



# 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  
Manager

Susan Stetzer, District

### Community Board 3 Outdoor Dining Stipulations for Administrative Approval

DEREK TIGHE, as a qualified representative of Kiki's  
located at 130 DIVISION ST, New York, NY agree to the following stipulations:

Application for Sidewalk Café    Application for Roadway Cafe Dining    Application for Open Streets

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 5 tables and 20 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have X tables and X 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: DEREK TIGHE Phone Number: 646 220 0999

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

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

[Signature]

Signed  
Sworn to this 10th day of January 2026

01/10/26  
Dated  
[Signature]  
Notary Public

SIMON S. M. CHOW  
Notary Public, State of New York  
Reg. No. 01CH4932943  
Qualified in New York County  
Commission Expires July 25, 2026