



No. 2025-68  
October 6, 2025

**RESOLUTION TO ISSUE CERTAIN ADULT-USE CANNABIS LICENSES**

**WHEREAS**, pursuant to Article 4 and Section 10(1) of the Cannabis Law, the Cannabis Control Board (Board) is given the authority and discretion to issue licenses related to adult-use cannabis;

**WHEREAS**, pursuant to Article 4 of the Cannabis Law, the Board is charged with the responsibility of overseeing activities related to adult-use cannabis;

**WHEREAS**, pursuant to Section 10(23) of the Cannabis Law, the Board may delegate its functions, powers and duties to the Executive Director of the Office of Cannabis Management (Office) subject to certain exceptions;

**WHEREAS**, pursuant to Section 76(4) of the Cannabis Law, when a city, town, or village within New York State (Municipality), or a community board within New York City (Community Board), expresses an opinion (Opinion) either for or against the Board's issuance for a license authorizing retail cannabis sale within their geographic bounds, the Board shall respond in writing with an explanation as to how it considered the Opinion;

**WHEREAS**, certain Municipalities have expressed an Opinion for or against the Board's issuance of an adult-use license to certain applicants;

**WHEREAS**, the Chairperson of the Board has made a preliminary determination to grant adult-use licenses to certain individuals and entities that have applied for adult-use licenses (as identified by the applications in Attachment A);

**WHEREAS**, the members of the Board waive their right pursuant to Section 10(1) of the Cannabis Law to take up to 14 days from the Chairperson's preliminary determination to object to the Chairperson's preliminary determination or to request that the matter be brought before the full Board for consideration;

**WHEREAS**, no member of the Board objects to the Chairperson's preliminary determination to grant certain adult-use licenses, and no member of the Board requests that the matter be brought before the full Board for consideration;

**WHEREAS**, the Board desires to issue a license as indicated, to every applicant that has received the Chairperson's aforementioned preliminary determination to grant an adult-use license as identified on Attachment A hereto;

**WHEREAS**, the Board desires that a response be issued to those Municipalities that have



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Acting Executive Director

expressed an Opinion explaining how such Opinion was considered; now, therefore, be it

**RESOLVED**, the Board hereby delegates its authority to the Office, effective immediately, to issue a response to Municipalities that have expressed an Opinion in favor of the issuance of a license to the applicants identified on Attachment A explaining how the Opinion was considered;

**BE IT FURTHER RESOLVED**, the Board approves, and directs the Office to issue, the responses contained in Attachment B hereto to Municipalities that have expressed an Opinion in opposition of the issuance of a license to the applicants identified on Attachment A;

**BE IT FURTHER RESOLVED**, the Board issues an adult-use license as indicated to every applicant that has received the Chairperson's aforementioned preliminary determination to grant an adult-use license as identified on Attachment A; and

**BE IT FURTHER RESOLVED**, the Board dictates that an adult-use licensee shall not begin adult-use cannabis operations until the completion of any additional requirements to the satisfaction of the Office including written approval from the Office's compliance team.



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**Attachment A**

Application Number	License Type	Entity Name
OCMCULT-2023-000018	AU Cultivator	Chiodo & Sons LLC
OCMCULT-2023-000024	AU Cultivator	Helena Corp LLC
OCMCULT-2023-000077	AU Cultivator	Brooklyn Grow LLC
OCMCULT-2023-000089	AU Cultivator	Tompkins County Green Company LLC
OCMCULT-2023-000171	AU Cultivator	Westchester Agricultural Partners LLC
OCMCULT-2023-000252	AU Cultivator	GreenDJ NY LLC
OCMCULT-2023-000314	AU Cultivator	JJD design LLC
OCMCULT-2023-000341	AU Cultivator	S&S Cultivation INC.
OCMCULT-2023-000348	AU Cultivator	Females and Green Nails LLC
OCMCULT-2023-000365	AU Cultivator	BAKED BY MARY JANE LLC
OCMCULT-2023-000373	AU Cultivator	LOVE FREQUENCY LLC
OCMDIST-2023-000104	AU Distributor	SNNJ INC.
OCMDIST-2024-000033	AU Distributor	NYS DISTRIBUTION SERVICES INC
OCMDIST2-2025-000014	AU Distributor	Stalliongrow, LLC
OCMMICR-2023-000610	AU Micro	FarmOn! Foundation, INC
OCMMICR-2024-000014	AU Micro	GRUB BUD LLC
OCMMICR-2023-001265	AU Micro	Hydro Grow NY Inc
OCMPROC-2023-000287	AU Processor	DJP311 LLC
OCMPROC-2023-000322	AU Processor	Tremolo Bien LLC
OCMPT3B-2025-000008	AU Processor	God Created Kings L.L.C.
OCMPT3B-2025-000055	AU Processor	Friends in High Places Corp.
OCMPT3B-2025-000058	AU Processor	Turn Brands InteraKtive, LLC
OCMPT3B-2025-000063	AU Processor	SNGNY LLC
OCMRETL-2023-000098	AU Retail	WNY Cannabis Co LLC
OCMRETL-2023-000948	AU Retail	East Leaf LLC
OCMRETL-2023-001010	AU Retail	PRIME TIME CANNABIS LLC
OCMRETL-2023-001029	AU Retail	HotboxNYCity LLC
OCMRETL-2023-001228	AU Retail	Brightway Services, Inc
OCMRETL-2023-001796	AU Retail	Fortwentie inc.
OCMRETL-2023-001854	AU Retail	Greenbush Collective, LLC
OCMRETL-2023-001283	AU Retail	KVSSQ Consulting LLC
OCMCAURDP-2025-000020	Conditional Adult-Use Retail Dispensary	Cannabis Culture 1 LLC dba Jackpot Daily
OCMCAURDP-2025-000017	Conditional Adult-Use Retail Dispensary	Hand In Bush LLC



**Attachment B**

October 6, 2025

**SENT VIA EMAIL**

Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, New York 11211

Re: Response from the New York State Cannabis Control Board under Cannabis Law Section 76(4)

Dear Brooklyn Community Board 1:

This letter is in reference to the Cannabis Control Board’s decision to approve the license for OCMRETL-2023-001029 (HotBoxNYCity LLC) located at 247 Johnson Ave., Brooklyn, NY 11206.

Pursuant to Article 4 of the Cannabis Law, the Cannabis Control Board (Board) is authorized to issue registrations, licenses, and permits related to adult-use retail dispensaries, registered organization with dispensary (ROD), or for on-site consumption (License) within the State. Section 76(4) of the Cannabis Law provides that when a city, town, or village within New York State (Municipality), or a community board within New York City (Community Board), expresses an opinion (Opinion) either for or against the Board’s issuance for a License authorizing retail cannabis sale within their geographic bounds, the Board shall respond in writing with an explanation as to how it considered the Opinion. Furthermore, Part 119 of Title 9 of New York Codes Rules and Regulations (9 NYCRR) proscribes the timeframe of thirty (30) days, with the option to request thirty (30) additional days, in which a Municipality or Community Board may submit their Opinion to the Board.

On or about December 22, 2023, the Board received an Opinion from your office (Office) outlining concerns on the review and issuance of a license to HotBoxNYCity LLC, and the Board is responding as follows:

In the attached opinion provided by your Office, you raised concerns with the applicant failing to attend Community Board meeting. While the Office of Cannabis Management encourages applicants to attend the local community board meetings, there are no requirements in the Cannabis Law or associated regulations that requires attendance on behalf of the applicant. Although your Office’s concerns are well received, the applicant has met the requirements in the Cannabis Law. The failure to meet requirements set by the Community Board does not pose any violation to statute or state implemented regulations.

In its consideration of the proposed license, the Board reviewed and confirmed the foregoing proximity requirements in its decision to grant or deny the licensee to the applicant. Furthermore, the Board reviewed and confirmed HotBoxNYCity LLC completion of all application requirements for final licensure.

After careful review and consideration of the opinion received from your Locality, and pursuant to the Cannabis Law and related regulations, a license was approved for HotBoxNYCity LLC located at 247 Johnson Ave., Brooklyn, NY 11206.



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Acting Executive Director

If you have any questions regarding this letter, please contact the New York State Office of Cannabis Management at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov).

Sincerely,  
Cannabis Control Board



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**SENT VIA EMAIL**

Manhattan Community Board 8  
505 Park Avenue, Suite 620  
New York, NY 10022

Re: Response from the New York State Cannabis Control Board under Cannabis Law Section 76(4)

Dear Manhattan Community Board 8:

This letter is in reference to the Cannabis Control Board's decision to approve the license for OCMRETL-2023-001283 (KVSSQ Consulting LLC) located at 1280 1st Ave., New York, NY, 10065.

Pursuant to Article 4 of the Cannabis Law, the Cannabis Control Board (Board) is authorized to issue registrations, licenses, and permits related to adult-use retail dispensaries, registered organization with dispensary (ROD), or for on-site consumption (License) within the State. Section 76(4) of the Cannabis Law provides that when a city, town, or village within New York State (Municipality), or a community board within New York City (Community Board), expresses an opinion (Opinion) either for or against the Board's issuance for a License authorizing retail cannabis sale within their geographic bounds, the Board shall respond in writing with an explanation as to how it considered the Opinion. Furthermore, Part 119 of Title 9 of New York Codes Rules and Regulations (9 NYCRR) proscribes the timeframe of thirty (30) days, with the option to request thirty (30) additional days, in which a Municipality or Community Board may submit their Opinion to the Board.

On or about May 23, 2025, the Board received an Opinion from your office (Office) outlining concerns on the review and issuance of a license to KVSSQ Consulting LLC, and the Board is responding as follows:

Pursuant to 9 NYCRR, the Board implemented distance and proximity requirements between licensed retail dispensaries, including RODs, on-site consumption sites, and microbusiness retail locations, from other similarly licensed entities, houses of worship, schools, and public youth facilities, where applicable.

The Municipality Rulemaking regulations (9 NYCRR) require:

- A proposed adult-use cannabis retail dispensary location to not be located in a municipality that opted out of allowing retail dispensary locations.
- A minimum distance of 2,000 feet between adult-use cannabis retail dispensaries in municipalities with a population less than 20,000 (unless the Board finds that issuing the license would promote public convenience and advantage).
- A minimum distance of 1,000 feet between adult-use cannabis retail dispensaries in municipalities with a population 20,000 or more (unless the Board finds that issuing the license would promote public convenience and advantage).
- A minimum straight-line measurement of 200 feet between any cannabis dispensary and a building exclusively used as a house of worship.
- A minimum straight-line measurement of 500 feet between any cannabis dispensary and a public youth facility or building exclusively used as a school.



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- The two entities must be located on the same street for the 500-foot requirement to be applicable.
- Public Youth facility means a location or structure owned by a government or government subdivision or agency, that is accessible to the public, where the primary purpose is to provide recreational opportunities or services to children or adolescents of whom the primary population is reasonably expected to be seventeen (17) years of age or younger. Please note, in order for a location to be considered a public youth facility it must be designated as such by a local municipality via the passage of a local law

In its consideration of the proposed license, the Board reviewed and confirmed the foregoing proximity requirements in its decision to grant or deny the licensee to the applicant. 9 NYCRR § 119.2 lists permissible time, place, and manner restrictions. If the municipal restriction is not listed in the regulations, it is preempted by the Cannabis Law. Municipal restrictions that are generic and not specific to businesses licensed by the Board are not preempted by the Cannabis Law.

A stipulation agreement (Stipulation) was attached to the Opinion executed by and between your Office and KVSSQ Consulting LLC. The Board hereby acknowledges receipt of the Stipulation. Please note the stipulation will not be monitored by the Board or the Office, and the terms of the Stipulation will not be incorporated beyond the requirements and restrictions established in Cannabis Law and Office Regulations

The Board has reviewed and confirmed KVSSQ Consulting LLC completion of all application requirements for final licensure. After careful review and consideration of the opinion received from your Locality, and pursuant to the Cannabis Law and related regulations, a license was approved for KVSSQ Consulting LLC located at 1280 1st Ave., New York, NY, 10065.

If you have any questions regarding this letter, please contact the New York State Office of Cannabis Management at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov).

Sincerely,  
Cannabis Control Board



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**SENT VIA EMAIL**

Queens Community Board 10  
115-01 Lefferts Blvd,  
South Ozone Park, NY 11420

Re: Response from the New York State Cannabis Control Board under Cannabis Law Section 76(4)

Dear Queens Community Board 10:

This letter is in reference to the Cannabis Control Board’s decision to approve the license for OCMCAURD-2022-000229 (Cannabis Culture 1 LLC) located at 109-19 Rockaway Blvd, South Ozone Park, NY, 11420.

Pursuant to Article 4 of the Cannabis Law, the Cannabis Control Board (Board) is authorized to issue registrations, licenses, and permits related to adult-use retail dispensaries, registered organization with dispensary (ROD), or for on-site consumption (License) within the State. Section 76(4) of the Cannabis Law provides that when a city, town, or village within New York State (Municipality), or a community board within New York City (Community Board), expresses an opinion (Opinion) either for or against the Board’s issuance for a License authorizing retail cannabis sale within their geographic bounds, the Board shall respond in writing with an explanation as to how it considered the Opinion. Furthermore, Part 119 of Title 9 of New York Codes Rules and Regulations (9 NYCRR) proscribes the timeframe of thirty (30) days, with the option to request thirty (30) additional days, in which a Municipality or Community Board may submit their Opinion to the Board.

On or about May 21, 2025, the Board received an Opinion from your office (Office) outlining concerns on the review and issuance of a license to Cannabis Culture 1 LLC. In the attached Opinion provided by your Community Board you raised multiple concerns regarding proximity to schools, houses of worship, parks and outpatient clinics, public opposition of illicit and legal retail dispensaries, and concerns in regard to Resorts World future developments. The Board appreciates you raising these concerns to our Office and the Board is responding as follows:

Pursuant to 9 NYCRR, the Board implemented distance and proximity requirements between licensed retail dispensaries, including RODs, on-site consumption sites, and microbusiness retail locations, from other similarly licensed entities, houses of worship, schools, and public youth facilities, where applicable.

The Municipality Rulemaking regulations (9 NYCRR) require:

- A proposed adult-use cannabis retail dispensary location to not be located in a municipality that opted out of allowing retail dispensary locations.
- A minimum distance of 2,000 feet between adult-use cannabis retail dispensaries in municipalities with a population less than 20,000.
- A minimum distance of 1,000 feet between adult-use cannabis retail dispensaries in municipalities with a population 20,000 or more.
- A minimum straight-line measurement of 200 feet between any cannabis dispensary and a building exclusively used as a house of worship.



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- A minimum straight-line measurement of 500 feet between any cannabis dispensary and a public youth facility or building exclusively used as a school.
  - The two entities must be located on the same street for the 500-foot requirement to be applicable.
  - Public Youth facility means a location or structure owned by a government or government subdivision or agency, that is accessible to the public, where the primary purpose is to provide recreational opportunities or services to children or adolescents of whom the primary population is reasonably expected to be seventeen (17) years of age or younger. Please note, in order of a location to be considered a public youth facility it must be designated as such by a local municipality via the passage of a local law

As you raised concerns regarding the proposed location proximity to P.S. 108 Captain Vincent G. Fowler, the Office further examine the proposed location and determined the site does not share the same street and is not within 500ft of P.S. 108 Captain Vincent G. Fowler. Additionally, the letter references a park in regard to public youth facilities, NYC has not adopted a local law establishing distance requirements from a retail dispensary to a public youth facility. In its consideration of the proposed license, the Board reviewed and confirmed the foregoing proximity requirements.

Furthermore, please be aware there are no distance requirement established in regulation or statute requiring proximity from a retail dispensary to an outpatient clinic or residential housing. As the proposed site is within a commercial overlay district, and adheres to all state statute and regulatory distance requirements, the Board determined there are no violations that permit reason for denial.

The Board would like to address your concerns and opposition regarding illicit cannabis sales and legal cannabis sales within your jurisdiction. In regard to illicit cannabis sales. Governor Kathy Hochul recently unveiled the strongest set of policies enacted thus far to tackle the illicit cannabis marketplace as part of the FY25 Budget. This initiative provides the Office of Cannabis Management and local counties and cities with enhanced authority to act against illicit cannabis storefronts and those who enable them. The New York State Office of Cannabis Management in collaboration with local governments are building a competitive cannabis market, built on principles of justice and access, to ensure broad economic and social prosperity across the state. These collaborative efforts foster greater levels of entrepreneurial innovation, quality consumer experiences, safer cannabis products, and broader educational outreach to keep our consumers safe and create a thriving market for the future of our communities. The Office of Cannabis enforcement division is working to end illicit and unlicensed cannabis activities within the State. Although your Office's concerns are well received, they do not pose a specific concern as it relates to the issuance of the contemplated license.

In regards to opposition of legal retail dispensaries please be aware, On March 31, 2021, the [Marihuana Regulation & Taxation Act](#) (MRTA) legalized adult-use cannabis and created a new Office of Cannabis Management governed by a Cannabis Control Board to oversee and implement the law. The Board and Office of Cannabis Management ("OCM") realize the importance of protection of youth from adult use cannabis, and as such have implemented regulatory and policy-based requirements that address security and safety requirements. Specifically, § 123.10 (d) sets requirements of a retail dispensary for verification of identification and proof of age for retail dispensaries. When an incident occurs, licensees must submit a



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detailed incident report to OCM. This report includes the circumstances of the incident, the corrective actions taken, and confirmation that the appropriate law enforcement authorities have been notified. This mandatory reporting ensures a swift and transparent response to any threats to public safety. Additionally, Section 120.1(k) emphasizes that violations of the Regulations or the Cannabis Law by a licensee can result in significant penalties. These penalties may include fines, suspension, revocation of the license, and even debarment, as outlined in Part 133 of the Regulations. Pursuant to (Article 6 (§ 131)) of the Cannabis Law, Cities, towns, and villages had the option of passing a local law to opt-out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions by December 31, 2021 or nine months after the effective date of the legislation. If a municipality does not opt-out by December 31, 2021, the municipality will be unable to opt-out at a future date. Community Boards do not have the authorization to opt out of allowing adult-use cannabis retail dispensaries or on-site consumption licenses from locating within their jurisdictions.

Finally, the Board reviewed and confirmed Cannabis Culture 1 LLC completion of all application requirements for final licensure. After careful review and consideration of the opinion received from your Locality, and pursuant to the Cannabis Law and related regulations, a license was approved for Cannabis Culture 1 LLC located at 109-19 Rockaway Blvd, South Ozone Park, NY, 11420.

If you have any questions regarding this letter, please contact the New York State Office of Cannabis Management at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov).

Sincerely,  
Cannabis Control Board