



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, Daniel Orlin, as a qualified representative of Rivka Inc d/b/a Cafe Mogador  
located at 101 St 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 \_\_\_\_\_ 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: Daniel Orlin Phone Number: 212-677-2226

9. ☐ I will: \_\_\_\_\_

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

Daniel Orlin  
Signed

10/14/2025  
Dated

Sworn to this 14<sup>th</sup> day of October 2025

[Signature]  
Notary Public

MEHNAZ NOREEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01NO0038018  
Qualified in Queens County  
My Commission Expires: 06/02/2029