



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, MARK GIBSON, as a qualified representative of BUA New York LLC
located at 122-126 ST. MARKS PLACE, New York, NY agree to the following stipulations:

☐ Application for Sidewalk Café ☐ Application for Curbside Dining ☐ Application for Open Streets Outdoor 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 tables and chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 13 tables and 26 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: BRIAN FARRELL Phone Number: (347) 727-9610

9. ☐ I will:

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

Signed

Sworn to this

23rd day of September 2025

Dated

Notary Public

FRANK W. PALILLO
Notary Public, State of New York
No. 24-47-0002
Qualified in Kings County
Commission Expires April 3, 2027