



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Stipulations for Administrative Approval

I, EJ Marotta, as a qualified representative of Sweet Hospitality Group, LLC, located at 79 East 4th Street, New York, NY agree to the following stipulations:

1. ☐ I will operate a full service restaurant, specifically a (type of restaurant) _____
☒ Kitchen open and serving food every night during all hours of operation.

2. My hours of operation will be:
Mon X; Tue 6pm-9pm; Wed 1pm-4pm & 6pm-9pm;
Thu 6pm-9pm; Fri 6pm-9pm; Sat 1pm-4pm & 6pm-9pm; Sun 1pm-4pm.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

3. ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00 p.m. all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.

4. ☒ I will close any front or rear façade doors and windows at 10:00 p.m. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door will close by 10:00 p.m. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.

5. I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ private parties per _____.

6. ☒ I will play ambient recorded background music only. 1 number of TVs.

7. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.

8. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.

9. ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.

10. ☒ I will not participate in pub crawls or have party buses come to my establishment.

11. ☒ I will not have unlimited drink specials, including boozy brunches, with food.

12. ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by _____. - **Please indicate one of the above** -

13. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.

14. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.

15. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Rainer Coloma Phone Number: 808-387-8792

16. ☒ I will: have live music, promoted events, scheduled performances. The sale of beer and wine will take place 45 minutes before the show starts and during the 15-minute intermission. The bar will close immediately after intermission. The bar will only be operational when the theatre is open.

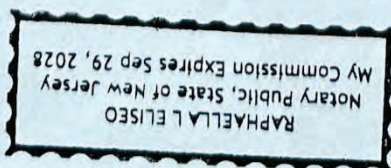
I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____

Dated 9-26-2024

Sworn to this 26 day of September 2024

Raphaella Eliseo
Notary Public





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Community Board 3 Liquor License Application Questionnaire for Administrative Approval

Today's Date: 9/26/2024

APPLICANT

1. Name of applicant and principle(s): Sweet Hospitality Group, LLC
2. Premise address: 79 E 4th St., New York, NY 10003
3. Cross streets: E 4th St. Between Cooper Sq. & 2nd Ave.
4. Trade name (DBA): N/A
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: N/A
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: Tavern Wine
9. Previous or current use of the location: Theatre
10. Corporation and trade name of current location: New York Theatre Workshop
11. Type of building and number of floors: Free standing multi story building only occupied by New York Theatre Workshop.
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No 12a. What is the permitted occupancy indoors and outdoors? 319
13. Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No *The theatre has a Public Assembly Permit.
14. What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R8B Commercial & Office Buildings
15. How many licensed establishments are within 1 block? 10
16. How many On-Premise (OP) liquor licenses are within 500 feet? 24
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

PROPOSED METHOD OF OPERATION

18. Describe your method of operation: Licensee will provide food and beverage service.
19. Will any other business besides food or alcohol service be conducted at premise? ☒ Yes ☐ No
20. If yes, please describe what type: *Theatre
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): Tues -Sat 6pm-9pm and Wed, Sat and Sun 1pm-4pm
22. Total number of table: 0 23. Total number of seats: 199(theatre seating)
24. How many stand-up bars / bar seats are located on the premise? 1 Bar with 0 seats at the Bar.
(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): 4' x 2.5' rectangle (Lobby area)
26. Does premise have a full kitchen? ☐ Yes ☒ No
27. What are the hours kitchen will be open? All hours alcohol is served.
28. What type of food is available for sale? Snacks and small bites.
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____
30. How many employees will there be? 1 employee, plus two Field Managers
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☒ Yes ☐ No If Yes, how many? One monitor broadcasting the live stage, for late seaters.
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☒ Live Music ☐ Jukebox
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: Theatre
35. What will be the music volume? ☒ Background (quiet) ☒ Entertainment level
36. Please describe your sound system: There is no sound system in the lobby, only in the theatre
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?
☒ Yes ☐ No
38. If Yes, what type of events or performances are proposed and how often? Daily based on the Theatre's schedule
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? _____
The theatre currently manages all aspect of this, there will be no change in traffic patterns and no additional crowds.
40. Will there be security personnel? ☒ Yes ☐ No 40a. If Yes, how many and when? one security person staffed for all performances
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? There will
be no changes to the current standard operating procedures in regards to noise. As patrons will enter the building in the same current manner,
mitigate the line inside the lobby. they have the option of purchasing a snack or beverage as they make there way to their seats.
42. Do you have sound proofing installed? ☒ Yes ☐ No We also provide digital pre-order to mitigate the line inside
the lobby.
43. If not, do you plan to install sound-proofing? ☐ Yes ☒ No

APPLICANT HISTORY

44. Has this corporation or any principal been licensed previously? ☒ Yes ☐ No If yes, please indicate name
of establishment(s): Please see attached.
45. Address: _____ 45a. Community Board _____
46. Dates of operation: _____
47. Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If yes, explanation
of experience or resume.
48. Does any principal have other business in the area? ☒ Yes ☐ No If yes, give trade name and describe type
of business: _____
49. Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If yes, attach list of
violations and dates of violations and outcomes.

COMMUNITY OUTREACH

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups.

PremiseName	PremiseDBA	LicensePermit	Description	PremiseAddress1	PremiseAddress2	Premise	Premise County	License	Lic_Issue	Lic_Expirt	Original License	sysStatus
SWEET HOSPITALITY GROUP	STUDIO 54	0340-21-119214	Restaurant	229 W 53RD ST	STEINBERG CENTER FOR THEATER	NEW YORK	10019 New York	340	12/1/2023	11/30/2025	12/1/2023	Active
SWEET HOSPITALITY GROUP		0340-23-135114	Restaurant	111 W 46TH ST		NEW YORK	10036 New York	340	7/17/2023	7/31/2025	7/17/2023	Active
SWEET HOSPITALITY GROUP LLC		0340-23-131373	Restaurant	150 W 65TH STREET	PLAYWRIGHT'S HORIZONS THEATRE	NEW YORK	10023 New York	340	4/7/2023	4/30/2025	4/7/2023	Active
SWEET HOSPITALITY GROUP	BILTMORE THEATRE	0340-23-137057	Restaurant	416 W 42ND ST		NEW YORK	10036 New York	340	7/19/2023	2/28/2025	7/19/2023	Active
SWEET HOSPITALITY GROUP		0340-23-132521	Restaurant	261 65 W 47TH ST		NEW YORK	10036 New York	340	9/18/2023	9/30/2025	9/18/2023	Active
SWEET HOSPITALITY GROUP LLC		0340-23-139053	Restaurant	131 W 55TH ST	NY CITY CENTER BROADWAY AND 6TH	NEW YORK	10019 New York	340	7/17/2023	7/31/2025	7/17/2023	Active
SWEET HOSPITALITY GROUP		0340-23-132568	Restaurant	124 W 43RD ST		NEW YORK	10036 New York	340	8/22/2023	8/31/2025	8/22/2023	Active
SWEET HOSPITALITY GROUP		0340-23-130174	Restaurant	515 W 52ND ST	ROBT WILSON MCCC THEATRE	NEW YORK	10019 New York	340	5/15/2023	5/31/2025	5/15/2023	Active
SWEET HOSPITALITY GROUP	THE NEW AMSTERDAM THEATER	0370-24-124483	Food & Beverage	214 W 42ND STREET		NEW YORK	10036 New York	370	8/22/2024	8/31/2026	8/22/2024	Active
SWEET HOSPITALITY GROUP		0340-23-138436	Business Restaurant	336 W 20TH ST	ATLANTIC THEATER	NEW YORK	10011 New York	340	7/5/2024	7/31/2025	7/5/2024	Active
SWEET HOSPITALITY GROUP LLC		0373-24-102647	Legitimate theatre	262 ASHLAND PL	POLONSKY SHAKESPEAR CENT	BROOKLYN	11217 Kings	373	2/5/2024	2/28/2026	2/5/2024	Active
SWEET HOSPITALITY GROUP LLC		0409-22-132659	Athletic/Sporting Event/ Expositions/Large Gathering Venue	227 WEST 42ND STREET		NEW YORK	10036 New York	409	4/16/2024	12/31/2024	4/16/2024	Active