



# 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, Bob Quinlan, as a qualified representative of Dark Matter Coffee,  
located at 1 East 1<sup>st</sup> Street, 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 28 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: Bob Quinlan Phone Number: 773-697-8472

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

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

Bob Quinlan

5/7/25

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Sworn to this 7<sup>th</sup> day of May 2025

Nancy E. Lema  
Notary Public

