

Valerie De La Rosa, Chair  
Eugene Yoo, First Vice Chair  
Donna Raftery, Second Vice Chair



Antony Wong, Treasurer  
Emma Smith, Secretary  
Brian Pape, Assistant Secretary  
Mark Diller, District Manager

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 28, 2025

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 October 23, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **Fellini Meatpacking Corp dba Fellini 420 W 14th St 10014 (WBC–TW) (*previously unlicensed*)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate an Italian pizzeria restaurant with an assortment of coffees and pastries in a six (6)-story commercial building (c. 1900) on West 14<sup>th</sup> Street between Washington Street and 9<sup>th</sup> Avenue (Block #646/Lot #30), this building falling within NYC LPC's designated Gansevoort Market Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 750 sq. ft. with 450 sq. ft. on the ground floor connected via an internal stairway to a 100 sq. ft. mezzanine and 200 sq. ft. basement with no patron use of the mezzanine and patron use of the cellar being for bathroom access only, there will be no service to patrons in the basement; there will be five (5) tables with 15 seats and one (1) bar with 8 seats for a total seated patron occupancy of 23 persons and a legal occupancy of 74 persons; the Applicant intends to alter the fixed façade to install an operable service window opening up to the sidewalk, there is no sidewalk or roadbed seating included with the application and no immediate plans for such seating; and
- iii. **Whereas**, the hours of operation will be 8 AM to 10 PM Sundays through Thursdays and 8 AM to 11 PM Fridays and Saturdays, music will be background music only, there will be no DJs, no promoted events, no live music or TVs, no scheduled performances or outside promoters or any event where a cover fee is charged and no security; and
- iv. **Whereas**, the premises is previously unlicensed and was most recently operated as a deli; and
- v. **Whereas**, the Applicant currently operates two other premises within CB2, Man. (Pyramid Effect LLC dba Fellini aka Tivoli & Fellini 176 7th Ave South 10014 Lic. ID # 0240-23-139578 and Fellini Soho Corp. 120 Thompson St. Lic ID #NA-0267-23-145725120) and has exhibited a long-standing and on-going inability to abide by NYC DOT or NYS Liquor Authority rules:

- The Applicant's previously licensed premises on 7<sup>th</sup> Avenue South (Super Noriega LLC, dba Baby Brasa, OP #1299007, 173 Seventh Avenue South) was padlocked by the NYC Department of Consumer Affairs on 9/6/2019 and 9/13/2019 for reasons outlined in CB2's [November/2019](#) resolution to the NYC Department of Consumer Affairs which included operating an unpermitted sidewalk café. The premises was padlocked twice by the NYC DCA because the Applicant cut the first padlock off in order to operate the premises in direct violation of the padlock order.
- The Applicant's tavern wine liquor license application for Fellini Soho Corp. (Lic ID #NA-0267-23-145725120) at 120 Thompson Street was denied by the NYS Liquor Authority (NYSLA) at the October 30, 2024 NYSLA full board hearing based on the fitness and character of the Applicant due to the Applicant's inability to follow the rules by illegally extending the service of alcohol to the exterior of his premises, which was operating under a temporary permit for service of alcohol to the interior of the premises only, and by constructing and utilizing roadbed seating without having applied to NYC DOT under either the temporary outdoor dining program or the permanent Dining Out NYC program, the rules being clearly spelled out to the Applicant at the October 9, 2024 NYS Liquor Authority full board hearing, at which time the Applicant's Attorney said that the service of alcohol to the exterior would stop immediately, yet the Applicant continued to serve alcohol in the roadbed for weeks; and
- The Applicant has continued to disregard the exact same Dining Out NYC and NYSLA rules at Fellini on 176 7<sup>th</sup> Avenue South by having unauthorized seating on the sidewalk (authorization by NYC DOT was received July/2025) and by extending the service of alcohol to the unlicensed sidewalk café, the sidewalk seating not included with the initial application to the NYSLA in 2023 and not authorized by NYC until July/2025 – these being the exact same activities that caused the Applicant to be denied a tavern wine license at Fellini Soho Corp. with these activities occurring at 176 7<sup>th</sup> Avenue prior to and concurrent with the NYSLA full board meeting for the Fellini Soho Corp. application and continuing through October/2025 in a flagrant disregard for the guidance given by the NYS Liquor Authority; and

vi. **Whereas**, the Applicant has failed to demonstrate that he has the fitness and character to operate any of his licensed premises in a compliant manner and continues to disregard both NYC DOT and NYS Liquor Authority rules, regulations, and guidelines at the Applicant's other locations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Tavern Wine Liquor License for **Fellini Meatpacking Corp dba Fellini 420 W 14th St 10014**; and

**THEREFORE, BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA.

**Vote:** Unanimous, 33 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. Brad Hoylman-Sigal, NY State Senator  
Hon. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Brad Lander, NYC Comptroller  
Hon. Michael Levine, Man. Borough President  
Hon. Erik Bottcher, NYC Council Speaker  
Hon. Christopher Marte, NYC Council Member  
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority