



# 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, Troy Tracy, as a qualified representative of ESQEV LLC  
located at 83 1ST AVE, NEW YORK, NY 10003, 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 5 tables and 22 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: Topher Bertone-Ledford Phone Number: 845-551-8605

9. ☒ I will: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

[Signature]  
Signed

May 9, 2025  
Dated

Sworn to this 9<sup>th</sup> day of May, 2025

[Signature]  
Notary Public

