



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Open Dining Stipulations for Administrative Approval

I, GARETH MACCUBBIN, as a qualified representative of MAIDEN LAKE
located at 162 AVENUE 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 no more than 14 tables and 40 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: GARETH MACCUBBIN Phone Number: 9087233364

9. ☐ I will: _____

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

Signed

Sworn to this

15 day of APRIL 2025

Dated

Notary Public

