



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

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 ALWAYS

Cafe Location: 33 EAST 61 ST STREET, NEW YORK, NY, 10065

Application Number: 20260124010003

CB Feedback Deadline (on date or next business day): 03/04/2026

NYCDOT Internal Use Only

Roadway Cafe Setup Comments:

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):

Overall recommendation for the cafe setup:

Suggested modifications related to the above referenced application:

Community Board Authorizing Name

Date

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 41717206

Expiration Date: 02/28/2027

DOHMH Status: CURRENT

Business Legal Name: SOFIA 61ST STREET CORP

Assumed Name: SERAFINA ALWAYS

Business Address: 33 EAST 61 ST STREET, NEW YORK, NY 10065

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 02/02/2026

Restaurant Information

Entity Type: Corporation

Phone: (212) 702-9898

Email Address: accounting@serafinarestaurant.com

DOS Information

DOS ID#: 13395800

Process Name: SERAFINA 61ST STREET CORP

DOS Address: 33 E 61 STREET, New York, New York 10065

NYS Liquor Authority Information

NYSLA Serial No: 1269182

License Type: On-Premises

Name of License: SERAFINA 61 STREET 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:

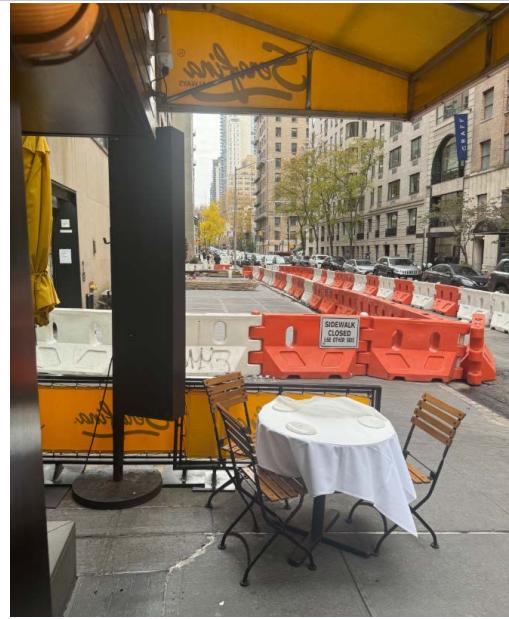
11:00 AM- 11:00 PM

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 "Roadway 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 Permitted Parking Location:

- Identify the Parking Sign in front of or around the area where your roadway setup would be located.
- Roadway cafes can only be placed in:
 - Parking spaces, which include: metered and non-metered spaces, commercial parking, alternate side parking, angled parking, and seasonally restricted parking.
 - Loading areas, including loading only, truck loading, hotel loading, and no parking zones.
 - Floating Parking Lane- a parking lane that is separated from the curb by a protected bicycle lane that is adjacent to the curb.

- P1- Parking Space
- P2- Loading Area
- P3- Floating Parking Lane

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

SIDEWALK CAFE INFORMATION

COMMUNITY BOARD #: 402
BLOCK #: 263 LOT #: 9

CAPACITY:
OF TABLES: 6
OF SEATS: 12
CAFE AREA: 78 SQFT

SWA ARCHITECTURE
11 PARK PLACE, SUITE 816
NEW YORK, NY 10007
PHONE: 212-932-7586

PROJECT
SERAFINA
33 E 61 ST

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

STRUCTURAL ENGINEER
NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____
TEL: _____

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

REVISIONS: _____

DOB B-SCAN
JOB # _____

DRAWING TITLE / INFORMATION:
PROPOSED
ROADWAY CAFE
FLOOR PLAN

SEAL & SIGNATURE: _____

DATE: 11/11/2025
DWG No.: A-101.00

SHEET 02 OF 02
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Length of roadway cafe: 10'-11" feet

Width of roadway cafe: 6'-11" feet

Roadway Cafe Site Plan Form

Applicant Name: Vittorio Assaf
Restaurant Name: Serafina 61st / Serafina Always
FSEP Number: 41717206

Drawing Requirements

Food service establishment frontage shown as:

- Line representing the establishment's space facing the sidewalk
- Length
- Label

Street names:

- Labels on each street

Sidewalk shown as:

- Line representing street curb

Roadway shown as:

- Width of curbside lane

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

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

- Lines or symbols at approximate location within setup

Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter
- Labels

Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

North arrow

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.
- Refer to the [Setup Guides](#) in the Dining Out NYC website for more information regarding clearances.

Elements with minimum 15 feet clearance from roadway cafe:

R01- Subway Stair: Open End _____ feet R02- Fire Hydrant _____ feet

Elements with minimum 10 feet clearance from roadway cafe:

R03- Subway Elevator Entrance _____ feet R05- MTA Curb Cut _____ feet

R04- FDNY Curb Cut _____ feet

Elements with minimum 5 feet clearance from roadway cafe:

R06- Curb Cut 7'-2" feet R11- CitiBike/Bike Share Station _____ feet

R07- Emergency Exit Hatch _____ feet R12- Bike Corral _____ feet

R08- Subway Stair: Closed End _____ feet R13- Micromobility Station _____ feet

R09- Subway Elevator: Non-Entry _____ feet R14- Drainage Infrastructure _____ feet

R10- Bus Stop Pole: Non- Approaching Side _____ feet

Elements with minimum 3 feet clearance from roadway cafe:

R15- Elevated Train Infrastructure _____ feet R16- Transformer Vault _____ feet

Elements with minimum 1 foot and 6 inches clearance from roadway cafe:

R17- Vent Infrastructure: utility vent poles, vent grates, subway grates _____ feet R18- Manholes _____ inches

Elements with minimum 6 inches clearance from roadway cafe:

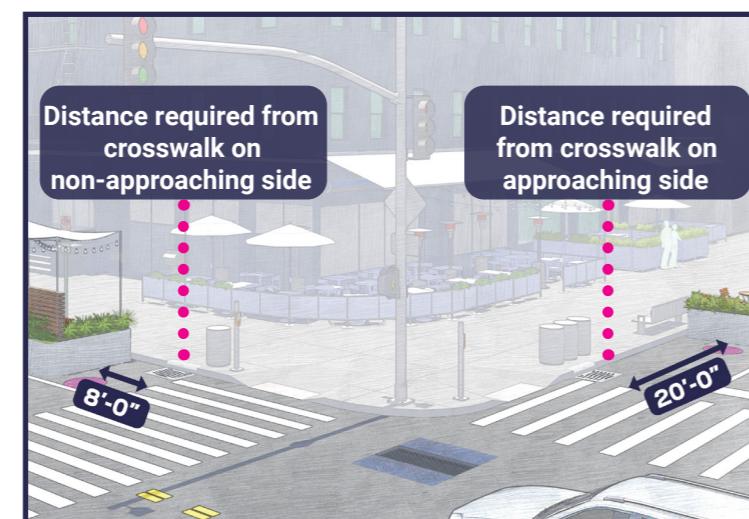
R19- Thermoplastic Marking 6" feet

Roadway cafe distance from crosswalks:

R20- Adjacent to non-approaching side of crosswalk (min. 8 foot distance) _____ feet

R21- Adjacent to approaching (stopping) side of crosswalk (min. 20 foot distance) _____ feet

R22- No crosswalk present (maintain 20 feet from curb line of intersecting street) _____ feet



Check this box if none of the objects listed above are within 15 feet of the proposed setup.

SECTION 3: Material Requirements

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

Materials Checklist:

Required

Barriers (All of the following must be met)

- Maintained on all sides of the cafe except the side fronting the ground floor restaurant.
- Not permanently affixed to the roadway.
- 30-42 inches tall (excluding planting), and at least 4 inches in width.
- Barriers are interconnected with each other.
- Any cladding over the barriers is securely fastened or affixed.
- Minimum 4 inches wide reflective strip on each barrier on the outward facing side.
- Water-filled with a minimum of 150 pounds per linear foot of barrier length.

Optional - Only check the material categories you intend to use in your roadway cafe

Flooring (if using, all of the following must be met)

- Durable, lightweight, easily removable, mold-resistant, elevated from the ground level to allow for drainage, and removable to allow for cleaning.
- Flush with the curb line (except if located on a slope, be flush to the greatest extent feasible), and compliant with applicable accessibility requirements.
- Maintains a 6 inch covered channel between curb and base of flooring to allow for drainage.

Furnishings (if using, all of the following must be met)

- Lightweight and easily movable.

Vertical Screenings (if using, all of the following must be met)

- Located between the barrier and 6 feet above the cafe base or floor.
- Located on the roadway facing side, does not extend beyond the perimeter of the roadway cafe, and is not affixed to the outward facing side of barriers.
- Easily removable, comprised of non-opaque, fire-grade, and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Overhead Coverings/ Umbrellas (if using, all of the following must be met)

- Minimum of 7 feet and maximum of 10 feet from the base or floor of the roadway cafe.
- Has a weighted base and any support structures are not affixed to the outward facing side of barriers, are of sufficient size and strength, made of durable materials, and free of defects.
- Easily removable, comprised of fire-grade and wind resistant materials.
- If within 50 feet of any regulatory or warning signs, does not exceed 46 inches in height.

Lighting and Electrical Connections (if using, all of the following must be met)

- Any lighting is outdoor rated, properly secured, and lightweight.
- At least 14 feet above sidewalk, and 18 feet above roadway.
- Not attached to any City property, including street trees.
- Electrical work complies with the applicable requirements set forth in DOT's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.