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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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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:

**179 Prince LLC dba Revelie Luncheonette 179 Prince St 10012 (OP–Restaurant) (Class Change) (Lic. ID #0240-23-142310)**

- i. **Whereas**, the Applicants and the Applicants' attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their existing Restaurant Wine License (Lic ID #0240-23-142310) to a new On-Premises Restaurant Liquor License to continue to operate a family restaurant focused on burgers, fountain sodas and shakes in a residentially-zoned, six (6)-story, mixed-use building (c. 1900) on Prince Street between Thompson and Sullivan Streets (Block #517/Lot #41) in the Sullivan-Thompson Historic District; and
- ii. **Whereas**, the Applicant originally appeared before CB2, Man. in [August/2021](#) for their Restaurant Wine license to operate the all-day restaurant, there being no changes to the method of operation outside of the application to upgrade to full liquor and to open at 8 AM daily in order to serve breakfast, the Applicant owns a French bistro, Raoul's (Lic. ID # 0340-22-106859), across the street that has been a popular SoHo institution since the 1970's; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café; music will remain quiet background only, there is no dancing, no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security; the Applicant has changed the façade so that the store front infill is now fixed with no operable doors or windows that open out to the sidewalk; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the liquor license, with those stipulations being as follows:
  1. Premises will be advertised and operated as family restaurant serving breakfast, lunch and dinner.

2. The hours of operation will be 8:00 AM to 11:00 PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will operate a full-service restaurant, specifically a family restaurant serving breakfast, lunch and dinner focused on burgers, fountain sodas and shakes with the kitchen open and full menu items available until closing every night.
  4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. Will operate independently (staff and patrons) from their “sister” restaurant, Raoul’s (Lic. ID #0340-22-106859), located across the street at 180 Prince Street. Will not refer patrons back and forth between the two licensed premises.
  6. Will not operate a backyard garden or any outdoor area for commercial purposes.
  7. Will play quiet ambient recorded background music 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 10PM every night with exception of pass-through window for slices to-go, allowing only for patron ingress and egress.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  13. Will not change any principals prior to submission of original application to NYSLA.
  14. 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/door staff.
  15. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **81 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an on-premises restaurant liquor license for **179 Prince LLC dba Revelie Luncheonette 179 Prince St 10012 10013** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this 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. 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



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**Community Board 2 Liquor License Stipulations**

**The original signed and notarized form must be returned to the CB2 office by Monday, October 20, 2025.  
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Karim Raoul** as a qualified representative of **179 Prince Street LLC dba Revelie Luncheonette** located at **179 Prince Street, New York, NY 10012** agree to the following stipulations:

**Application Type:** ☒ OP Restaurant ☐ RW ☐ TW ☐ Alteration ☒ Other: Class Change Lic ID #0240-23-142310

☒ Premise will be advertised and operated as family restaurant serving breakfast, lunch and dinner.

☒ Hours of operation:

Sunday: 8:00 AM	to	11:00PM	Thursday: 8:00 AM	to	11:00PM
Monday: 8:00 AM	to	11:00PM	Friday: 8:00 AM	to	11:00PM
Tuesday: 8:00 AM	to	11:00PM	Saturday: 8:00 AM	to	11:00PM
Wednesday: 8:00 AM	to	11:00PM			

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

☒ Will operate full service restaurant, specifically a family restaurant serving breakfast, lunch and dinner focused on burgers, fountain sodas and shakes with the kitchen open and full menu items available until closing every night.

☒ Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

☒ Will operate independently (staff and patrons) from their "sister" restaurant, Raoul's (Lic. ID #0340-22-106859), located across the street at 180 Prince Street. Will not refer patrons back and forth between the two licensed premises.

☒ Will not operate a backyard garden or any outdoor area for commercial purposes.

☒ Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.

☒ Will not have televisions.

☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.

☒ Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.

☒ Will comply with NYC Department of Buildings Regulations and 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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

☒ Will not change any principals prior to submission of original application to NYSLA.

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 appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: **Karim Raoul**

Phone Number: **(212) 696-1917**

Signed

Sworn to this 21<sup>ST</sup> day of October 2025

**Karim Raoul**

Print Name

Dated

10/21/25

**ANN MARIE GRIFFIN**

**NOTARY PUBLIC-STATE OF NEW YORK**

**No. 01GR4321655**

**Qualified in Queens County**

**My Commission Expires March 23, 2027**

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