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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

November 25, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on November 20, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Sweet Hospitality Group, LLC 432-434 Lafayette St 10003 (WBC–Legitimate theater)
(previously unlicensed)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Theatre Wine License to operate as a concessionaire for The Astor Place Theatre in the first floor, basement and cellar of two adjoining buildings located on Lafayette Street between Astor Place and East 4th Street, the first being 434 Lafayette (Block #545/Lot #37) which is a 5-story mixed-use building (ca. 1833) and the second being 432 Lafayette Street (Block #545/Lot #38) which is a 3.5 story mixed-use building (ca. 1833), the buildings falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the premises is roughly 13,939 sq. ft., the cellar being approximately 6,490 sq. ft. and being used for office, dressing rooms, food prep with no patron use, the basement being approximately 4,674 sq. ft. where the lobby, theatre, bar and patron bathrooms are located and the first floor being 2,775 sq. ft. and being used as balcony seating and office area, the three floors being connected by an interior staircase; six (6) tables and ten (10) seats in the lobby area and approximately 280 seats in the theatre; there is one (1) doorway serving and patron ingress and egress, three (3) emergency exits and five (5) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week), music will be recorded background music only aside from theatrical performances, there will be one (1) TV operating in “closed caption” mode only (no sound), there will be no dancing, DJs, no promoted events, no velvet ropes or metal barricades; patrons will be permitted to bring food and drinks to their seats; and
- iv. **Whereas**, the premises is previously unlicensed and has operated as The Astor Place Theatre since 1968; and

- v. **Whereas**, the instant application originally included the use of the first floor courtyard associated with 432 Lafayette Street, there being no evidence that the courtyard is legally allowed to be used for eating and drinking raising serious life safety concerns, additionally the courtyard is surrounded by residential units with windows facing into the courtyard, the Applicant having done no outreach to any of those residents; the Applicant removing the courtyard area from the instant application stating they will return for it if they are able to obtain the proper permits; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:
1. Applicant will operate as the concessionaire for The Astor Place Theatre with less than a full service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden, courtyard or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels aside from activities that are part of a theatrical performance.
 6. Will have no more than one (1) television no larger than 65". There will be no projectors and TV will operate in “closed caption” mode only without sound.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the cellar of licensed premises (the theatre is in the basement).
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade, there are no changes to signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have dancing, DJs or live music aside from as part of a theatrical performance.
 14. Will not have any of the following: promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **26 active licensed premises** within 750 feet of the proposed premises to be licensed and 2 pending license according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Theatre Wine application for **Sweet Hospitality Group, LLC 432-434 Lafayette St 10003** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 38 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, November 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Dan Propati as a qualified representative of Sweet Hospitality Group LLC located at 432-434 Lafayette Street, New York, NY 10003 agree to the following stipulations:

Application Type: [X] Legitimate Theatre – Liquor [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as the concessionaire for The Astor Place Theatre

[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday.

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- List of stipulations including: Will operate with less than a full service kitchen, Will not operate as a Lounge, Will not operate a backyard garden, Will play recorded background music, Will have no more than one television, Will close all doors and windows, Will not have patron occupancy/service to any portion of the cellar, Will not install or have French doors, Will not make changes to the existing facade, Will comply with NYC Department of Buildings Regulations, There will be no "bottle service", Will not have dancing, DJs or live music, Will not have promoted events, Will not add more principals, Will appear before CB2, Man.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Dan Propati Phone Number: 212-582-5472

Notary section with signature of Dan Propati, print name, date 11/13/2025, and notary signature.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

Blaze C Nicolosi NOTARY PUBLIC State of New Jersey ID # 50062903 My Commission Expires 6/29/2027

