



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, Ryan Birkenhead, as a qualified representative of WEST MAYO LLC (Phebe's),
 located at 359 Bowery ny, ny 10003, 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 _____ tables and _____ 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: Ryan Birkenhead Phone Number: 212.358.1902

9. I will: _____

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

Ryan Birkenhead

02/27/2026

Signed

Dated

Sworn to this 27th day of February 2026

Katherine Ann Marin

Notary Public

