



# 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, Sebastian Perez, as a qualified representative of SMOR,  
located at 441 East 12th 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 8 tables and 16 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: Sebastian Perez Phone Number: 917 601 0562

9. ☒ I will: Be available to answer any questions or concerns.

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

Signed

Sworn to this 13th day of May 2025

Dated

Notary Public

ALLISON THOMPSON  
Notary Public - State of New York  
No. 01TH6099607  
Qualified in Kings County  
My Commission  
Expires Sept. 28, 2027