



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 Open Dining Stipulations for Administrative Approval

I, Sara Kubersky, as a qualified representative of Orchard Grocer Inc,
located at 78 Orchard St., New York, NY agree to the following stipulations:

☒ Application for Sidewalk Café ☐ Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have 4 tables and 8 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have tables and chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. 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: Sara Kubersky Phone Number: (646) 270-1484

9. ☐ I will: _____

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

Signed Sara Kubersky

2/24/25

Signed

Dated

Sworn to this 24th day of February 2025

Peter Nathan Loshak

Notary Public

PETER NATHAN LOSHAK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LO6432177
Qualified in Kings County
My Commission Expires 04-25-2026