREAS this is a new application to the Office of Cannabis Management for an Adult-use Retail Dispensary License; and

WHEREAS the applicant agrees to follow the same outdoor signage style as their first location at 584 8th Avenue; and

WHEREAS the applicant agrees to take all steps necessary and required to prohibit visibility of product from outside the store; and

WHEREAS the applicant has agreed to Community Board 8's stipulations; and

WHEREAS the current OCM regulations do not comply with state legislative requirements, specifically the 500-foot door-to-door limitation for proximity to schools, which has been an ongoing point of concern for the Board; therefore

BE IT RESOLVED that Community Board 8 **DISAPPROVES** this application, and urges the Office of Cannabis Management to reconcile its regulations with existing state law and to ensure compliance in future licensing decisions.

Please advise this office of any action taken regarding this matter.

Sincerely,

Valerie S. Mason

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Chair

Lindsey Cormack and Abraham Salcedo

Lindsey Cormack and Abraham Salcedo
Co-Chairs, Street Life Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District