



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, ALEXANDRA REICHBACH NIAKANI, as a qualified representative of 259 E BROADWAY LLC,

located at 259 EAST BROADWAY, NY, NY 10002, 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 no more than 12 tables and 48 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have no more than 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: ALEXANDRA REICHBACH NIAKANI Phone Number: 2404984922

9. ☒ I will: abide by all of the above stipulations and all DOT
guidelines. DIRECTOR OF OPS - ROBIN FAHY (845) 709-2503
GENERAL MANAGER - RACHEL ZAMTSEV (201) 355-6977

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

A. NIAKANI

Signed

Sworn to this 10th day of APRIL 2025

4/10/2025

Dated

[Signature]

Notary Public

JOSE CONTRERAS
Notary Public - State of New York
No. 01CO6410946
Qualified in Bronx County
My Commission Expires 11/09/2028