



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 and return to the Community Board 2 office by fax or mail to arrive at least **5 business days** before the Committee meeting. In addition, bring **10 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 following month's 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:

- X 1. A list of all other licensed premises within 500 ft. of this location including Beer and Wine.
- X 2. Floor plans of the premise, including all tables and chairs and kitchen lay out to be licensed. Please also include any schematics for sidewalk café, backyard garden space and/or rooftop areas if applicable.
- N/A 3. Provide any plans filed or to be filed with the Buildings Department.
- X 4. Proposed menu, if applicable.
- X 5. Certificate of Occupancy or Letter of No Objection for the premises.
- X 6. Letter of Understanding or Letter of Intent from the Landlord.
- X 7. Provide proof of community outreach with signatures or letters from Residential Tenants at location and from surrounding buildings. (i.e. a letter from the neighborhood block association or petition in support.)
- X 8. A copy of your NYS Liquor Authority application as it will be submitted to the SLA. (excluding financial information)

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): AV Sullivan LLC

Trade name (DBA): All'Antico Vinaio

Premises address: 225 Sullivan Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Between W 3rd Street and Bleecker Street

CONTACT INFORMATION:

Principal(s) Name(s): Joseph Bastianich

Office or Home Address: [REDACTED]

City, State, Zip: New York, NY 10003

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Christopher T. Verni

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Tanya Bastianich Manuali	Please see rider
Tommaso Mazzanti	All'Antico Vinaio, 729 8th Ave., NY, NY 10026 (temp. retail permit)
Joseph Bastianich	Please see rider

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):
All'Antico Vinaio is an artisanal sandwich shop with roots in Florence, Italy. The principals opened the first
All'Antico Vinaio in New York City in 2021 near Times Square. Though the vast majority of orders are
eaten away from the shop, some patrons stay and eat. Besides sandwiches, All'Antico serves non-alcoholic
beverages, beer, and wine.

AV Sullivan LLC
 225 Sullivan Street, New York, NY 10012
 Community Board 2 Application for a Liquor License – 2022
Rider to Principal License Information

Tanya Bastianich Manuali – Past and Current Licenses Held

Current (NY)

Business Name		Business Address
Eatly NY FIDI LLC		4 World Trade Center, New York, NY 10006
Type of Interest	Date Interest Began	Serial No.
Trustee	07/26/2016	1292018

Business Name		Business Address
LSEBG LLC		200 5 th Avenue, Rooftop, New York, NY 10010
Type of Interest	Date Interest Began	Serial No.
Trust Beneficiary	2016	1244241

Business Name		Business Address
Eatly NY LLC		999 Broadway, New York, NY 10010
Type of Interest	Date Interest Began	Serial No.
Trust Beneficiary	05/13/2020	1322010

Business Name		Business Address
Eatly NY LLC		200 5 th Ave, Ground Floor, New York, NY 10010
Type of Interest	Date Interest Began	Serial No.
Trust Beneficiary	05/13/2016	1229592

Business Name		Business Address
El Mono LLC dba Casa Mono		52 Irving Place aka 25 E 17 th street, New York, NY 10003
Type of Interest	Date Interest Began	Serial No.
Trust Beneficiary	2020	1145588

Business Name		Business Address
Red Clam LLC DBA Lupa		170 Thompson Street, New York, NY 10012
Type of Interest	Date Interest Began	Serial No.
Trust Beneficiary	2020	1025146

Past (NY) and Current (outside NY)

Name of Applicant	Address of Premises	Filing Date	Serial Number	Disposition
Lidia's Pittsburgh LLC	1400 Smallman St., Pittsburgh, PA 15222	03/ 2001	47511228	Active
Lidia's Restaurant Group LLC dba Lidia's Kansas City	101 W. 22" St., Kansas City, MO 64108	10/ 1998	107204	Active

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Babbo LLC -	110 Waverly Place New York, NY 10011	3/9/1998	1024839	Inactive
El Mono LLC dba Casa Mono	52 Irving Place aka 25 E. 17 th 18th & 17th Streets New York, NY 10003	11/5/2003	1145588	Inactive
Il Posto LLC dba Del Posto	85 10 th Avenue 16 th & 15 th Streets New York, NY 10011	11/8/2004	1158217	Inactive
La Loggia LLC dba Tarry Lodge	18 Mill Street Corner of North Main Street Portchester, NY 10573	2/6/2008	1205136	Inactive
Pane Sardo LLC dba Otto	1 5 th Avenue 5 Ave & University Place	7/31/2002	1131432	Inactive
Red Clam LLC dba Lupa	170 Thompson Street New York, NY 10012	6/24/1999	1025146	Inactive
Pulpo LLC dba ESCA	402 West 43 rd Street New York, NY 10036	2/15/2000	1103588	Inactive
Eataly Chicago LLC	43 East Ohio Street Chicago, IL 60611		IC-1121101	

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Eataly Boston LLC	800 Boylston Street Boston, MA 02119		01523-RS- 0116	
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AV Sullivan LLC
 225 Sullivan Street, New York, NY 10012
 Community Board 2 Application for a Liquor License – 2022
Rider to Principal License Information

Joseph Bastianich– Past and Current Licenses Held

Current (NY)

Licensee	Address	Type of Interest	Serial Number
EATALY NY FIDI LLC	4 WORLD TRADE CENTER NEW YORK, NY 10006	MEMBER/ 2016	1292018
EATALY NY LLC	200 5 TH AVENUE, GROUND FLOOR NEW YORK, NY 10010	MEMBER	1229592
LSEBG LLC	200 5 TH AVENUE, ROOFTOP NEW YORK, NY 10010	MEMBER	1236279
EL MONO LLC	52 IRVING PLACE NEW YORK, NY 10003	MEMBER/ 2003	1145588
EL MONO LLC	125 EAST 17 TH STREET NEW YORK, NY 10003	MEMBER	1145590
RED CLAM LLC	170 THOMPOSN STREET NEW YORK, NY 10012	MEMBER/ 1999	1025146
POLA RESTAURANT INC	355 WEST 46 TH STREET NEW YORK, NY 10003	MEMBER/ 1992	1027891
Eataly NY LLC	999 Broadway New York, NY 10010	Member/2020	1322010

Past (NY) and Current (outside NY)

Licensee	Address	Filing Date	Serial Number	Disposition
EATALY CHICAGO LLC	43 EAST OHIO STREET, FI 1 & 2 CHICAGO, IL 60611	IA-1120908	09/2013	Active
BABBO ENOTECA FP LLC	11 FAN PIER BLVD BOSTON, MA 02210	LB-99292	09/2014	Active
EATALY BOSTON, LLC	800 BOYLSTON STREET BOSTON, MA 02199	LB-99355	11/2016	Active
TL PIZZA LLC	30 CHARLES STREET WESTPORT, CT 06880	LCA00007300	12/2011	Active
TARRY NEW HAVEN LLC	278 PARK STREET NEW HAVEN, CT	LIR0019128	09/2017	Active
LIDIA'S PITTSBURGH LLC	1400 SMALLMAN STREET PITTSBURGH, PA 15222	03/2001	47511228	Removed from License
LIDIA'S RESTAURANT GROUP LLC	401 WEST 22' STREET KANSAS CITY, MO 64108	1998	107204	Removed from License
PULPO LLC	402 WEST 43' STREET NEW YORK,	2000	1103588	Inactive

AV Sullivan LLC

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Rider to Principal License Information

STRIPED MARLIN AT 85 TENTH LLC	85 10TH AVENUE NEW YORK, NY	09/2008	1214119	Inactive
PLINIO GROUP LLC	108 EAST 16 TH STREET NEW YORK,	10/1999	1023527	Sold/dissolved
CHEZ DAVID RESTAURANT LLC	411 WEST 22' STREET NEW YORK, NY	9/2004	115672	Inactive
LABIN LLC	402 WEST 43' STREET NEW YORK, NY	11/1995	1027845	Inactive
MARATIMA LLC	88 9 TH AVENUE, TERRACE 1S ^T FLOOR NEW YORK, NY 10011	2015	1285144	Inactive
TARRY FINE FOODS LLC	179 NORTH MAIN STREET PORT CHESTER,	06/2010	1244240	Inactive
BBLV BURGER LLC	3355 S LAS VEGAS BLVD LAS VEGAS, NV 89109	2002985	05/2014	Inactive
LIDO RESTAURANT LLC	3355 SOUTH LAS VEGAS BLVD # 1402 LAS VEGAS NV 89109	2001215	09/2007	Inactive
GRADO RESTAURANT LLC	3355 S LAS VEGAS BLVD #2480 LAS VEGAS, NV 89109	2001209	02/2007	Inactive
CLAMS CASINO LLC	3355 SOUTH LAS VEGAS BLVD # 4 LAS VEGAS, NV 89109	2001523	07/2008	Inactive
PM SAN DIEGO LLC		47-535591	11/2013	Inactive
MOZZA LLC DBA PIZZERIA MOZZA	641 N. HIGHLAND AVENUE LOS ANGELES, CA 90036	47-433857	02/2006	
MOZZA LLC DBA OSTERIA MOZZA	6602 MELROSE AVENUE LOS ANGELES, CA 90038	47-433870	03/2006	
6110 MELROSE MANAGEMENT LLC DBA MOZZA TO GO	6110 MELROSE AVENUE LOS ANGELES, CA 90038	41-481077	12/2010	
OCCHIO ROSSO LLC	800 W COAST HWY NEWPORT BEACH, CA 92633	47-511228	08/2011	

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.)

N/A

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

V Bar & Cafe (Caffe Valdino, Inc. - SLA Serial No. 1029155)

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: N/A

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:

V Bar & Cafe (Caffe Valdino, Inc. - SLA Serial No. 1029155) — 5/31/2001 - 2/14/2020

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: 5 Year Built : 1900

Describe neighboring buildings:

Mixed-use (commercial and residential) buildings, 5-6 stories

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) South Village Historic District

Block and Lot Number: 539 / 9

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 N/A

What is the proposed Occupancy? 15

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

no yes

If yes, what is the maximum occupancy for the premises? 15

If yes, what is the use group for the premises? "Store" (no use group designated on C of O)

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 N/A

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: Rolling gate to be removed. New sign to be added. Facade will remain the same.

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? ~950 sq. ft.

If more than one floor, please specify square footage by floors: ~500 sq. ft. (ground) & ~450 sq. ft. (cellar)

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

N/A

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? 0 Total table seats? 0

Total number of bars? 1 Total bar seats? 0

Total number of "other" seats? 6-8 please explain: Seats at counter/rail

Total OVERALL number of seats in Premises: 6-8

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 0

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

Any food counters? no yes, describe: Counter for food service (sandwich station)

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: Sandwich shop with tavern wine license

What are the Hours of Operation? **11-30am - 11:00pm Daily**

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 : Yet to be hired

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 : No French or accordian doors, but existing windows can open

Will you have TV's ? no ___ yes (how many?) N/A

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? No

Please describe your sound system and sound proofing: Three small speakers, no subwoofer.

Sound proofing existing. Will supplement with additional buffer.

~~Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters~~

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

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) **No expectation that there will be impact on traffic or sidewalks**

~~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: City Grace Christian Reformed

Address: 219 Sullivan Street, New York, NY 10012 Distance: 65ft

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: Simon Levine Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Tanya Bastianich

Title Member

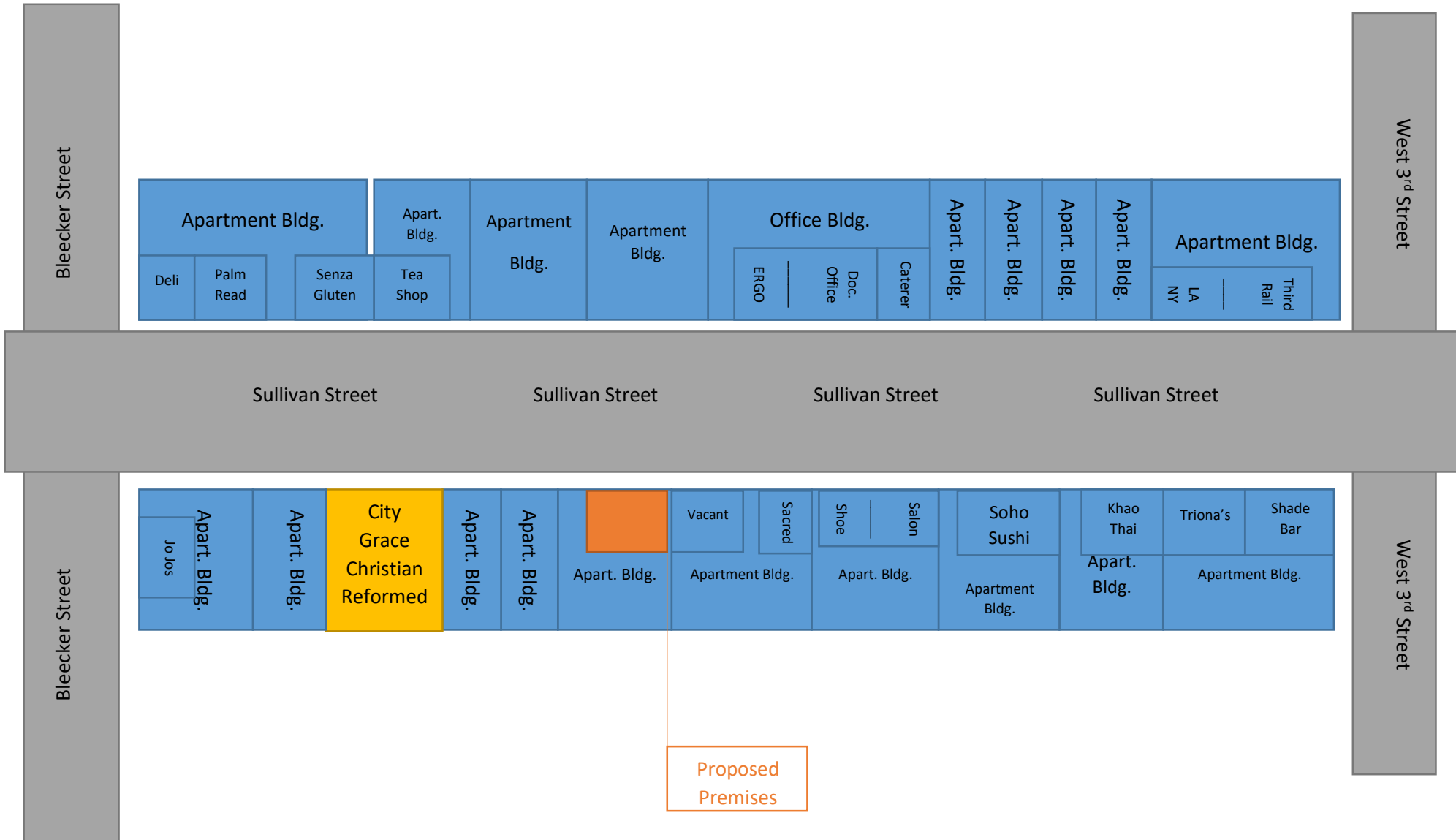
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





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

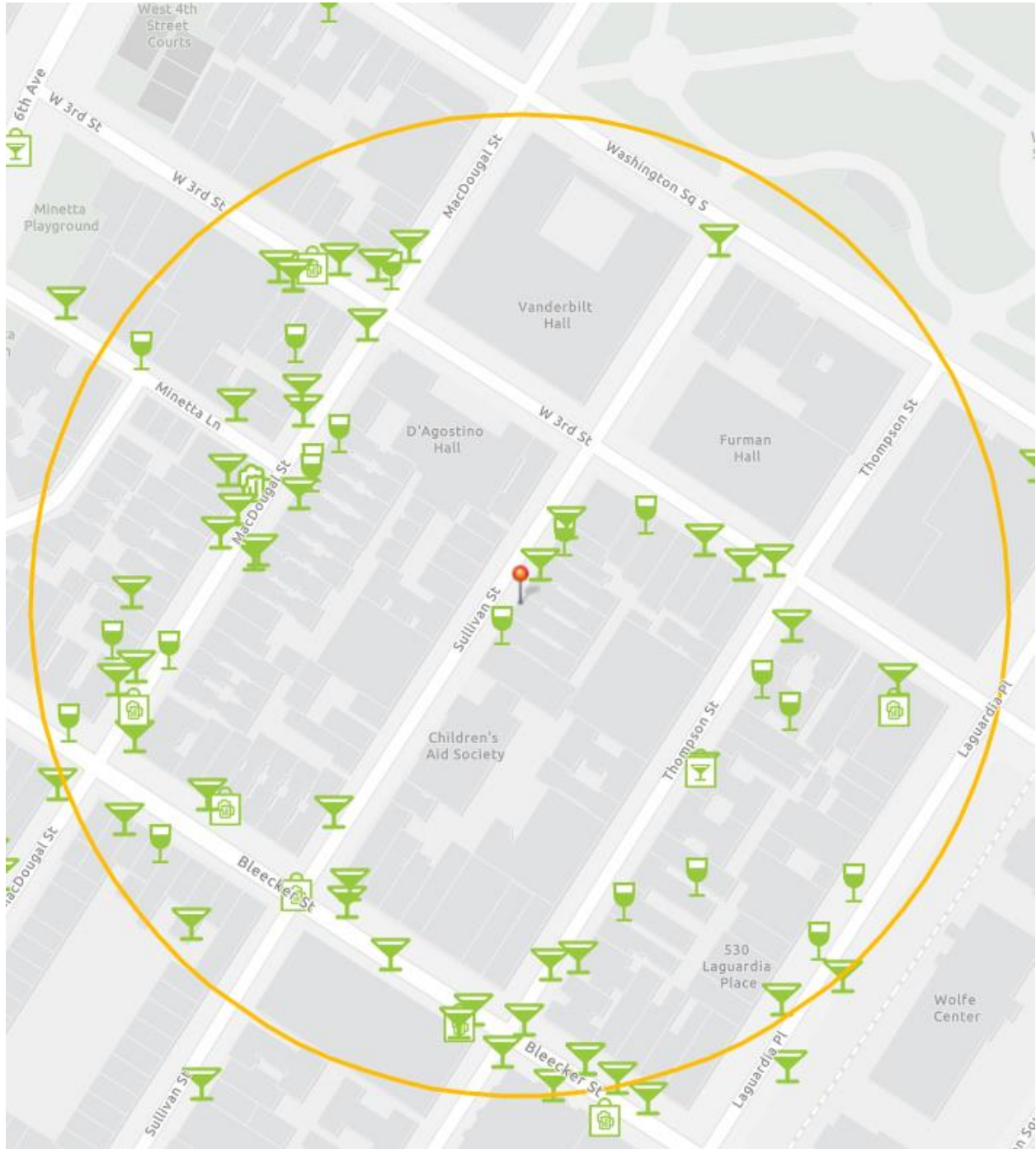
AV Sullivan LLC
225 Sullivan Street, New York, NY 10012
Community Board 2 Application for a Liquor License
Block Plot



**LICENSEES
LOCATED
WITHIN 500 FEET
OF PROPOSED
PREMISES**

AV Sullivan LLC
225 Sullivan Street, New York, NY 10012
Community Board 2 Application for Liquor License
List of Other Licensed Premises

**LICENSED PREMISES (INCLUDING BEER & WINE)
LOCATED WITHIN 500 FEET OF 225 SULLIVAN STREET**



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Community Board 2 Application for Liquor License
List of Other Licensed Premises

Active Licenses (74)	Distance
	27.83 ft
SOHO SUSHI INC Active	46.67 ft
MCCBREN CORP Active	83.12 ft
TOP THAI INC Active	95.92 ft
241 SULLIVAN ST CAFE CORP Active	158.08 ft
ZONY MANAGEMENT INC Active	200.22 ft
GFB RESTAURANT CORP Active	232.66 ft
ALLORA 2 SPA INC Active	248.53 ft
OLD HAVANA INC Active	248.53 ft
K & S MARKETING COMPANY INC Active	250.91 ft
ANGEL NYC INC Active	252.19 ft
ZMZ MACDOUGAL TAVERN LLC Active	253.77 ft
NYCPF INC Active	255.91 ft
MESOB INC Active	259.96 ft
KARAKATTA LLC Active	263.58 ft
AMITY STREET INC Active	272.95 ft
LUXOR LOUNGE INC Active	276.91 ft
DRINK THIS LLC Active	279.19 ft
HALF PINT ON THOMPSON LLC Active	283.87 ft
JL SOLO INC Active	297.01 ft
UNCOMMONS LLC , THE Active	297.25 ft
ARTICHOKE MACDOUGAL LLC Active	297.38 ft
DYNAMIC MUSIC CORP Active	303.66 ft
MACDOUGAL REST INC Active	312.05 ft
FABRIZIO PRIM CAVALLACCI Active	314.25 ft
CALEDONIAN NYC INC Active	320.85 ft
VEG CAFE INC Active	325.64 ft

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Community Board 2 Application for Liquor License
List of Other Licensed Premises

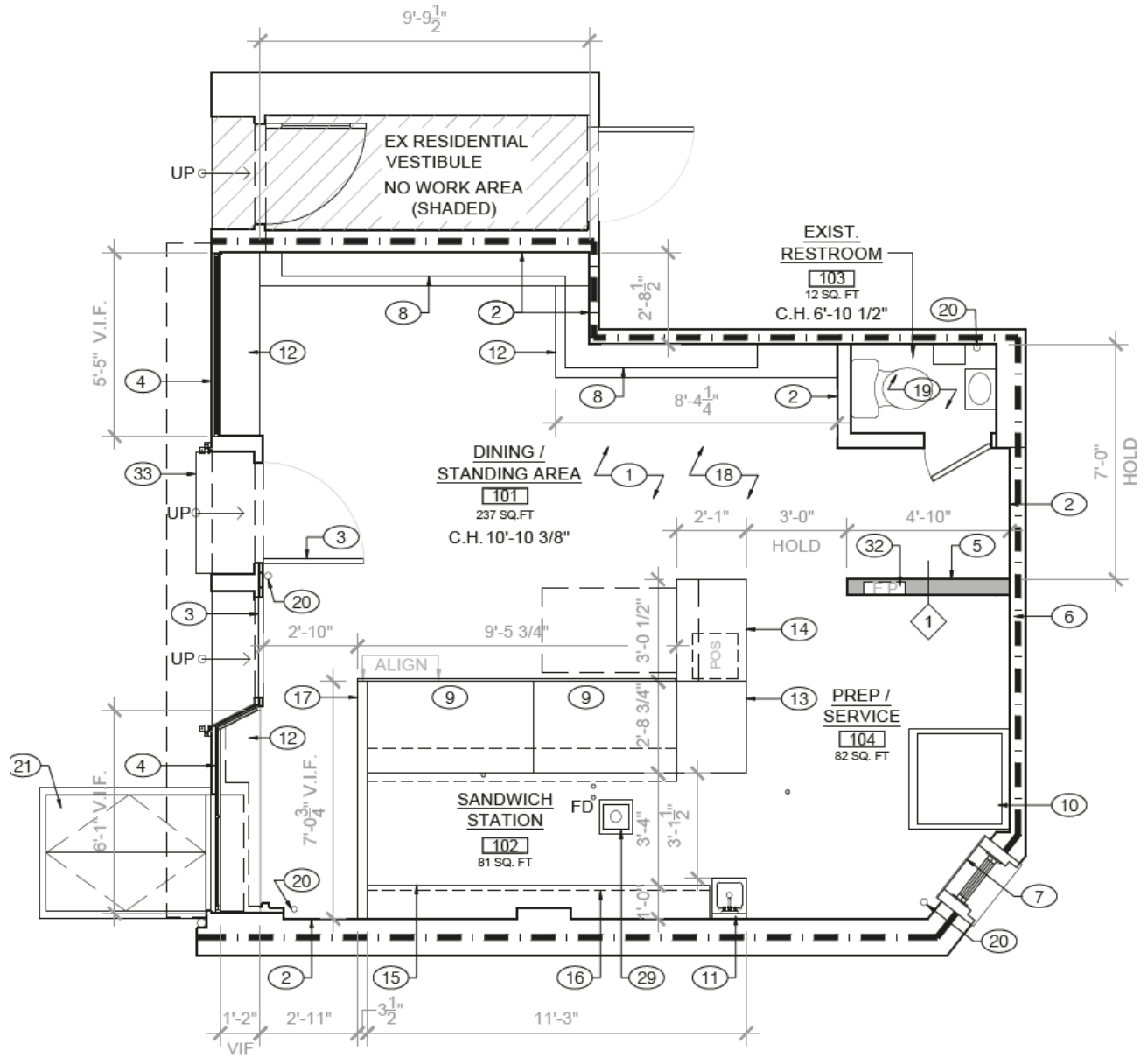
NEW YORK UNIVERSITY LAW SCHOOL Active	328.3 ft
MINETTA LANE L.P. Active	331.35 ft
998LQ SUSHI INC Active	333.94 ft
BLEECKER HOSPITALITY LLC Active	350.46 ft
MIYABI SUSHI JAPANESE RESTAURANT NY INC Active	350.69 ft
PASTA & POTATOES INC Active	353.95 ft
WHANY LLC Active	360.91 ft
KATIROLL COMPANY INC, THE Active	363.36 ft
VIEJO GROUP LLC Active	364.31 ft
BLEECKER STREET GROCERY INC Active	364.48 ft
CLAUDISAL REST CORP Active	368.13 ft
205 THOMSON STREET LLC Active	371.61 ft
BLEECKER FINEST CORP Active	373.57 ft
MAGIC LEMON INC Active	375.26 ft
125 HOSPITALITY LLC Active	380.04 ft
ASTRAEA MANAGEMENT INC Active	382.52 ft
ENOTECA INC Active	394.5 ft
20X HOSPITALITY LLC Active	396 ft
VILLAGE CRAFT BEER & SMOKE II LLC Active	396.89 ft
MONTES TRATTORIA LTD Active	397.11 ft
BENSUSAN RESTAURANT CORP Active	397.42 ft
MELDA COMEDY LLC Active	405.6 ft
135 W 3RD ST RETAIL CORP Active	407.43 ft
130 WEST 3RD CAFE INC Active	407.43 ft
GBND ENTERPRISES INC Active	408.99 ft
NYC SMOKES & MORE INC Active	414.94 ft
SOUTH VILLAGE HOSPITALITY GROUP LLC Active	415.88 ft
LUNGOPARMA LLC Active	418.28 ft

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List of Other Licensed Premises

NJMJ INC Active	418.35 ft
INDORAMA INC Active	422.06 ft
151 BLEECKER LLC Active	423.81 ft
NEW YORK UNIVERSITY Active	424.2 ft
134 WEST 3RD ST REST INC Active	430.47 ft
CVS ALBANY LLC Active	430.47 ft
LE POISSON ROUGE GROUP NYC, LLC Active	440.69 ft
HELLO SAIGON INC Active	444.86 ft
MARUMI CORPORATION Active	455.82 ft
SHARMA AND SINGH RESTAURANT GROUP INC Active	459.71 ft
FIGARO NYC LLC Active	459.73 ft
LAGUARDIA PLACE LLC Active	464.85 ft
LIBERTY THEATERS LLC Active	467.26 ft
174 BLEECKER ST LLC Active	467.29 ft
SHIPWRECKED BAR & GRILL INC Active	467.29 ft
DAV TSI DAV INC Active	476.54 ft
AFRAN MANAGEMENT CO LLC Active	482.88 ft
NEW YORK CHAPTER OF THE AMERICAN Active	489.98 ft
GMT NEW YORK LLC Active	492.63 ft
C A L RESTAURANT INC Active	

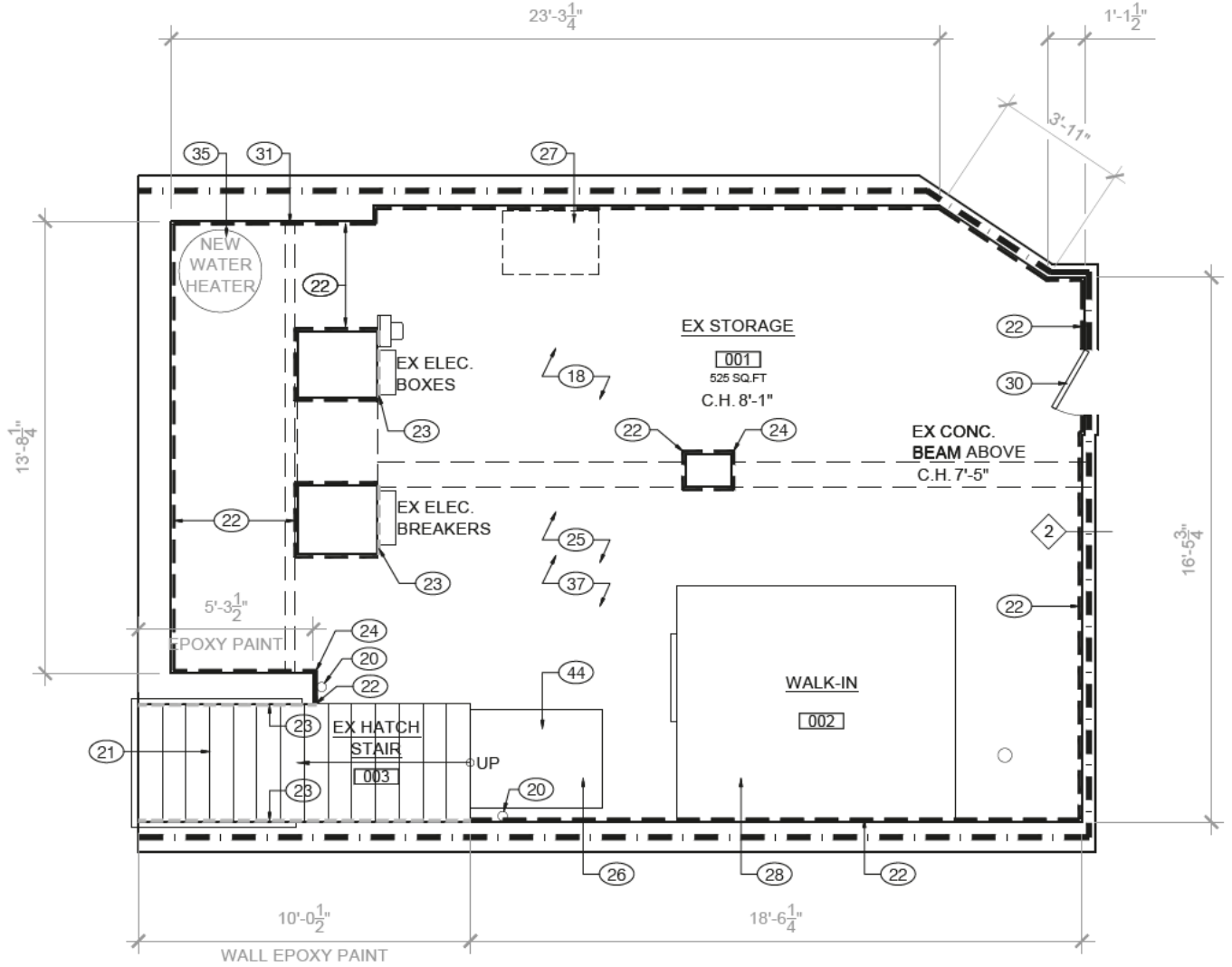
FLOORPLANS

Ground Floor



AV Sullivan LLC
225 Sullivan Street, New York, NY 10012
Community Board 2 Application for Liquor License
Floor Plans

Cellar



MENU

MENU



LA FAVOLOSA \$19.00

Sbriciolona, Pecorino Cream, Artichoke Cream, Spicy Eggplant

LA SCHIACCIATA DEL BOSS \$20.00

Prosciutto Toscano, Pecorino Toscano, Truffle Cream

LA DANTE \$17.00

Capicollo, Stracchino, Truffle Cream, Arugula

LA PARADISO \$17.00

Mortadella, Stracciatella, Pistachio Cream, Pistachio

L'INFERNO \$17.00

Porchetta, Nduja Cream, Grilled Vegetables, Arugula

LA SUMMER \$20.00

Prosciutto Toscano, Mozzarella, Tomato, Basil

LA BROADWAY \$15.00

Pistachio Cream, Stracciatella, Sun Dried Tomato, Spicy Zucchini, Arugula

LA CAPRESE \$12.00

Mozzarella, Tomato, Basil

LA DISTRICT \$15.00

Pancetta, Pecorino Cream, Sun Dried Tomato, Arugula

DOLCEZZE D'AUTUNNO **\$20.00**

Lardo, Gorgonzola, Truffle Honey

THE NEW YORKER **\$19.00**

Roast Beef, Onion Porcini Cream, Tomato, Arugula

L.A. FADE AWAY **\$15.00**

Gorgonzola, Spicy Zucchini, Spicy Eggplant, Sun Dried Tomato, Arugula

THE ODD COUPLE **\$17.00**

Porchetta, Gorgonzola, Pistachio Cream

LA TOSCANA **\$20.00**

Salame Toscana, Pecorino Toscano, Truffle Honey

VENICE BEACH **\$15.00**

Turkey, Tomato, Mozzarella (add sliced avocado \$3)

LA SCHIACCIATA DI MANOLO **\$16.00**

Prosciutto Cotto, Mozzarella, Truffle Cream, Spicy Eggplant