



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

Arnette Scott, Board Chair

Susan Stetzer, District Manager

Community Board 3 Open Dining Stipulations for Administrative Approval

I, Seran Lee, as a qualified representative of Bolzot,
located at 55 Market (a.k.a 41 Monroe St.), 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: Seran Lee Phone Number: 646) 422-7454

9. ☐ I will:

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

[Signature]

8/17/26

Dated

Signed

Sworn to this 17 day of AUGUST 2026

[Signature]
Notary Public

JACK CHOW
Notary Public - State of New York
No. 01CH6015416
Qualified in New York County
Commission Expires October 26, 2026