



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

Susan Stetzer, District Manager

Andrea Gordillo, Board Chair

Community Board 3 Open Dining Stipulations for Administrative Approval

I, ROLAND SEMAAN as a qualified representative of Great Cobblers LLC
located at 2081st Avenue, NY, 10003 New York, NY agree to the following stipulations:

Application for Sidewalk Café Application for Curbside 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: Roland Semmaan Phone Number: 917-6698481

9. I will: _____

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

Signed [Signature]
Sworn to this 28th day of January, 2025

Dated 1-28-2025
[Signature]
Notary Public

RICHARD ENGLANDER
Notary Public, State Of New York
No. 01EN5045343
Qualified In Nassau County
COMMISSION Expires July 15, 2027