



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 Outdoor Dining Stipulations for Administrative Approval

I, Reed Adelsen, as a qualified representative of 118 Restaurant LLC d.b.a Romeos
located at 118 St Marks Pl New York, NY 10009, New York, NY agree to the following stipulations:

- Application for Sidewalk Cafe
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 3 tables and 6 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 10 tables and 28 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: Reed Adelsen Phone Number: 770.262.4267

9. I will:

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

Signed Reed Adelson

12.11.2025

Sworn to this 15th day of December

Dated 12-15-2025

[Signature]

Notary Public

MOHAMED JABER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6351070
Qualified in New York County
My Commission Expires 11-28-2028