

Russell Squire
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

September 21, 2023

Thomas Donohue
Deputy Commissioner
State Liquor Authority
80 South Swan Street, Suite 900
Albany, NY 12210-8002

RE: Serafina to Go 84th Street LLC., dba Cafe Serafina 84th Street, 1492 Third Avenue (Between East 84th and East 85th Streets) Class Change Application for Liquor, Wine, Beer and Cider

Dear Deputy Commissioner Donohue,

Applications will only be approved based upon the applicant's agreement to the following stipulations:

- 1. The applicant will abide by the bicycle guidelines and will ensure that any third-party delivery provider that it contracts with shall abide by the bicycle guidelines.**
- 2. The applicant will keep the front of the establishment clean.**
- 3. The applicant will be denied if they participate in bar-crawls.**
- 4. The applicant will abide by applicable Covid-19 regulations at the time.**

At the Full Board meeting of Community Board 8 Manhattan held on September 20, 2023, the board unanimously approved the following resolution by a vote of 40 in favor, 0 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS this is a class change application for a Liquor, Wine, Beer, and Cider License; and

WHEREAS no one from the public objected; and

WHEREAS the applicant has agreed to additional stipulations attached which it discussed with the residents of the condominium located above it, which are as follows: Serafina will – i) will not seek sidewalk seating beyond the 8 seats in front of its entrance; ii) will ensure containerization of its trash; iii) will adhere with the ventilation and mechanical considerations in the attached letter; and iv) will keep and maintain an open line of communication with the condominium should any issues arise; and

WHEREAS the applicant has agreed to Community Board 8's stipulations concerning delivery bikes and bar crawls and that it would provide a ramp to the entrance for ADA accessibility and; therefore

BE IT RESOLVED that the application is **APPROVED, subject to the stipulations above.**

Please advise this office of any action taken regarding this matter.

Sincerely,

Russell Squire

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Chair

Abraham Salcedo

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Chair, Street Life Committee

cc: Honorable Eric Adams, Mayor of the City of New York

Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District

SERAFINA - REVIEW

Project: 171 E 84th St – Evans Towers

Review: 3

Contract: Plumbing Consulting Services

Issue Date: 8/30/2023

Managing Agent: FirstService Residential

Howard L. Zimmerman Architects & Engineers received the following documents to perform a second opinion peer review (for Mechanical and Plumbing only) regarding the changes to the Serafina commercial space:

- 7-25-2023 Serafina 3rd Avenue – Architectural Set
- 7-13-2023 Serafina 3rd Avenue – Plumbing Issued for PAA
- 7-13-2023 Serafina 3rd Avenue – Mechanical Issued for PAA

Additionally, we received a response letter “Serafina response to Howard Zimmerman 8.14.23_171 E 84th” to our review #2 on 8/25/2023.

Mechanical

- Mechanical plans provided do not include lower floor bathroom. Please provide plans and clarification of lower floor ventilation routing. **Response letter indicated lower floor bathroom is pre-existing to Serafina’s occupancy. There is an existing 6”x6” toilet exhaust riser in place, item closed.**
- Provide more information regarding the kitchen hood suppression system, required by code. **Confirmed hood will have precipitator and an ansul system. The ansul system will be supplied/filed/installed by Mega Mechanical and will have a minimum of 6 heads, item closed.**
- Clarify maintenance and cleaning procedures of precipitator. **Confirmed precipitator will be cleaned per manufacturer’s requirements a minimum once every 3 months by Cobra Kitchen Ventilation INC., item closed**
- New louvers to have directional blades pointing 45-degrees down. Confirm distance from street level to the precipitator exhaust louver. Must be minimum 10-feet per Mechanical code. **Confirmed, item closed.**

Plumbing

- Provide additional information regarding proposed grease interceptor. Confirm grease interceptor conforms to PDI G101, ASME A112.14.3 or ASME A112.14.4 and shall be installed in accordance with the manufacturer's instructions. **Plumber confirmed the grease trap installed was filed and installed per code and the referenced standards, item closed.**
- Lower Floor bathroom was not included in filing set provided on 4-12-22 but is not bubbled. Is bathroom existing or new to scope? Provide clarification. **Response letter indicated lower floor bathroom is pre-existing to Serafina’s occupancy, item closed.**
- Provide locations of existing sanitary risers that new proposed fixtures will tie in to. Provide slope of sanitary piping and confirmation new sanitary piping to tie into existing sanitary stack per NYC plumbing code requirements. **Plumber confirmed worked was filed with the DOB and installed per code. The sanitary piping slope is ¼” per foot and connected to the existing building stack located behind the grease trap in the building’s storage area.**



At this time, all comments and concerns have been addressed. All necessary steps to ensure the new installations are code compliant and will not negatively impact the building are being taken. HLZAE has no further comments at this time.

DISTRIBUTION VIA EMAIL

Ari Dedushi
Taub Swartz
Vincent DiBenedetto

PREPARED BY:

Jessica Deutschmeister, PE, *Project Manager*
Howard L. Zimmerman Architects & Engineers, D.P.C