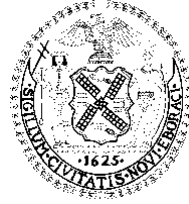


Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Mark Diller, *District Manager*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover** request will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): Serafina To Go 110 Uni LLC

Trade name (DBA): Serafina

Premises address: 110 University Place, New York, NY 10003

Cross Streets and other addresses used for building/premise:

East 12th Street & East 13th Street

CONTACT INFORMATION:

Principal(s) Name(s): Fabio Granato

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10022

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:

Landlord's Telephone and Fax: _____

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
-----------------------------------	--

Fabio Granato	See Rider
---------------	-----------

Vittorio (Victor) Assaf	See Rider
-------------------------	-----------

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

The proposed operation conforms with the Serafina restaurants which exist throughout New York City. Serafina is a family restaurant that serves pizza, pasta, salads, sandwiches and desserts.

Licenses held by Fabio Granato and Vittorio Assaf

Brasserie Cognac East	Brasserie Cognac East	963 LEXINGTON AVE	New York	NY	10021
Cafe Serafina 58th Street LLC	Cafe Serafina 58th Street	922 Seventh Avenue	New York	NY	10019
Café Serafina West 42 LLC	Serafina In The Sky	400 EAST 42ND STREET	New York	NY	10036
New Farinella, LLC	New Farinella	1132 LEXINGTON AVE	New York	NY	10075
Farinella Columbus Circle LLC	Farinella Columbus Circle LLC	1792 Broadway	New York	NY	10019
Serafina 77 West LLC	Serafina 77 West-Upperwest	2178 BROADWAY	New York	NY	10024
Serafina Broadway LTD	Serafina Broadway	210 W 55TH ST	New York	NY	10019
Serafina Broadway LTD	Serafina Broadway	210 W 55TH ST	New York	NY	10019
Serafina Eastchester, LLC	Serafina Eastchester	696 POST ROAD	New York	NY	10583
Serafina Ludlow Corp	Serafina Ludlow	133 LUDLOW STREET	New York	NY	10002
Serafina Meapacking LLC	Serafina Meatpacking	7 NINTH AVENUE	New York	NY	10014
Serafina Tribeca Restaurant LLC	Serafina Tribeca	113 READE ST	New York	NY	10013
Sofia 58th Street Corp	Serafina 58th	38 E 58TH ST	New York	NY	10022
Sofia 61st Street Corp	Serafina 61st	33 E 61ST ST	New York	NY	10019
Sofia Fabulous Pizza Grill	Serafina Fabulous Pizza- Serafina 79th	1022 MADISON AVE	New York	NY	10075
Serafina To Go 8th St LLC	Serafina To Go 8th St LLC	402 6th Ave	New York	NY	10011
Serafina To Go 22 and Park LLC	Serafina To Go 22 and Park LLC	287 Park Ave South	New York	NY	10010
Serafina 79th St Corner LLC	Bar Vitti	1022 Madison Ave	New York	NY	10075
Serafina To Go 30 Broad LLC	Serafina To Go 30 Broad LLC	30 Broad Street	New York	NY	10004

Licenses held by Fabio Granato and Vittorio Assaf

Serafina to Go Jackson LLC	Serafina to Go Jackson LLC	28-30 Jackson Ave	Long Island City	NY	11101
Serafina To Go Newark LLC	Serafina To Go Newark LLC	One Gateway Center, C100	Newark	NJ	07102
Farinella Newark LLC	Farinella Newark LLC	One Gateway Center, C112	Newark	NJ	07102
Serafina To Go 110 Uni LLC	Serafina To Go 110 Uni LLC	110 University Place	New York	NY	10003
Serafina 38th St LLC	Serafina 38th Street	22 East 38 Street	New York	NY	10016
Serafina To Go 777 Third Ave LLC	Serafina To Go 777 Third Ave LLC	777 Third Avenue	New York	NY	10017
Serafina to Go 84th Street LLC	Serafina to Go 84th Street LLC	1492 Third Avenue	New York	NY	10028

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

a new liquor license (Restaurant Tavern / On premise liquor Other)

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

Applicant is seeking a change in class of license from Tavern Wine to On-Premises Liquor. Applicant is also seeking to modify the hours of operation to extend closing time from 10:00pm to 11:00 pm Sunday - Thursday, and from 10:00 pm to 12:00 am Friday - Saturday. The current hours of operation stipulated to with the Community Board are 10:00 am - 10:00 pm 7 days a week.

If this is for a new application, please list previous use of location for the last 5 years:

N/A

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

The applicant is the current licensee at this location. Applicant holds at Tavern Wine license (License ID: 0267-23-158237) - see attached. _____

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes no

If yes, please list DBA names and dates of operation:

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 23 Year Built : 2016

Describe neighboring buildings: Mixed Residential/Commercial

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 570 / 7503

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain Sidewalk cafe

What is the proposed Occupancy? 74

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no yes Certificate of Occupancy is pending, permits are pending.

If yes, what is the maximum occupancy for the premises? _____

If yes, what is the use group for the premises? _____

If yes, is proposed occupancy permitted? yes no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 1,800 sq. ft.

If more than one floor, please specify square footage by floors: N/A

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

Sidewalk Cafe - TBD

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 1 How many bathrooms? 1

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 12 Total table seats? 48

Total number of bars? 1 Total bar seats? 6

Total number of "other" seats? 20 please explain : Sidewalk Cafe

Total OVERALL number of seats in Premises : 48

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 6

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

N/A

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation? 10:00 am - 11:00 pm Sunday - Thursday; 10:00 am - 12:00 am Friday - Saturday

Sunday: _____ Monday: _____ Tuesday: _____ Wednesday: _____ Thursday: _____ Friday: _____ Saturday: _____
_____ to _____ _____ to _____ _____ to _____ _____ to _____ _____ to _____ _____ to _____

Will the business employ a manager? no yes, name / experience if known : _____

Will there be security personnel? no yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no yes

If yes, please describe : _____

Will you have TV's ? no yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: Live Music Live DJ Juke Box Ipod / CDs none

Expected Volume level: Background (quiet) Entertainment level Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? no yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: Basic sound system for Ipod music

Will you be permitting: promoted events scheduled performances outside promoters

any events at which a cover fee is charged? private parties

N/A

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no yes (if yes, please attach plans)

Will you be utilizing ropes movable barriers other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

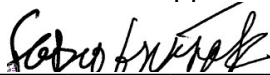
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Kevin Del Casale Phone: _____

Address: _____

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Fabio Granato

Title Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



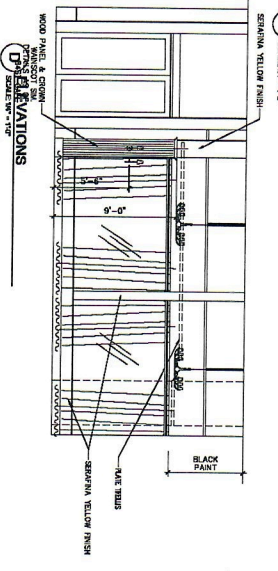
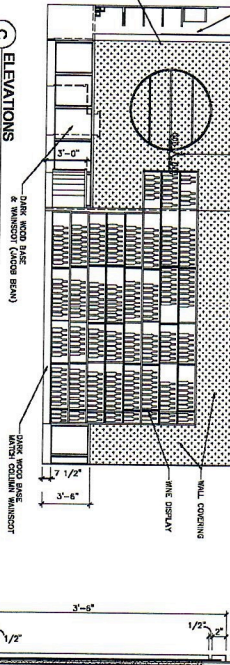
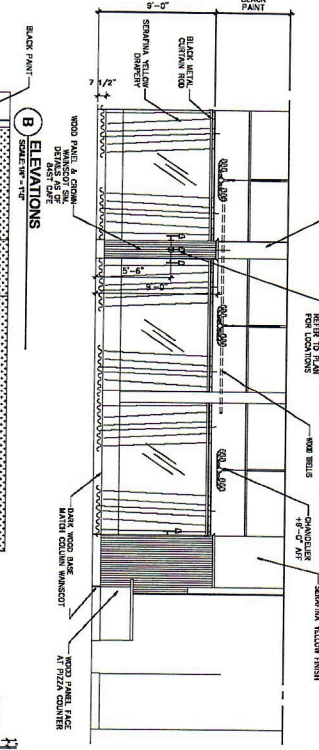
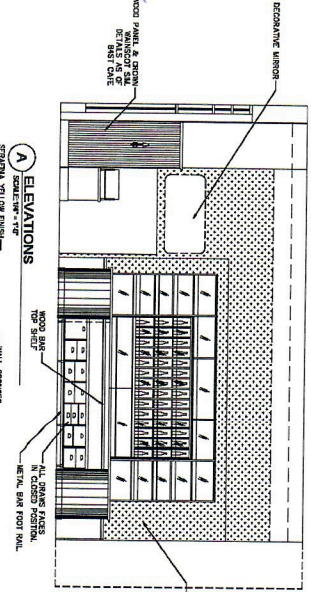
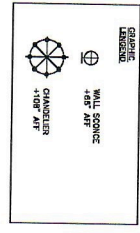
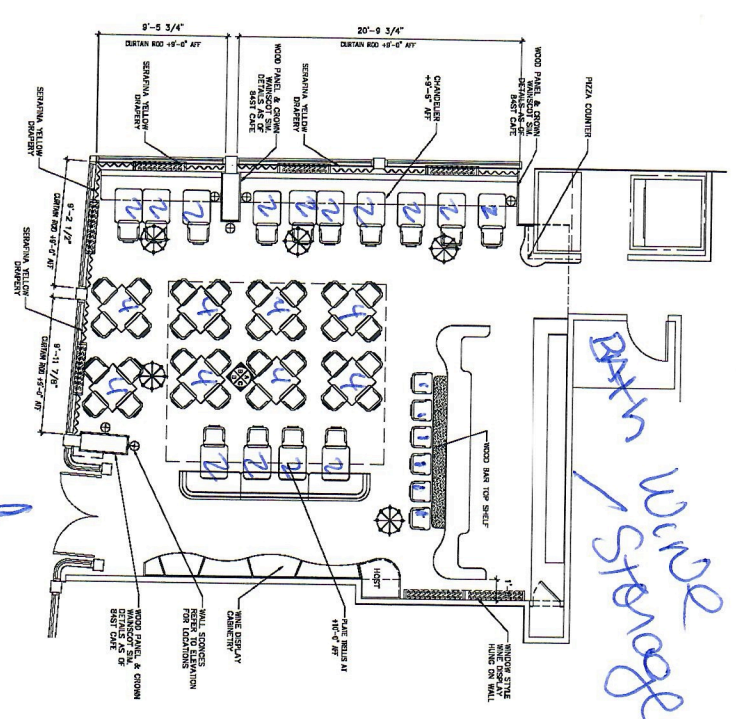
Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

FLOORPLANS

INDOOR

Entrance

Kitchen
DINING / STORAGE



SEBASTIA
118 University Park
P.O. Box 118
Sebastia, IL 60188
Tel: 630-444-0818
Fax: 630-444-0818
E: jacob@sebastia.com

ARCHITECT OF RECORD

SEBASTIA CONSULTANT
3000 Greenway Ave
Chicago, IL 60642
Tel: 312-467-4400
Fax: 312-467-4401
E: jacob@sebastia.com

DESIGN CONSULTANT
HAUT & RESSLER LLC
3000 Greenway Ave
Chicago, IL 60642
Tel: 312-467-4400
Fax: 312-467-4401
E: jacob@sebastia.com

STRUCTURAL ENGINEER

MEP E.P.

DESIGN CONSULTANT

KITCHEN DESIGNER

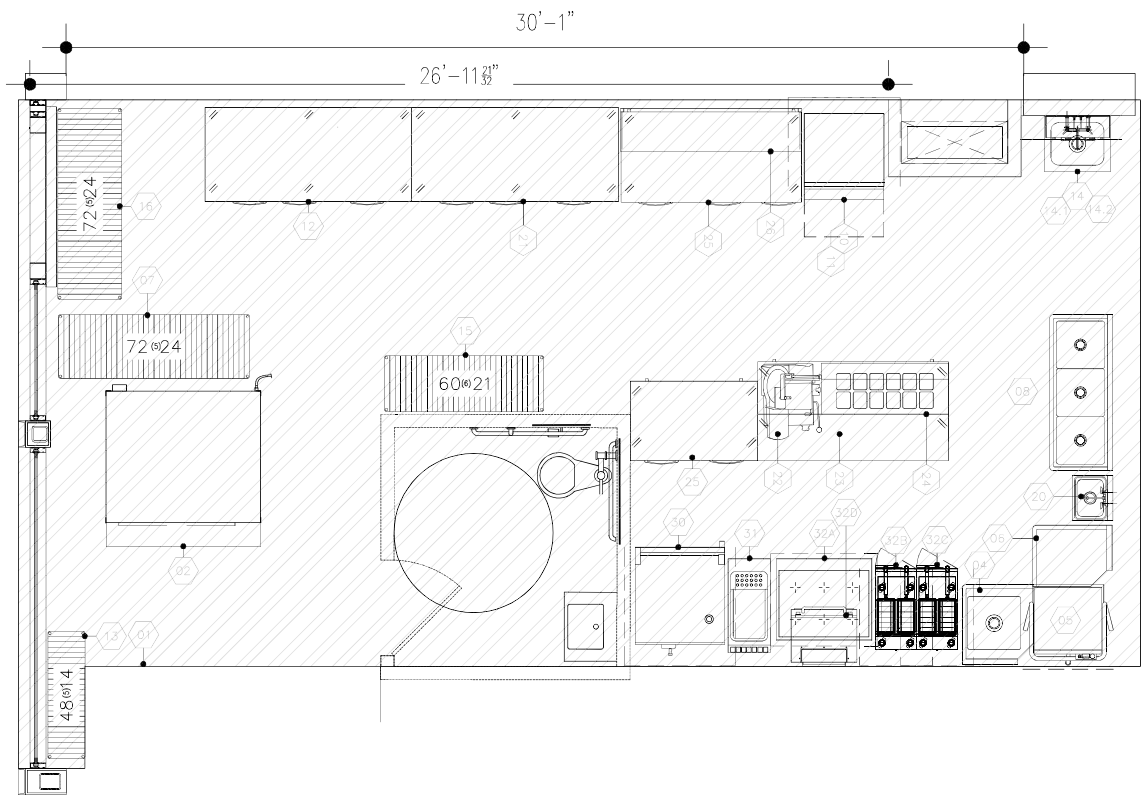
DATE: 11/17/24

PROJECT: SEBASTIA

ID-006.00

NOT FOR CONSTRUCTION

MR. JOE SURVEY



JB ART & DESIGN LLC

we have rights in this drawing, but not the right to reproduce or use the design, drawings, or other information contained herein for any other project without the written consent of JB ART & DESIGN LLC. All rights reserved. This drawing is the property of JB ART & DESIGN LLC and shall remain the property of JB ART & DESIGN LLC. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JB ART & DESIGN LLC. All rights reserved.

NO.	DATE	BY	REVISION
000	01-25-14	SRG	REVIEW
001	02/27/13	SRG	
001/02/23	SRG		
04/25/13	SRG		
09/19/13	GABI		
09/27/13	GABI		
09/28/13	GABI		
09/06/13	GABI		

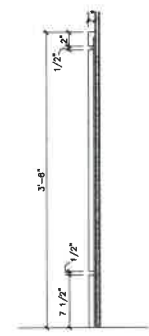
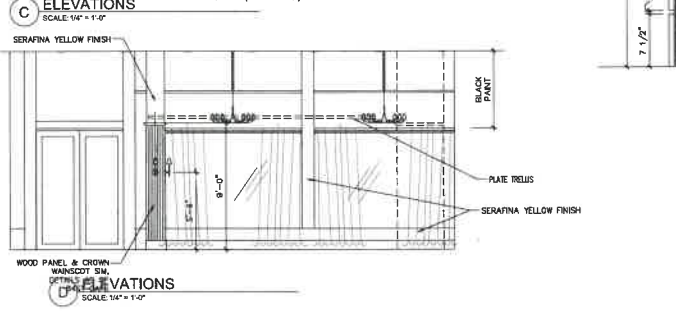
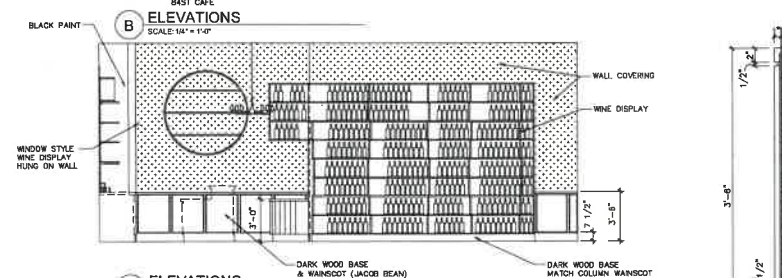
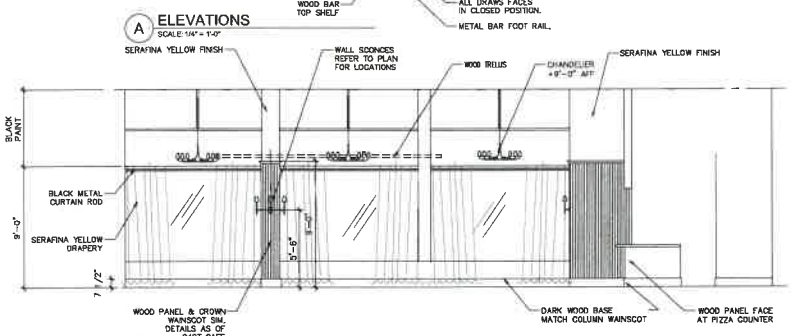
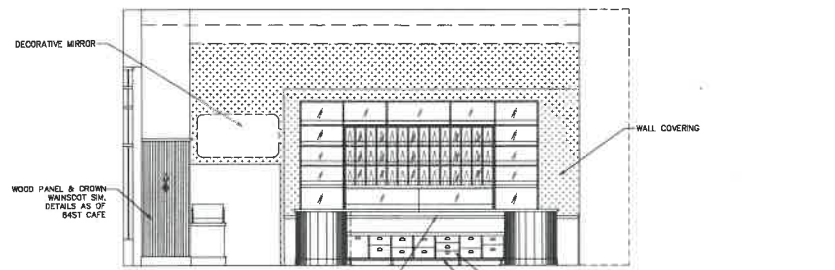
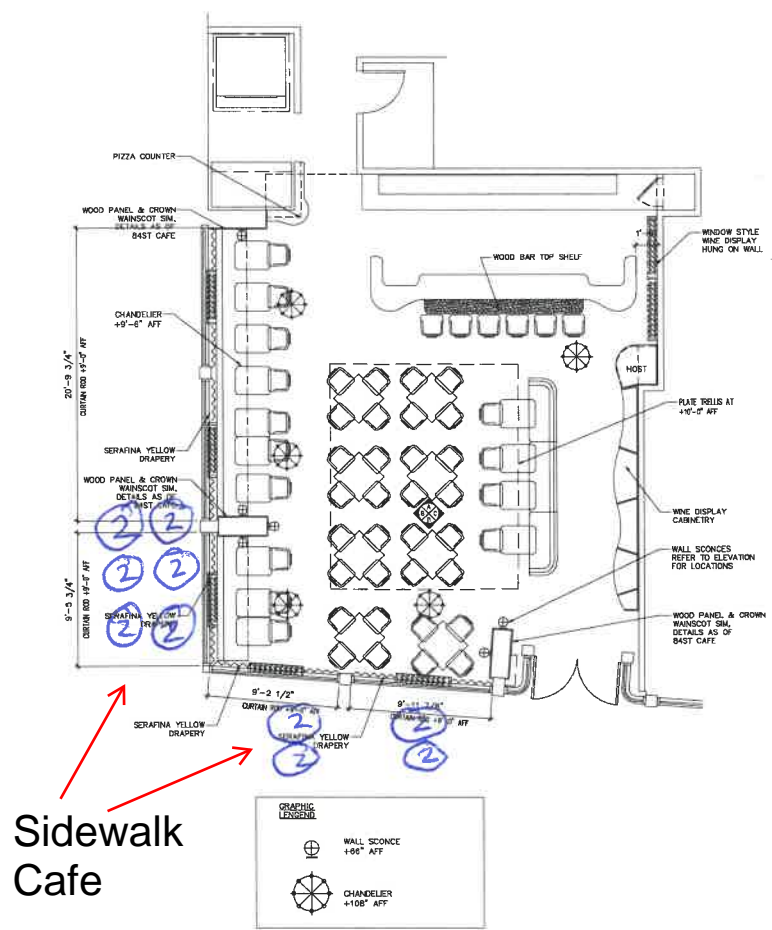
DOB

SHEET NO: **SERFINA**
110 University
PLAN

SCALE: 1/4" = 1'-0"
 PAGE NUMBER: X OF XX
 SHEET NUMBER

ID-006.00

NOT FOR CONSTRUCTION - FOR DESIGN INTENT



MENU

Serafina®



...

IL MENÙ

ANTIPASTI  INSALATE  PRIMI  SECONDI

CLASSIC ANTIPASTI

BRUSCHETTA..12

Toasted bread, topped with
marinated tomatoes, basil
& a touch of garlic

...
Chianti Riserva
Il Palazzo, Riserva

MEATBALLS..16

Homemade meatballs, topped
with Parmigiano Reggiano,
tomato sauce, served
with toasted bread

...
Nero d'Avola
Terre Siciliane

TRIS DI CROSTINI..18

Bruschetta, tomato &
mozzarella, prosciutto di
Parma & mozzarella

...
Montepulciano
Fiamme Riserva

BURRATA & CARCIOFI..24

Fried artichokes & Burrata

...
Chardonnay
Bramito, Antinori

POLENTA & PORCINI..24

Italian polenta topped
with sautéed porcini

...
Super Tuscan
Terre Benedette

**ZUPPA AL POMODORO..15
& GRILLED CHEESE**

Homemade tomato & red pepper
soup served with mozzarella
grilled cheese

...
Vermentino
SeraVino

**CARPACCIO DI FILETTO..25
& TARTUFO NERO**

Thinly sliced filet mignon, warm black
truffle sauce & boiled potatoes

...
Etna Bianco
Planeta

TRIS DI FIOR DI LATTE..25

Italian buffalo mozzarella,
Italian burrata, fresh ricotta,
served with toasted bread

...
Lugana
Madonna della Scoperta

TAGLIERE DI SALUMI..25

Prosciutto di Parma,
Prosciutto Cotto, Mortadella,
Bresaola, truffle cheese, served
with toasted bread

...
Lambrusco
Riserva DOP

BURRATA & PROSCIUTTO..25

Prosciutto di Parma,
Italian burrata & basil

...
Pecorino
Pantaleone

CALAMARI..16

Fried calamari served
with spicy tomato dip

...
Vermentino
Durin

TUNA TARTARE..25

Sushi quality tuna & avocado
marinated the Italian way

...
Falanghina
Terre Segrete

INSALATE

MISTA VERDE

Seasonal green salad

Sauvignon Blanc, SeraVino Marlborough

12

DI SOFIA

Classic Caesar with shaved Parmigiano Reggiano

Sauvignon Blanc, Marlborough

16

BRUSSELS SPROUT SALAD

Thin sliced Brussels sprouts, Parmigiano Reggiano,
extra virgin olive oil & fresh lemon juice

Gavi di Gavi, Villa Sparina

18

PORTO CERVO

Romaine lettuce, hearts of palm,
avocado lemon dressing

Gewurtstraminer, Elena Walch

19

KALE SALAD

Pecorino Romano, pear, fresh mint,
Serrano chili, croûtons

Riesling, Peconic Bay

18

ARUGULA & FILETTO

Diced filet mignon, served on a bed of arugula
& marinated tomatoes, topped with shaved
Parmigiano Reggiano

Chardonnay, Au Bon Climat

32

SERAFINA CHICKEN SALAD

Free range chicken breast, romaine, mesclun, sun dried
tomatoes, raisins, pine nuts & pesto dressing

Pinot Grigio, Fantinel Riserva

21

AVOCADO SAN PIETRO

Arugula, shrimp, cannellini beans, grape tomatoes,
Champagne mustard dressing

Arneis, Blangé Ceretto

23

(Add: Chicken Paillard 8, Shrimp 10, Salmon 12)

RISOTTI & RAVIOLI

RAVIOLI SALVIA

Spinach & ricotta ravioli, Parmigiano
Reggiano, butter & sage sauce

Franciacorta Blanc de Blanc

22

RAVIOLI PORCINI

Porcini & ricotta ravioli, sautéed with
leeks & porcini mushrooms

Le Volte dell'Ornellaia

P/A

RISOTTO PORCINI

Carnaroli rice & fresh porcini

Chianti Classico DOCG, Peppoli

24

*All our ravioli are homemade
"fatti in casa"*

SIDES 9

**FINGERLING
POTATOES**

Baked with rosemary

**FRENCH
FRIES**

Fried in vegetable oil

BRUSSELS SPROUTS

Sautéed with extra virgin
olive oil & a touch of garlic

POLENTA

Homemade
Italian polenta

**CESTINO
DI FOCACCIA**

Baked with herbs

PASTA

**SPAGHETTI POMODORO..21
& BASILICO**

Fresh homemade tomato sauce,
basil & extra virgin olive oil

...
Primitivo di Manduria
Cantine

PAGLIA & FIENO..22

Fresh white & green fettuccine,
Parmigiano Reggiano, fresh
homemade tomato sauce, basil
& a touch of cream

...
Prosecco
Riserva Fantinel

LINGUINE AL PESTO..22

Fresh linguine, homemade pesto
made with basil, pine nuts, garlic
& extra virgin olive oil

...
Sancerre
Les Vignes du Baron

**SPICY MACCHERONCINI..25
ALLA VODKA**

Homemade vodka sauce,
Italian burrata

...
Franciacorta Rosé Riserva
... or ...
Moët Chandon Rosé
Champagne

CACIO & PEPE..24

Pecorino Romano & fragrant
toasted crushed black pepper

...
Franciacorta Blanc de Blanc
Mirabella

PENNE ARRABBIATA..18

Homemade tomato sauce,
crushed red pepper & parsley

...
Dolcetto d'Alba
Giacosa

LINGUINE ALLE VONGOLE..28

Clams, white wine, garlic
& fresh parsley

...
Chablis 1er Cru
Alain Corcia, Saint Antoine, Bourgogne

SPAGHETTI AL PACINO..21

Extra virgin olive oil, red crushed pepper,
garlic & Parmigiano Reggiano

...
Chardonnay,
Au Bon Climat

**ORECCHIETTE SAUSAGE..24
BROCCOLI RABE**

Spicy sausage & broccoli rabe

...
Primitivo di Manduria
Cantine

GNOCCHI DI MAMMA..23

Cherry tomato sauce, Parmigiano
Reggiano & fresh basil

...
Moët Chandon Rosé
Champagne

SPAGHETTINI AL LIMONE..23

Lemon & cream,
Parmigiano Reggiano

...
Chardonnay
Bouchaine

FETTUCCINE ALLA BOLOGNESE..25

Fresh fettuccine &
Bolognese meat sauce

...
Lambrusco Riserva DOP
Venturini Baldini

TAGLIOLINI CARBONARA..24

Bacon, Parmigiano Reggiano,
Pecorino, eggs & fragrant
black pepper

...
Valpolicella
Zenato

BUCATINI ALL'AMATRICIANA..24

Pancetta, onions, homemade
tomato sauce, hot peppers

...
Syrah
Il Palazzo, Riserva

All pasta are traditionally cooked al dente like in Italy.

All our fresh pasta, ravioli and gnocchi are homemade (no pasta substitution allowed)

Artisan gluten free pasta (+ 5) & whole wheat pastas are available

SECONDI PIATTI

PESCE

**FAROE ISLAND..28
GRILLED SALMON**

From Faroe Islands,
served with cherry tomatoes,
avocado & basil salad

...
Chardonnay
SeraVino

**BRANZINO..32
CHERRY TOMATOES**

Sautéed in white wine
sauce & cherry tomatoes, served
with fingerling potatoes

...
Cervaro della Sala
Antinori



CARNE

SERAFINA BURGER..21

Wagyu beef, fontina cheese,
caramelized onions
& French fries

...
Lambrusco
Riserva DOP

STEAK AND FRIES..34

10oz Certified Angus steak,
served with French fries

...
Malbec
SeraVino

**FILET MIGNON..37
ALLA GRIGLIA**

7oz Grass fed Filet Mignon,
seved with French fries

...
Barolo
Pio Cesare

POLLO PARMIGIANA..26

Chicken breast, pounded &
breaded, sautéed, topped with
mozzarella & tomato sauce,
served with penne pomodoro

...
Château de Pigoudet Rosé
Provence

COTOLETTA MILANESE..24

Chicken breast, pounded &
breaded, sautéed, served with
arugula & cherry tomatoes

...
Pinot Noir
Etude



VEGETARIAN

SPAGHETTI SQUASH..21

Spaghetti squash with sautéed vegetable mix,
pine nuts & tomato sauce

...
Nebbiolo
Prunotto

EGGPLANT PARMIGIANA..21

Eggplant, mozzarella, homemade tomato sauce,
fresh basil & Parmigiano Reggiano

...
Sauvignon
Vie di Romans

LA PIZZA

Our pizza ingredients all come from Italy; San Marzano tomatoes, "fior di latte" mozzarella, buffalo mozzarella, burrata, extra virgin olive oil, 00 flour & Sicilian sea salt

ITALIAN CLASSICA

MARGHERITA..19

Tomato, mozzarella, black olive & basil

...

Pinot Grigio

Livio Felluga

NAPOLETANA..21

Tomato, mozzarella, anchovies, capers & basil

...

Montepulciano

Fiamme Riserva

V.I.P..21

Tomato, mozzarella Fior di latte & basil

...

Chardonnay

Bramito, Antinori

4 STAGIONI..23

Tomato, mozzarella, mushrooms, artichokes, pesto & prosciutto di Parma

...

Super Tuscan

Under the Tuscan Sun

BUFFALO MOZZARELLA.24

Tomato, buffalo mozzarella & basil

...

Moët Chandon

Champagne

GOURMET DI SERAFINA

· White Pizza ·

BIANCA..21

Fontina, mozzarella, topped with arugula & shaved Parmigiano Reggiano

...

Franciacorta Rosé Riserva

Champagne

FORMAGGI D'ITALIA..23

Fontina, mozzarella, Gorgonzola & Parmigiano Reggiano

...

Lambrusco

Riserva DOP

BRESAOLA..24

Mozzarella, fontina, bresaola, arugula & Parmigiano Reggiano

...

Sauvignon Blanc

Cloudy Bay Marlborough

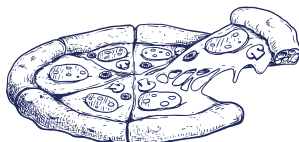
TARTUFO NERO..29

Our secret recipe, a bouquet of Italian cheeses & black truffle

...

Moët Chandon

Champagne



DI SERAFINA

ALLA VODKA..21

Homemade vodka sauce, mozzarella & basil

...

Franciacorta Rosé

Champagne

FUNGHI..22

Tomato, mozzarella & sautéed mushrooms

...

Santa Cristina

Antinori

DI FABIO..23

Tomato, mozzarella, Prosciutto di Parma & chopped tomatoes

...

Barbera d'Alba

Vietti

NORCINA..23

Tomato, mozzarella, Italian spicy sausage & mushrooms

...

Cabernet Sauvignon

St Francis

ALL'UOVO..23

Tomato, mozzarella, Prosciutto di Parma, one sunny side up egg

...

Saint Estèphe

Bernard Magrez

DI VITTORIO..28

Fresh burrata, Prosciutto di Parma, cherry tomatoes, basil

...

Whispering Angel Rosé

Provence

UBAH HOT PIZZA..25

Created by Ubah Hassan, founder of UBAH HOT & star on BRAVO's *The Real Housewives of New York City*.

Habanero infused San Marzano tomato sauce, fior di latte mozzarella, finely sliced habanero & julienned fresh basil

...

Syrah Il Palazzo, Riserva ... or ... Chardonnay SeraVino

FOCACCIA

LEGGERA..20

"Fior di latte" mozzarella, sliced tomatoes & basil

...

Prosecco

Riserva Fantinel

DI SOFIA..27

Robiola & truffle oil. Our own specialty & secret

...

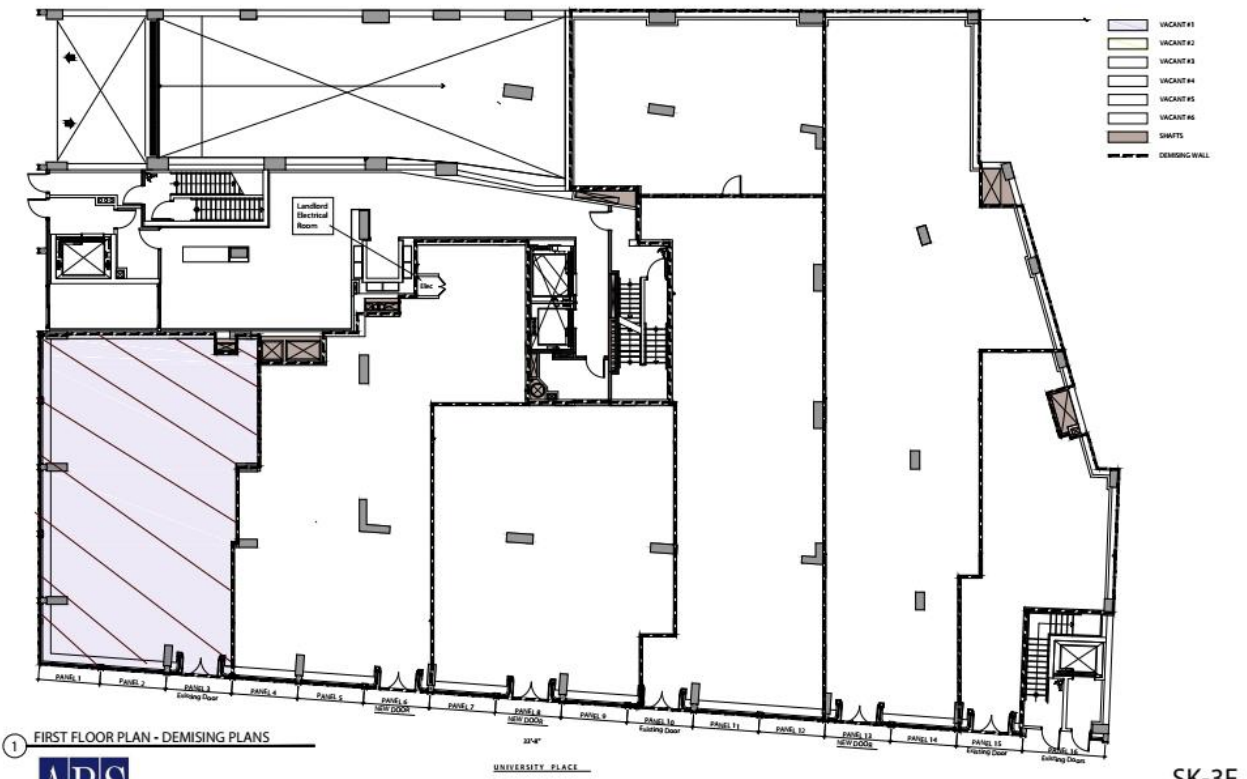
Moët Chandon

Champagne

ORDER ONLINE! SERAFINARESTAURANT.COM

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food borne illness.
20% Gratuity recommended for parties 6 & over

EXHIBIT A
FLOOR PLAN



Michael Zenreich Architect, P.C.
 149 West 36th Street, 7th Floor, New York, NY 10018
 © 2021 Michael Zenreich Architect, P.C.

110 University Place, New York, NY 10003

SK-3F
 02.04.2022

EXHIBIT C

APPROVED AWNING DESIGN



Jeanine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Mark Diller, District Manager



Antony Wong, Treasurer
Amy Brenna, Secretary
Ritu Chatterjee, Assistant Secretary

Community Board No. 2, Manhattan

3 Washington Square Village

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan .org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
 - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
 - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Serafina To Go 110 Uni LLC

Address of Premises: 110 University Place, New York, NY 10003

Sidewalk café will have no more than *(If premises is located on a corner please indicate for both streets):*

4 tables and 8 seats on Universitv Place ~~Street~~

6 tables and 12 seats on East 12th Street

Hours of sidewalk café: 10:00 am to 11:00 pm Sun - Thurs; 10:00 am - 12:00 am Fri - Sat.

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): N/A

~~**Roadbed** will have no more than *(If premises is located on a corner please indicate for both streets):*~~

~~tables and seats on Street~~

~~tables and seats on Street~~

~~Hours of roadbed: to .~~

~~Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc):~~

~~**Rear yard / Rooftop** (circle) will have no more than tables and seats~~

~~Hours of rear yard / rooftop: to .~~

Does seating extend beyond the business frontage? No Yes

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides? No Yes

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides? No Yes

Is there any outdoor music, speakers or TVs? No Yes, please describe:

Will heating elements be used? No Yes, please describe: Stand-alone heating lamps to be used in winter months.













ARCHITECT OF RECORD

STRUCTURAL ENGINEER

MEP & FP

LIGHTING CONSULTANT

KITCHEN DESIGNER

JB ART & DESIGN LLC

We warrant that the drawings are a true and correct representation of the design and construction of the project as shown on the drawings. We warrant that the drawings are a true and correct representation of the design and construction of the project as shown on the drawings. We warrant that the drawings are a true and correct representation of the design and construction of the project as shown on the drawings.

NO.	DATE	REVISION
XXX	01-25-14	REVIEW
0027723	SRG	
0410123	SRG	
0425223	SRG	
0519123	GABI	
0527223	GABI	
0528223	GABI	
0906223	GABI	

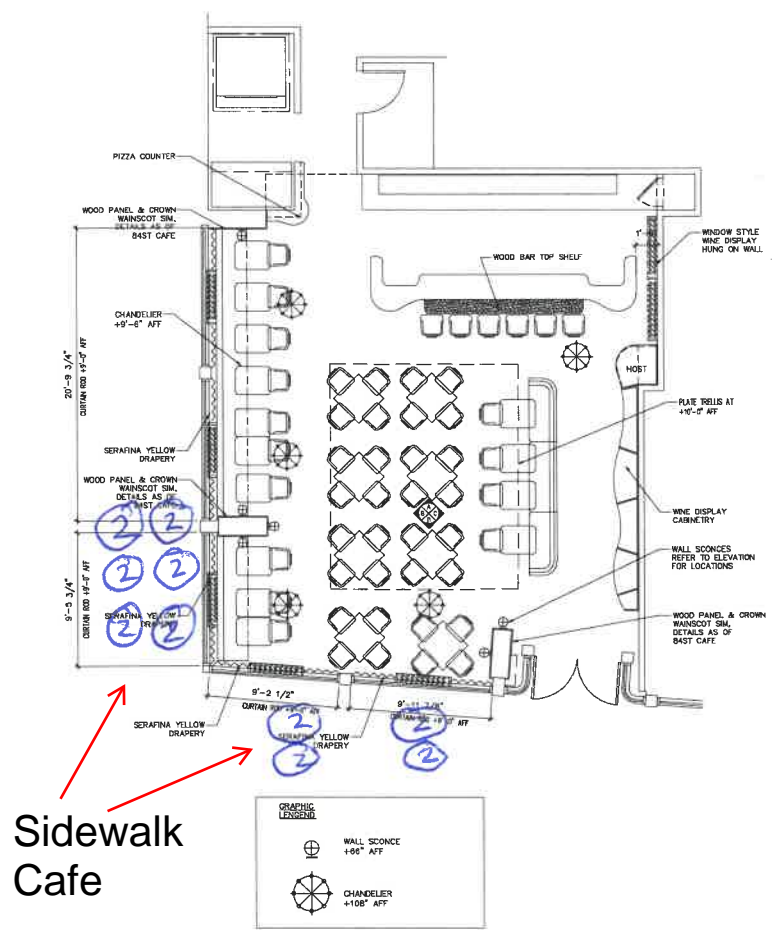
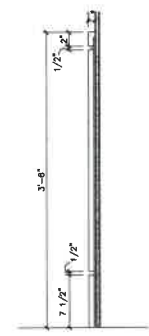
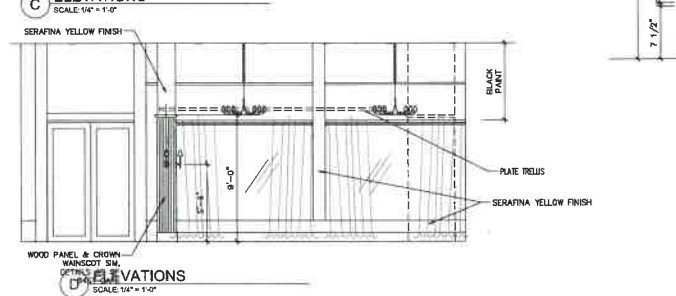
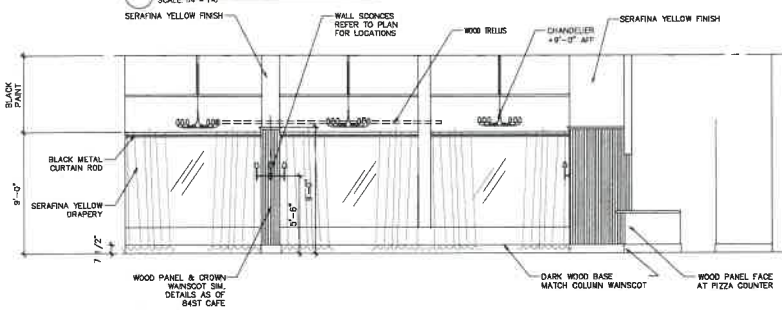
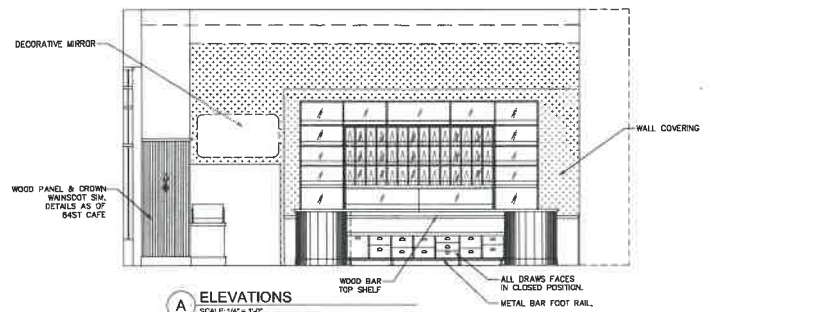
NO. 110502 804402

DOB
 SERAFINA
 110 University
 PLAN

SCALE 1/4" = 1'-0"
 PAGE NUMBER X OF XX
 SHEET NUMBER

ID-006.00

NOT FOR CONSTRUCTION - FOR DESIGN INTENT



Sidewalk Cafe