



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, Carol Krakowski, as a qualified representative of Baja Human, LLC, dba Bocis + Horton
located at 195 Ave A NY NY 10009, 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 5 tables and 10 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: Carol Krakowski Phone Number: 714-743-8227

9. ☐ I will:

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

Carol Krakowski 5/26/26

Signed

Sworn to this 26 day of May 2026

Dated

ERICK JAQUEZ

Notary Public

ERICK JAQUEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01JA0031066
Qualified in Bronx County
Commission Expires November 15, 2028