



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, Brendan Clinkscales, as a qualified representative of MSB Restaurants LLC
located at 151 2nd Ave, 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 no more than 8 tables and 24 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have no more than _____ 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: Brendan Clinkscales Phone Number: 212-510-8469

9. ☐ I will: _____

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

[Signature]

5/19/2025

Signed

Dated

Sworn to this 19 day of May 2025

[Signature]

Notary Public

TRICIA H SCOTT
Notary Public of New Jersey
Commission #50231273
My Comm. Exp. March 10, 2030