



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, Kaiser Richter, as a qualified representative of Kaiser Richter Inc. D/B/A: Flowers Cafe, located at 39 Essex Street, 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 0 tables and 0 chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 5 tables and 10 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: Kaiser Richter Phone Number: 917 710 8229

9.  I will: comply accordingly with the requirements stated above

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

Signed [Signature]

Dated 02/13/2025

Sworn to this 13 day of February

Jose Rojas  
Notary Public

JOSE E. ROJAS  
Notary Public, State of New York  
No. 01RO6220644  
Qualified in New York County  
Commission Expires 10/17/26