



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, Pragati Pandey, as a qualified representative of PDS Dreams LLC,  
 located at 162 Avenue A, 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 3 tables and 14 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 5 tables and 20 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: Pragati Pandey Phone Number: (917) 678-2245

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

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

X p.pandey

Signed

Sworn to this 28th day of April 2026

04/28/2026

Dated

Notary Public

FRANK LY PANDLO  
 Notary Public, State of New York  
 Commission Expires 04/28/2026

*J. Pandey*  
 4/28/2026