



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, FRANK PRISINZANO, as a qualified representative of JUST AN OVEN CORP. / LIL' FRANKIE'S  
 located at 19 FIRST AVE, 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 10 tables and 20 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: OLI BALASA Phone Number: 914-330-2350

9.  I will: \_\_\_\_\_

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

Signed FRANK PRISINZANO *[Signature]*

Dated 1/23/2025 *[Signature]*

Sworn to this 23<sup>rd</sup> day of January 2025 *[Signature]*  
 Notary Public

ROSEMARY A MCKENNA  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01MC6385474  
 Qualified in Bronx County  
 My Commission Expires 01/07/2027