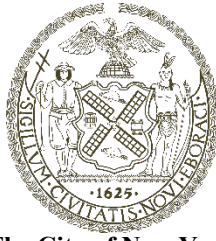


Valerie S. Mason  
Chair

Ian McKnight  
District Manager



The City of New York  
Community Board 8 Manhattan

505 Park Avenue, Suite 620  
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(212) 758-4616 (Fax)  
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May 22, 2026

Lily M. Fan, Chair  
State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, NY 12210-8002

**RE: The Business of Hospitality LLC, dba Marlow East, 1022 Lexington Avenue (Between East 72nd and East 73rd Streets) Alteration Application for Expansion onto Municipal Property**

Dear Chair Fan,

**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 make all reasonable efforts to 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 make all reasonable efforts to 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 make all reasonable efforts to 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. Will comply and remain in compliance with all DOT rules and regulations for outdoor cafés, including the removal of any unlawful existing structures.**
- 6. If you have any outdoor dining space, either a sidewalk café or roadway dining, not serve alcohol in those outdoor spaces beyond 10 PM.**
- 7. 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.**
- 8. Remove the Street Life Committee meeting notices you posted following the next applicable Full Board meeting on the date indicated on the notice.**

At the Full Board meeting of Community Board 8 Manhattan held on May 20, 2026, the Board unanimously approved the following resolution by a vote of 43 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** this is a Alteration Application for Expansion onto Municipal Property Permit for The Business of Hospitality LLC, dba Marlow East, at 1022 Lexington Avenue; 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, Miles Fink, and Abraham Salcedo*

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

cc: Honorable Kathy Hochul, Governor of New York State  
Honorable Zohran Mamdani, Mayor of the City of New York  
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District  
Honorable Virginia Maloney, NYC Council Member, 4th Council District  
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District