



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, FRANK PRISINZANO, as a qualified representative of LIL' FRANKIE'S GROCERY  
located at 21 FIRST 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 3 tables and 6 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: OLI BALABA Phone Number: 914-330-2356

9. ☐ I will:     

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

Signed [Signature]

Dated 3/31/2025

Sworn to this 31 day of MARCH, 2025 Mehnaz - Noreen

Notary Public

MEHNAZ NOREEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No 01NO6310104  
Qualified in Queens County  
My Commission Expires: 08-18-2026