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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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March 24, 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 March 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Felix Greene Street Soho LLC dba Felix Roasting Co 145 Greene St 10012 (OP–Tavern)
(Change in Method of Operation)

- i. **Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises Tavern liquor license for a luxury café and coffee shop on the ground floor of an eight (8)-story mixed-use building at the southwest corner of Greene and East Houston Streets (Block #514/Lot #7505), the building falling within NYC LPC's SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the change in method of operation sought is to extend the daily closing hours from 10 PM to 12 AM Sundays through Saturdays (7 days a week / daily); music will remain quiet recorded background only; there are no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is a sidewalk café but there is no service or consumption of alcohol in the sidewalk café, the sidewalk café closes no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; and
- iii. **Whereas**, the Applicant originally appeared in [September/2023](#) for their On-Premises liquor license at which time issues were raised about the negative impact to residents of their outdoor operations at 104 Greene Street, their prior location in SoHo; no one appeared or submitted testimony in opposition to the instant application and the SLA Committee was not aware of any complaints at the location of the instant application since the Applicant has been operating at 145 Greene Street; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:

1. Premise will be advertised and operated as advertised and operated as a café focused primarily on high-end premium coffee with the addition of evening cocktails with less than a full service kitchen but will serve food during all hours of operation.
2. The hours of operation will be 8 AM to 12 AM, Mondays through Saturdays from 9 AM to 12 AM Sundays. 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 sidewalk café located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than six (6) tables and 18 patron seats. No roadbed seating.
5. All outdoor seating will close no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
6. There will be no service of alcohol to the sidewalk café. Patrons will not be permitted to bring drinks to outside seating area.
7. All trash pick up will occur on Houston Street.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
18. Will not change principals prior to submission of original application to the NYSLA.
19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation application to their On-Premises Tavern liquor license in the name of **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions agreed

to by the Applicant remain incorporated into the “method of operation” of the NYSLA liquor license.

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. 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, March 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Matthew Moinian** as a qualified representative of **Felix Greene Street SoHo LLC dba Felix Roasting Co** located at **145 Greene Street, New York, NY 10012** agree to the following stipulations:

Application Type: ☒ OP Tavern ☐ RW ☐ TW ☐ Alteration ☐ Other:

☒ Premise will be advertised and operated as a café focused primarily on high-end premium coffee with the addition of evening cocktails.

☒ Hours of operation:

Sunday:	9 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 food 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 sidewalk café located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than six (6) tables and 18 patron seats. No roadbed seating.
 - ☒ All outdoor seating will close no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
 - ☒ There will be no service of alcohol to the sidewalk café. Patrons will not be permitted to bring drinks to outside seating area.
 - ☒ All trash pick up will occur on Houston Street.
 - ☒ Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 - ☒ Will not have televisions.
 - ☒ Will close all doors and windows at all times allowing only for patron ingress and egress.
 - ☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - ☒ Will not install or have French doors, operable windows or open facades.
 - ☒ 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.
 - ☒ There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
- 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 change principals 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: Petrick Nkoun Phone Number: 631 219 8458

Signed <u>[Signature]</u>	Print Name <u>MATTHEW MOINIAN</u>	Date <u>3/10/26</u>
Sworn to this <u>10th</u> day of <u>March</u>	2026 <u>[Signature]</u>	DIANA VORDERO NOTARY PUBLIC, STATE OF NEW YORK NO. 01006335982 ALBANY, NEW YORK COUNTY MY COMMISSION EXPIRES JANUARY 25, 2028

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license