



Eric Adams  
Mayor

Ydanis Rodriguez  
Commissioner

# COMMUNITY BOARD FEEDBACK PACKAGE

**Please review this application and provide the required feedback.**

## DINING OUT NYC

## COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

**Business Name:** BRASSERIE COGNAC EAST

**Cafe Address:** 963 LEXINGTON AVE, NEW YORK, NY, 10021

**Application Number:** 20240731010116

**CB Review Deadline (on date or next business day):** 07/19/2025

NYCDOT Internal Use Only

### Sidewalk Cafe Setup Feedback:

☐ Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety , potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☐ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Community Board Authorizing Name

Community Board Authorizing Signature

Date

## RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50000972

Expiration Date: 05/31/2026

DOHMH Status: CURRENT

Business Legal Name: BRASSERIE COGNAC EAST CORP

Assumed Name: BRASSERIE COGNAC EAST

Business Address: 963 LEXINGTON AVENUE, NEW YORK, NY 10021

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 06/03/2025

### Restaurant Information

Entity Type: Corporation

Phone: (212) 249-5100

Email Address: accounting@serafinarestaurant.com

### DOS Information

DOS ID#: 46150870

Process Name: brasserie cognac east corp

DOS Address: 963 lexington avenue, New York, New York 10021

### NYS Liquor Authority Information

NYSLA Serial No: 1270707

License Type: On-Premises

Name of License: brasserie cognac east corp

Title of Representative: owner

Name of Certificate Holder: fabio granato

### Business hours

Sun:

11:00 AM- 11:00 PM

Mon:

11:00 AM- 11:00 PM

Tues:

11:00 AM- 11:00 PM

Wed:

11:00 AM- 11:00 PM

Thurs:

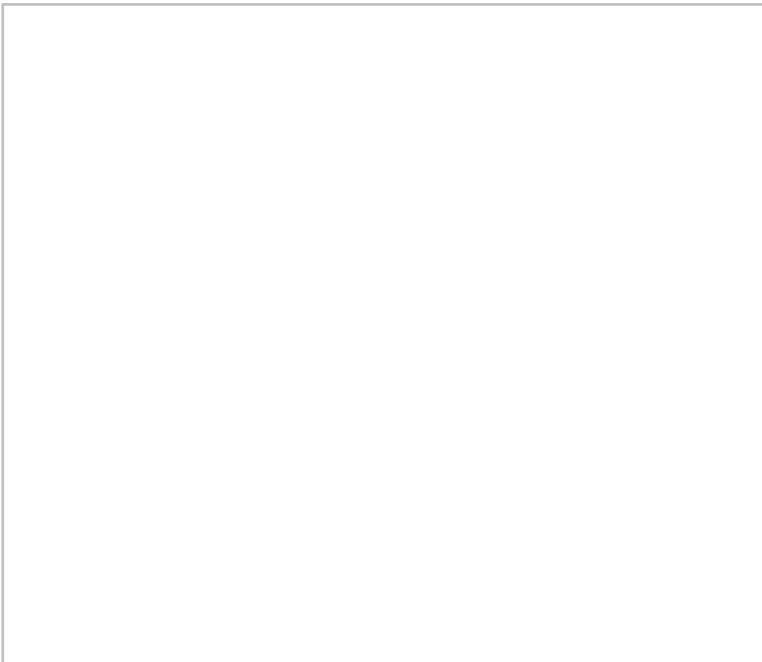
11:00 AM- 11:00 PM

Fri:

11:00 AM- 11:00 PM

Sat:






11:00 AM- 11:00 PM



## SECTION 1: Site Plan

- This Site Plan form is required to be uploaded in the “**Sidewalk Site Plan**” field of your online application.
- Refer to the [How to Apply](#) page in the Dining Out NYC website for more information about the application process.

### Identify Clear Path Requirements:

- Clear path requirement for your sidewalk cafe can be found by identifying your corridor type on the DOT's Pedestrian Mobility Plan [Pedestrian Demand Map](#) on Open Data.
- |   |  |
|---|--|
|  | <b>C1- Global Corridor (12 feet Clear Path)</b>      |
|  | <b>C2- Regional Corridor (10 feet Clear Path)</b>    |
|  | <b>C3- Neighborhood Corridor (8 feet Clear Path)</b> |
|  | <b>C4- Community Connector (8 feet Clear Path)</b>   |
|  | <b>C5- Baseline Street (8 feet Clear Path)</b>       |

**Setup Area Identification :**

- ☐ Please check this box if you plan to have outdoor dining located within private property. If so, indicate the property line in the site plan drawing below.
- ☐ Please check this box if all or part of your sidewalk cafe is in a sidewalk widening area, developed pursuant to the NYC Zoning Resolution. If so, indicate the property line in the site plan drawing below.



## Sidewalk Cafe Site Plan Form

**Applicant Name:** Vittorio Assaf

**Restaurant Name:** Brasserie Cognac East

**FSEP Number:** 50000972

## Drawing Requirements

**Food service establishment frontage shown by:**

- Line representing space occupied in building
- Labels

**Street names:**

- Labels on each street

**Sidewalk shown as:**

- Line representing street curb
- Width measured from building line to curb line

**Primary building entrance shown as:**

- Label
- Distance from proposed setup

**Cafe perimeter shown as:**

- Line
- Length and width
- ---- (Dashed line) representing Private Property Line

**Set-up furniture (tables, chairs, etc.) shown as:**

- Lines or symbols at approximate location within setup

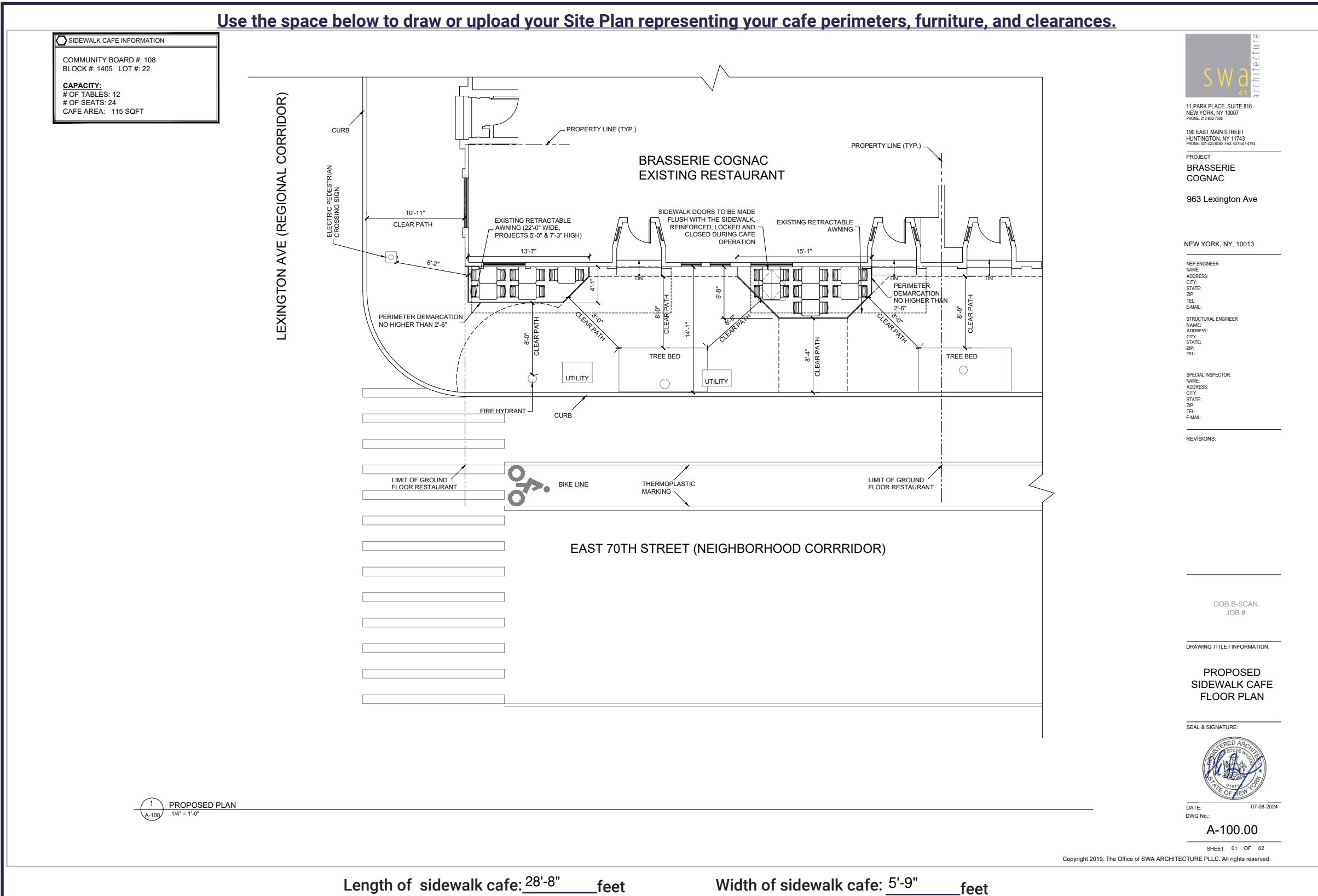
**Sidewalk elements or objects shown as:**

- Lines or symbols
- Labels
- Distance from cafe perimeter

Utility coverings shown as:

- Symbols representing the approximate shape of the covering within the setup

 MANHOLE COVER  
 UTILITY COVERING





SECTION 2: Required Clearances

- Please provide distances from the following objects.
- Only provide a distance if the listed object is within 15 feet of your proposed setup.
- Leave box blank if not applicable.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from sidewalk cafe:

☐ S01- Subway Stair: Open End \_\_\_\_\_ feet

Elements with minimum 10 feet clearance from sidewalk cafe:

☐ S02- Subway Elevator Entrance \_\_\_\_\_ feet      ☐ S04- MTA Curb Cut \_\_\_\_\_ feet  
☐ S03- Exhaust Duct \_\_\_\_\_ feet      ☐ S05- FDNY Curb Cut \_\_\_\_\_ feet

Elements with minimum 8 feet clearance from sidewalk cafe:

<input checked="" type="checkbox"/> S06- Street Tree Bed	8' _____ feet	<input type="checkbox"/> S13- Newsstand	_____ feet
<input type="checkbox"/> S07- Mailbox	_____ feet	<input checked="" type="checkbox"/> S14- Streetlight	8'-2" _____ feet
<input type="checkbox"/> S08- LinkNYC Kiosk	_____ feet	<input type="checkbox"/> S15- Bus Stop Pole	_____ feet
<input type="checkbox"/> S09- Wayfinding Kiosk	_____ feet	<input checked="" type="checkbox"/> S16- Fire Hydrant	8 _____ feet
<input type="checkbox"/> S10- E-charging Station	_____ feet	<input type="checkbox"/> S17- Bus Stop Shelter	_____ feet
<input type="checkbox"/> S11- Parking Meter	_____ feet	<input type="checkbox"/> S18- Traffic Signal	_____ feet
<input type="checkbox"/> S12- Select Bus Service Fare Machine	_____ feet		

Elements with minimum 5 feet clearance from sidewalk cafe:

<input type="checkbox"/> S19- CitiBike/Bike Share Station	_____ feet	<input type="checkbox"/> S24- Emergency Exit Hatch	_____ feet
<input type="checkbox"/> S20- Bike Corral	_____ feet	<input type="checkbox"/> S25- Subway Stair: Closed End	_____ feet
<input type="checkbox"/> S21- Micromobility Station	_____ feet	<input type="checkbox"/> S26- Subway Elevator: Non-Entry	_____ feet
<input type="checkbox"/> S22- Primary Building Entrance	_____ feet	<input type="checkbox"/> S27- Siamese Connection	_____ feet
<input type="checkbox"/> S23- Curb Cut	_____ feet		

Elements with minimum 3 feet clearance from sidewalk cafe:

☐ S28- Elevated Train Infrastructure \_\_\_\_\_ feet  
☐ S29- Transformer Vault \_\_\_\_\_ feet

Elements with minimum 1 foot 6 inches clearance from sidewalk cafe elements:

☐ S30- Vent Infrastructure \_\_\_\_\_ inches



SECTION 3: Material Requirements

- Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

\*Required\*

☒ Perimeter Demarcation

- ☒ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☒ Maximum height is 2 feet 6 inches (excluding planting(s)).
- ☒ Not affixed to the sidewalk.

\*Optional- Only check the material categories you intend to use in your sidewalk cafe\*

☒ Furnishings

- ☒ Lightweight and easily movable.
- ☒ Not affixed to the sidewalk.

☒ Awnings (Physically attached to the building)

- ☒ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☒ Easily removable, comprised of fire-grade and wind resistant materials.
- ☒ Does not extend beyond the perimeter of the sidewalk cafe.
- ☒ Complies with the New York City Building Code and the requirements of the Landmarks Preservation Commission, as applicable.

☐ Overhead Coverings/ Umbrellas

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable materials, and free of defects.

☐ Lighting and Electrical Connections

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in the DOT's rules and the New York City Electrical Code.

☐ Please check this box if you are submitting additional documents for review. Documents may include technical drawings prepared by a licensed professional.