



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.ny.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

February 25, 2025

New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

Re: Swauto Ltd D/B/A/ 2a/Berlin Application for alteration to
add municipal space with stipulations: Roadway
25 Avenue A
New York, NY 10009

Dear New York State Liquor Authority,

Community Board 3, Manhattan has no objection to the alteration of Swauto Ltd D/B/A/ 2a/Berlin, 25 Avenue A, for adding municipal space as long as the agreed up attached stipulations are added to the license.

1. Will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. Will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and will remove all outdoor speakers.
4. For sidewalk seating, business will comply with DOT guidelines. Will have tables and chairs.
5. For roadbed seating, will comply with DOT guidelines. Will have tables and chairs.
6. Will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. Will conspicuously post this stipulation form beside liquor license inside of business.
8. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. Will revisit the above-stated method of operation if necessary in order to minimize establishment's impact on neighbors.

Sincerely,

Andrea Gordillo, Chair

Clint Smeltzer, Chair



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Community Board 3 Open Dining Stipulations for Administrative Approval

I, Laura McCarthy, as a qualified representative of Swauto Ltd
located at 25 Ave A, New York, NY agree to the following stipulations:

☒ Application for Sidewalk Café ☒ Application for Curbside 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 20 tables and 40 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 12 tables and 40 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: Laura McCarthy Phone Number: 631 8761090

9. ☒ I will: be available at the above number

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

Signed

Sworn to this 13 day of February 2025

Dated

2/7/2025 2/13/2025

Notary Public

WENDY A. STAPON
Notary Public, State of New York
No. 01ST5070979
Qualified in Suffolk County
Commission Expires Jan. 6, 2027