



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, Laura McCarthy, as a qualified representative of 162-4 Ave B Bar/ Dream baby  
located at 162-4 Ave B, 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      tables and      chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 10 tables and 20 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: Maria Devitt Phone Number: 718 864 1125

9. ☒ I will: respond to all complaints/concerns

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

[Signature]  
Signed

2/26/2025  
Dated

Sworn to this 26 day of February 2025

[Signature]  
Notary Public



Dawn Johnson  
Notary Public, State of New York  
No. 0110439053  
Qualified in Suffolk County  
Commission Expires 10/11/2028