



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, reed adelson, as a qualified representative of OYSTER CITY LLC
 located at 200 E 3RD ST, 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 24 tables and 48 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: Reed Adelson Phone Number: 917 667 7971

9. I will: _____

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

andrew reed adelson

02/19/2026

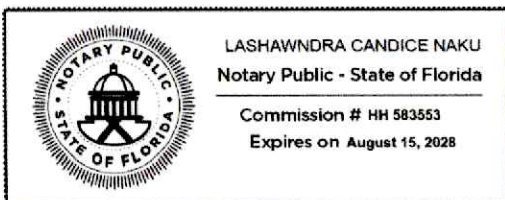
Signed

Dated

Sworn to this 19th day of February 2026

Lashawnda Naku

Notary Public



State of Florida
 County of Seminole

Sworn to (or affirmed) and subscribed before me by means of online notarization,

this 02/19/2026 by Andrew Reed Adelson.

___ Personally Known OR ___ ~~Produced~~ Identification

Type of Identification Produced DRIVER LICENSE