



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, NIKOLIN LESKAJ, as a qualified representative of 130 SAINT MARKS LLC
located at 130 ST. MARKS PLACE, NY NY 10009, 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 tables and chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have no more than 5 tables and 10 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: NIKOLIN LESKAJ Phone Number: 347-777-4557

9. ☐ I will: _____

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

06/10/2025

Signed

Sworn to this

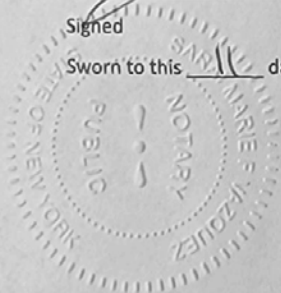
11

day of

June 2025

Dated

Notary Public



SARAI MARIE F VAZQUEZ
Notary Public - State of New York
NO. 01VA6178036
Qualified in New York County
My Commission Expires Nov 19, 2027