



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

Arnette Scott, Board Chair

Susan Stetzer, District Manager

Community Board 3 Outdoor Dining Stipulations for Administrative Approval

I, Sherif Beshir, as a qualified representative of Cozy Cafe Corp.
located at 43 E. 1st Street, New York, NY agree to the following stipulations:

- ☐ Application for Sidewalk Café ☐ Application for Roadway Cafe Dining ☐ Application for Open Streets
☒ Outdoor seating within property line

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. I will have 2 tables and 4 chairs.
5. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
6. I will conspicuously post this stipulation form beside my liquor license inside of my business.
7. 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: Sherif Beshir Phone Number: 917-406-1945

8. ☐ I will: _____

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

Signed

Sworn to this 18th day of August 2026

Dated

Notary Public

FRANK W. PALILLO
Notary Public, State of New York
No. 24-4714102
Qualified in Kings County
Commission Expires April 30, 2027