

**From:** Calum d'Oelsnitz  
**Sent:** Thursday, January 22, 2026 5:53 PM  
**To:** Francine Lange ; Mai, Eva (CB)

**Subject:** AV 7th Ave LLC NYSLA On Premises Wine License Application -Reconsideration Granted

Francine, Eva,

I hope this message finds you well. We represent AV 7<sup>th</sup> Ave LLC who has appeared before Manhattan Community Board 2's SLA Licensing Committee twice in the past few years in connection with its' NYSLA On Premises Wine license application. AV 7<sup>th</sup> Ave LLC had most recently appeared before the SLA Committee on Thursday, June 5, 2025 following the resubmission of it's license application with plans for the construction of a new bathroom on the ground floor of the premises. There was previously opposition to the license application because the patron bathroom was located in the building's basement and was not easily accessible.

The applicant went forward with the construction of the new bathroom on the ground floor of the premises and submitted a Request for Reconsideration to the NYSLA following the receipt of a Disapproval Letter dated August 29, 2025.

Following the completion of the construction on the new bathroom, the applicant's Request for Reconsideration was approved by the NYSLA on December 12, 2025 . Documentation of such approval is attached to this email, with photos of the completed bathroom also included.

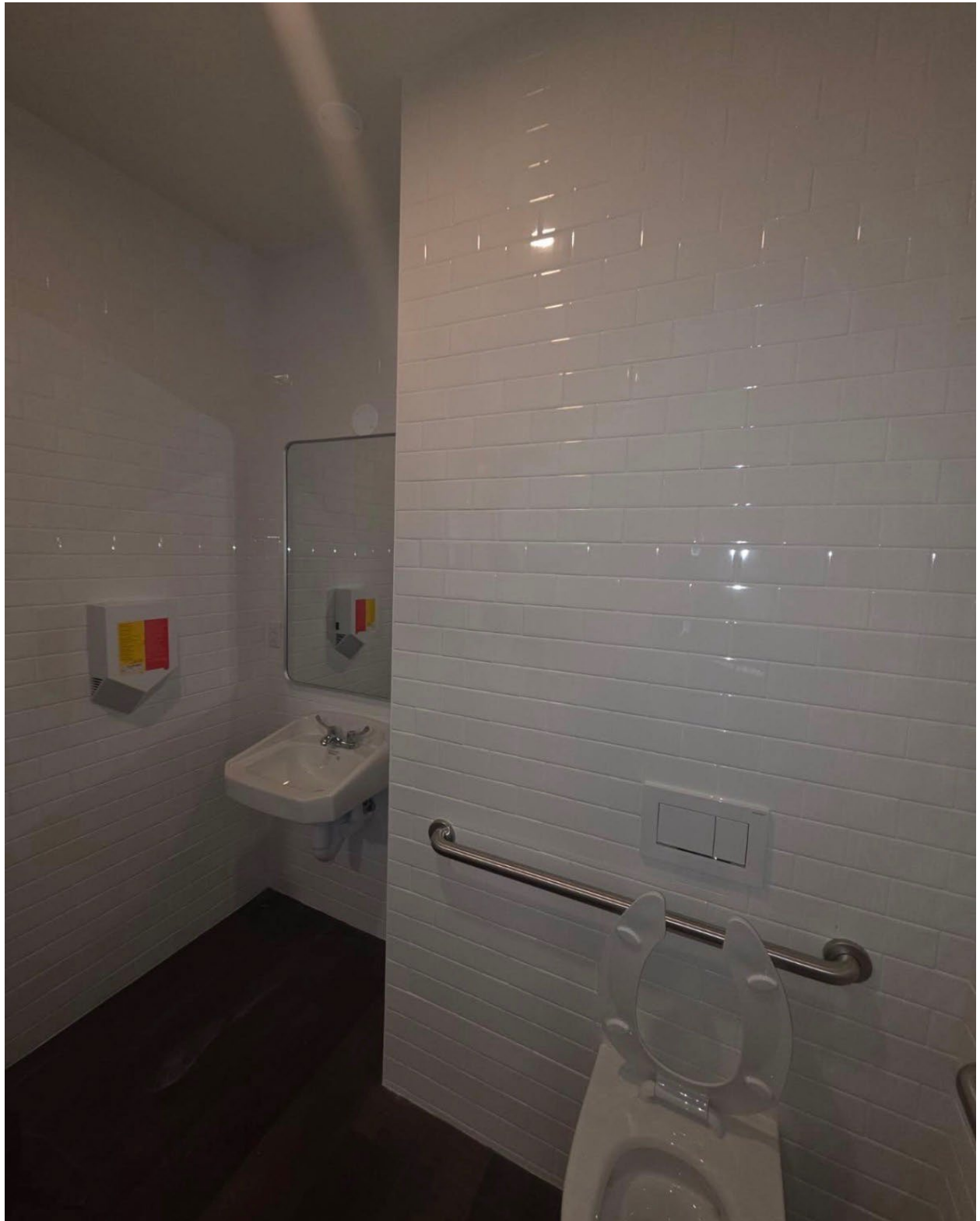
We respectfully request a statement of No Opposition from Manhattan Community Board 2 as the bathroom is now complete and operational. This matter is soon to be before the NYSLA's Licensing Board for full approval.

Thank you and please let me know if any additional information or materials are required at this time,

Calum d'Oelsnitz  
Associate  
The Danow Group  
605 Third Avenue, 16th Floor

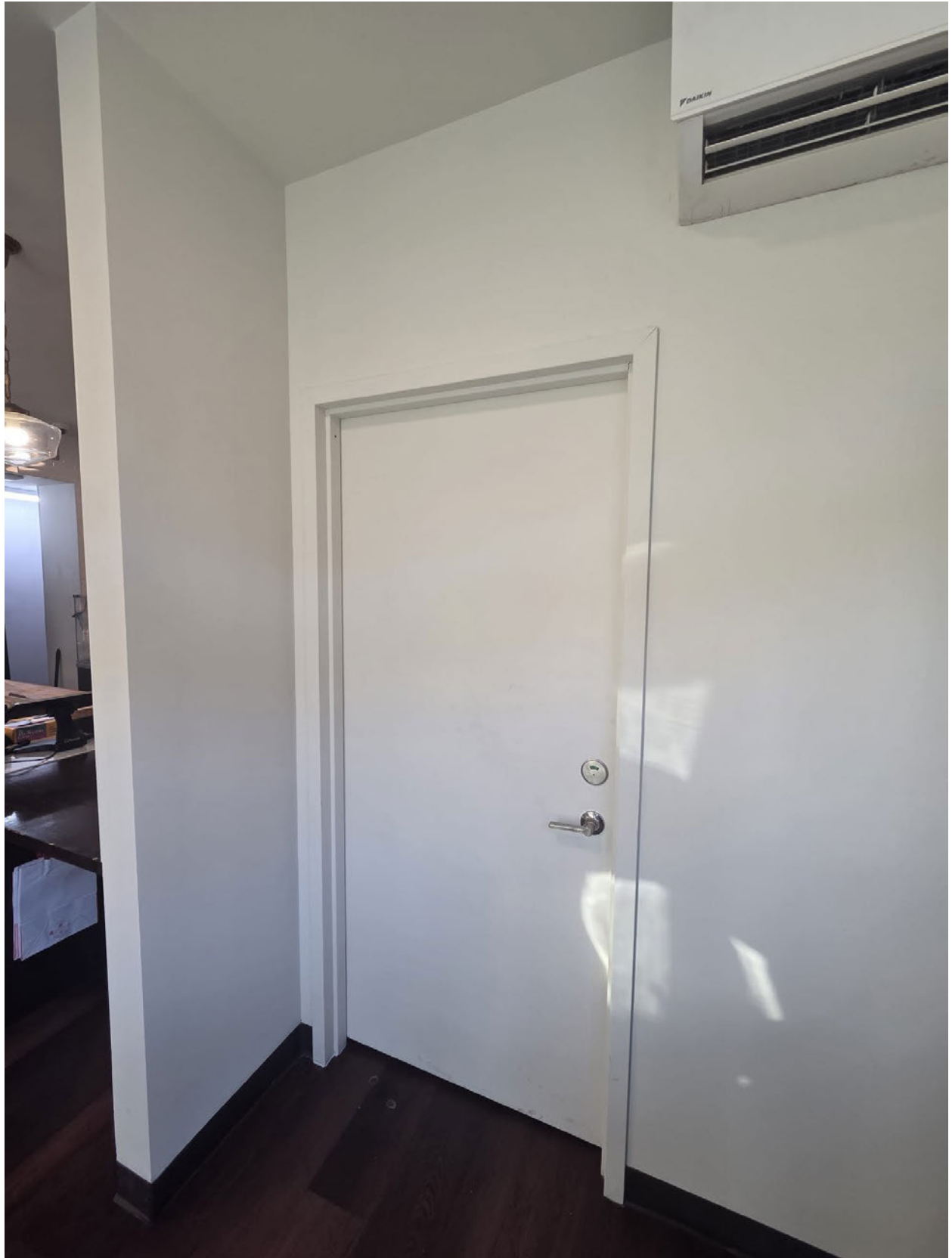


AV 7th Ave LLC  
- OPW.pdf









## Calum d'Oelsnitz

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**From:** [REDACTED]  
**Sent:** Friday, December 12, 2025 1:19 PM  
**To:** Calum d'Oelsnitz  
**Subject:** AV 7thth Ave LLC recon

Good afternoon,

Reconsideration is granted.

Thanks,

**Kayla O'Donnell Esq.**

Senior Attorney

Office of Counsel

**New York State Liquor Authority**

Alfred E. Smith Office Building, Suite 900

[REDACTED]  
[REDACTED]  
[www.sla.ny.gov](http://www.sla.ny.gov)

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## Calum d'Oelsnitz

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**From:** noreply@sla.ny.gov  
**Sent:** Friday, December 12, 2025 1:23 PM  
**To:** [REDACTED]; Calum d'Oelsnitz  
**Subject:** NYS Liquor Authority Counsel's Office Record Information

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

AV 7th Ave, LLC  
All'Antico Vinaio  
89 7th Ave S  
New York, New York, 10014  
NA-0267-24-115052

Dear AV 7th Ave, LLC,

Please be advised that the request for reconsideration of the above referenced has been granted. You will receive notification of further action from the appropriate department.

Sincerely,  
New York State Liquor Authority

## Calum d'Oelsnitz

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**From:** Cuevas, Rachel (SLA) [REDACTED]  
**Sent:** Friday, December 12, 2025 1:56 PM  
**To:** Calum d'Oelsnitz  
**Subject:** Reconsideratin Request - AV 7th Ave., LLC: NA-0267-24-115052

Dear Sir/Madam,

The request for reconsideration in the above-referenced has been granted by a Member of the Board.

Thank you, Rachel Cuevas for Kayla O'Donnell, Esq.

**Rachel Cuevas**

Legal Department

**New York State Liquor Authority**

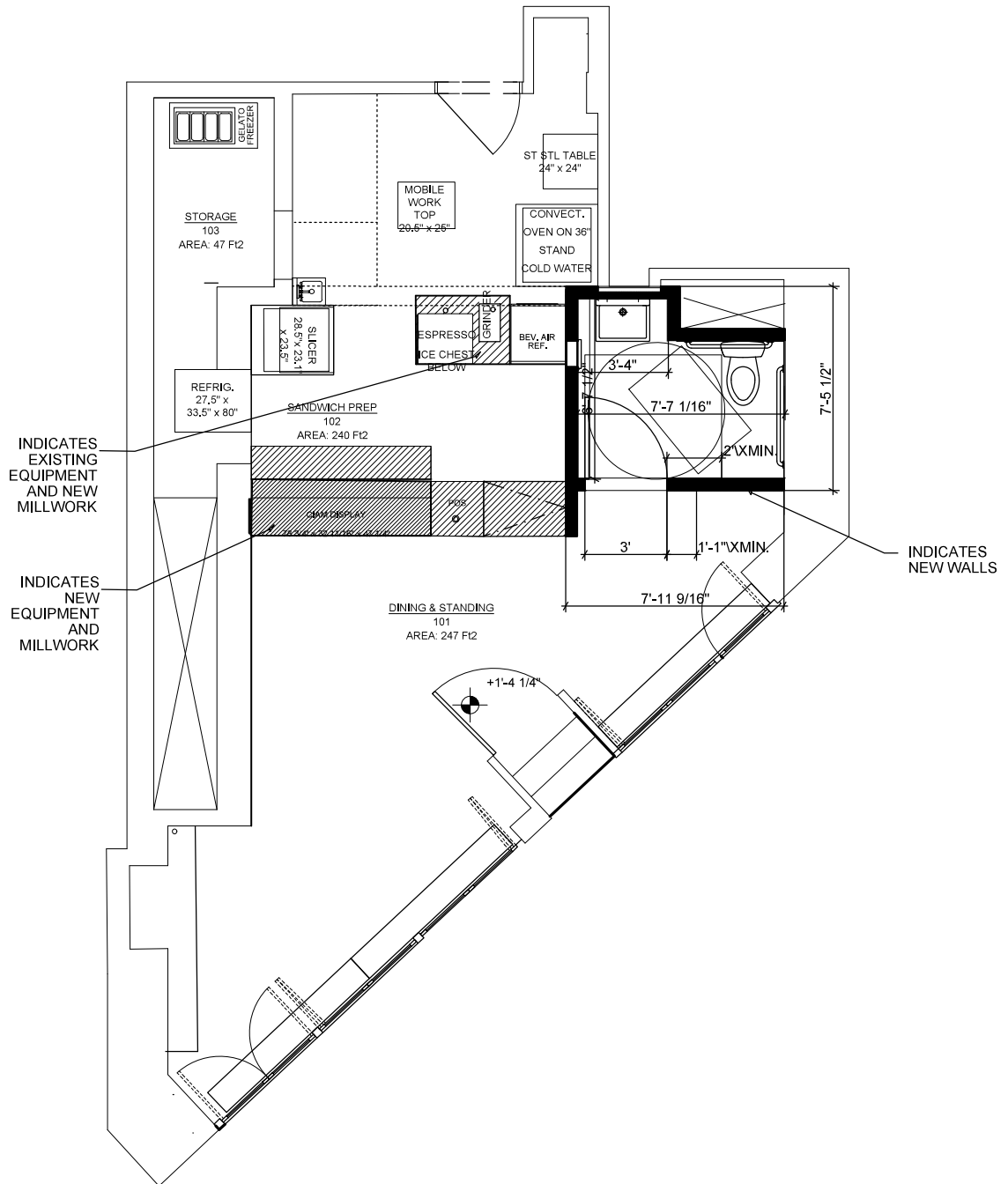
Alfred E. Smith Office Building, Suite 900

[REDACTED]

[REDACTED]

[REDACTED]





**ALL' ANTICO VINAIO**

89 7TH AVE SOUTH NEW YORK NY 10011  
 JEE WON KIM ARCHITECT  
 529 WEST 20th Street 6W  
 NEW YORK NY 10011 T:917 349 6694

Title: SCHEMATIC ADA BATHROOM LAYOUT SK. No.: 001

Scale: 1/4"=1'-0" Proj. No.: 2501

Ref. Dwg.: Rev. No.: Date: 05.01.25



**COMMUNITY BOARD NO. 2, MANHATTAN**  
**3 WASHINGTON SQUARE VILLAGE**  
 NEW YORK, NY 10012-1899

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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 7<sup>th</sup> Ave LLC dba All'Antico Vinito** located at **89 7<sup>th</sup> 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/Dorman.
- 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	<i>T.B. Manuali</i>	1/29/26
	Print Name	_____
Sworn to this <u>29</u> day of <u>January</u> 2026	Notary Public	

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

