



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, JOSEPH DARKHOLME, as a qualified representative of 169 BAR (169 CAFE LLC.),
located at 169 EAST BROADWAY, 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 3 tables and 12 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have no more than 4 tables and 17 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: JOSEPH ROMAN DARKHOLME Phone Number: (971) 340 - 5054

9. ☒ I will: DO THE ABOVE

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

Signed

Dated

Sworn to this 22nd day of August 2025

Notary Public

MEI XIAO
Notary Public, State of New York
Reg No. 01X16312853
Qualified in Queens County
Certificate filed in New York County
Commission Expires Oct. 6th, 2026