**Valerie S. Mason**
**Chair**

**Will Brightbill**
**District Manager**

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

July 2, 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: Primary Care Group LLC, dba Primary Care Group, 242 East 86th Street (Between Third Avenue and Second Avenue) 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:**

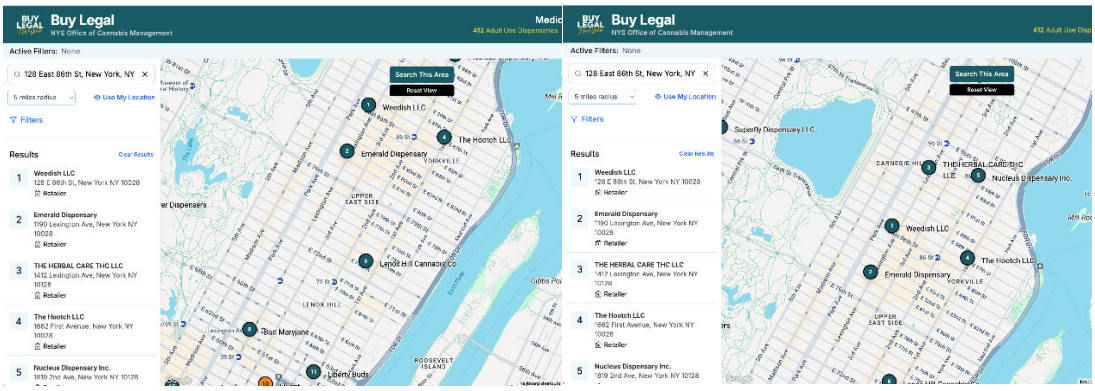
1. **Abide by the NYC bicycle laws and guidelines and shall ensure that any third-party delivery service you contract with abides by the laws and guidelines**
2. **Not use any unlawful motorized vehicle for deliveries and ensure that any third-party delivery service you contract with does not use any 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 June 18, 2025, the board approved the following resolution by a vote of 26 in favor, 11 opposed, 0 abstentions and 0 not voting for cause:

**WHEREAS** this is a new application for a retail dispensary; and

**WHEREAS** Community Board 8 has approved most of the retail dispensary applications that have come before us; and

**WHEREAS** members of the public as well as Community Board 8 members expressed concerns that an additional dispensary would result in 86th Street being known as "Cannabis Corridor" due to the proposed dispensary's location being fairly proximate to 3 existing legal dispensaries on or near 86th Street (while the new one would technically be located beyond the 1,000 foot limitation, it would be barely outside it at 1,052 feet, see map below); and



**WHEREAS** operators of existing nearby dispensaries expressed concerns that the addition of this new dispensary at its proposed location would be contrary to the intent of the OCM regulations, including the distance regulations which were supposed to benefit the community as well as small business operators of legal dispensaries in part, to prevent cannibalization of customer base, and oversaturation of dispensaries in communities; and

**WHEREAS** the applicant has agreed to Community Board 8's stipulations above; therefore

**BE IT RESOLVED** that the application is **DISAPPROVED, subject to the stipulations above.**

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

Sincerely,

*Valerie S. Mason* *Lindsey Cormack and Abraham Salcedo*

Valerie S. Mason
Chair

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