



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:** SERAFINA 79TH CORNER LLC (Tokugawa)

**Cafe Address:** 1022 MADISON AVE, NEW YPRK, NY 100075

**Application Number:** 20240731010122

**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#: 50137627

Expiration Date: 06/30/2025

DOHMH Status: CURRENT

Business Legal Name: SERAFINA 79TH CORNER LLC

Assumed Name: TOKUGAWA

Business Address: 1022 MADISON AVE, NEW YORK, NY 10075

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 02/26/2025

### Restaurant Information

Entity Type: Limited Liability Corporation (LLC)

Phone: (646) 989-9290

Email Address: [accounting@serafinamangement.com](mailto:accounting@serafinamangement.com)

### DOS Information

DOS ID#: 87091030

Process Name: serafina 79th corner llc

DOS Address: 1022 madison ave #301, New York, New York 10075

### NYS Liquor Authority Information

NYSLA Serial No: 1339078

License Type: On-Premises

Name of License: serafina 79 st corner llc

Title of Representative: owner

Name of Certificate Holder: fabio granato

### Business hours

Sun:11:00 AM- 10:00 PM

Mon:11:00 AM- 10:00 PM

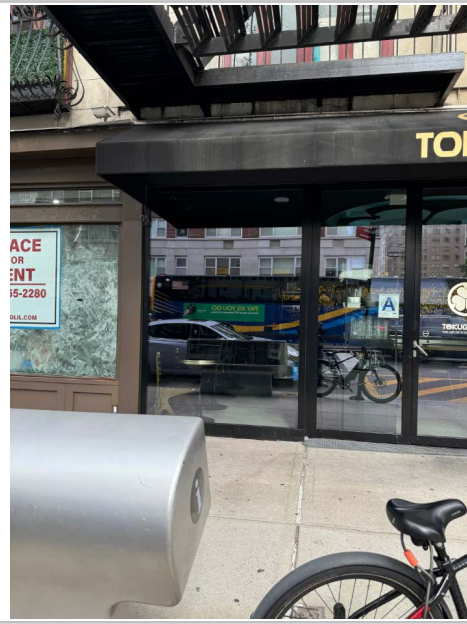
Tues:11:00 AM- 10:00 PM

Wed:11:00 AM- 10:00 PM

Thurs:11:00 AM- 10:00 PM

Fri:11:00 AM- 10:00 PM

Sat:11:00 AM- 10:00 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.
- C1- Global Corridor (12 feet Clear Path)
- C2- Regional Corridor (10 feet Clear Path)
- C3- Neighborhood Corridor (8 feet Clear Path)
- C4- Community Connector (8 feet Clear Path)
- C5- Baseline Street (8 feet Clear Path)

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:

Tokugawa - 79th Corner

FSEP Number:

50137627

Use the space below to draw or upload your Site Plan representing your cafe perimeters, furniture, and clearances.

SIDEWALK CAFE INFORMATION

COMMUNITY BOARD #: 108

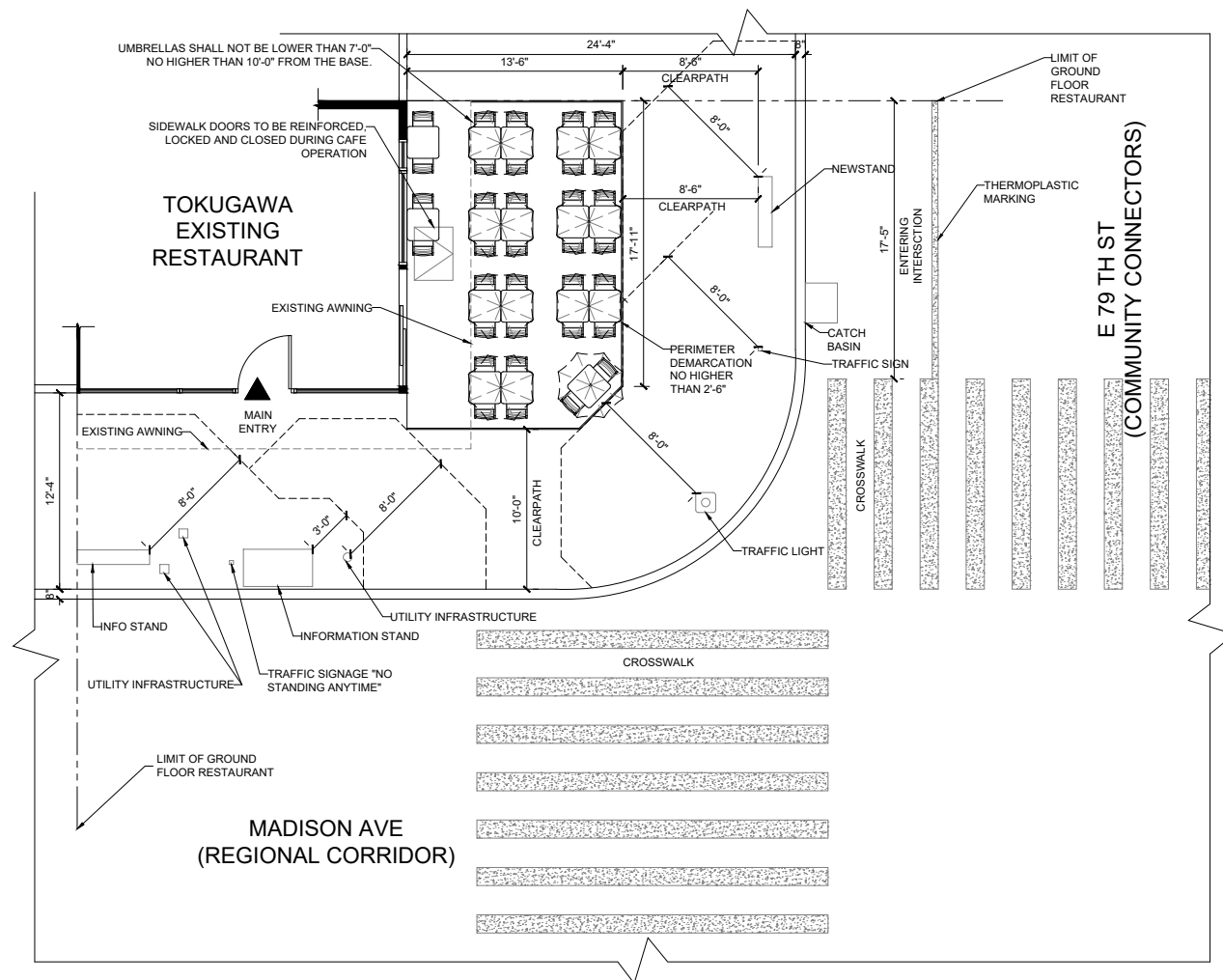
BLOCK #: 1293 LOT #: 56

CAPACITY:

# OF TABLES: 17

# OF SEATS: 34

CAFE AREA: 275 SQFT



11 PARK PLACE, SUITE 816  
NEW YORK, NY 10007  
PHONE: 212.633.7596

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631.424.6460 FAX: 631.647.4193

PROJECT  
TOKUGAWA  
1022 MADISON AVE

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:

DOB B-SCAN  
JOB #

DRAWING TITLE / INFORMATION:  
  
PROPOSED  
SIDEWALK CAFE  
FLOOR PLAN

SEAL & SIGNATURE:



DATE: 2024-07-18  
DWG No.:

A-100.00

SHEET 01 OF 01

1 PROPOSED PLAN  
A-100 SCALE: 1/4"=1'-0"

Length of sidewalk cafe: 20'-6" feet Width of sidewalk cafe: 13'-6" feet

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 type="text"/> S06- Street Tree Bed <input type="text"/> feet	<input checked="" type="checkbox"/> S13- Newsstand <input type="text"/> 8'-6" feet
<input type="text"/> S07- Mailbox <input type="text"/> feet	<input checked="" type="checkbox"/> S14- Streetlight <input type="text"/> 8'-0" feet
<input type="text"/> S08- LinkNYC Kiosk <input type="text"/> feet	<input type="text"/> S15- Bus Stop Pole <input type="text"/> feet
<input type="text"/> S09- Wayfinding Kiosk <input type="text"/> feet	<input type="text"/> S16- Fire Hydrant <input type="text"/> feet
<input type="text"/> S10- E-charging Station <input type="text"/> feet	<input type="text"/> S17- Bus Stop Shelter <input type="text"/> feet
<input type="text"/> S11- Parking Meter <input type="text"/> feet	<input checked="" type="checkbox"/> S18- Traffic Signal <input type="text"/> 8' feet
<input type="text"/> S12- Select Bus Service Fare Machine <input type="text"/> feet	

Elements with minimum 5 feet clearance from sidewalk cafe:

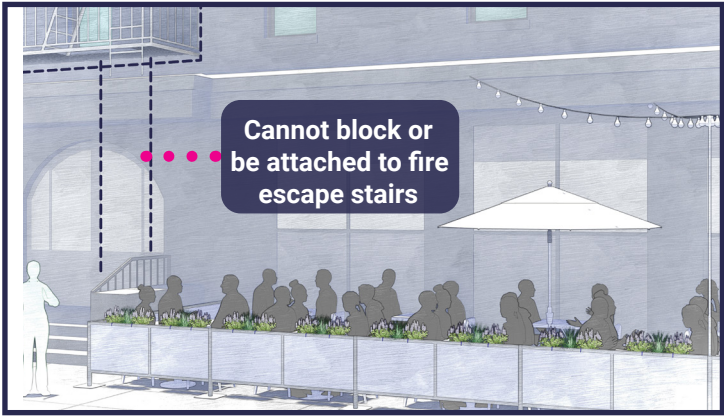
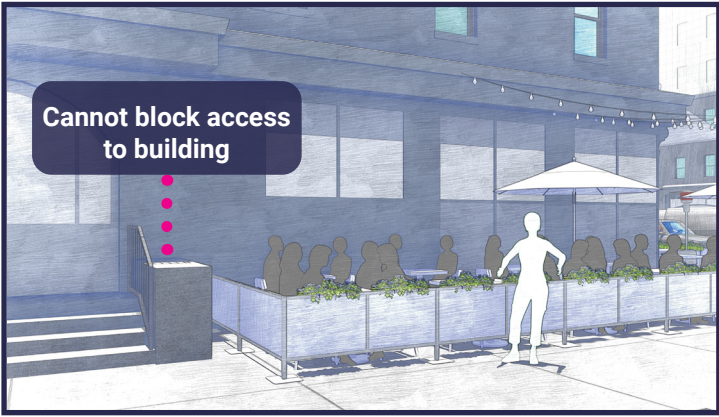
<input type="text"/> S19- CitiBike/Bike Share Station <input type="text"/> feet	<input type="text"/> S24- Emergency Exit Hatch <input type="text"/> feet
<input type="text"/> S20- Bike Corral <input type="text"/> feet	<input type="text"/> S25- Subway Stair: Closed End <input type="text"/> feet
<input type="text"/> S21- Micromobility Station <input type="text"/> feet	<input type="text"/> S26- Subway Elevator: Non-Entry <input type="text"/> feet
<input type="text"/> S22- Primary Building Entrance <input type="text"/> feet	<input checked="" type="checkbox"/> S27- Siamese Connection <input type="text"/> 8'-6" feet
<input type="text"/> S23- Curb Cut <input type="text"/> 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.