



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, Alex Stupak, as a qualified representative of Sada Three LLC,
located at 132 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 ^(Open Streets) roadbed seating, I will comply with DOT guidelines. I will have 14 tables and 42 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: Alex Stupak Phone Number: 917.455.7315

9. ☐ I will:

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

Signed

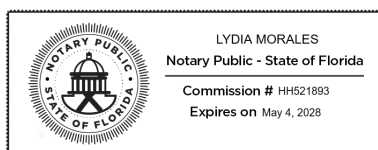
Sworn to this 14th day of October 2025

Alexander M Stupak

Dated

Online Notary

Notary Public



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05/04/2028