



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 FILIPKOWSKI as a qualified representative of 25 B Group Rest Ave LLC
 located at 25 AVENUE B, 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 2 tables and 4 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: Sean Waters Phone Number: 401-439-8913

9. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.
[Signature] _____ 1/30/26

Signed _____ Dated _____
 Sworn to this 30 day of April, 2026 [Signature]

Notary Public

NEVA HOFFMAIER
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 02HO6097177
 Qualified in New York County
 Commission Expires August 18, 2027