



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, tommy mendes, as a qualified representative of dulce ranger llc dba carlota  
located at 14A 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 12 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 4 tables and 12 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: Tommy Mendes Phone Number: 2124648031

9. ☒ I will: \_\_\_\_\_

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

[Signature]

Signed

Sworn to this 21 day of FEB. 2025

02/28/2025

Dated

[Signature]

Notary Public

ANTONIO WU  
Notary Public, State of New York  
No. 01WU6083322  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires Aug 27, 2025