## Manhattan Community Board 4 (All Fields Must Be Completed)

CORPORATION NA	ME	DOING BUSINESS AS (DBA)							
Sogno 85th	Chelse	a LLC	Sogno Tos	scan	0				
STREET ADDRESS			CROSS STREETS	CROSS STREETS ZIP CODE			E		
506 W 28th	St. Ne	w York NY	28th st and	d 10f	th Ave		1000	1	
OWNER	NAME:	Brian Persico		N	<sup>ame:</sup> E	manı	uele Ba	rdazzi	
(Attach a list of all the people that will be associated/listed	PHONE:	9175959334	ATTORNEY/ REPRESENTAIVI		HONE: +	1 347	7 254 9 <sup>-</sup>	133	
with the license)	EMAIL:	brian.persico@sognotosca	no.com	Eľ	MAIL: ba	arda.l	legal@g	gmail.com	
	NAME:	same as above		N	AME: 28	8th Un	nder High	h Line Associates LLC	
MANAGER	PHONE:		LANDLORD	PI	HONE:				
	EMAIL:			Eľ	MAIL:				
APPLICATIO	ON TYP	E ( <u>x</u> Liquor License		U	nenclosed	d Side	walk Caf	îe)	
	Has applicant	t owned or managed a similar business?			Xyes		NO		
⊗ New	What is/was t	the name and address of establishment?		Sogno Toscano 17			no 17 Pe	7 Perry St. New York	
	What were th	e dates applicant was involved with this former premi	se?	e? 2021 to date					
O Corp	What is the liv	cense # and expiration date?		serial 1334526 certificate 91749			te 917495 exp 08/31/23		
Change/Class Change/Removal	Is applicant n	naking any alterations or operational changes?			YES		no X		
Change/Activora	If alterations of	or operational changes are being made, please descr	ibe/list all changes.						
	What is the c	urrent license # and expiration date?	1316590 04/30/2021			30/2021			
	Please list/de	escribe the nature of all the changes and attach the pla	ans:						
METHOD O	F OPER	ATION							
TYPE OF ALCOF	IOL	Q Liquor/Wine/Beer & Cider	O Beer	& Cide	Pr		O Wine/I	Beer & Cider	
ESTABLISHMEN	T	O Restaurant O Cabaret O	-	lotel	𝘡 Bar/Ta	avern	O ca	atering Establishment	
ТҮРЕ	<u></u>	Adult Entertainment O Wine Ba	ar O Dance Cl	lub (	O Sports B	ar O	Club (Fraterr	nal Organization – Members Only)	
you plan to file?		he SLA? If yes, when? If no, when do	YES N	ю х	we will f	ïle after tl	he CB approv	val	
	license estal	? If yes, please attach a diagram of the blishments within a 500 ft. radius of your aterest Statement.	YES N X	ю					
Is the 200 Foot Rule	e applicable	? If yes, please attach a diagram of the that trigger the rule.	YES N	o x					
Has applicant/owne Location of Alcoholi		CB4 Policy Regarding Concentration and stablishments?	YES N	ю					

		MOND		7		DNECD				~		~-	
		MONDAY	TUESDAY	(	WI	EDNESDAY	THU	RSDAY	FRIDAY	SA	ATURDAY	st	JNDAY
HOURS*	Operation	8.30am-11.00pm	8.30am-11.0	0pm	8.3	0am-11.00pm	8.30an	n-11.00pm	8.30am-11.00p	m 8.30	0am-11.00pm	8.30a	m-11.00pm
(Indoor Only)	Kitchen	8.30am-11.00pm	8.30am-11.0	0pm	8.3	0am-11.00pm	8.30ar	n-11.00pm	8.30am-11.00p	m 8.30	0am-11.00pm	8.30a	m-11.00pm
	Music	8.30am-11.00pm	8.30am-11.00	)pm	8.3	30am-11.00pm	8.30an	11.00pm-	8.30am-11.00p	m 8.30	0am-11.00pm	n 8.30am-11.00p	
If you plan to have music, what type(s)? (Circle all that apply)X BACKGROUNDLIVE MUSIC						DJ JUKE BOX KARAOKE							
						OCCUPA	ANCY						
	(Cert	pacity ificate of upancy)	Maximum # of Persons Occupying Premises (Including Employees)	Numl of Tal		Number of Seats		er of Servic nly Bars	e Numb Stand-U		Number of a at Stand-Up		
INSIDE		27	27	8		16		0	1		0		
<b>OUTSIDE</b> (Other than sidewalk café)				3		6		0	0		0		
DCA APPROVED UNENCLOS SIDEWALK CAFÉ													
How many floor	s are there? Wr	nat is the capacit	y for each floor?				ç	round floor	only 27				
How frequently	will the owner(s	) be at the estab	ishment?				daily						
Will there be da	ncing?						YES	NO X					
Will applicant h	ave bottle or tab	le service for be	verage alcohol?				x YES	NO					
Will applicant b	e hosting private	; promotional or	corporate event	ts?			x YES	NO					
Will outside pro	moters be used	on a regular bas	is? If yes please	e descril	be.		YES	NO					
Will applicant h	ave a security p	lan? If, yes pleas	e attach.				YES	NO					
Will security pla	n be implement	ed?					YES	× NO					
Will State certif	ed security pers	onnel be used?					YES	NO					
Will New York	lightlife Associa	tion and NYPD E	Best Practices b	e follow	ed?		x YES	NO					
Does applicant operation?	agree to notify N	MCB4 prior to ma	king changes to	its met	hod o		yes X	NO					
Will applicant b	e using delivery	bicycles? If yes,	how many?				YES	NO X					
		marked with the as described by		taurant	and	will staff	YES	NO					
Where will deliv	ery bicycles be	stored during the	e day when not i	n use?			N	0					

MULTP	LE SPACES/FLOOI	RS CAPACITY I	BREAKD	OWN				-
Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	XYES	NO	HUDSON YARDS
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	X NO	
Is a Public Assembly permit required?	YES	× <sub>NO</sub>	
Are your plans filed with DOB?	YES	NO	

Community Notification/Relat	ions						
NOTIFICATION: List all block associations; tenant	#1	100W 19-20st	3A. 100V	V22nd 3	St BA.	00W 15 st BA, 100W 16 st BA, 100W17 st BA , 100W19-20-21-22nd st BA, 100W25th St BA	
associations, co-op boards or condo boards of residential buildings; and	# 2	200 W20/21/22	/23 Sout	<u>h BA, 2</u>	200 W2	tion, 200 W21-22-23-24 st BA 23 North/24 St BA, 2324 Chelsea Tenants	
community groups that applicant has notified regarding its application. For each please list both the organization	#3	400 W16/17/18	Association, 300W 18/19st BA, 300w20 st BA, 300W 21/22/23 South st BA 400 W16/17/18/19 st Fulton Houses TA, 400 W20 st BA, 400W 21/22/23 south st BA, 400 W23N/24 st London Torraco Towor, 400W 25/26/27 Elliott Chalges 1				
and individual you contacted	# 4	500 W 19 st BA Penn South, Ho	st BA, 400 W23N/24 st London Terrace Tower, 400W 25/26/27 Elliott Chelsea TA 500 W 19 st BA, 500 W 21/22/23/24 St BA, 500 W28/29 st BA Penn South, Hotel Americano, Highline 537 Donna Langman Costumers, 537 W 27th st Building, Midtown South Community				
	# 5					wn South Pct Council	
Please provide dates when applicant met w	ith the gro	oups listed above.					
Who was your contact person at each grou	p you met	with?					
When did applicant post the notice that was	s provided	?	12/01/2022				
Where did applicant post the notice that wa	s provideo	1?	SURRO	UNDING L	IGHT PC	DLES AND PREMISES	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.			)	YES X	NO	9175959334	
Will applicant inform the Community Board provide a hyperlink to applicants jobs webp		s job openings and/or		YES X	NO		

BUILDING DESIGN				
State the name and type of business previously located in the space.				
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES X	NO		
Do you plan any changes to the existing façade? If yes, please describe.	YES	x NO		
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	x YES	NO		
Is the entrance ADA Compliant?	YES X	NO		
Do you plan any changes to the existing façade? If yes, please describe.	YES	× <sup>NO</sup>		
Will applicant have a vestibule within the establishment?	YES	× <sup>NO</sup>		
Will applicant use a storm enclosure?	YES	× <sup>NO</sup>		
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	yes X	NO		
Will applicant comply with the NYC noise code?	x YES	NO		
Will the establishment have any of the following: (circle all that apply)	FREN	CH DOOR	S 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		
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		
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	× 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?	YES ×	NO		
Will the kitchen exhaust system extend to the roof?	YES	NO		
Will the establishment have an illuminated sign?	YES	NO ×		
Will the establishment have a canopy extending over the sidewalk?	YES	NO×		
Where will the air conditioner be located? What type is it?				
When was the air conditioner installed?				

#### \*OPEN RESTAURANTS PROGRAM ONLY\*

# OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy? YES × NO Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)? YES × NO

Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	YES	NO	
	×		sidewalk
Are the floorplans for the outdoor space(s) included?	×	NO	will submit by 12/28/22
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	YES ×	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES ×	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES ×	NO	
Will there be no amplified music, as per the law?	YES	NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	YES X	NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES X	NO	
Will applicant agree to train staff to encourage a peaceful environment?	<b>XES</b>	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES X	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES X	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	YES X	NO	
If open dining, will you comply with all NYC DOT guidelines?	YES X	NO	
If open dining, will the installation be year-round?	YES	NO	

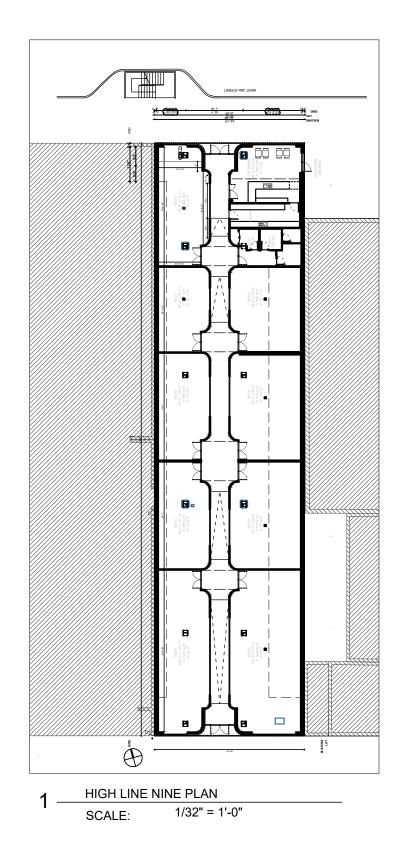
DCA APPROVED UNENCLOSED SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES X	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	now
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES X	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO X	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES X	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	X YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES X	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES X	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	хо Х	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES X	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES X	NO	
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	YES	NO X	
Will applicant use umbrellas?	YES	X 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 closest obstruction including construction barricades?	YES X	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO X	THERE WILL BE NO OPEN DINING IN PARKING LANE

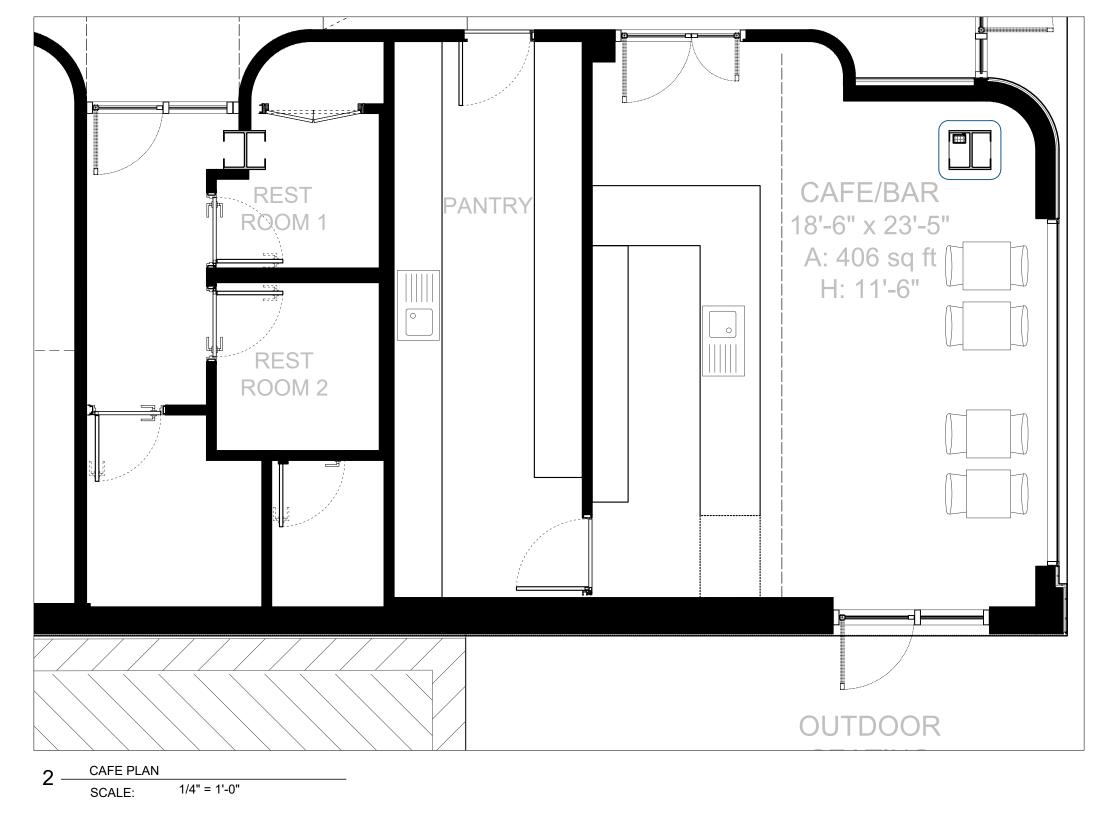
- Applicant will submit complete floor plan of sidewalk seating to MCB4 office no later than 12/28/22

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.

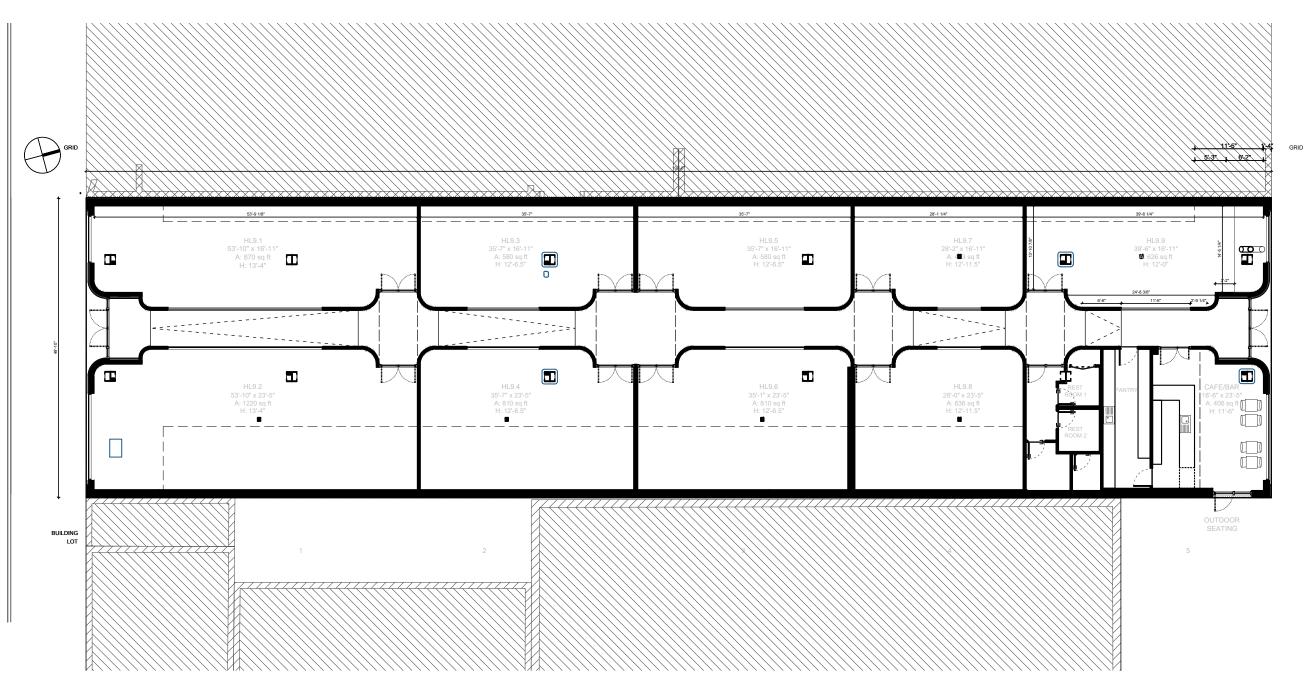
To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) (MCB4's recommendation is based on a vo January 4, 2023 full board meeting, with of the recommendation,0_ members opp abstaining and _0_ present but not eligible	te taken at its 44 members voting in favor oosed, 0 members	Denial unless all stip operation O Denial O Appro		nt/owner are part of the method of
CB4 REPRESENTATIVES				
Nelly Gonzalez CB4 Assistant District Manager	Frank Holozubiec CB4 BLP Committee Co-Chair	Hachi	Burt Lazarin CB4 BLP Committee Co-Ch	air
APPLICANT AGREEMENT WI	TH THE COMMUNIT	'Y		
Applicant agrees to these stipulations a stipulations are essential prerequisites t stipulations incorporated in the method agreement between MCB4 and applican supersede any oral statements or repre	to the MCB4 recommendati of operation of its liquor lice nt and may only be altered	on regarding this ap ense. The stipulation in writing signed by I	plication. Applicant ag s in this application co	rees to have these onstitute the entire
SIGN HERE	BRIAN PERSICO PRINT NAME OF APPLICANT	T SIGNATURE O	F APPLICANT	Verified by pdfFiller 12/06/2022 12/06/22 DATE



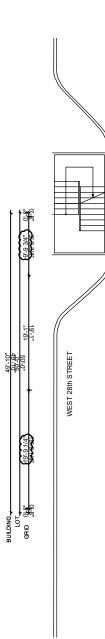


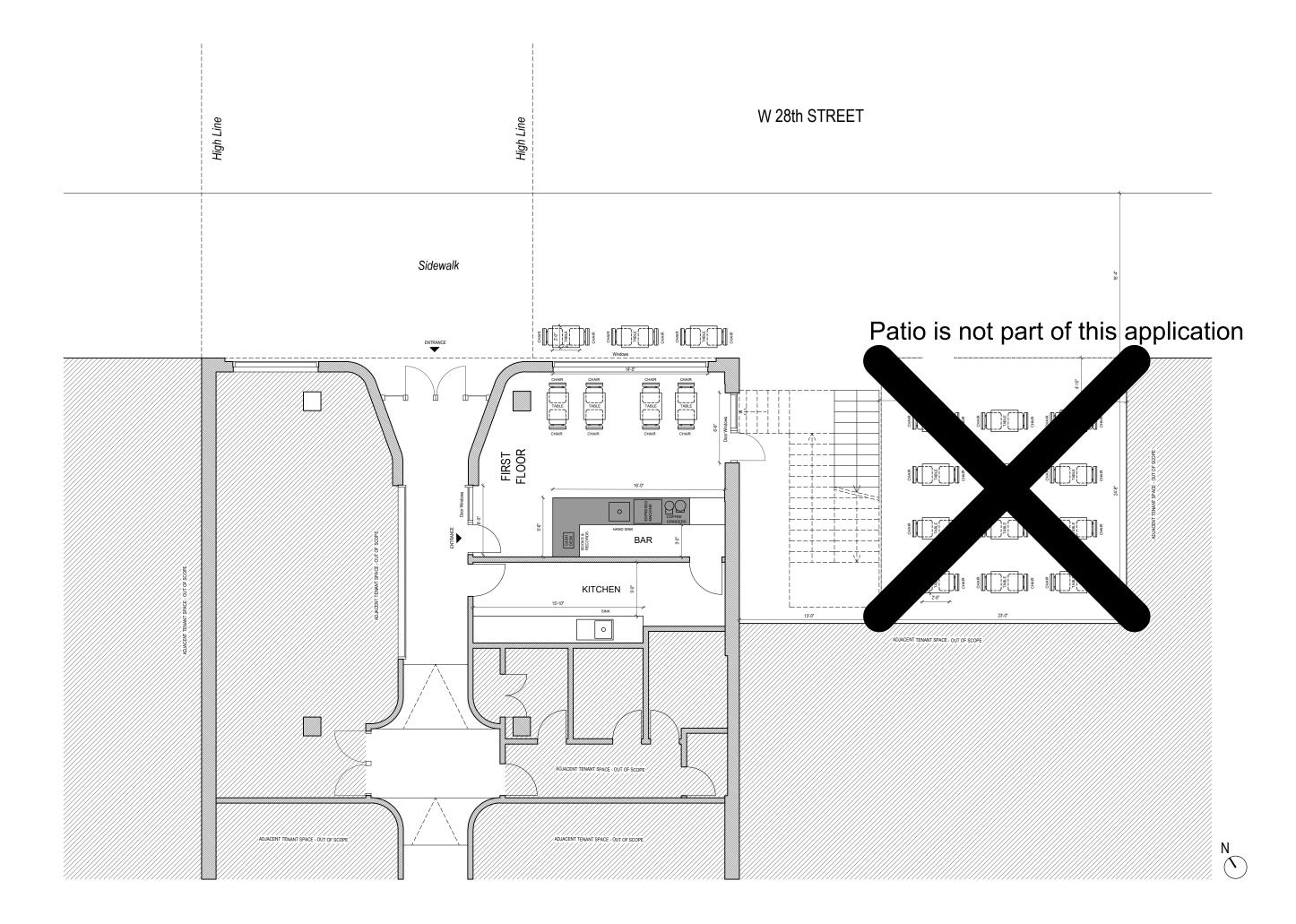
LOT 27\_GALLERY ROW - Ground Floor \_Cafe



#### LOT 27\_GALLERY ROW - Ground Floor

studioMDA





### **SLA Liquor Lics**



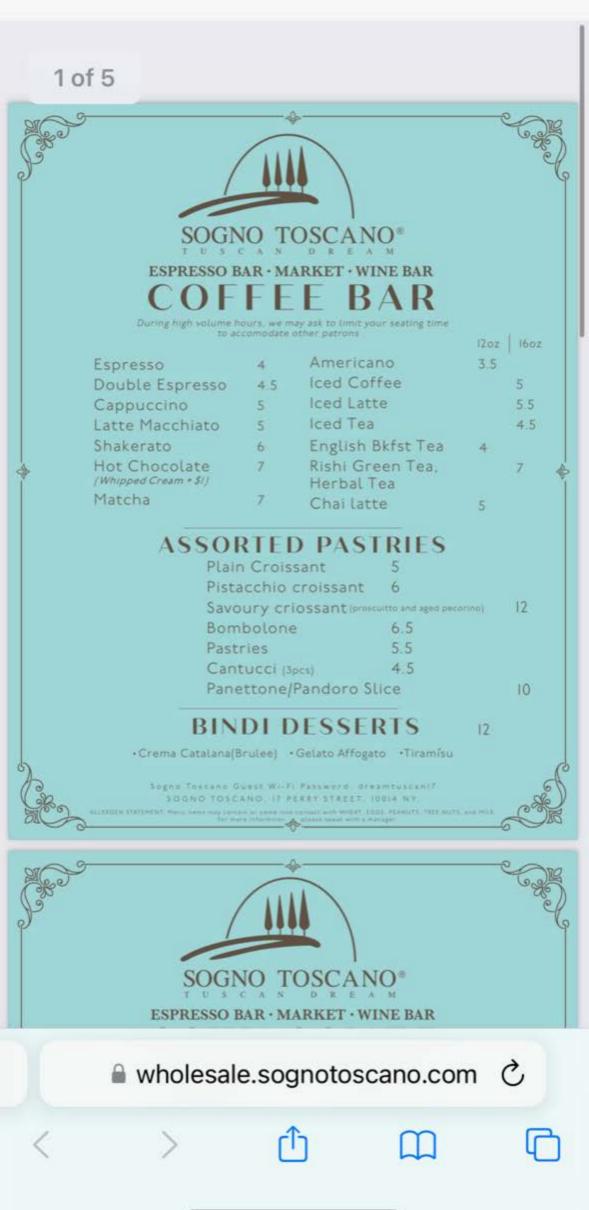
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#### 9:04





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9:04	·•• 🗢 🔲
	-02 V
Ricotta Coffee Grind & Acacia Honey SOGNO TOSCANO, 17 FERR	ARKET - WINE BAR LIERI vask to kinnit your seating time ther patrons 28 cured meat 28 ty cheeses 48 s cheeses 48 s cheeses 48 24.5 SOUPS 15 Butternut Squash Pear Carrot Ginger & Dill Red Pepper Pomodoro 4 LUNCH + SPECIAL 23 41 19 ce 19 18 adden 9
WINE	
BUBBLES & PROSECCO CAPOSALDO, DOC Brut, (Veneto) FRANCIACORTA SATÈN, BRUT 2015 FRANCIACORTA (LOM LAMBRUSCO, MEDICI ERMETE CONCERTO, 2020 (RE	) 14 52 OMBARDY) 20 98

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15

17

58

68

LAMBRUSCO ROSE, LUSVARDI IGP (EMILIA ROMAGNA)

ROSATO, FIVE ROSES, IGT 2021 (SALENTO PUGLIA)

#### 9:04 -ul 📀 4 of 5 WINE BAR **BUBBLES & ROSE** glass bottle PROSECCO CAPOSALDO, DOC Brut, (Veneto) 14 52 FRANCIACORTA SATÉN, BRUT 2015 FRANCIACORTA (LOMBARDY) 98 LAMBRUSCO, MEDICI ERMETE CONCERTO, 2020 (REGGIO EMILIA) 59 16 LAMBRUSCO ROSE, LUSVARDI IGP (EMILIA ROMAGNA) 15 58 ROSATO, FIVE ROSES, IGT 2021 (SALENTO PUGLIA) 68 BYODINAMIC ROSE, LA KIUVA (ARNAD, VALLE D'AOSTA) 16 67 WHITES 17 65 PINOT GRIGIO, LAVIS DOC 2021, (TRENTINO) 56 SAUVIGNON BLANC, LAVIS DOC 2021, (TRENTINO) VERMENTINO, CAMPO ALLE COMETE 2021 (TUSCANY) 64 16 98 CHARDONNAY, VIE DI ROMANS 2020 (FRIULI ISONZO) LE CICALE, FATTORIA SARDI, ORANGE (TUSCANY) 18 72 DESSERT MOSCATO PASSITO, KENTALES, GIOVANNA CHESSA, 2017 (SARDEGNA) 500ML 60 MOSCATO D'ASTI NIVOLE, MICHELE CHIARLO, DOCG 2020 (PIEDMONT) 375ML 32 SOGNO COCKTAILS Negroni Sbagliato 16 · Spritz 15 · Mimosa 12 · Sogno Espresso 15 Sogno Martini 16 SOGNO TOSCANO PERRY STREET, 10014 NY BAR WINE glass bottle REDS SUPER TUSCAN BLEND, GIOVANNI PERSICO, APPARSO, 2020(BOLGHERI, TUSCANY) 16 74 CHIANTI DOCG, TENUTA L'UGO, 2012 (TUSCANY) 15 54 CHIANTI CLASSICO, RUBIOLO, DOCG 2019 (TUSCANY) 16 60 wholesale.sognotoscano.com C

9:04	.al *	<b>?</b>
VERMENTINO, CAMPO ALLE COMETE 2021 (TUSCANY)	16	64 🐨
CHARDONNAY, VIE DI ROMANS 2020 (FRIULI ISONZO)	25	-98
LE CICALE, FATTORIA SARDI, ORANGE (TUSCANY)	-18	72
DESSERT SERVED CHELED WITH CANTUCCY		
MOSCATO PASSITO, KENTALES, GIOVANNA CHESSA, 2017 (SARDEGNA	) 500ML	60
MOSCATO D'ASTI NIVOLE, MICHELE CHIARLO, DOCG 2020 (PIEDM	IONT) 375ML	32
Negroni Sbagliato 16 • Spritz 15 • Mimosa 12 • 3 • Sogno Martini 16	Sogno Espresso	15
Sogno Toscano Guest Wi-Fi Password dreamtu SOGNO TOSCANO, IZ PERRY STREET 10014 1 ALLENDER STATEMENT Navy Adams may orman un company and stream	NY.	A CONTRACT
WINE BAR	N Y. UTL THE NUTL AND HER	
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SOGNO TOSCANO, IZ PERRY STREET, 10014 ALLEGORI STREEMENT Neuro andre de centre de centre de la constructione de la centre	n y uni tati auti walaci glass   t uscany) 16	74

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AMARONE DELLA VALPOLLICELLA, ACINUM, DOC 2017 (VENETO)

PINOT NERO, COLTERENZIO, 2019 (SUD TIROL, ALTO ADIGE) ASSIGLO, CAMPO AL NOCE, DOC 2017 (BOLGHERI, TUSCANY)

NERO D' AVOLA, SAIA, DOC 2017 (SICILY)

RIVERBERO SUPERIORE, CAMPO AL NOCE, DOC 2013 (BOLGHERI, TUSCANY)

CABERNET BLEND, TENUTA SAN GUIDO, SASSICAIA, 2015 (BOLGHERI TUSCANY)

CABERNET BLEND, TENURA SAN GUIDO, SASSICAIA, 2018 (BOLGHERI TUSCANY)

CABERNET BLEND, TENUTA SAN GUIDO, SASSICAIA, 2019 (BOLGHERE TUSCANY)

BARBERA D' ALBA MADAMA, GIANNI GAGLIARDO, 2017 (PEDMONT)

BUSSIA BAROLO, AMALIA CASCINA IN LANGA, DOCG 2013 (PIEDMONT)

CABERNET S. & MERLOT, TENUTA SAN GUDO, GUDALBERTD 2020 (BOLGHERI, TUSCANY) 32

Sogno Toscano Guest Wi-Fi Password dreamtuscan)7

SOGNO TOSCANO, 17 PERRY STREET, 10014 NY ONT Meno Many mag server and server and wind M. COLL PRANUTS, TREE NO

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