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## COMMUNITY BOARD NO. 2, MANHATTAN

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April 28, 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 April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **Prince Eatery LLC 199 Prince St 10012 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the chef and two managing partners and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new Restaurant On-Premises liquor license to operate a neighborhood steakhouse restaurant in a residential neighborhood on the ground floor of a six (6)-story mixed-use building (c. 1906) on Prince Street between Sullivan and MacDougal Streets (Block #518/Lot #7502), the building falling within NYC LPC's designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 600 sq. ft.; there will be 13 tables and 50 seats and one (1) bar with no seats for a total seated patron occupancy of 50 persons and a legal maximum occupancy of 74 persons; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there are operable doors running the length of the storefront which the managing partners described as being inoperable and therefore no noise from music or patrons would escape to the exterior and there is a concrete raised platform on the public sidewalk (not within the property line); and
- iii. **Whereas**, the hours of operation will be from 5 PM to 1 AM Sundays through Saturdays (7 days a week); music will be background only from iPods/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, scheduled performances or cover fees, no velvet ropes, no movable barriers and no security; there will be no sidewalk or roadway seating and, as the doors were described as inoperable, the doors would be closed at all times aside from patron ingress and egress; and

- iv. Whereas**, the instant application being an asset purchase (transfer) from Principessa SoHo LLC dba Little Prince (Lic ID #0340-22-1144212, exp 3/31/2026), the principal of the instant application, Cobi Levy, was the principal at Principessa SoHo LLC and did not appear before CB2M for the instant application, instead sending the managing partners and chef, the Attorney stating that they will have equity in the LLC but that the percentage of holdings had not yet been determined; and
- v. Whereas**, the premises had been licensed under Principessa SoHo LLC since approximately 2012 and has been a source of complaints from area residents since opening, as outlined in CB2M's [April/2016](#) resolution when their liquor license was up for renewal, and continuing to the recent past as documented by neighboring residents with the premises operating past closing hours, having large parties with crowds outside on the sidewalk into the early morning hours, music and bass being heard in neighboring residences even when the doors were closed, and many complaints of egregious behavior during the Covid-19 pandemic; additionally for-hire vehicles were frequently blocking the street on this residential block leading to horns honking; there was an order of suspension of the liquor license for Princepessa SoHo LLC in January/2022 (Case 136700) and additional disciplinary action by the NYSLA at the 12/10/2025 full board hearing (Agenda items 020 and 021, Case numbers CS23-11635 and CS-25-10042) amounting to a \$10,000 civil penalty; and
- vi. Whereas**, the principal was also a principal at Prinkipas LLC dba Lola Taverna (Lic ID #0340-23-137082) which operated just down the block from this location at the northeast corner of 6<sup>th</sup> Avenue and Prince Street from approximately 2018 to June/2025, which was also a source of major complaints during the extended pandemic period continuing until the time of its closure, as outlined in CB2M's resolution for their sidewalk café in [July/2019](#), the Applicant applied for extensive seating on the sidewalk consisting of 48 seats at the location, the prior operator had been a popular macrobiotic restaurant, Souen, which opened in 1971 and closed in January/2019 that had only 12 seats on the sidewalk; in addition, the Applicant also installed numerous operable doors on all three sides of the licensed premises as outlined in CB2M's resolution in [February/2019](#), these operable doors being left open late into the night, with patrons congregating around the sidewalk seating making the sidewalk impassable, causing life safety risks during the pandemic and having sustained negative quality of life impacts on the local residents; and
- vii. Whereas**, CB2M received six letters in opposition to the instant application, all based on the extensive negative history with the principal at this location as well as his more recently licensed premises on Sixth Avenue (now closed), the principal not showing up before CB2M's SLA Committee to demonstrate how he will now be able to operate in a compliant manner and not have the operations at his restaurant cause a disturbance to neighboring residents, one of the managing partners stating that they will keep the doors closed and that they might enclose the sidewalk café area, seemingly unaware that the platform is on public property and that the city is not permitting any new enclosed sidewalk cafés, this after also stating that they would have no outdoor seating; the partners stating that they would be running the operation and were excited to have the opportunity to have their own restaurant, it remaining unclear what the financial makeup of the LLC would be, residents strongly objecting to awarding any liquor license to Cobi Levey at the location based on the negative history at the location, that it would not be in the public interest to have the same operator that had such a negative impact on the quality of life of area residents in the past at this same location to be granted another liquor license here; and

viii. **Whereas**, while CB2M did not have an issue with the application as presented – a full-service, neighborhood steakhouse closing at 1 AM, background music only, operable doors/windows closed at all times and no outdoor seating – there were serious concerns about the character and fitness of the Applicant/principal due the extensive disruption to quality of life for area residents caused by the way his previous restaurant at this location had been operated under his ownership, in addition to the negative impact his other nearby restaurant also had on residents, the principal not appearing before CB2M to offer any reason as to why CB2M and area residents should trust that this new restaurant would operate differently from his past one at this location; there being no rationale provided to believe that things would be different other than a new chef and managing partners while the principal listed is the person who lacked the character and fitness to properly run his previously licensed premises at this location; and

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for an On-Premises Restaurant liquor license for **Prince Eatery LLC 199 Prince St 10012**; and

**THEREFORE BE IT FURTHER RESOLVED** that CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

**Vote:** Unanimous, 35 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