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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover request will be granted per application. Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. If **outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: TBD

APPLICANT INFORMATION:

Name of applicant(s): Sweet Hospitality Group, LLC

Trade name (DBA): n/a

Premises address: 432-434 Lafayette St., New York, NY 10003

Cross Streets and other addresses used for building/premise:

Cross Streets: East 4th Street, Astor Place

CONTACT INFORMATION:

Principal(s) Name(s): Julie Rose

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED]

Landlord Name / Contact: Colonnade Brigade LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

Julie Rose

Madeline Weisman

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Sweet Hospitality Group, LLC holds multiple active liquor licenses

in New York State. Please see the attached list.

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Concessionaire for legitimate theater

License Permit ID	Premises County	Description	LegalName	DA	Actual Address of Premises	Additional Address Information	City	State Name	Zip Code
0267-25-123165	New York	Food & Beverage Business	SWEET HOSPITALITY GROUP, LLC		79 E 4th St		New York	NY	10003
0370-23-131397	New York	Food & Beverage Business	DIPTI LLC AND SWEET HOSPITALITY GROUP LLC	DARTL ROTH THEATER	101 EAST 15TH ST	2ND FLR	New York	NY	10003
0370-24-120657	New York	Food & Beverage Business	42ND ST DEVELOPMENT CORP DBA THEATRE ROW STUDIOS &	SWEET HOSPITALITY GROUP	410 WEST 42ND STREET	9TH & 10TH AVENUES	New York	New York	10036
0370-23-131373	New York	Food & Beverage Business	SWEET HOSPITALITY GROUP	THE NEW AMSTERDAM THEATER	150 W 65TH STREET		New York	New York	10036
0370-23-137057	New York	Food & Beverage Business	SWEET HOSPITALITY GROUP, LLC		416 W 42ND ST	PLAYWRIGHT'S HORIZONS THEATRE	New York	New York	10036
0373-24-102647	Kings	Legitimate theatre	SWEET HOSPITALITY GROUP, LLC		262 ASHLAND PL	POLONSKI SHAKESPEAR CENTER	BROOKLYN	New York	11217
0408-23-132521	New York	Legitimate theatre	SWEET HOSPITALITY GROUP	BILTMORE THEATRE	261 65 W 47TH ST		New York	NY	10036
0373-23-132568	New York	Athletic/Sporting Event/Expositions/Large Gathering Venue	SWEET HOSPITALITY GROUP, LLC		227 WEST 42ND STREET		New York	NY	10036
0373-21-119214	New York	Legitimate theatre	SWEET HOSPITALITY GROUP	STUDIO 54	124 W 43RD ST	BROADWAY AND 6TH AVENUE	New York	NY	10036
0373-23-138436	New York	Legitimate theatre	SWEET HOSPITALITY GROUP		229 W 53RD ST		New York	NY	10036
0373-23-136114	New York	Legitimate theatre	SWEET HOSPITALITY GROUP		336 W 20TH ST	ATLANTIC THEATER	New York	New York	10011
0373-23-139174	New York	Legitimate theatre	SWEET HOSPITALITY GROUP		111 W 46TH ST	STEINBERG CENTER FOR THEATER	New York	New York	10036
0373-23-139053	New York	Legitimate theatre	SWEET HOSPITALITY GROUP, LLC		515 W 52ND ST	ROBT WILLSON MCC THEATRE SPACE	New York	New York	10019
	New York	Legitimate theatre	SWEET HOSPITALITY GROUP, LLC		131 W 55TH ST	NY CITY CENTER	New York	New York	10019

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

☐ a new liquor license (☐ Restaurant ☒ Tavern / On premise liquor ☐ Other)

☐ an UPGRADE of an existing Liquor License

☐ an ALTERATION of an existing Liquor License

☐ a TRANSFER of an existing Liquor License

☐ a HOTEL Liquor License

☐ a DCA CABARET License

☐ a CATERING / CABARET Liquor License

☐ a BEER and WINE License

☐ a RENEWAL of an existing Liquor License

☐ an OFF-PREMISE License (retail)

☐ OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

n/a

If this is for a new application, please list previous use of location for the last 5 years:

Astor Place Theatre

Is any license under the ABC Law currently active at this location? ☐ yes ☒ no

If yes, what is the name of current / previous licensee, license # and expiration date: n/a

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
☐ yes ☒ no

If yes, please list DBA names and dates of operation:

PREMISES:

By what right does the applicant have possession of the premises?

☐ Own ☐ Lease ☐ Sub-lease ☐ Binding Contract to acquire real property ☒ other: Concessionaire Agreement

Type of Building: ☐ Residential ☐ Commercial ☒ Mixed (Res/Com) ☐ Other: _____

Number of floor: 3 floors Year Built : 1831
(5 total in building)

Describe neighboring buildings:

Dense, mixed-use with residential, retail, theaters, cafes and small businesses.

Zoning Designation: M1-5/R9A

Zoning Overlay or Special Designation (applicable) SNX - SOHO-NOHO Mixed Use

Block and Lot Number: 545 / 37 & 38

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no

Is the premise located in a historic district? ☒ yes ☐ no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ☐ yes ☐ no, please explain : n/a, no changes being made

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) ☐ no ☒ yes : explain Courtyard

What is the proposed Occupancy? 325 inside, 70 outside

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

☐ no ☒ yes

If yes, what is the maximum occupancy for the premises? 334 inside

If yes, what is the use group for the premises? n/a

If yes, is proposed occupancy permitted? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☒ yes ☐ no

Do you plan to file for changes to the Certificate of Occupancy? ☐ yes ☒ no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? ☒ no ☐ yes

(if yes, please describe: _____)

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 13,939 sq. ft.

If more than one floor, please specify square footage by floors: Cellar - 6,490; Basement - 4,674; 1st Floor - 2,775

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
1,495 sq. ft.

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 2 How many exits? 4 How many bathrooms? 5

Is there access to other parts of the building? no ☒ yes, explain: Residential above shared with production suite entrance.

OVERALL SEATING INFORMATION:

Total number of tables? 6 inside, 8 outside Total table seats? 10 inside, 70 outside

Total number of bars? 1 inside, 11 outside Total bar seats? 0

Total number of "other" seats? 280 please explain: Seats in the theatre

Total OVERALL number of seats in Premises: 290

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 0

How many service bars are being applied for on the premises? 0

Any food counters? ☒ no yes, describe:

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: n/a

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel ☒ Other: Legitimate Theater

What are the Hours of Operation?

Sunday:	Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:
11 12	11 12	11 12	11 12	11 12	11 12	11 12
am to am	am to am	am to am	am to am	am to am	am to am	am to am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : Caeleb Reisinger

Will there be security personnel? ☐ no ☒ yes(if yes, what nights and how many?) 7 days a week

Do you have or plan to install French doors, accordion doors or windows that open? ☒ no ☐ yes

If yes, please describe : _____

Will you have TV's ? ☐ no ☒ yes (how many?) 1 monitor for the stage feed

Type of MUSIC / ENTERTAINMENT: ☒ Live Music ☐ Live DJ ☐ Juke Box ☒ Ipod / CDs ☐ none

Expected Volume level: ☒ Background (quiet) ☒ Entertainment level ☒ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ☐ no ☒ yes

IF YES, will you be using a professional sound engineer? The theatre is already soundproofed.

Please describe your sound system and sound proofing: Typical theatre soundproofing combines isolated construction, mass layering, acoustic seals, and sound-absorbing finishes to block outside noise and control acoustics.

Will you be permitting: ☐ promoted events ☒ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☐ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ☐ no ☒ yes (if yes, please attach plans) Patrons will be directed into the venue immediately limiting any crowds on the sidewalk.

Will you be utilizing ☐ ropes ☐ movable barriers ☐ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? ☒ no ☐ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: EJ Marotta Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Julie Rose (Oct 21, 2025 15:04:54 EDT)

Signature

Print or Type Name Julie Rose

Title CEO

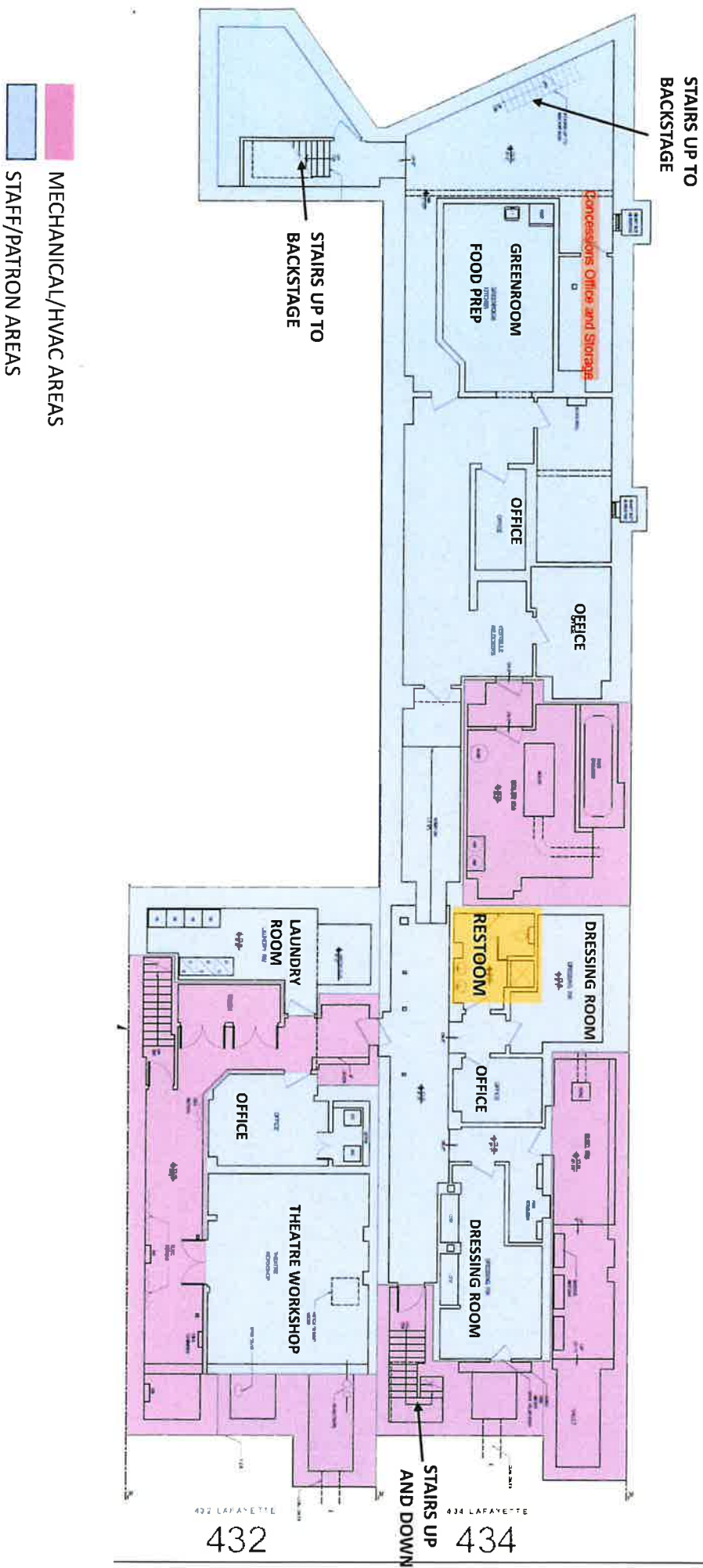
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

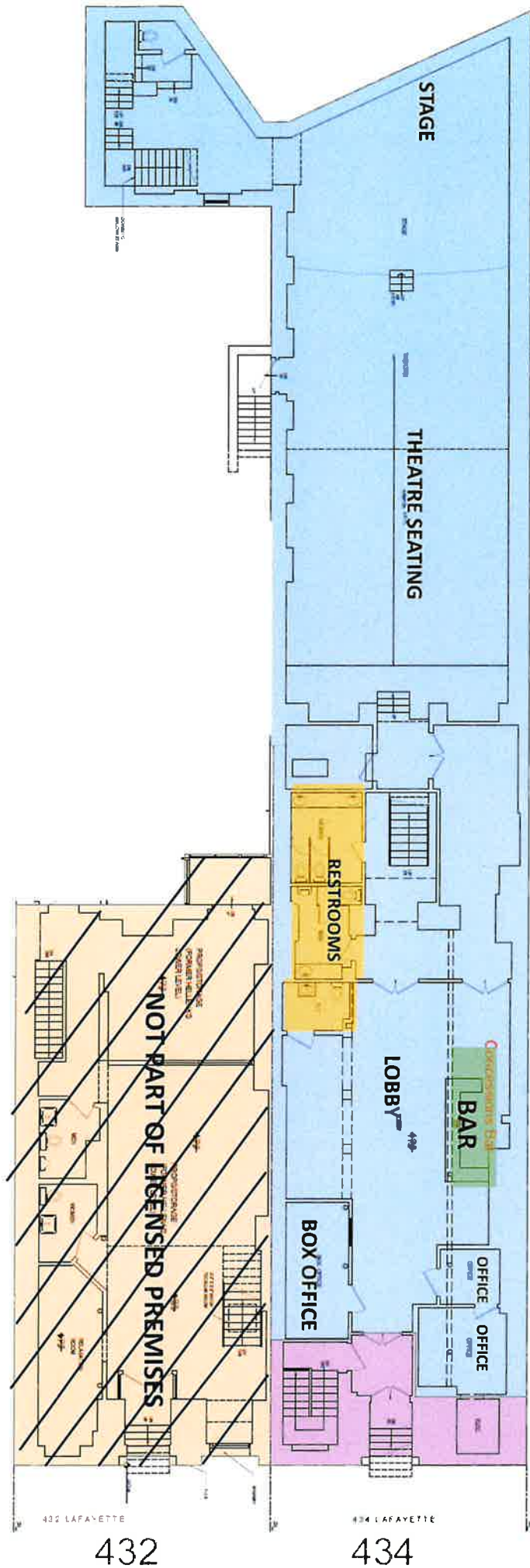
Sweet Hospitality Group, LLC
432-434 Lafayette St.
New York, New York 10003

CELLAR



Sweet Hospitality Group, LLC
432-434 Lafayette St.
New York, New York 10003

BASEMENT

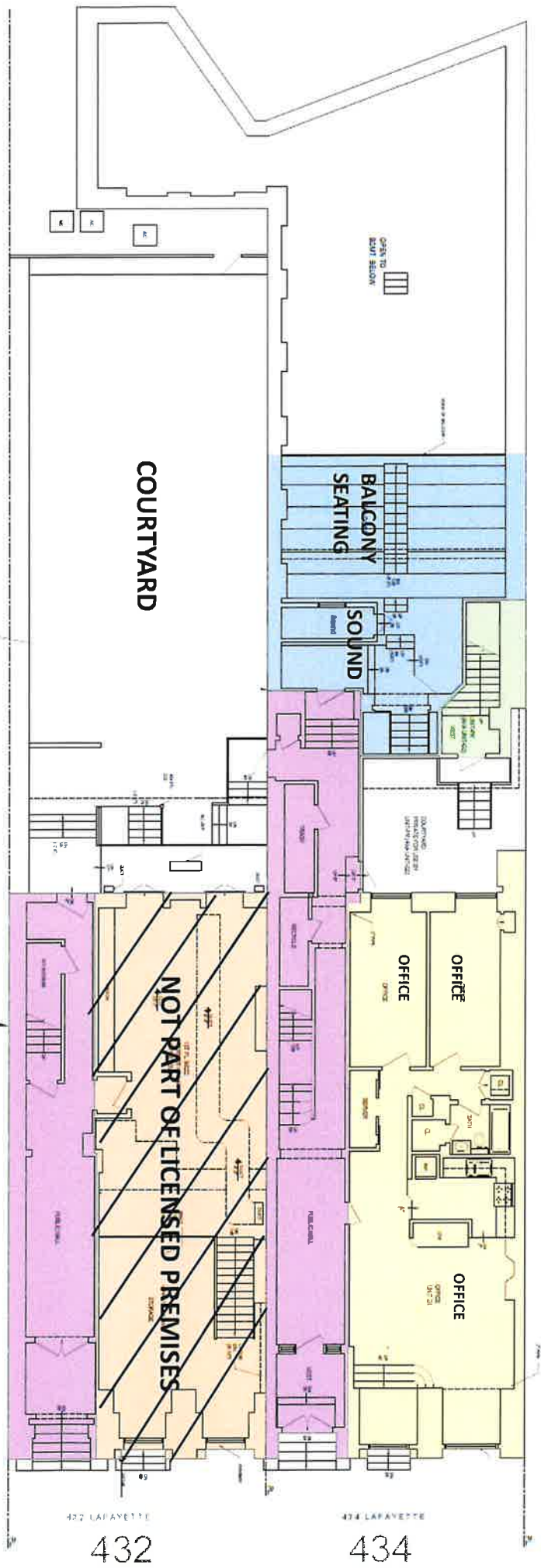


MECHANICAL/HVAC AREAS

STAFF/PATRON AREAS

Sweet Hospitality Group, LLC
432-434 Lafayette St.
New York, New York 10003

FIRST FLOOR



Valerie De La Rosa, Chair
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Donna Raftery, Second Vice Chair



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COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Sweet Hospitality Group, LLC

Address of Premises: 432-434 Lafayette St., New York, NY 10003

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets):

_____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of sidewalk café: _____ to _____

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Roadbed will have no more than (If premises is located on a corner please indicate for both streets):

_____ tables and _____ seats on _____ Street

_____ tables and _____ seats on _____ Street

Hours of roadbed: _____ to _____

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): _____

Rear yard **Rooftop** (circle) will have no more than 8 tables and 70 seats

Hours of rear yard / rooftop: 11 am to 12 am

Does seating extend beyond the business frontage? ☒ No ☐ Yes

Will outdoor dining structures on the sidewalk be enclosed on three (3) or more sides? ☐ No ☐ Yes n/a

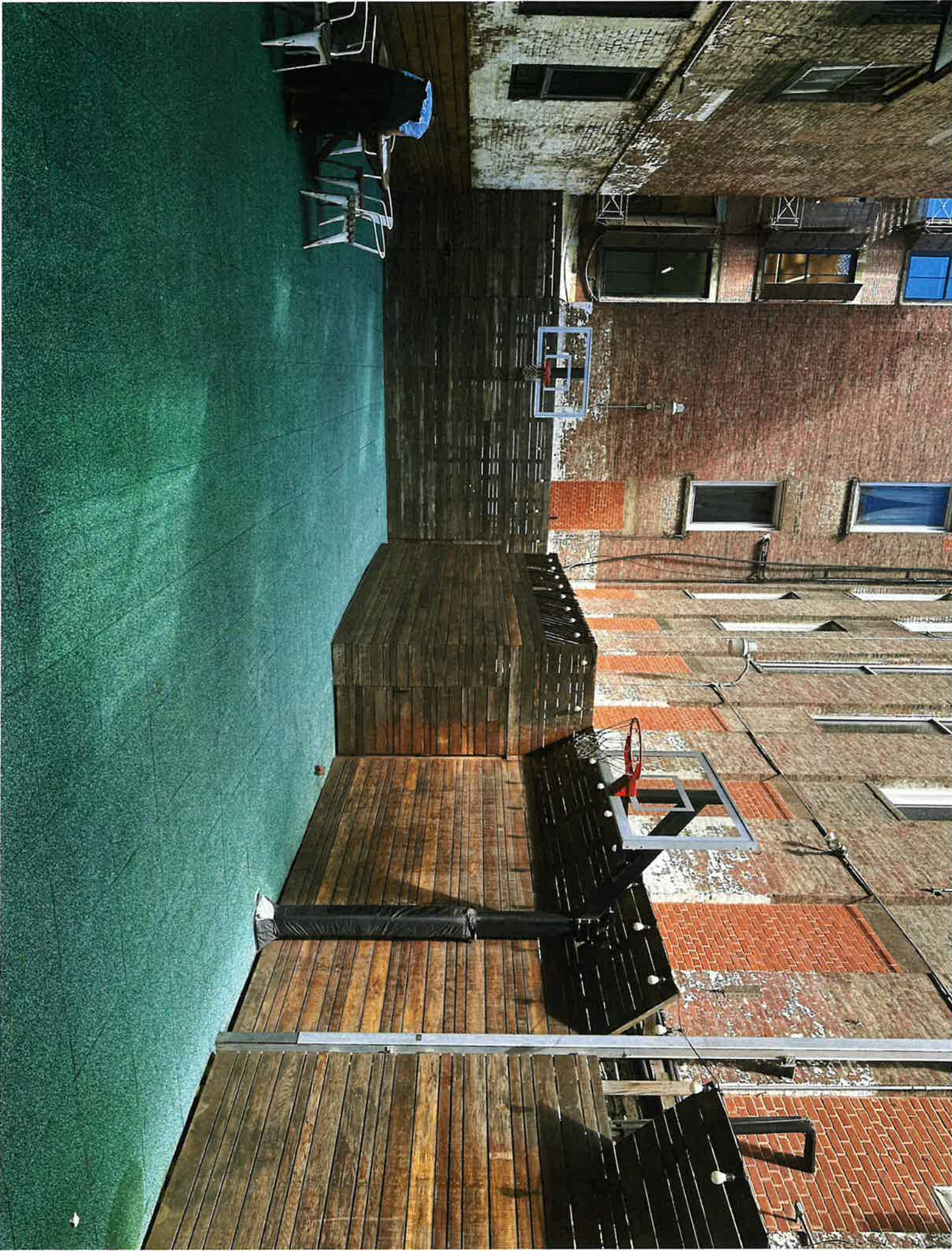
Will outdoor dining structures on the roadbed be enclosed on three (3) or more sides? ☐ No ☐ Yes n/a

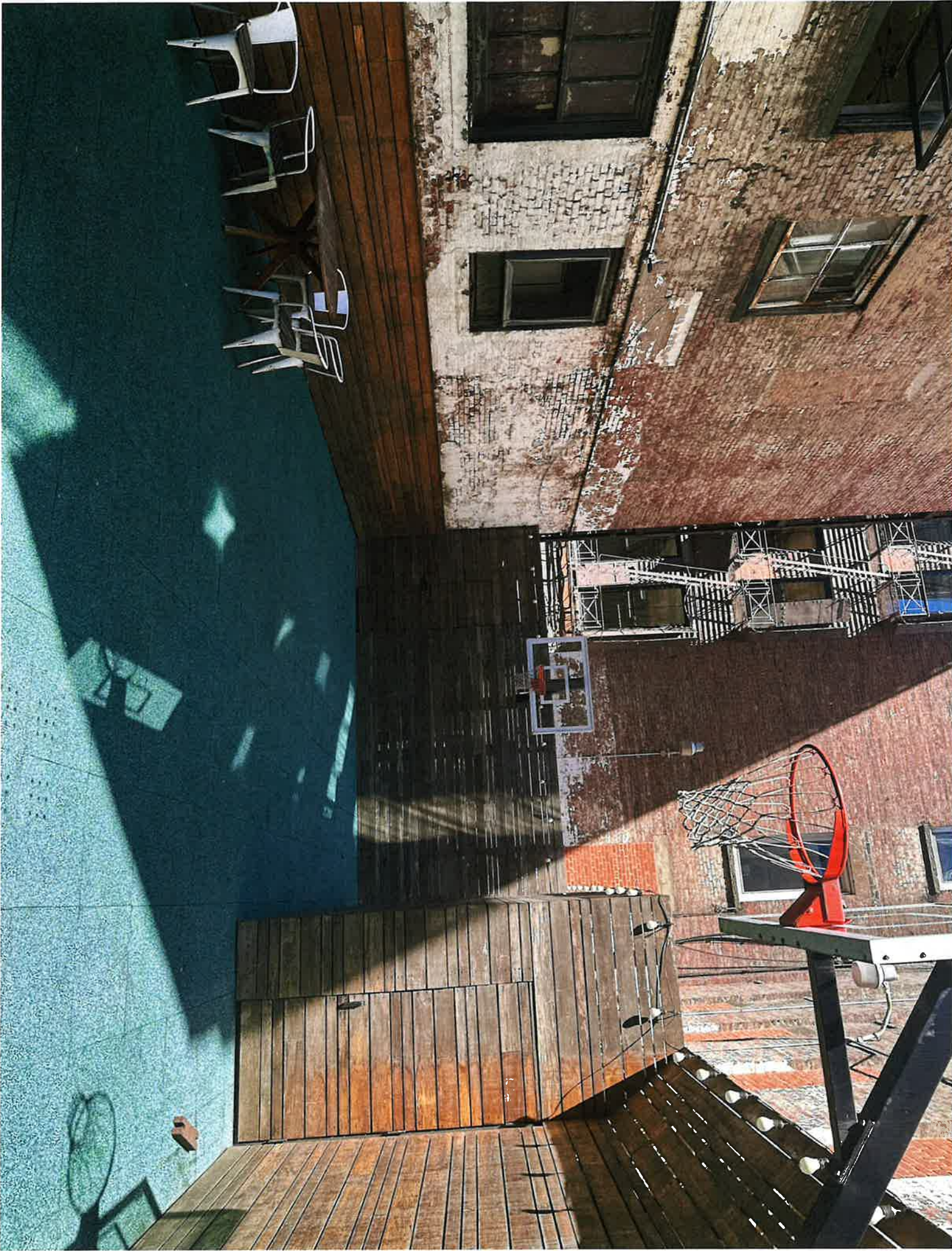
Is there any outdoor music, speakers or TVs? ☒ No ☐ Yes, please describe: _____

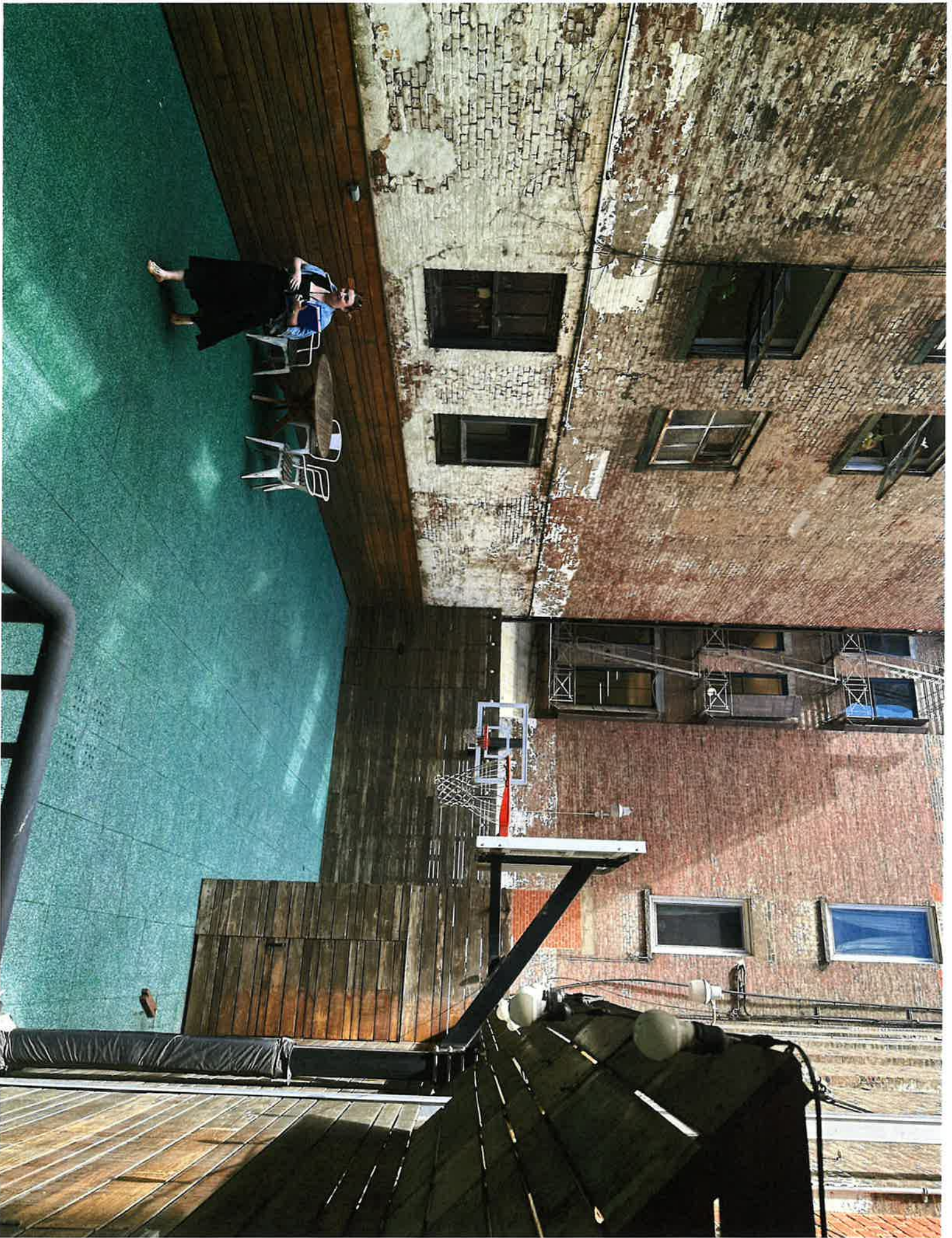
Will heating elements be used? ☒ No ☐ Yes, please describe: _____



XC-3







ASTOR PLACE THEATRE

MANHATTAN, NEW YORK

RICHARD II

FEATURED COCKTAILS

DIVINE RIGHT

LONDON DRY GIN, FIG PURÉE,
GINGER BEER, LEMON

HOLLOW CROWN

BOURBON, RED VERMOUTH,
SEVILLE ORANGE, BROWN SUGAR

FITZWATER

PINEAPPLE ROSEMARY SHRUB,
EARL GREY TEA, HONEY
(NONALCOHOLIC)

BAR MENU

REFILLS ARE \$5 OFF INITIAL PRICE

FEATURED COCKTAIL	23
DOUBLE	36
MOCKTAIL	10

LIQUOR	20-22
DOUBLE	31-35

WINE	17-21
DOUBLE	24-30

BEER	14-16
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SODA & JUICE	9
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BOTTLED WATER	5
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PELLEGRINO	6
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CANDY & SNACKS	4-7
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SMALL PLATES

CHICKEN SALAD SANDWICH 14

CAPRESE SANDWICH 12

HUMMUS & CRUDITÉS 9

CHIPS & GUACAMOLE 9

RICHARD II

SPECIALTY SMALL PLATE

CORNISH PASTILLE & GRAVY
14

No Guarantees
ARTIST-DRIVEN THEATRICAL PRODUCTIONS



SWEET HOSPITALITY GROUP