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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

February 23, 2026

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on February 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave South 10014 (WBC-Tavern) (DONYC-Sidewalk) (Reconsideration) (appearance waived)

- i. **Whereas**, in June/2025, the Director of Operations and the Applicants' Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate an "artisanal sandwich shop with roots in Italy" in a ground floor storefront within a five-story building (ca. 1910) on 7th Avenue South between Grove and Barrow Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, at its June/2025 full board meeting, CB2M unanimously recommended denial of the application for the reasons outlined in its resolution, those reasons including that the Applicant would not agree to not serving alcohol until they had a patron bathroom as required by the NYSLA for any licensed premises, and that they would not agree to close their outdoor seating at 10 PM nightly; and
- iii. **Whereas**, the Applicant sent notice to CB2M asking for reconsideration of their liquor license as they had installed a patron bathroom within their premises and submitted photographs in support of that and also executed a stipulation agreement with CB2M that they agreed would be attached and incorporated into the "method of operation" of the new Tavern Wine license that included closing of the sidewalk café at 10 PM, and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 1. Will be advertised and operated as an artisanal Italian sandwich shop with less than a full kitchen but with the full food menu available during all hours of operation.

2. The hours of operation will be 8AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 15 tables and 30 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams..
5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play recorded background music levels only. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

iv. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **116 active licensed premises** and 8 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Restaurant Wine license for **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Michael Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Harvey Epstein, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

**The original signed and notarized form must be returned to the CB2 office by Friday, January 30, 2026.
 If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Tanya Bastianich Manuali** as a qualified representative of **AV 7th Ave LLC dba All'Antico Vineaio** located at **89 7th Avenue South, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as an artisanal Italian sandwich shop.

Hours of operation:

Sunday:	8 AM	to	12 AM	Thursday:	8 AM	to	12 AM
Monday:	8 AM	to	12 AM	Friday:	8 AM	to	12 AM
Tuesday:	8 AM	to	12 AM	Saturday:	8 AM	to	12 AM
Wednesday:	8 AM	to	12 AM				

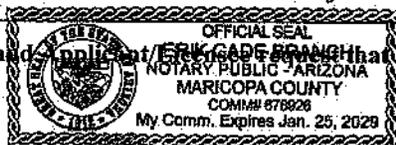
(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate with less than a full service kitchen but will serve the full food menu during all hours of operation.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 15 tables and 30 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 - No roadbed seating.
 - Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman.
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 - Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: _____ Phone Number: _____

Signed: *Tanya Bastianich Manuali* Print Name: T.B. Manuali Dated: 1/29/26
 Sworn to this 29 day of January 2026 *[Signature]*
 Notary Public



CB2 and applicant/ERK GAGE BRANCH has the SLA add these stipulations to the method of operation/conditions of license