

P&B Pesetsky & Bookman

Sweet Hospitality Group LLC

Community Board SLA License Questionnaire

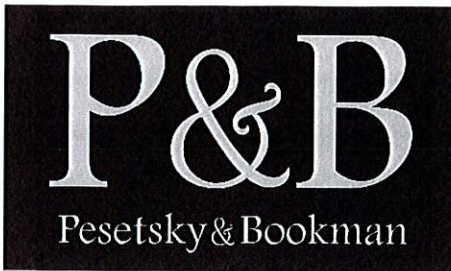
Pesetsky & Bookman

Applicant's Alcoholic Beverage Counsel

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New York, NY 10007

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December 22, 2025

Manhattan Community Board 2
SLA Licensing Committee
Via Email Only

Re: Sweet Hospitality Group LLC
432-434 Lafayette Street, New York NY 10003
Beer and Wine Application – Outdoor Space

Dear SLA Committee Members:

Our firm has taken over representation of Sweet Hospitality Group for the above-referenced premises. As we will explain in greater detail at your January committee meeting, we have withdrawn the full on-premises liquor license application that was presented to your committee in November and again in December. We anticipate refiling for full liquor again at some point for the 2027 season and will return to your committee before doing so.

In the meantime, we are in the process of filing a beer and wine license application, which is why we are appearing before your committee in January. We are including this letter to explain our approach to the outdoor space.

1. The beer and wine application currently includes the use of outdoor space as part of the proposed licensed premises.
2. In return for a “deny unless” resolution from Manhattan Community Board 2 supporting the beer and wine application, the applicant is willing to eliminate the outdoor space from the proposed licensed premises.

The applicant’s understanding has always been that removing the outdoor space from the licensed premises would mean that no alcoholic beverages could be present or consumed in the outdoor space, but that it could be used for commercial purposes including consumption of food and non-alcoholic beverages.

The applicant is willing to negotiate reasonable stipulations with your committee concerning the use of the outdoor space even though it will not be part of the licensed premises, including limits on (1) occupancy to only certain times before, during, and after a show; (2) access to ticketholding show patrons only; and (3) the overall hours of operation.

Other than the reduction to beer and wine, and restoring the use of the outdoor space to what the applicant believed they were agreeing to at the November and December meetings, there are no additional changes proposed to this application compared to what was approved in November.

We look forward to discussing this with you in January. Thank you for your consideration.

Very truly yours,

PESETSKY & BOOKMAN, P.C.

A handwritten signature in black ink, appearing to be 'M. Bookman', written over a horizontal line.

By: Max Bookman, Esq.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Sweet Hospitality Group LLC

Trade name (DBA): TBD

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

Cross Streets and other addresses used for building/premise:

Cross Streets: East 4th St, Astor Place

CONTACT INFORMATION:

Principal(s) Name(s): Julie Rose

Office or Home Address: _____

City, State, Zip: _____

Telephone # [REDACTED] email : [REDACTED]

Landlord Name / Contact: Colonnade Brigade LLC

Landlord's Telephone and Fax [REDACTED]

NAMES OF ALL PRINCIPAL(s): NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

Julie Rose See rider attached.

Madeline Weisman

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

Concessionaire for legitimate theater

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.)

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, theatres, 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? 70 outside

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

no yes *Pending

If yes, what is the maximum occupancy for the premises? 325 inside, 70 outside

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 square ft

If more than one floor, please specify square footage by floors: Cellar - 6,490 sq ft; Basement - 4,674 sq ft;
First floor - 2,775 sq ft

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? 8 ^{6 inside} outside Total table seats? 70 ^{10 inside} outside

Total number of bars? 1 ^{1 inside} outside Total bar seats? 0

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

11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am 11am to 12am

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 staged 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: Please see attached sound mitigation plan.

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 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Sound Mitigation Plan

Courtyard Noise Mitigation Plan for 432 Lafayette Street

Our goal is to ensure that the courtyard remains comfortable for both patrons while being respectful to the residents living above. We will investigate the implementation of some of the following measures to minimize noise from traveling upward to residential units:

- **Perimeter Sound Control:**

Lining the perimeter of the courtyard with exterior-rated acoustic panels, wood slat systems with sound-absorbing backing, or the use of green walls will help absorb any reverberations within the courtyard and reduce echo and upward transmission.

- **Sound-Absorbing Ground Surfaces:**

Rubberized outdoor pavers or decking slats installed on specialized acoustic mats, allow sound to pass through and be absorbed by the acoustic backing materials rather than reflecting it upwards.

- **Quiet Furniture and Fixtures:**

Soft furnishings such as cushioned seating, fabric-backed banquettes, and non-glass tabletops will be implemented. All chairs and tables will include felt or rubber feet. This will minimize impulsive noises such as metal chair legs scraping on the ground, or cutlery and glasses clanging on glass tabletops. Only quiet-close plastic trashcans will be used outdoors.

- **Planting as a Noise Buffer:**

Long, linear planters with dense, layered plantings can be strategically placed throughout the courtyard. In addition to improving the appearance of the courtyard, these plantings help absorb and disperse sound.

- **Sound Masking:**

The introduction of other desirable sounds like flowing water from a low-volume water feature can aid in masking any other unwanted background noise and create a calm atmosphere.

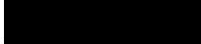
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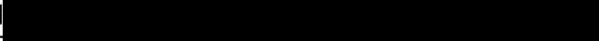
Address: _____ Distance: _____

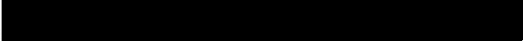
Name of School / Church: _____

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: 

Address: 

Email: 

Application submitted on behalf of the applicant by:


Julie Rose (Dec 22, 2025 15:51:27 EST)

Signature

Print or Type Name Julie Rose

Title CEO

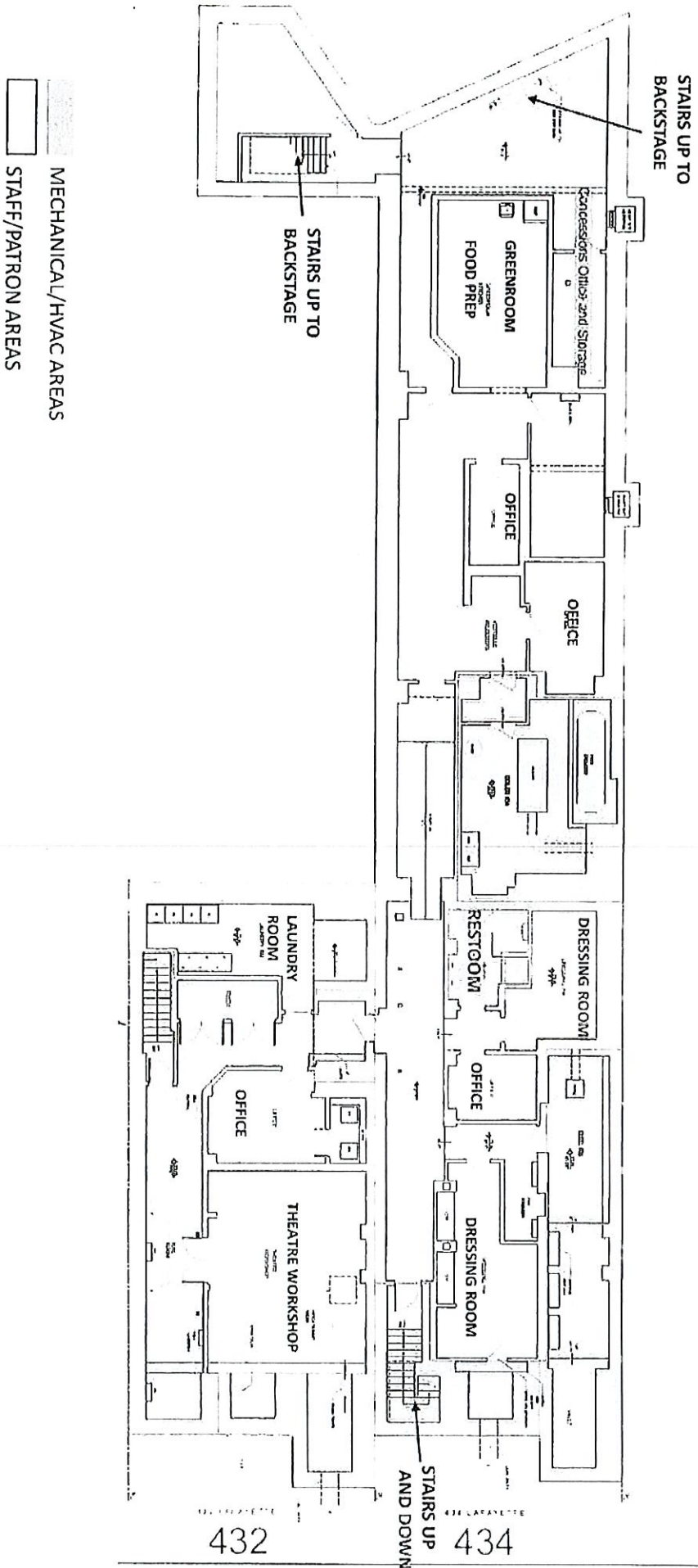
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

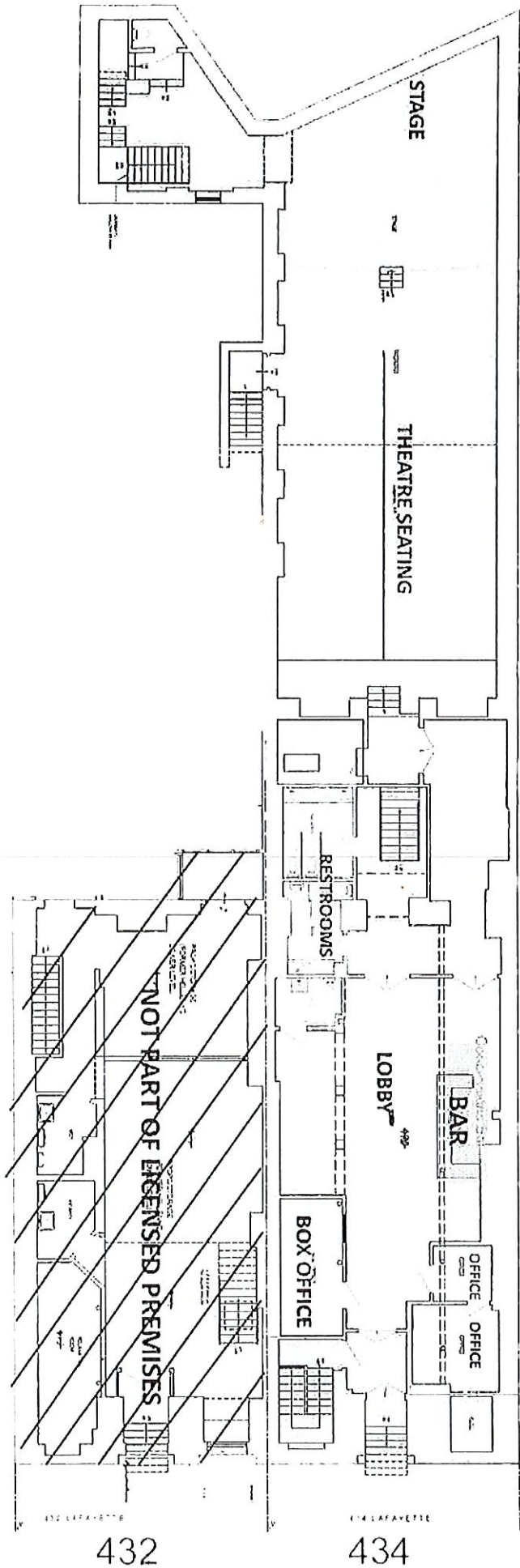
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CELLAR



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BASEMENT



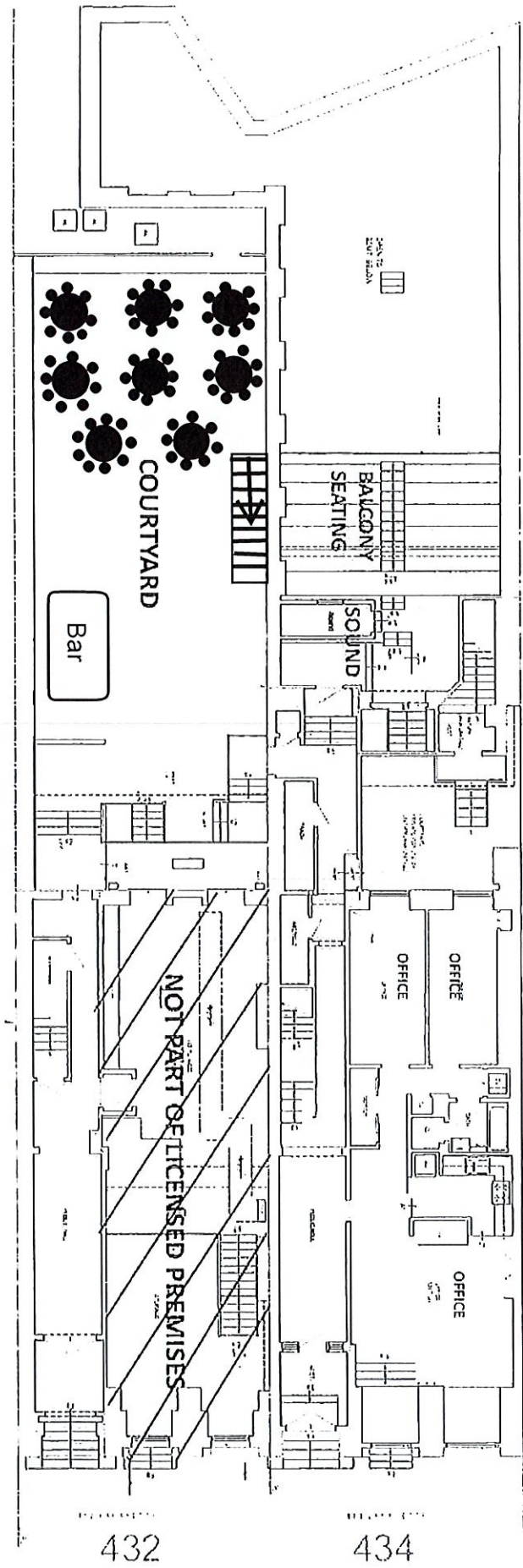
- MECHANICAL/HVAC AREAS
- STAFF/PATRON AREAS

432

434

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

FIRST FLOOR



MENU

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



Astoria Pl

Broadway

ONE WAY

WAREHOUSE WINES & SPIRITS

BOUQUIN & BURGER

QB HOUSE

PARK

PARK

PARK











