



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 Outdoor Dining Stipulations for Administrative Approval

I, TERENCE DUNNE, as a qualified representative of TWELVE FIRST AVENUE ^{AKA: ONE AND ONE}
located at 12 FIRST AVENUE, New York, NY agree to the following stipulations:

Application for Sidewalk Café Application for Roadway Cafe Dining Application for Open Streets

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 7 tables and 28 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 5 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: TERENCE DUNNE Phone Number: 646-221-4475

9. I will: MAINTAIN, AND BEAUTIFY MY OUTDOOR SEATING AREAS.

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

Terence Dunne

12/18/25

Signed

Dated

Sworn to this 18 day of DEC

[Signature]

Notary Public

Deven J Myers
Notary Public, State of New York
Reg. No. 01MY0044155
Qualified in New York County
Commission Expires November 26, 2029