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## COMMUNITY BOARD NO. 2, MANHATTAN

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January 26, 2026

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 January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Sweet Hospitality Group, LLC 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 (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Wine, Beer, Cider–Legitimate Theatre liquor 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 4<sup>th</sup> 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) which includes a courtyard, the buildings falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the combined premises is roughly 13,939 sq. ft., the cellar consisting of approximately 6,490 sq. ft. spread between the two buildings and being used for office, dressing rooms, food prep, laundry and the theatre workshop with no patron use; the basement, located only in the 434 Lafayette Street building being approximately 4,674 sq. ft. where the lobby, theatre, bar and patron bathrooms are located and the first floor, also located solely in the 434 Lafayette Street building, being 2,775 sq. ft. and being used as balcony seating and offices, the three floors being connected by an interior staircase; there will be six (6) tables and ten (10) seats and one bar with no seats in the cellar floor lobby area and approximately 280 seats in the theatre; there is one (1) doorway serving as patron ingress and egress, three (3) emergency exits and five (5) patron bathrooms; there is a 1,495 sq. ft. courtyard in the rear of 432 Lafayette Street which will have eight (8) tables and 70 seats and one (1) bar with no seats, the courtyard being accessed within the theatre/auditorium seating via a doorway and an exterior staircase; and

- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week) with the premises open only to ticketed patrons and the service of alcohol occurring starting one hour before any ticketed performance and ending one hour following the end of the performance, 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, no DJs, no promoted events, no velvet ropes or metal barricades; patrons will be permitted to bring food and drinks to their seats and there will be the service of food and drinks in the exterior courtyard; and
- iv. **Whereas**, the premises is previously unlicensed and has operated as The Astor Place Theatre since 1968 albeit without any use of the adjacent unenclosed exterior space located at 432 Lafayette Street, the courtyard previously not being part of The Astor Place Theatre premises; the owners of the Astor Place Theatre are also co-owners of the buildings at 432 and 434 Lafayette Street; and
- v. **Whereas**, the Applicant had originally appeared before CB2M for an On-Premises–Legitimate Theatre liquor license in [November/2025](#) with the same proposed method of operation including use of the exterior courtyard, concerns were raised about the commercial use of the courtyard as it was located in a doughnut surrounded by residents’ homes, the walls of the courtyard being the building walls of the adjacent residential buildings, the Applicant having done no outreach to those residents, additionally the Applicant could not supply a Certificate of Occupancy or Letter of No Objection for the use of eating and drinking in the courtyard, the Applicant agreeing to remove the courtyard from the licensed premises and signing a stipulation agreement with CB2M that included “will not operate a backyard garden, courtyard or any other outdoor area for commercial purposes”; and
- vi. **Whereas**, the Applicant and their Attorney re-notified CB2M and again appeared before CB2M’s SLA Licensing Committee for an On-Premises–Legitimate Theatre liquor license in December/2025 which included the use of the courtyard, the Applicant seeking to gain support for including the courtyard as part of the licensed premises, CB2M having received five letters in strong opposition to the application from residents at 430 Lafayette Street which is adjacent to the courtyard in addition to a petition in opposition, the Applicant again having done no outreach to these residents, offering no means of mitigating the disturbance to residents of having 70 people outside their windows and not providing any pathway for obtaining the proper permits for eating and drinking in the courtyard, including providing for proper egress, the Applicant choosing to withdraw the Application; and
- vii. **Whereas**, the Applicant appeared once again this month for the instant application with a new Attorney, affirming that the On-Premises–Legitimate Theatre liquor license application had been withdrawn from the NYS Liquor Authority, the instant application being for wine and beer only in order for the Applicant to receive a temporary permit quickly with the Applicant affirming they will be returning for a full liquor license at the location in the future, the instant application including use of the exterior courtyard for the service of alcohol to 70 patrons, the Attorney citing that the courtyard had been used for eating and drinking at times long in the past, albeit without obtaining proper permits, the Applicant willing to remove the service of alcohol from the courtyard at this time while retaining the ability for patrons to use the courtyard for the service of food and non-alcoholic beverages in exchange for receiving support of the application from the community and CB2M; and

- viii. Whereas**, the buildings at 428-434 Lafayette Street are the four last remaining buildings of Colonnade Row, a group of 1830s row houses and among the first buildings in NYC to be individually landmarked, the buildings currently consist of multiple floors of long-term residential, rent-stabilized tenants, the buildings have not been renovated over the years maintaining original historic single pane windows, brick walls and wood beam floors, the surrounding buildings are all five (5) stories or taller creating a vacuum where any noise from the exterior courtyard bounces between the walls of the surrounding buildings and projects directly into the apartment windows, with most of the surrounding residents being in rental units and therefore it's not under the control of the renters to replace windows with more soundproof ones, setting aside the logistics of making alterations to a landmarked building; and
- ix. Whereas**, the exterior courtyard is located in a separate building from the building which houses the 280 seat theatre, the 74 maximum occupancy exterior courtyard space has not been part of any past theatre uses at this location, the exterior courtyard is not currently permitted for occupancy for outdoor commercial use or any use that has been presented and no permissible use appears to have been allowed in the past, the exterior courtyard is not a permitted public assembly space for over 74 people, there was no clear presentation of how the smaller 74 person space would be used by patrons of the 280 occupancy theatre next door, nor how the impacts of having 74 people filtering in and out of the exterior space surrounded by residential units would be mitigated for this new use in these historic individual landmark buildings, the new operators of the building being unwilling to acknowledge the significant and severe new impact that this use would have on the residential donut at any hour of operation especially coupled with compelling testimony to CB2 regarding the impacts of past improper uses occurring in the exterior location and those impacts on the residential units and this new proposed use introducing a crowd of 74 people regularly entering and leaving the exterior courtyard all at once, and
- x. Whereas**, six residents from 430 Lafayette Street spoke in strong opposition to the theatre's proposed use of the courtyard, including a 14-year old who spoke on his own behalf and read a letter from a relative who also lives in the building, as well as a resident whose apartment abuts the rear of the courtyard; their opposition was largely based on concerns about substantial noise impacts from daily use of the courtyard, the courtyard functions as an echo chamber where just two people speaking outside can be heard by residents on the 4th floor, further stating that gatherings of up to 70 people before and/or after performances would render courtyard-facing apartments uninhabitable, many of the courtyard facing apartments at 430 Lafayette are single room units, leaving residents with no other space to retreat from the noise; one resident described the courtyard use by a restaurant at 432 Lafayette Street in the 1990s as a "nightmare" for residents, noting that such use was illegal at the time. Residents also emphasized that the theatre has never previously used the courtyard
- xi. Whereas**, CB2M unanimously recommended approval of the previous liquor license application by this Applicant for an On-Premises–Legitimate Theatre without the use of any exterior courtyard at this location, which was later withdrawn, that application providing a compromise between the residents and the Applicant by providing the Applicant the added amenity of alcohol service throughout the entirety of the interior premises of the theatre while maintaining quality-of-life for the immediately impacted residents by having no commercial use of the courtyard, the compromise coming despite many of the residents feeling that the Theatre operated successfully for years without a liquor license, that there are already too many liquor licenses in the immediate area causing late night disturbances to residents

including several in the resident's buildings and across the street from this proposed location which do operate to late hours including 4am closings and question the need for the Theatre to have any liquor license at all; and

- xii. **Whereas**, the instant application is for a Legitimate Theatre liquor license with the Applicant's core business being the operation of a performance theatre selling tickets for shows, the use of the courtyard is not integral to that use and is instead an optional, ancillary amenity for a small subset of ticketholders for a limited period of time before and after performances, the use thereof will produce a severe and on-going negative quality-of-life impact to the many residents whose windows directly surround and overlook the courtyard, the use of the courtyard is not required for the theatre's core operations and functions but serves solely as an additional amenity for marketing purposes to the significant detriment of the surrounding residents; and

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the WBC-Legitimate Theatre liquor license application for **Sweet Hospitality Group, LLC 434 Lafayette St 10003**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2 respectfully requests that this item be calendared to appear before the Members of the Authority.

**Vote:** Passed, 35 Board Members in favor, 1 against (R. Sanz).

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. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Michael Levine, NYC Comptroller  
Hon. Brad Hoylman-Sigal, Man. Borough President

Hon. Erik Bottcher, NYC Council Member  
Hon. Christopher Marte, NYC Council Member  
Hon. Harvey Epstein, NYC Council Member

Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority