

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, Elizabeth McGrath, as a qualified representative of Corner Bistro East, LLC,
located at 94-96 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 4 tables and 8 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 13 tables and 26 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: Elizabeth McGrath Phone Number: (917) 388-2198

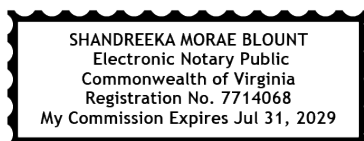
9. ☐ I will: n/a

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

Elizabeth McGrath Type of ID DL ST NY 05/13/2026

Signed ST of Virginia City OF Virginia Beach Dated Shandreeka Morae Blount
Sworn to this 13 day of May 2026

Notary Public Shandreeka Blount



This notarial act was an online notarization