



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Open Dining Stipulations for Administrative Approval

I, Russell Steinberg, as a qualified representative of 97 Saint Marks LLC,
located at 97 Saint Marks Place, 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 tables and chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 10 tables and 20 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: Russell Steinberg Phone Number: +1 (917) 442-4732

9. ☐ I will:

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

10/13/2025

Signed

Sworn to this

13th day of October 2025

Dated

Notary Public

FRANK W. PALILLO
Notary Public, State of New York
No. 20473-181
Qualified in Kings County
Commission Expires April 30, 2027