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DONALD M. BERNSTEIN
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RECEIVED

MAR 11 2026

March 10, 2026

BY COMMUNITY BOARD 8

VIA FEDEX

Manhattan Community Board #8
505 Park Avenue, suite 620
New York, NY 10022
Attention: Jordyn Lee, Assistant District Manager

Re: The Business of Hospitality LLC
Marlow East
1022 Lexington Avenue, New York, NY 10021
#0340-25-126694
Alteration re Sidewalk Seating

Dear Jordyn:

We represent The Business of Hospitality LLC, the referenced licensee. Enclosed is the Standardized Notice Form of our intention to file an alteration application with the New York State Liquor Authority ("SLA") to add DOT Sidewalk seating to the on-premises liquor license.

Please note that this applicant previously appeared before the Street Life Committee in 2024 and entered into a written stipulation agreement agreeing to a 10:00PM closing time for the sidewalk café. This application does not propose any changes to the approved hours. For your reference, a copy of the resolution is attached.

Very truly yours,

Emily Jedda

Emily Jedda
Licensing Specialist

Enclosures



Standardized NOTICE FORM for Providing Notice to a Local Municipality for Adding or Removing Contiguous and/or Non-Contiguous Municipal Space

1. Date Notice Was Sent: 3/10/2026 1a. Delivered by: Federal Express with Proof of Delivery

2. This form must be submitted to the clerk or Local Municipality when filing to alter contiguous and/or non-contiguous municipal space

This Notice is Being Provided to the Clerk of the following Local Municipality

3. Name of Municipality: Manhattan Community Board 8

Licensee Information

4. License ID Number: 0340-25-126694

6. License name: The Business of Hospitality LLC

7. Trade Name (if any): Marlow East

8. Street Address of Establishment: 1022 Lexington Avenue

9. City, Town or Village: New York, NY Zip Code: 10021

10. Business Telephone Number of Applicant/Licensee: (646) 767-0123

11. Business E-mail of Applicant/Licensee: talevskaelena@gmail.com

12. Describe municipal space to be added: Sidewalk Cafe

12a. What date did you apply for a municipal permit? 4/15/25

Representative or Attorney representing the licensee

13. Representative/Attorney's Full Name: Donald M. Bernstein c/o Bernstein Redo & Savitsky P.C.

14. Street Address: 1177 Avenue of the Americas, 5th floor

15. City, Town or Village: New York State: NY Zip Code: 10036

16. Business Telephone Number of Representative/Attorney: (212) 651-3100

17. Business Email Address: donald@brpclaw.com

I am the licensee that is applying for the permit and I certify that I know the contents of the above application and the statements and answers therein; that the same are true to my knowledge; that I have been authorized, by order of the Board of Directors of said licensee to make the statements and answers in this application on behalf of said licensee with the same force and effect as if said licensee made such statements and answers itself.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

18. Printed Name: Elena Ristovski Title: Member

Signature: [Handwritten Signature]

The above captioned on-premises licensee is applying for an alteration to their existing license with the State Liquor Authority to sell alcoholic beverages on municipal space. Please forward any concerns regarding the issuance of the alteration to the attention of The New York State Liquor Authority by e-mail: community@sla.ny.gov

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

The City of New York
Community Board 8 Manhattan

October 28, 2024

Robert Benedetto
Deputy Commissioner
State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210-8002

RE: The Business of Hospitality LLC., 1022 Lexington Avenue (Between East 72nd Street and East 73rd Street) New Application and Temporary Retail Permit for Liquor, Wine, Beer & Cider License

Dear Deputy Commissioner Benedetto,

Applications will only be approved based upon the applicant's agreement to the following stipulations:

1. **Abide by the NYC bicycle laws and guidelines and shall ensure that any third-party delivery service you contract with abides by the laws and guidelines,**
2. **Will only use lawful vehicles and/or means of transportation for deliveries and ensure any third party delivery services do the same**
3. **Have your delivery persons wear the proper attire such as helmets, identifiable clothing, etc. and ensure that any third-party delivery service you contract with shall wear proper attire such as helmets, identifiable clothing, etc.**
4. **Not to participate in bar or pub crawls**
5. **If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.**
6. **If you have the right to lawfully use any outdoor rear yard space (enclosed or unenclosed), cease use of such space no later than 10 PM.**
7. **Remove the Street Life Committee meeting notices you posted following the Street Life Committee meeting and prior to the next applicable Full Board meeting.**

At the Full Board meeting of Community Board 8 Manhattan held on October 23, 2024, the board unanimously approved the following resolution by a vote of 39 in favor, 0 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS this is a New application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to Community Board 8's stipulations above; therefore

BE IT RESOLVED that the application is **APPROVED**, subject to the stipulations above.

Please advise this office of any action taken regarding this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

Lindsey Cormack and Abraham Salcedo

Lindsey Cormack and Abraham Salcedo
Co-Chairs, Street Life Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District