

Meeting Date: September 2026

APPLICANT INFORMATION:

Name of applicant(s): Fellini Soho Corp.

Trade name (DBA): Fellini Coffee

Premises address: 120 Thompson Street / New York, NY 10012

Cross Streets and other addresses used for building/premise:
Spring and Prince Streets / 164-166 Prince Street and 118-120 Thompson Street

CONTACT INFORMATION:

Principal(s) Name(s): Franco Noriega

Office or Home Address: 120 Thompson Street

City, State, Zip: New York, NY 10012

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
Printhom Properties Inc, Capsa LLC and William A. Korn c/o Jack Moserri

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Fellini Coffee is a cafe serving specialty coffees and juices together with a menu including but not limited to croissants, avocado toast, an egg sandwich, a BEC frittata and pizzas. This is a small 300 square foot cafe with 8 seats and 7 bar stools. Fellini Coffee has been operating since November 2023.

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:

Fellini Soho Corp dba Fellini Coffee operating since November 2023

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:

Fellini Soho Corp dba Fellini Coffee operated with a wine and beer temporary retail permit from
February 2024 to October 2024.

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: 6 Year Built : Estimated 1904

Describe neighboring buildings:

Mixed Use

Zoning Designation: R7-2

Zoning Overlay or Special Designation (applicable) N/A

Block and Lot Number: 502 / 16

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 A roadway cafe

What is the proposed Occupancy? Under 75

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

☐ no ☒ yes **Since the space has been opened since November 2023 the applicant has all appropriate permits**

If yes, what is the maximum occupancy for the premises? Under 75

If yes, what is the use group for the premises? Use Group 6

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

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: N/A

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 300 square feet

If more than one floor, please specify square footage by floors: N/A

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

A 72 square foot roadway cafe

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? X no ____ yes, explain: _____

OVERALL SEATING INFORMATION:

****Interior 3 tables and 8 seats with
a 7 seat 12 foot customer bar**

Total number of tables? 7** Total table seats? 18**

**Exterior roadway cafe 4 tables
and 10 seats**

Total number of bars? 1 Total bar seats? 7**

Total number of "other" seats? N/A please explain : _____

Total OVERALL number of seats in Premises : 25**

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 7

How many service bars are being applied for on the premises? None

Any food counters? X no ____ yes, describe : _____

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 X Bar & Food ____ Restaurant ____ Club/ Cabaret ____ Hotel ____ Other: Cafe

What are the Hours of Operation? **Exterior Roadway Cafe: 7am to 9pm daily**

Interior

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

7am to 9pm 7am to 9pm 7am to 9pm 7am to 9pm 7am to 9pm 7am to 9pm 7am to 9pm

Will the business employ a manager? ___ no X yes, name / experience if known : Fernanda Ferro
See enclosed resume

Will there be security personnel? X 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 X yes

If yes, please describe : Service windows that will close by 9pm

Will you have TV's ? X no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box X Ipod / CDs ___ none

Expected Volume level: X Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ___ no X yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: Already installed

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

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

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? X no ___ yes (if yes, please attach plans)

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? X 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: _____

Address: _____ Distance: _____

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: **Franco Noriega** Phone: ██████████

Address: **120 Thompson Street / New York, NY 10012**

Email : ██████████

Application submitted on
behalf of the applicant by:

Donald M. Bernstein

Signature

Print or Type Name **Donald M. Bernstein**

Title **Counsel for applicant**

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, Chair

COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE

**FOR EXISTING LICENSEES –
ALTERATION TO ADD CONTIGUOUS OR NONCONTIGUOUS MUNICIPAL PUBLIC SPACE**

Form to be Completed and Returned with 30-Day Notice

Name/email of Principal/Contact: Franco Noriega [REDACTED]

Name/email of Representative: [REDACTED]

Applicant/Premises Name: Fellini Soho Corp

DBA Name: Fellini Coffee

Address of Premises (include zip code): 120 Thompson Street / New York, NY 10012

Cross Streets of Premises: Spring and Prince Streets

License ID #: Pending

☐ On Premise Liquor ☐ Restaurant Wine ☐ Tavern Wine ☒ Other Cafe

Sidewalk Café will have no more than *(If premises is located on a corner please indicate for both streets):*

 tables and seats on Street

 tables and seats on Street

Will applicant agree to close sidewalk café area by 10 PM every night? Yes ☐ No ☐

Will open sidewalk café area at

Roadbed / Open Streets will have no more than *(If premises is located on a corner please indicate for both streets):*

 4 tables and 10 seats on Thompson Street

 tables and seats on Street

Is roadbed in a floating parking lane separated from the curb by a bike path? Yes ☐ No ☒

Does DOT Dining Out NYC application include an FDNY waiver? Yes ☐ No ☒

Will applicant agree to close roadbed seating by 10 PM every night? Yes ☒ No ☐ **Closes at 9pm**

Will open roadbed seating area at 7am and close by 9pm

For all Applicants:

Will agree there will be no host stands, bus or service stations on the sidewalk or in the roadbed? Yes ☒ No ☐

Will agree there will be no exterior music, speakers or TVs? Yes ☒ No ☐

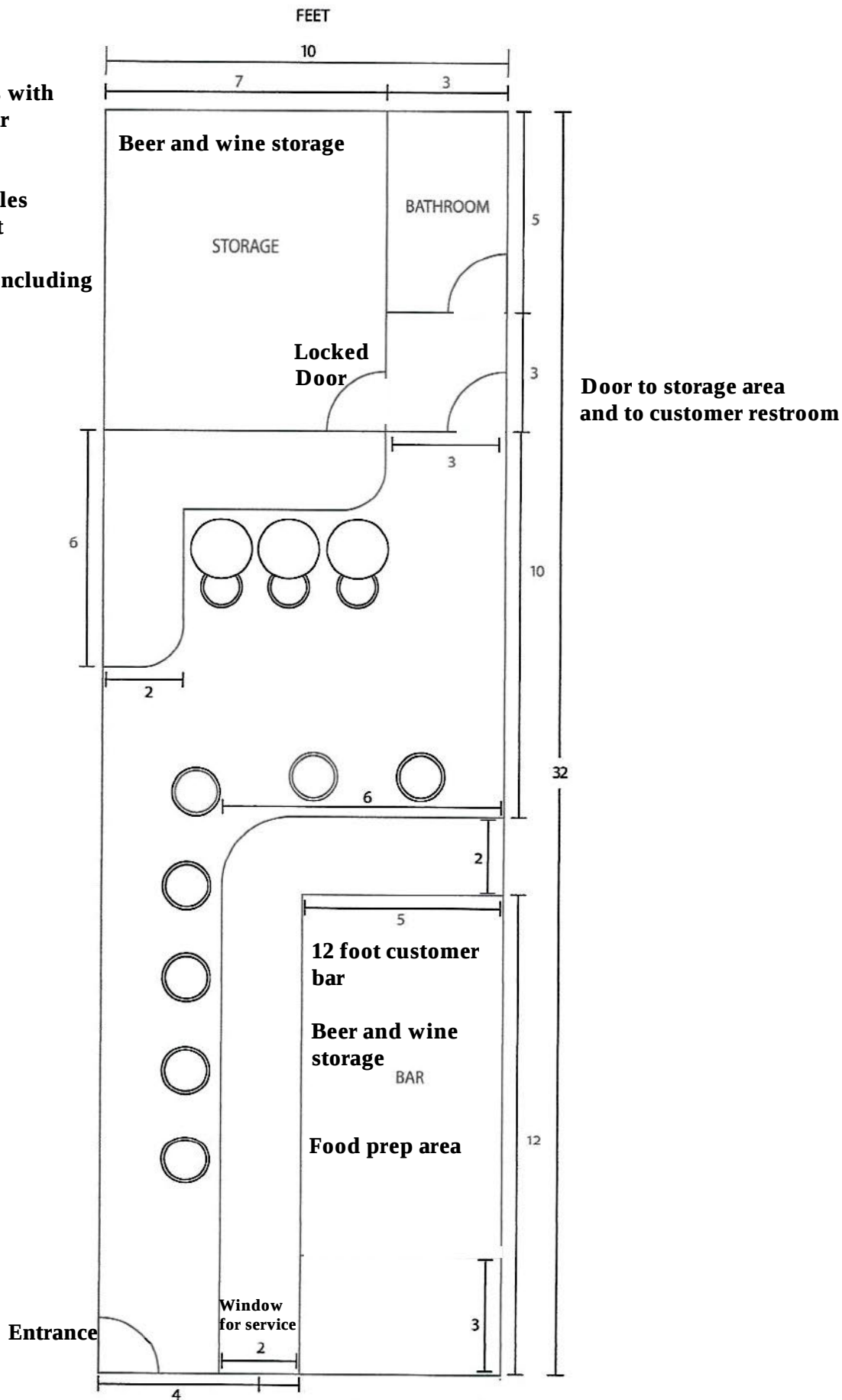
Will agree that all patrons in any sidewalk café or roadbed will be seated? Yes ☒ No ☐

Fellini Soho Corp dba Fellini
120 Thompson Street
New York, NY 10012

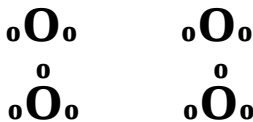
Interior 3 tables and 8 seats with
a 7 seat 12 foot customer bar
300 square feet

Exterior roadway cafe 4 tables
and 10 seats / 72 square feet

Total tables 7 and 25 seats including
7 bar stools



Roadway Cafe
contained by
walls



Fellini Soho Corp
dba Fellini
120 Thompson Street
New York, New York 10012



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SIGNATURES

	SMALL	LARGE
DOLCE VITA sweet and creamy latte with crème caramel	\$6	\$7
TIRAMISU LATTE double espresso, mascarpone, cocoa powder and milk		\$11
BANANA SPLIT LATTE double espresso shaken with banana purée, chocolate & caramel topped with whipped cream, crunchy peanuts and cherry on top		\$11
MATCHA PIÑA COLADA ceremonial matcha, coconut cream, pineapple juice		\$11
FIOR DI POLLEN salted honey latte, double espresso, whipped foamy cream, sprinkled with pollen		\$11
PROTEINCCINO 20gr whey protein, double espresso and milk		\$11
PEACH ICED TEA black iced tea infused with ripe peaches		\$7

ESPRESSO & MILK DRINKS

	SMALL	LARGE
DOUBLE ESPRESSO	\$4	
MACCHIATO	\$4	
AMERICANO	\$4.5	\$5
CORTADO	\$4.5	
FLAT WHITE		\$5
CAPPUCCINO	\$5.5	\$6
LATTE	\$6	\$6.5
COLD BREW		\$5
CHAI LATTE	\$5	\$5.5
DIRTY CHAI	\$6	\$7
MATCHA LATTE	\$5.5	\$6.5
MOCHA	\$7	
ITALIAN HOT CHOCOLATE	\$9	
AMERICAN HOT CHOCOLATE	\$6	
HOT TEA	\$5.5	\$6
moroccan mint, english breakfast, earl grey, jasmine green, hibiscus berry, chamomile, turmeric ginger, apple cider rooibos		

EXTRAS

ALMOND / OAT MILK	\$1	COLLAGEN SHOT	\$2
PISTACHIO MILK	\$1.5	restore, rebuild and glow	
MAKE IT ICED	\$0.5	HYALURONIC ACID	\$2
VANILLA / HAZELNUT / CARAMEL	\$0.5	rejuvenate, hydrate and plump	
EXTRA COFFEE SHOT	\$1		

JUICES & COLD DRINKS

GLOW JUICE carrots, ginger, grapefruit, orange, passion fruit	\$11
GREEN JUICE cucumber, kale, green apple, lemon, ginger	\$11
LOVE JUICE strawberry, beets, pineapple, ginger, cantaloupe melon	\$11
COKE	\$4.5
DIET COKE	\$4.5
SAN PELLEGRINO	\$5/\$10
EVIAN STILL WATER	\$5

FOOD

PROSCIUTTO CROISSANT (SERVED HOT) San Daniele prosciutto, mozzarella di bufala, tomato bruschetta, pesto	\$14
HAM & CHEESE CROISSANT (SERVED HOT)	\$12
CACIO E PEPE CROISSANT (SERVED HOT) flaky croissant with a blend of Pecorino, mozzarella and cracked black pepper	\$12
MATTINO CROISSANT (SERVED HOT) croissant with bacon, egg and cheese frittata, topped with with melted cheddar cheese	\$12
SMOKED SALMON AND RICOTTA TOAST (2) whipped ricotta with a touch of lemon zest, smoked salmon slices, capers and olive oil	\$14
RICOTTA & TRUFFLE HONEY TOAST (2) whipped ricotta, truffle honey and crushed pistachios on artisan bread	\$14
AVOCADO TOAST (2) toasted ciabatta bread, mashed avocado, chilly flakes and cherry tomatoes	\$14
EGG SANDWICH (SERVED HOT) croissant with spinach and cheese frittata	\$12
BEC FRITTATA (SERVED HOT) bacon, egg and cheese frittata	\$9
SPINACH AND CHEESE FRITTATA (SERVED HOT) organic eggs, spinach, parmiggiano & mozzarella	\$9
TOMATO BRUSCHETTA (2) toasted ciabatta, tomato confit, basil, olive oil and a touch of garlic	\$12
CAPRESE CROISSANT (SERVED HOT) tomato bruschetta, fresh mozzarella, basil, pesto	\$12
BURRATA & PROSCIUTTO San Daniele prosciutto 24 months aged, olive oil, sea salt & burrata, side of toast	\$20
MARGHERITA PIZZETTA tomato sauce, fresh buffalo mozzarella, basil	\$14
PROSCIUTTO PIZZETTA San Daniele prosciutto, tomato sauce, fresh buffalo mozzarella	\$16
CROISSANT	\$5