



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, Dexter Mabutas, as a qualified representative of Casa Thirteen LLC,
located at 1 Delancey 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 no more than 17 tables and 41 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: Dexter Mabutas Phone Number: 310 923 8133

9. ☐ I will: _____

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

Signed Dexter Mabutas

Dated April 11, 2025

Sworn to this 11th day of April, 2025

[Signature]

Notary Public

SEAN LIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI6227062
Qualified in Queens County
Commission Expires August 30, 2026