

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Piccolo by Gambrinus LLC		Piccolo Chelsea	
STREET ADDRESS		CROSS STREETS	ZIP CODE
506 West 28th Street		11th Avenue & The Highline	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Alex Cesaria Vanderbilt	ATTORNEY/ REPRESENTATIVE	NAME: Robert S. Bookman - Pesetsky & Bookman PC
	PHONE: 305-606-5590		PHONE: 212-513-1988
	EMAIL: acesaria@me.com		EMAIL: rbookman@pb.law
MANAGER	NAME: Alex Cesaria	LANDLORD	NAME: The Related Companies
	PHONE: 305-606-5590		PHONE: 212-801-1160
	EMAIL: acesaria@me.com		EMAIL:
APPLICATION TYPE (Check One) <input checked="" type="checkbox"/> Liquor License			
<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	YES	<input checked="" type="radio"/> NO
	What is/was the name and address of establishment?		
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	YES	NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="checkbox"/> Liquor/Wine/Beer & Cider <input type="checkbox"/> Beer & Cider <input type="checkbox"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input type="checkbox"/> Restaurant <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Adult Entertainment <input checked="" type="checkbox"/> Wine Bar <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	After meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	NO	

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	6:30am-12:00am	6:30am-12:00am	6:30am-12:00am	6:30am-12:00am	6:30am-1:00am	7:30am-2:00am	7:30am-10:30pm
	Kitchen	-----ALL HOURS OF OPERATION-----						
	Music	9:00am-11:30pm	9:00am-11:30pm	9:00am-11:30pm	9:00am-11:30pm	9:00am-12:30am	9:00am-12:30am	9:00am-11:30pm

If you plan to have music, what type(s)? (Circle all that apply)

<input checked="" type="radio"/> BACKGROUND	<input type="radio"/> LIVE MUSIC	<input type="radio"/> DJ	<input type="radio"/> JUKE BOX	<input type="radio"/> KARAOKE
---------------------------------------------	----------------------------------	--------------------------	--------------------------------	-------------------------------

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	27	27	4	8	0	1	5
OUTSIDE <i>(Other than sidewalk café)</i>	-----						
SIDEWALK CAFÉ	-----						

How many floors are there? What is the capacity for each floor? One floor, 27 capacity

How frequently will the owner(s) be at the establishment? All hours of operation

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO n/a

Where will delivery bicycles be stored during the day when not in use? n/a

LOCATION & ZONING

Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	<input checked="" type="radio"/> NO	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	<input checked="" type="radio"/> NO	pending
Is a Public Assembly permit required?	YES	<input checked="" type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	NO	

Community Notification/Relations

NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	100 West 16th Street, Paul Grocni and Eric Bomze
	# 2	300 West 15th Street, Jim Jasper
	# 3	100/200 West 15 Street, Steve Starosta and Kimon Retzos
	# 4	Council Chelsea Block Association, Bill Borock
	# 5	Highline537, Scott Hupe
Please provide dates when applicant met with the groups listed above.		July 6, 2018 and August 8, 2018
Who was your contact person at each group you met with?		See above
When did applicant post the notice that was provided?		August 8, 2018
Where did applicant post the notice that was provided?		Conspicuously to the front of the premises
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES NO 305-606-5590
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES NO

BUILDING DESIGN			
State the name and type of business previously located in the space.	n/a - New Construction		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	NO	n/a
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	NO	n/a
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Above pantry, HVAC unit		
When was the air conditioner installed?	2018		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavillion, tents, deck or gazebo? If yes, which one(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant be applying for a sidewalk café now or in the future?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	<input type="radio"/> YES	<input type="radio"/> NO	n/a
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	<input type="radio"/> YES	<input type="radio"/> NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

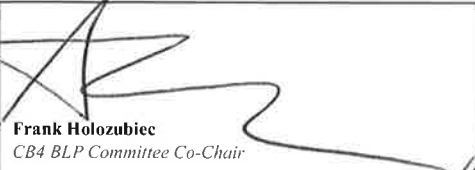
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

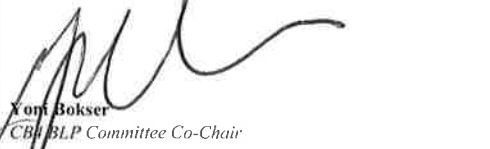
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
 September 5, 2018 full board meeting, with 34 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES



 Nelly Gonzalez
 CB4 Assistant District Manager

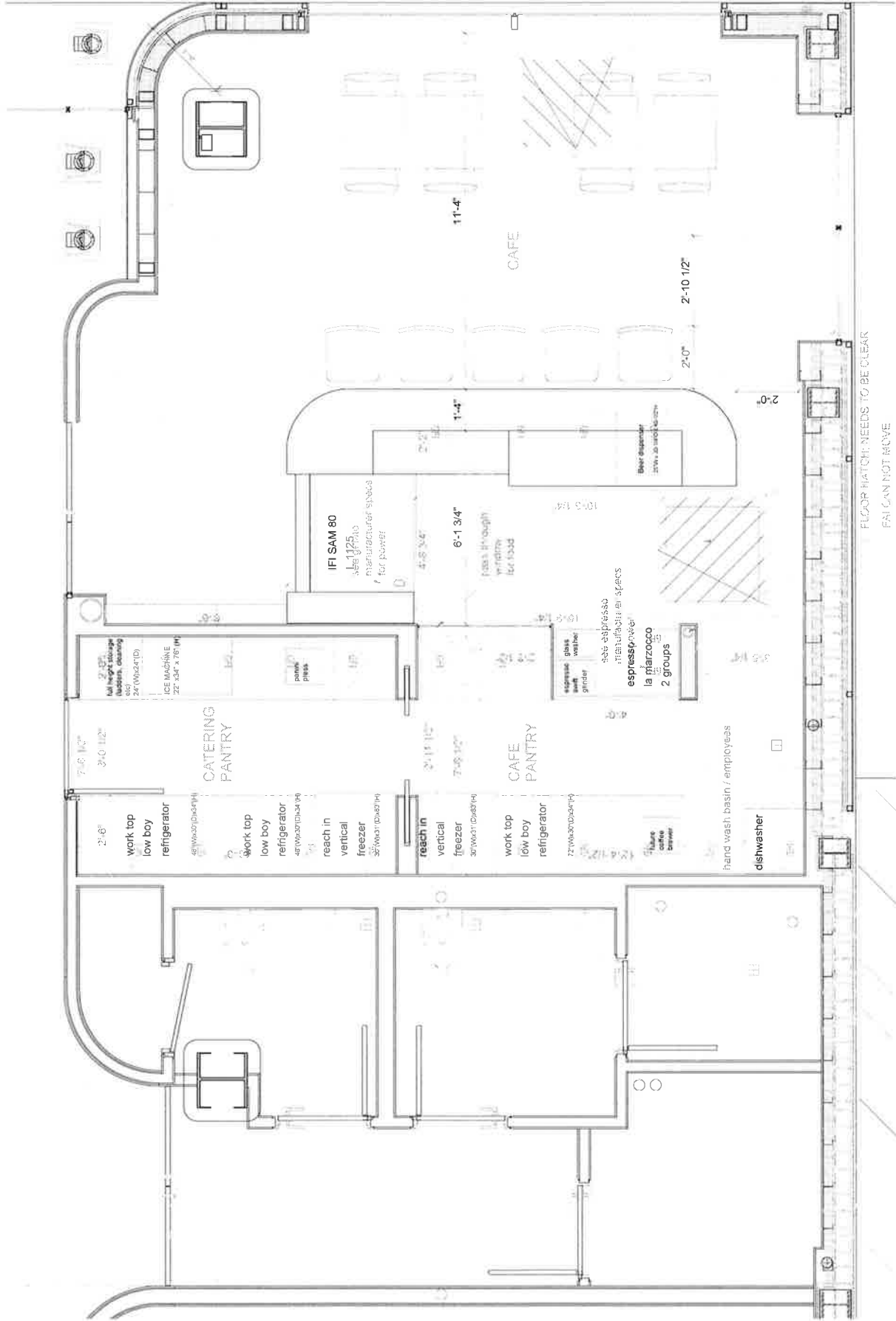

 Frank Holozubiec
 CB4 BLP Committee Co-Chair


 Yoni Bokser
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

<p>SIGN HERE →</p>	<p>ALEX COHEN VAN DER BEEK OWNER PRINT NAME OF APPLICANT</p>	<p> SIGNATURE OF APPLICANT</p>	<p>8-21-18 DATE</p>
---------------------------	----------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	----------------------------------



scale: 3/4" = 1'-0"
2018/05/02

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD No. 4
130 West 67th Street, 20th floor New York, NY 10036
Tel: 212-788-8328 Fax: 212-941-9612
www.nyc.gov/cmhc

PUBLIC NOTICE

Business Licenses and Permits Committee
will discuss an application submitted by

**Piccolo By
Gambrinus
d/b/a Gambrinus USA
506 W. 28th Street**

an application for an On-Premise Liquor License for
a Café/Bar Establishment with Recorded Music

DATE:	Tuesday, August 21, 2018
TIME:	8:30 PM
PLACE:	Fountain House 425 W 47th Street

We invite you to attend this meeting and give your comments on this application.
Alternately, you may mail, fax or email us at the address listed above.
For more information, please call 212-736-4536.

Posted according to the Administrative Code of the City of New York section 20-
119. Please do not remove until after August 21, 2018.

"All the News
That's Fit to Print"

The New York Times

Late Edition
Printed and published daily, except on
Sundays and public holidays, at the
New York Times Building, 1230 Ave.
of the Americas, New York, N.Y.
10020. Telephone: (212) 512-2000.
Fax: (212) 512-2400. Second-class
postage paid at New York, N.Y., and
at additional mailing offices. Post
master: send address changes in
New York to The New York Times,
1230 Ave. of the Americas, New York,
N.Y. 10020. Outside the United States,
send address changes to The New York
Times, c/o Worldnet Shipping Inc.,
100 Brook Hill Drive, West Nyack,
N.Y. 10994-2133. Subscription prices
include delivery by air to London,
Paris, Frankfurt, Rome, Tokyo, Hong
Kong, Sydney, and Melbourne. All
other subscriptions are by air to New
York, N.Y. for delivery to the
subscriber's home. Delivery outside
the United States is by air to the
nearest major airport. Single copies
10¢. Back copies 15¢. Single copies
outside the United States 20¢. Single
copies outside the United States
including postage and handling
charges 30¢. Single copies outside
the United States including postage
and handling charges 40¢. Single
copies outside the United States
including postage and handling
charges 50¢. Single copies outside
the United States including postage
and handling charges 60¢. Single
copies outside the United States
including postage and handling
charges 70¢. Single copies outside
the United States including postage
and handling charges 80¢. Single
copies outside the United States
including postage and handling
charges 90¢. Single copies outside
the United States including postage
and handling charges 1.00. Single
copies outside the United States
including postage and handling
charges 1.10. Single copies outside
the United States including postage
and handling charges 1.20. Single
copies outside the United States
including postage and handling
charges 1.30. Single copies outside
the United States including postage
and handling charges 1.40. Single
copies outside the United States
including postage and handling
charges 1.50. Single copies outside
the United States including postage
and handling charges 1.60. Single
copies outside the United States
including postage and handling
charges 1.70. Single copies outside
the United States including postage
and handling charges 1.80. Single
copies outside the United States
including postage and handling
charges 1.90. Single copies outside
the United States including postage
and handling charges 2.00.

YOU DECIDE... THE FRONT... NEW YORK, WEDNESDAY, AUGUST 8, 2018... \$3.00

**MANFORD'S AIDE
ATTACKED AS LIAR
IN FIERCE GRILLING**

ADMISSION OF AN AFFAIR
Democratic Aide to Obama
on Fox Top Officials in
Trump Campaign

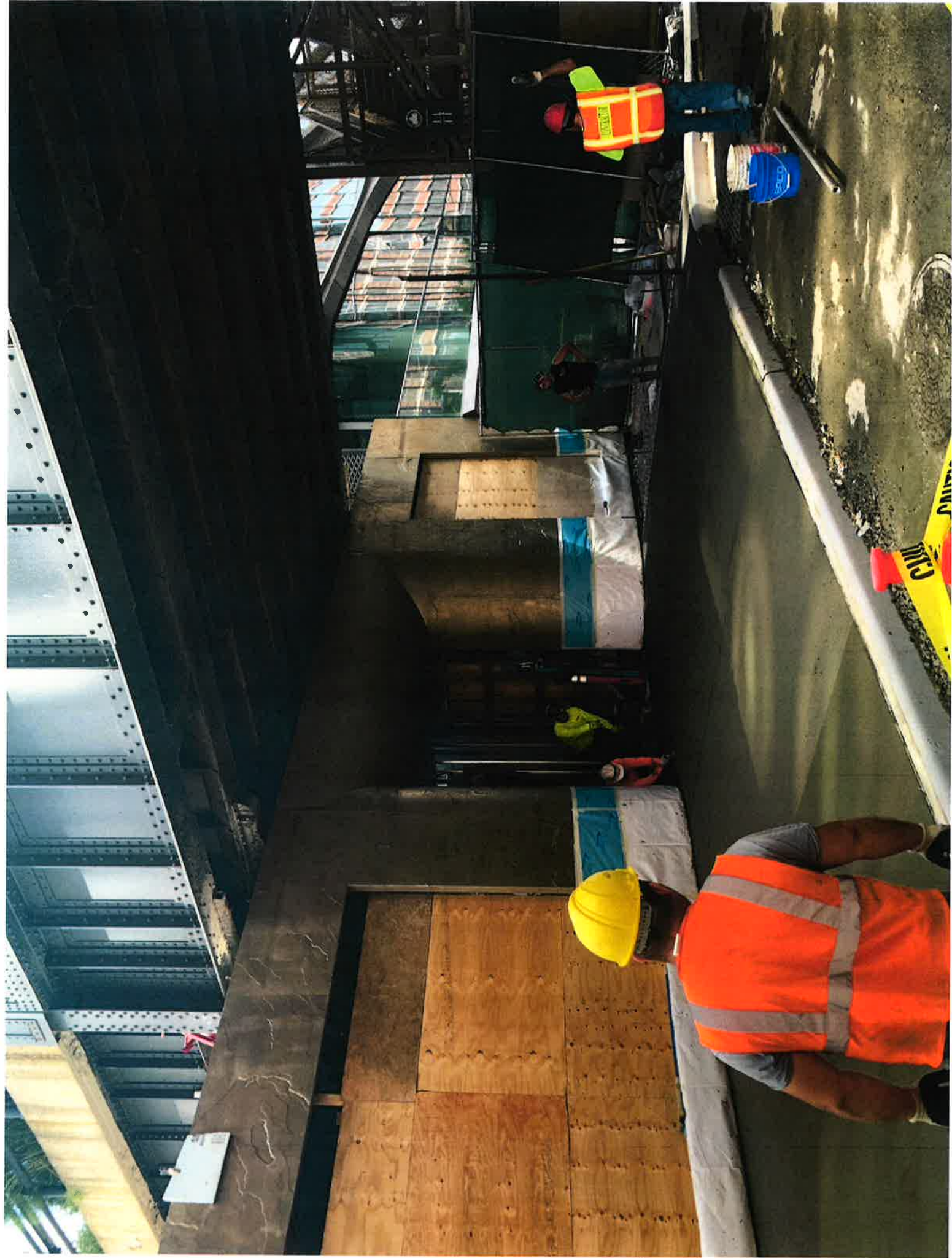


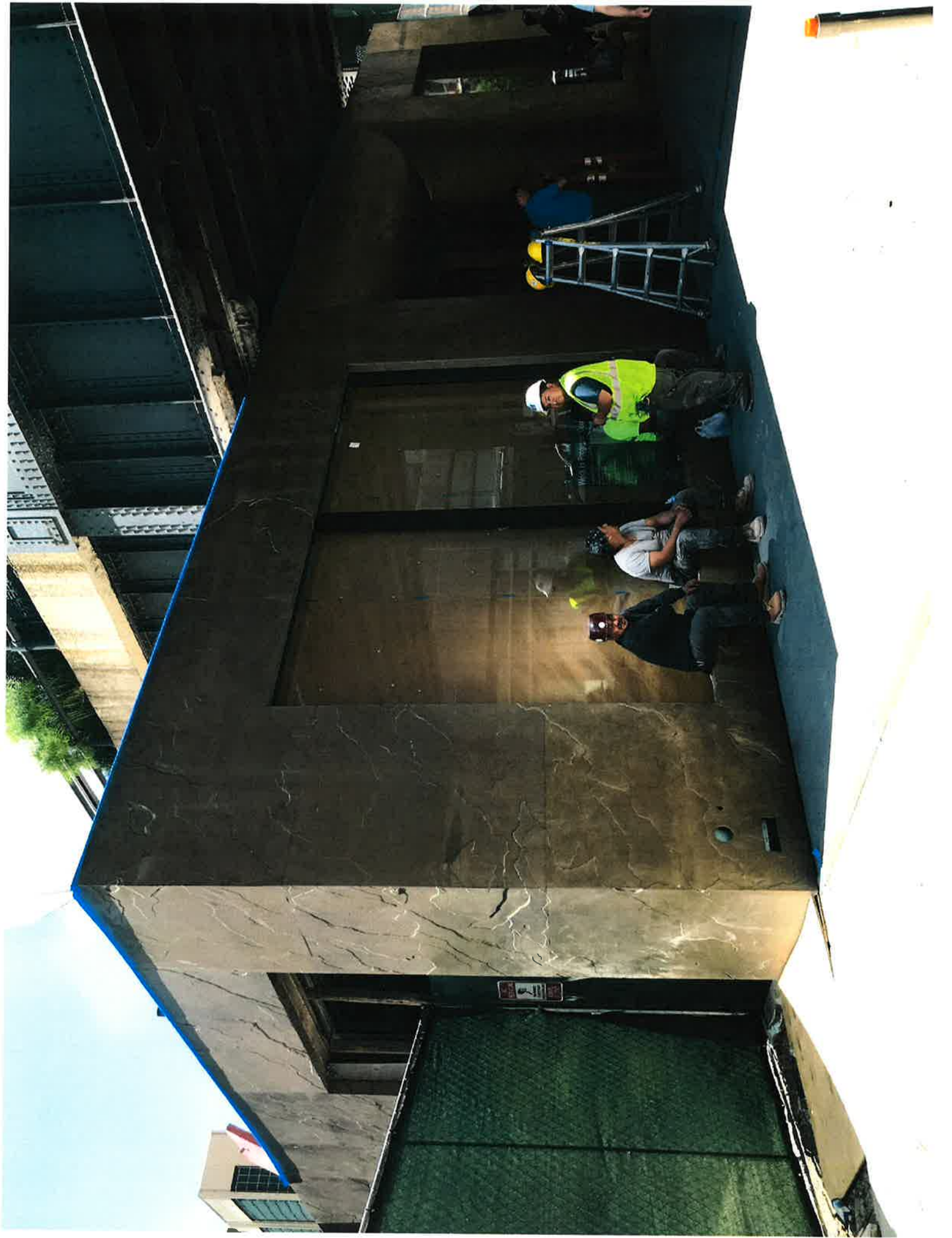
**G.O.P. SCRAMBLE
IN SAFE DISTRICT
JOINTS THE PARTY**

RAZOR THIN LEAD IN OHIO
Democrats' Mobilization
May Have National
Implications

By Associated Press and AP Wirephoto
WASHINGTON (AP) — In a
narrow race, Democratic Rep. Bob
Balderes is expected to win
Ohio's 11th congressional district
in Tuesday's election. The
district is one of the most
competitive in the country, and
Balderes' victory would give
Democrats a seat in the House
of Representatives. Balderes
is a former aide to Sen. Frank
LaRocca and has served in
the Obama White House.









Janelle Alexander <janelle@pb.law>

Community Outreach Neil

1 message

Alex Cesaria <acesaria@me.com>
To: neil@neilsekirk.com

Wed, Aug 8, 2018 at 3:04 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Carol

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 3:06 PM

To: alberttaylor@gmail.com

Cc: cott@nyc.rr.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Lesley

1 message

Alex Cesaria <acesaria@me.com>
To: lesley@lyrichord.com

Wed, Aug 8, 2018 at 3:11 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Eleanor

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 3:14 PM

To: eleanor@quiltedcorner.com

Cc: zazeloven@yahoo.com, phylliswaisman@gmail.com, 300wba@gmail.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Mary

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 3:15 PM

To: mis@nyc.rr.com

Cc: w400ba@gmail.com, jblair@bobchristianson.com, emce33@aol.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Carla

1 message

Alex Cesaria <acesaria@me.com>
To: west25thstreetproject@gmail.com
Cc: susanb1011@aol.com

Wed, Aug 8, 2018 at 3:16 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Shulman

1 message

Alex Cesaria <acesaria@me.com>
To: shulman@speakeasy.net

Wed, Aug 8, 2018 at 3:17 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Florence

1 message

Alex Cesaria <acesaria@me.com>
To: fdenthunter@gmail.com
Cc: dwatersh@gmail.com

Wed, Aug 8, 2018 at 3:19 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Brendan

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 3:20 PM

To: bkeany@pennsouth.coop

Cc: education@pennsouth.coop

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach London Terrace

1 message

Alex Cesaria <acesaria@me.com>
To: andyhumm@aol.com
Cc: tenants@lta.info

Wed, Aug 8, 2018 at 3:23 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Donna

1 message

Alex Cesaria <acesaria@me.com>
To: donna@donnalangman.com

Wed, Aug 8, 2018 at 3:23 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Dottie

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 2:00 PM

To: dfranco243@earthlink.net

Cc: fcmgt@me.com, merle.levine@gmail.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Jim Paul Eric

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 1:31 PM

To: jjasper@gc.cuny.edu

Cc: paul@groncki.com, eric.bomze@gmail.com

Dear Neighbors,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Will

1 message

Alex Cesaria <acesaria@me.com>
To: willrogers@gmail.com

Wed, Aug 8, 2018 at 1:33 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Fulton

1 message

Alex Cesaria <acesaria@me.com>
To: acevedoandassociates@gmail.com

Wed, Aug 8, 2018 at 1:33 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach Craig Judy

1 message

Alex Cesaria <acesaria@me.com>
To: craigs1029@aol.com
Cc: jakmail@earthlink.net

Wed, Aug 8, 2018 at 1:35 PM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 1:39 PM

To: laranjeirag@gmail.com

Cc: Ethan.Felson@jewishfederations.org, clkupper@aol.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

community outreach Walsh

1 message

Alex Cesaria <acesaria@me.com>

Wed, Aug 8, 2018 at 1:49 PM

To: mwalshny@yahoo.com

Cc: m@melissa-stern.com, germanygerald@aol.com, beacon195@aol.com, sallygmg@gmail.com, wborock@hotmail.com

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Community Outreach

1 message

Alex Cesaria <acesaria@me.com>
To: n15mstr@mac.com

Fri, Jul 6, 2018 at 9:17 AM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Steve Community Outreach

1 message

Alex Cesaria <acesaria@me.com>
To: steve@w15ba.com

Fri, Jul 6, 2018 at 9:24 AM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Jim Community Outreach

1 message

Alex Cesaria <acesaria@me.com>
To: jjasper@gc.cuny.edu

Fri, Jul 6, 2018 at 9:25 AM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Eric Community Outreach

1 message

Alex Cesaria <acesaria@me.com>
To: eric.bomze@gmail.com

Fri, Jul 6, 2018 at 9:27 AM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City



Janelle Alexander <janelle@pb.law>

Paul Community Outreach

1 message

Alex Cesaria <acesaria@me.com>
To: paul@groncki.com

Fri, Jul 6, 2018 at 9:26 AM

Dear Neighbor,

We are writing you to inform you that my partner Paolo and I are looking forward with the opening of our little Piccolo Chelsea by Gambrinus on West 28th street under the High Line.

Taking example from the almost 2 decades long success of our "parent" Establishment, still ongoing Via Quadronno, from the Upper East Side, we envision a similar, Cafe' & Wine Bar, with extensive list of Panini and a smart menu, comprehensive of some of the most Italian Classics: the ones that never go out of style.

The main difference from the now older Via Quadronno concept, will be now here replicated with the use of some state-of-the-art, technologically advanced, equipment.

All that has been more recently introduced in our sector, facilitating not only the freshness-preserving quality of our ingredients but, even more importantly, the preparation and perfect execution of each dish before being served at the table, or being home delivered.

By past experience, we trust that the out of the ordinary excellence, from the simple Espresso & Cappuccinos to our Panini, all the way to the most elaborated Fonduta di Borgogna (Western Italian Alps' version of Fondue Bourguignonne) and the goodness of all the specialties being offered with a friendly / professionally highly catered service, paired with the fairly elegant ambiance and its casual "Chelsea Flair", will secure this Piccolo a huge future success.

Assuring all City's Agencies and local Authorities our most attentive observation of all rules of law applicable to our new business, from the day one of its opening throughout the years until its lease's expiration, we'll submit our request.

In Faith

Alex Cesaria

Paolo della Puppa

Piccolo Chelsea by G.

Chelsea, New York City