

Martin D. Novar, Esq.

**PILGRIM SOULS LLC
dba REVIVAL
161 LUDLOW STREET
NEW YORK, NEW YORK 10002**

Darragh McConnon, Managing Member

**MANHATTAN COMMUNITY BOARD 3
MEETING DATE: 10/7/2024**



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.

The following items are due by noon Friday before the meeting:

- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☐ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
(this is not required but strongly suggested if a relevant group exists)
- ☐ Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- ☒ new liquor license ☐ alteration of an existing liquor license ☐ corporate change

Check if either of these apply:

- ☒ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: September 26, 2024

Is location currently licensed? ☒ Yes ☐ No Type of license: Full Liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant bar

Corporation and trade name of current license: Tenement Partners LLC / Thief

APPLICANT:

Premise address: 161 Ludlow Street

Cross streets: Houston and Stanton

Name of applicant and all principals: Pilgrim Souls LLC; Darragh McConnon, Eoin Martin, Corey Miller
Jamie Bannigan

Trade name (DBA): Revival

PREMISE:

Type of building and number of floors: 5 Story Residential

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 150

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): C4-4A

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sun, Mon, Tues, Wed 12 pm- 2 am, Thur, Fri., Sat 12 pm - 4 am.

4 am so we can be available to hospitality industry employees after work and the late night 0067LGBTQ community.

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: _____

Number of indoor tables? 19 Total number of indoor seats? 48

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____
1 Customer Bar - 18'7" 1 Service Bar 6'9" First Floor dining room

(A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☒ Yes ☐ No

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu American
see attached.

What are the hours the kitchen will be open? all hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? principal

How many employees will there be? 25

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) _____

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe background

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level) Please describe your sound system: Small Bose speakers, only employees have access

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? _____

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") See attached.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) When needed and on big events like New Years.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Music will be ambient level. See attached.

Is sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound proofing? ☐ Yes ☐ No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (*includes roof & yard*) ☒ Yes ☐ No If Yes, describe and show on diagram: As per rules and regulations then in place.

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: Darragh McConnon is an owner of Dear Maud in Hoboken.

Address: 205 1st St, Hoboken, NJ 07030 Community Board # NJ

Dates of operation: 2022- present

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **Bar**, **Restaurant**, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? 10 w/in 250 ft on Ludlow.

How many On-Premise (OP) liquor licenses are within 500 feet? 32

Is the premise within 200 feet on the same street of any school or place of worship? ☐ Yes ☒ No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) _____ restaurant, or
☐ I will operate a _____,
☐ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other _____
3. My hours of operation will be:
Mon _____; Tue _____; Wed _____;
Thu _____; Fri _____; Sat _____;
Sun _____. (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR
☒ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☒ I will employ a doorman/security personnel: if needed
6. ☐ I will install soundproofing, _____

7. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have ☒ DJs, ☒ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____
9. ☒ I will play ambient recorded background music only.
10. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. ☐ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☐ I will not participate in pub crawls or have party buses come to my establishment.
13. ☐ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☐ I will have happy hour and it will end by _____.
15. ☐ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Darragh McConnon

Phone Number: 929-294-3693

PILGRIM SOULS LLC
dba REVIVAL
161 Ludlows Street

Plan to Manage Cleanliness on Sidewalk:

- 1) No smoking will be allowed in front of premise.
- 2) Owner/manager will ensure that deliveries occur quickly and efficiently to prevent congestion.
- 3) Boxes will not left sitting at the curb, they will be brought straight into premise.
- 4) If trash is not picked up in a timely manner, staff will bring trash bags/debris back into premise until pickup can occur.
- 5) Will use garbage bags that will not allow liquids to spill out onto the sidewalk.
- 6) Sidewalk space will be swept and kept clean of food waste and debris throughout the shift and upon closing.
- 7) The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation or taxi.

Plan to Manage Vehicular and Foot Traffic on Sidewalk:

- 1) All staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear.
- 2) No lines will be formed outside.
- 3) There will be a reservation system and an area to wait inside of the premises.
- 4) The business is a short walk from multiple subway and bus routes and the majority of their guests arrive on foot, public transportation, or taxi/uber. There is very little parking in the area, so public transportation will be the preferred method of transport to and from the premises.

Plan to Manage Noise:

- 1) There will be a manager and/or owner on duty at all times, who will be able to make sure that there is no excessive noise coming from the premises. This person will make sure that the premises does not become disorderly.
- 2) The business plays recorded music only, with no amplified music, live music, or DJ. Music will be played at an ambient level.
- 3) The owner/manager are the only people with access to operate/change the sound system.
- 4) Will provide contact information to local residents in case there are complaints or concerns.
- 5) Windows and doors will close by 10 PM.

PILGRIM SOULS LLC

dba REVIVAL

Principals of Applicant

1. Darragh McConnon Owner/Operator
2. Corey Miller Owner/Operator
3. Eoin Martin Owner/Operator
4. Jamie Bannigan Investor – Owns Construction company

Darragh McConnon

Darragh has over 18 years in the hospitality industry starting out as a kitchen porter, and progressing as a dishwasher, barback, server, bartender, manager, and owner.

Darragh moved to New York City in mid 2015 and started working as a bartender in Trinity Pub on the upper east side. Worked here for 2 years whilst transitioning to the Sleeping Giant Hospitality Group and quickly learned his trade in both mixology and American style cuisine.

In 2019 he stepped into management, managing the operations in bar/restaurant Jackdaw, then he moved to Delray beach, FL and opened/operated the successful Lulu's Delray café/restaurant. He returned to New York/New Jersey in 2022 and opened Dear Maud restaurant in Hoboken as managing partner.

Trinity Pub NYC 2015-2019
229 E 84th St, New York, NY 10028
bartender/manager

Sweet Afton 2017-2019
3009 34th St, Astoria, NY 11103
bartender

The Penrose 2018-2019
1590 2nd Ave, New York, NY 10028
bartender

Jackdaw 2019-2021

213 2nd Avenue New York, NY 10003
manager

Lulus 2021-2022
189 NE 2nd Ave, Delray Beach, FL 33483
manager

Dear Maud 2022-Present
205 1st St, Hoboken, NJ 07030
owner/operator

Eoin Martin

Eoin graduated university in Ireland in 2017 with an honors degree in business and finance, funding his education through hospitality jobs. He upon graduation he moved to New York and has worked full time in restaurants and bars since. Eoin started waiting tables, became a bartender, and maitre d and now is a General Manager.

Dylan Murphy's 2017 – 2019
1453 3rd Ave, New York, NY 10028
Wait staff to Head Bartender

Doyle's Corner 2019 – 2022
4202 Broadway, Astoria, NY 11103-2706
General Manager and Bar Tender

Dear Maud 2022- 2024
205 1st St, Hoboken, NJ 07030
General Manager
d

Corey Miller

e
Corey has 16 years in the hospitality industry with such roles as dishwasher, prep cook, server, bartender and management. He is a member of the United States Bartender's Guild and ServSafe certified. Since moving to New York in 2012, Corey has worked at:

Manhattan Cricket Club 2013-2016
226 W 79th St, New York City, NY 10024-6250.
Australian Restaurant
Bar Manager/Head Bartender
Responsible for ordering, curating menus, scheduling and training staff daily.

Sweet Afton 2016-2022
30-09 34th St, Astoria, NY 11103
Cocktail Bar
Bar Manager
Responsible for money handling, ordering, inventory control, curating menus.

Dear Maud 2022-2024
205 1st St, Hoboken, NJ 07030
Cocktail Bar
Bartender

Department of State
Division of Corporations

Entity Assumed Name History

Return to Results

Return to Search

Entity Details

ENTITY NAME: PILGRIM SOULS LLC

FOREIGN LEGAL NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING: 08/28/2024

EFFECTIVE DATE INITIAL FILING: 08/28/2024

FOREIGN FORMATION DATE:

COUNTY: ALBANY

JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 7407434

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS: CURRENT

NEXT STATEMENT DUE DATE: 08/31/2026

NFP CATEGORY:

[ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

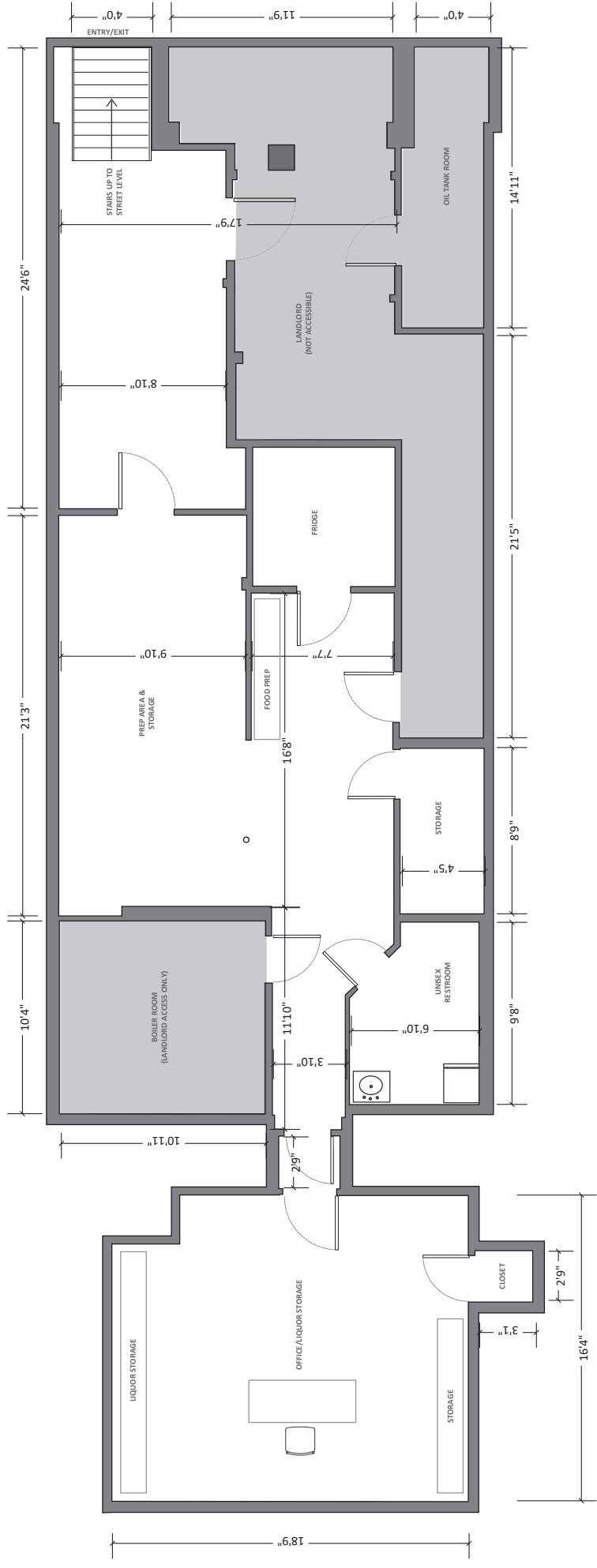
Search

File Date	Assumed Name	Assumed Name ID	Status	Principal Location
08/29/2024	REVIVAL	7408491	Active	

Rows per page: 5 1-1 of 1

Drawing: Interior Diagram: Basement

Name:	Pilgrim Souls LLC	Address:	161 Ludlow St, New York, NY 10002	Date:	09.25.2024
DBA:	Revival	Scale:	Not to Scale	Page:	2 of 3



Drawing: Interior Diagram: Ground Floor

Name: Pilgrim Souls LLC

Address: 161 Ludlow St, New York, NY 10002

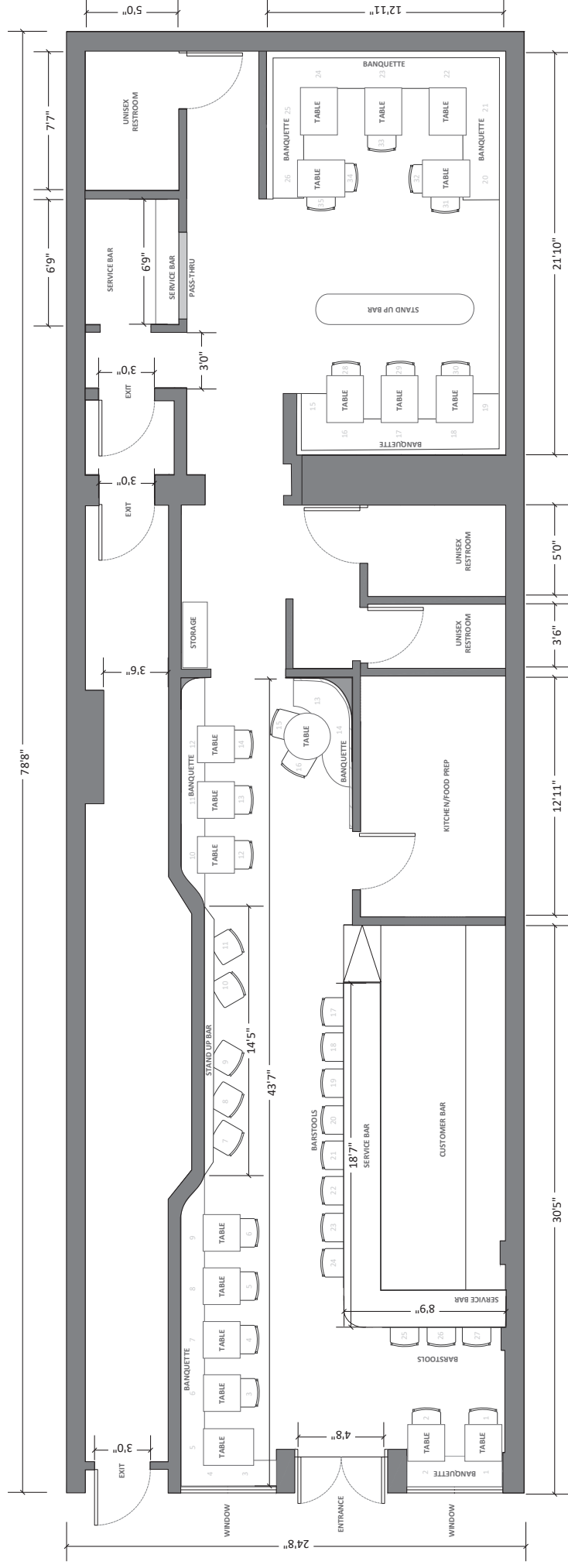
Date: 09.25.2024

DBA:

Revival

Scale: Not to Scale

Page: 1 of 3



Revival Food Menu

Starters-

Grilled Oysters – Strawberry, Apple, Rhubarb – 6/\$16 12/\$28
Tuna Kinalaw – Hamachi Tuna, Coconut, Calamansi, Basil Oil, Squid Ink Crisp - \$24
Chilled Cucumber Soup – Sungold Tomato, Leek, Yogurt, Dill - \$13
Celery Salad – Shaved Fennel, Granny Smith Apple, Endive, Meyer Lemon Vinaigrette - \$18
Chicken Liver Mousse – Pickled Red Onion, Concord Grapes, House Sourdough - \$16
Arancini – Mushroom Risotto, Pecorino, Duck - \$22
Crab Beignets – Jumbo Lump Crab, Puff Pastry, Lemon Aioli - \$14
Popcorn Chicken – Szechuan Peppercorn, Hot Honey, Thai Basil Aioli - \$18
Cucumber Salad – Crispy Shallot, Soy, Cilantro, Sesame Oil - \$12

Mains –

Lemongrass Half Chicken – Roasted Carrot, Pickled Grapes, Curry Puree - \$32
Szechuan Spicy Seabass – Roasted Cabbage, Garlic, Chive, Sweet Beets - \$36
Short Rib – Long Green Beans, Eggplant, Peanut Sauce - \$44
Salmon – Parsnip Puree, Seasonal Vegetable, Chive Beurre Blanc - \$35
The Burger – Short Rib Blend, Caramelized Onion, Gruyere, Malt Vinegar Aioli - \$22
The “Thunderbird” – Buttermilk Fried Chicken, House Hot Sauce, Bibb Lettuce, Tomato, Brioche - \$20

Sides – \$10

Crispy Potatoes – Duck Fat, Rosemary
Roasted Cabbage – Pickled Serrano Peppers, Crispy Shallot
Mushrooms – Seasonal Mushrooms, Black Garlic, Chimichurri
Sea Salt & Vinegar “Chips” – Twice Fried Wedges, Harissa Aioli

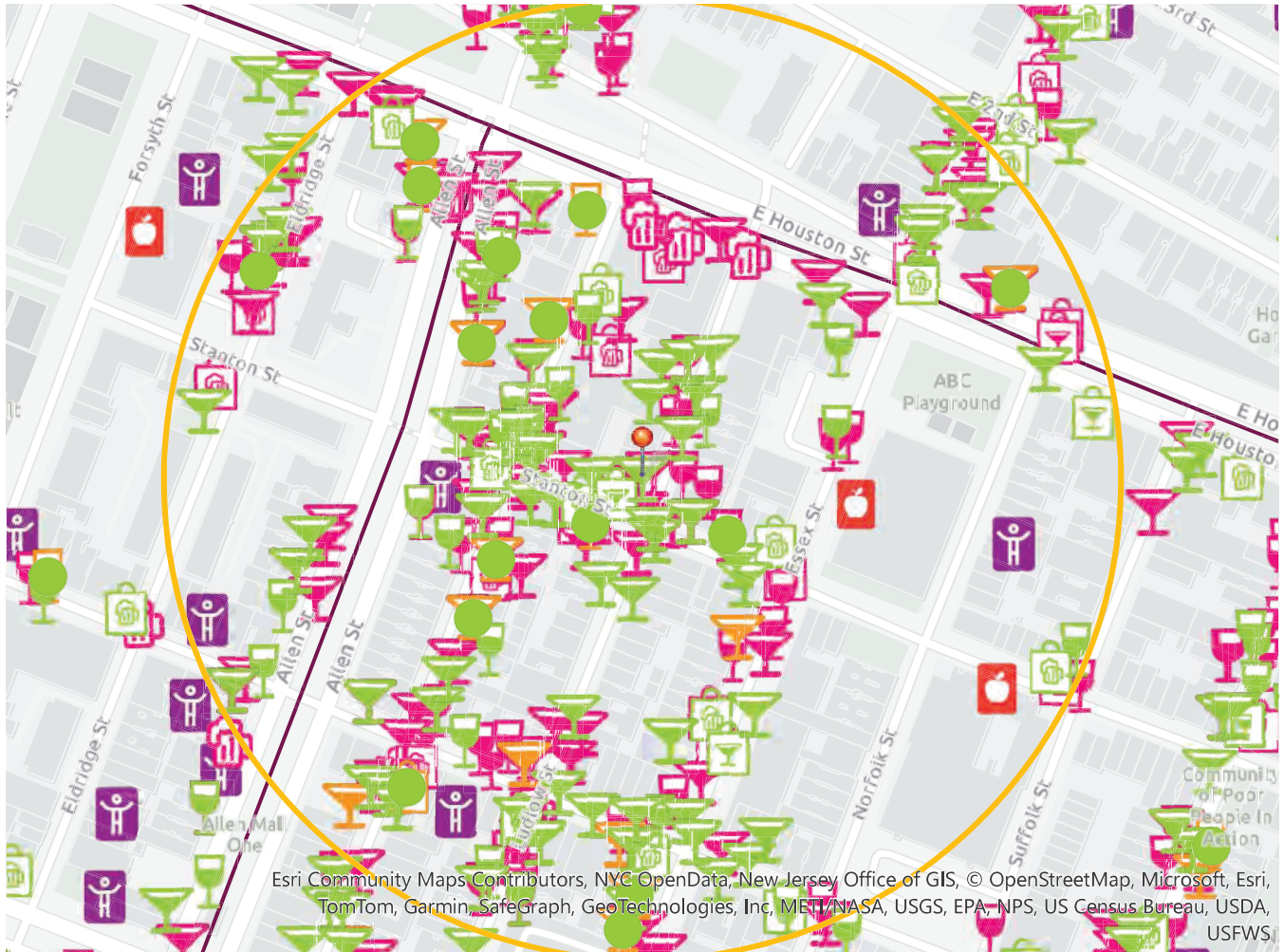
Desserts –

Coconut Mousse – Pandan, Strawberry, Spiced Cashews - \$12
Vanilla Panna Cotta – Blackberry, Blueberry, Chocolate Cremeux \$13
Apple Sorbet – Pear, Yuzu Meringue, Candied Walnuts \$13
Affogato – Sunflower Seed Ice Cream, Vanilla Ice Cream, Espresso \$12

Revival Lunch Menu

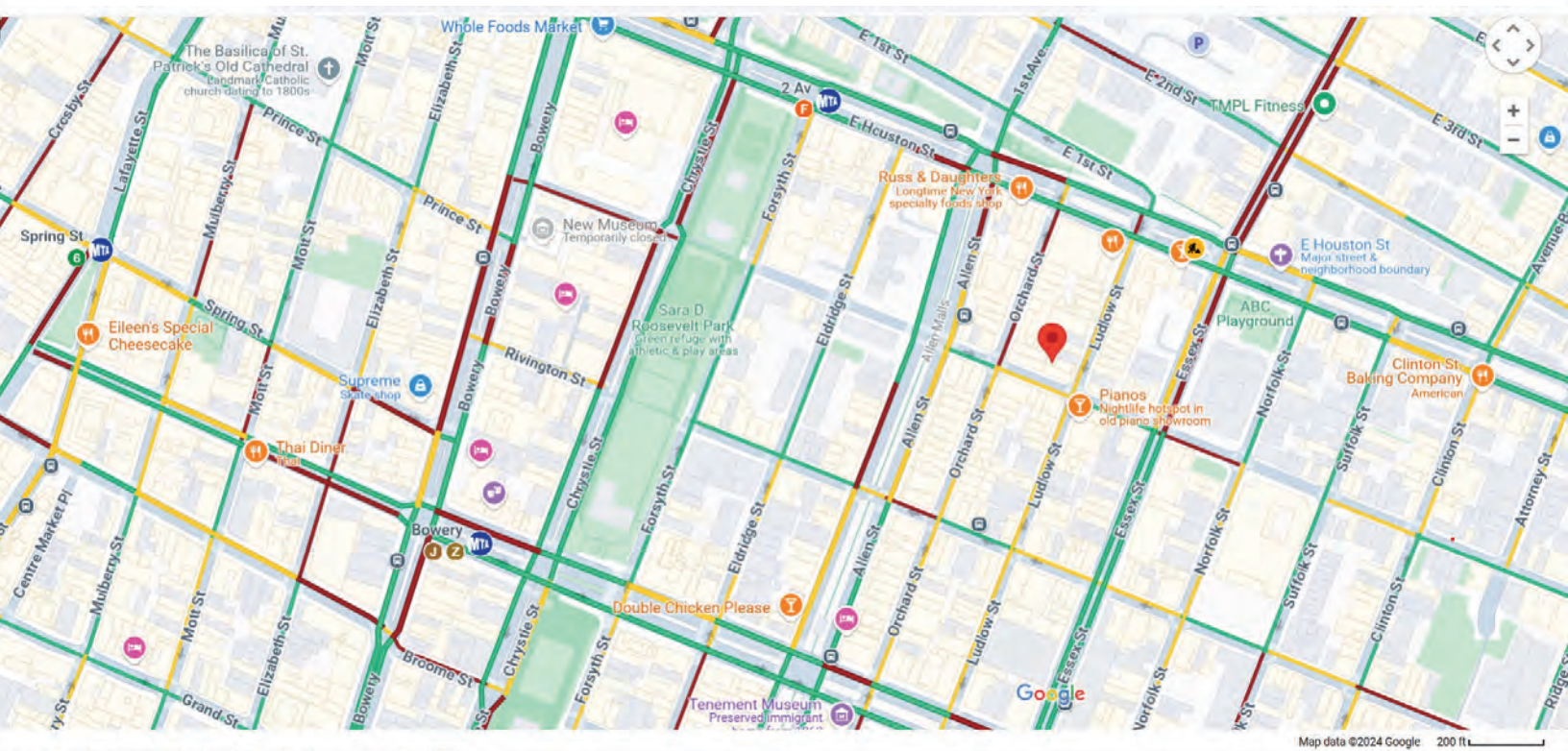
Chilled Cucumber Soup – Sungold Tomato, Leek, Yogurt, Dill \$13
Celery Salad – Shaved Fennel, Granny Smith Apple, Endive, Meyer Lemon Vinaigrette \$18
Cucumber Salad – Crispy Shallot, Soy, Cilantro, Sesame Oil \$12
Short Rib Sandwich – Roasted Red Pepper, Peanut Sauce, Arrugula \$15
The Burger – Short Rib Blend, Caramelized Onion, Gruyere, Malt Vinegar Aioli \$22
The “Thunderbird” – Buttermilk Fried Chicken, House Hot Sauce, Bibb Lettuce Slaw, Tom. Brioche \$20
Grilled Oysters – Strawberry, Apple, Rhubarb – 6/\$16 12/\$25
Mushroom Risotto – Hen of the Woods and Oyster Mushrooms, Pecorino, Sage \$22
Broccolini Pesto Gnocchi – Romesco, Eggplant, Roasted Peppers, Parmesan Crisp \$21

NY SLA LAMP REPORT



Green Martini Glass = OP License
Green Wine Glass = RW/TW License
Pink Icons = Inactive
Orange Icons = Pending
Red Apple - School
Purple Icon = Places of Worship

Area Map - 161 Ludlow Street



This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	161 Ludlow St, New York, New York, 10002
Geocode	Latitude: 40.72143 longitude: -73.98778
Report Generated On	9/26/2024

8 Closest Liquor Stores		
Name	Address	Distance
VJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	48 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	442 ft
EAST HOUSTON STREET WINE & LIQUOR INC License ID: 0100-24-100179 Legacy Serial No.: 6008088	253 E HOUSTON ST NEW YORK, New York 10002	713 ft
TURTLE DOVE LLC License ID: 0091-22-100761 Legacy Serial No.: 1271455	28 30 CLINTON ST STORE B NEW YORK, New York 10002	1,015 ft
JCCSM INC License ID: 0100-23-126146 Legacy Serial No.: 1336591	45 1ST AVE NEW YORK, New York 10003	1,121 ft
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	1,153 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,204 ft
EAST VILLAGE WINE & LIQUORS INC License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,210 ft

Schools within 500 feet		
Name	Address	Distance
PS 20 ANNA SILVER	166 ESSEX ST NEW YORK, NY 10002	339 ft

Churches within 500 feet	
Name	Distance
Assafa Islamic Center, Inc. - Assafa Masjid	315 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
White Horse Hospitality Group LLC Application ID: NA-0340-24-127510	162 Orchard St New York, New York 10002.0	261 ft
JAZZ GENIUS CORPORATION Application ID: NA-0340-24-120475	151 Essex St New York, New York 10002.0	286 ft
Baby Grand LES LLC Application ID: NA-0370-24-104308	187 Orchard St New York, NY 10002.0	289 ft
Idleflora LLC Application ID: NA-0340-24-101635	188 Allen St New York, NY 10002.0	336 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Winhall Station LLC Application ID: NA-0370-24-104814	154 Orchard St Store C & D New York, New York 10002.0	344 ft
Cactus Wren LLC Application ID: NA-0340-24-122175	98 Rivington St New York, NY 10002.0	483 ft
New Copper & Oak LLC Application ID: NA-0340-24-114340	157 Allen St New York, New York 10002.0	560 ft
Kooking NYC LLC Application ID: NA-0340-24-131541	111 Rivington St New York, New York 10002.0	571 ft
Two Doors Down NY LLC Application ID: NA-0370-24-100667	159 E Houston St New York, NY 10002.0	630 ft
Bar On Houston LLC, The Application ID: NA-0370-24-103540	244 E Houston St New York, New York 10002.0	650 ft
121 Three Group Hospitality LLC Application ID: NA-0370-23-151517	121 Essex St New York, New York 10002.0	652 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Application ID: NA-0343-22-105979	139 ORCHARD ST NEW YORK, New York 10002.0	685 ft
ESSEX CHICKEN LLC Application ID: NA-0340-24-115706	115 Essex St New York, New York 10002.0	702 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
TENEMENT PARTNERS LLC License ID: 0340-22-111434 Legacy Serial No.: 1339077	161 LUDLOW ST NEW YORK, New York 10002	0 ft
SAN PEPPAS JERK CHICKEN EXPRESS INC IV License ID: 0340-23-138699 Legacy Serial No.: 1334619	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST NEW YORK, New York 10002	79 ft
LOCO 111 INC License ID: 0340-22-110924 Legacy Serial No.: 1131031	105 STANTON ST NEW YORK, New York 10002	79 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	89 ft
158 LUDLOW REST LLC License ID: 0340-22-105902 Legacy Serial No.: 1131361	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	97 ft
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, NY 10002	100 ft
MRRDIGO LLC, IHG MGMT MARYLAND LLC & GG LES LLC License ID: 0343-23-103625 Legacy Serial No.: 1286719	171 LUDLOW ST A/K/A 180 ORCHARD ST NEW YORK, New York 10002	122 ft
95 STANTON STREET REST INC License ID: 0340-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	142 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	153 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	171 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	171 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	176 ft
ORCHID STREET ENTERPRISES LLC License ID: 0340-22-106907 Legacy Serial No.: 1156178	174 ORCHARD STREET HOUSTON & STANTON STREETS NEW YORK, New York 10002	176 ft
168 ORCHARD ST PARTNERS INC License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	180 ft
OWLINGS INC License ID: 0340-22-103830 Legacy Serial No.: 1170538	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	186 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	196 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	199 ft
ORCHARD STREET RESTAURANT LLC & COSMIC DEBRIS LLC License ID: 0340-23-132646 Legacy Serial No.: 1219676	187 ORCHARD STREET E HOUSTOH ST & STANTON ST NEW YORK, New York 10002	211 ft
LUDLOW HOTEL OPERATING LLC & LUDLOW HOTEL F&B LLC License ID: 0343-22-130691 Legacy Serial No.: 1275487	180 184 LUDLOW ST & BEVERAGE LLC NEW YORK, New York 10002	220 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	229 ft
PUB 138 INC License ID: 0340-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	248 ft
GHVILLE INC License ID: 0340-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	256 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	280 ft
EPSTEINS BAR LLC License ID: 0340-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	301 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	385 ft
ROCKWOOD MUSIC CORP License ID: 0340-23-134374 Legacy Serial No.: 1156950	194 ALLEN ST UNITS B4, B5, & B6 NEW YORK, New York 10002	390 ft
S W MONTE INC License ID: 0370-23-165259 Legacy Serial No.: 6007658	217 E HOUSTON ST NEW YORK, NY 10002	394 ft
ALLEN OPERATING COMPANY LLC & ORCHARD ST REST LLC License ID: 0343-22-127335 Legacy Serial No.: 1192619	190 ALLEN STREET STANTON & EAST HOUSTON STREETS NEW YORK, New York 10002	396 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	409 ft
FOUNDATION LOUNGE CORP License ID: 0340-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	413 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	434 ft
ONLY LOVE STRANGERS LLC License ID: 0340-24-107418 Legacy Serial No.: 6015448	175 177 E HOUSTON ST ENTRANCE ON 200 ALLEN STREET NEW YORK, NY 10002	461 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	481 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	507 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	529 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	531 ft
DOWNTOWN LLC,THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	531 ft
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	538 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	552 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
MFM BRANDY LLC License ID: 0370-24-106017 Legacy Serial No.: 6014036	157 ALLEN ST NEW YORK, New York 10002	560 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	564 ft
PENNSYLVANIA JAYCOX INC License ID: 0340-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	573 ft
DOWNTOWN DINING LLC License ID: 0340-22-114339 Legacy Serial No.: 1265284	5 AVENUE A NEW YORK, New York 10009	574 ft
CRAWFORD FLICK INC License ID: 0340-23-131210 Legacy Serial No.: 1024603	7 AVENUE A NEW YORK, New York 10009	575 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, NY 10002	578 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	590 ft
JJD GROUP LLC License ID: 0340-23-132625 Legacy Serial No.: 1210668	9 AVENUE A HOUSTON & 1ST AVE NEW YORK, New York 10009	593 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	595 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	623 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	635 ft
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	637 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	640 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	642 ft
A & P RESTAURANT CORP License ID: 0340-22-114546 Legacy Serial No.: 1260821	245 E HOUSTON ST A/K/A 190 NORFOLK ST NEW YORK, New York 10002	651 ft
ROBERT SANDS INC License ID: 0340-21-119067 Legacy Serial No.: 1191958	12 AVENUE A HOUSTON & FIRST NEW YORK, New York 10009	669 ft
AVENUE A PIZZA LLC License ID: 0340-24-122259 Legacy Serial No.: 6030690	15 Avenue A New York, New York 10009	669 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	671 ft
12 FIRST AVE RESTAURANT CORP License ID: 0340-23-137730 Legacy Serial No.: 1236229	76 E 1ST ST AKA 12 1ST AVE NEW YORK, New York 10009	675 ft
DOUBLE DOWN NYC LLC License ID: 0370-24-116117 Legacy Serial No.: 6024409	14 AVENUE A HOUSTON & E 2ND STREET NEW YORK, New York 10009	677 ft
SAFF INC License ID: 0340-23-131154 Legacy Serial No.: 1024136	249 ELDRIDGE STREET NEW YORK, New York 10002	683 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	685 ft
MONEYGOROUND INC License ID: 0370-24-115619 Legacy Serial No.: 6023903	235 ELDRIDGE ST NEW YORK, New York 10002	690 ft
NISHIWAKI LLC License ID: 0340-23-129414 Legacy Serial No.: 1299911	217 ELDRIDGE ST NEW YORK, New York 10002	695 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GOLDEN C HOSPITALITY INC License ID: 0340-23-131727 Legacy Serial No.: 1271096	13 1ST AVE 72 E 1ST STREET NEW YORK, New York 10003	716 ft
REQUISITE BOOTIE INC License ID: 0340-23-131657 Legacy Serial No.: 1024348	14 1ST AVENUE NEW YORK, New York 10009	719 ft
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	721 ft
23AVEBAR CORP License ID: 0340-23-160246 Legacy Serial No.: 6002607	23 AVENUE A NEW YORK, NY 10009	739 ft
Brenmck LLC License ID: 0370-24-127244 Legacy Serial No.: 6035824	16 First Ave New York, NY 10009	743 ft
OSCURA 247 LLC License ID: 0370-24-116003 Legacy Serial No.: 6024292	247 ELDRIDGE ST NEW YORK, NY 10002	749 ft

Petition to Support Proposed Liquor License

Date: Sept. 25, 2024

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) full liquor

to the following applicant/establishment (company and/or trade name) Pilgrim Souls LLC dba Revival

Address of premises: 161 Ludlow Street, NY, NY

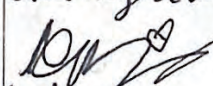
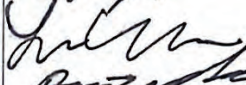
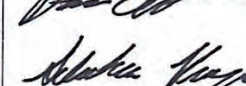
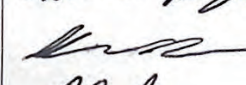
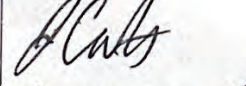
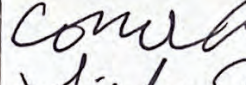
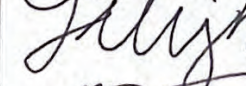


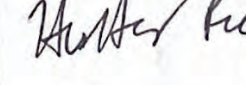

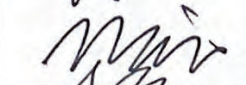
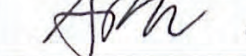

This business will be a: (circle) Bar Restaurant Other: Restaurant and bar

The hours of operation will be:

12:00 to 2:00 am S, M, T, W 12:00 - 4:00 am Th, Fr, Sat (if allowed).

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Anne Hayden Van Dyke	Anne Hayden Van Dyke	167 Ludlow St. Apt. 6E
Avalyn Robbins		161 Ludlow St. Apt. 9
Lindsay Walker		161 Ludlow St Apt 2
David Zebeca		167 Ludlow St Apt 6W
Sebastian Verastegui		167 Ludlow St.
Daniel Badell		167 Ludlow St.
John Cutillo		132 Ludlow
Connor Ayers		303 E 4th St. ZB
Lily McNeely		161 Ludlow St. Apt 9
maylee Mann		161 Ludlow St.
Gregory Horrocks		161 Ludlow St. Apt 3
Hunter Russell		161 Ludlow St. Apt 3
Hannah Brown		109 Ludlow St Apt. 10
Maia Elliott		109 Ludlow St. unit 10
Sarah Campbell		109 Ludlow St. Apt 10

Petition to Support Proposed Liquor License

Date: Sept. 25, 2024

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) full liquor

to the following applicant/establishment (company and/or trade name) Pilgrim Souls LLC dba Revival

Address of premises: 161 Ludlow Street, NY, NY

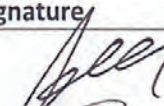


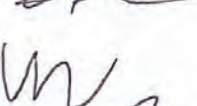
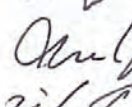


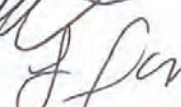

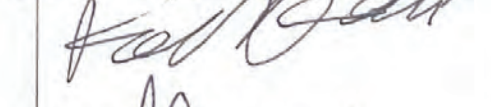


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12:00 to 2:00 am S, M, T, W 12:00 - 4:00 am Th, Fr, Sat (if allowed).

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Jorge Sobarzo		140 Ludlow 167
Alyssa Trac		167 Ludlow St NY, NY
Sydney Moore		10002
Allmir Lika		133 Ludlow NY, 10002
Adam Titzer		18 Leonard St NY 10013
Ann Marie Nacchio		169 Allen St
Kishen Sasmokhan		169 Allen St.
Duke Ghiofets		172 Ludlow St
Jessica Angel		161 Ludlow NY
Lindsay Sandler		152 Ludlow St.
Alexa Figliozzi		152 Ludlow St.
Felix Faur		196 Orchard St. 6R
Mark Vaffe		172 Ludlow
		163 Ludlow

Petition to Support Proposed Liquor License

Date: Sept. 25, 2024

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) full liquor

to the following applicant/establishment (company and/or trade name) Pilgrim Souls LLC dba Revival

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


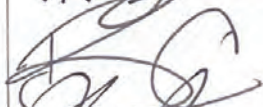
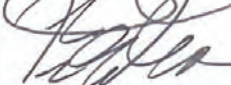
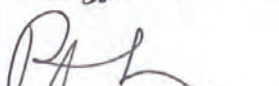

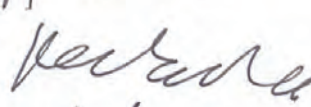

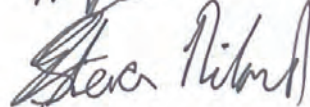
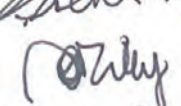


This business will be a: (circle) Bar Restaurant Other: Restaurant and bar

The hours of operation will be:

12:00 to 2:00 am S, M, T, W 12:00 - 4:00 am Th, Fr, Sat (if allowed).

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Kamal Nawron		163 Ludlow
Smit Bajor		163 Ludlow
Hugo Bray	H. 	165 Ludlow
Bianca Gentamone		165 Ludlow
Esteban Vasquez		165 Ludlow
Rachel Green		168 Ludlow
CHRIS SCHULTE		66 John St
Kristen Carr		163 Ludlow
Harriet Keane		161 Ludlow
Steven Niland		164 Ludlow
Amy Riley		212 Christie
JANCEE SPIES		175 Ludlow St
Jonah Perna		10 Rutgers St

Martin D. Novar, Esq.

1156 Avenue of the Americas, Suite 600
New York, New York 10036
Tel: (212) 213-9757
martin@novaresq.com

September 26, 2024

Diem Boyd
Lower East Side Dwellers Neighborhood Association
lesdwellers2012@gmail.com

Re: New Bar/Restaurant at 161 Ludlow Street.
Pilgrim Souls LLC dba Revival

Dear Mr. Boyd:

I represent four partners who are planning to open a bar restaurant at 161 Ludlow Street. I want to reach out to introduce ourselves, inform you of our plans and be available to you or your constituents, our neighbors, should any concern arise going forward.

The team leader is Darragh McConnon (929-294-3693, dmccconnon@dearmaud.com) who has over 18 years in the hospitality industry. He is very happy to speak with you about his plans for Revival at 161 Ludlow between Delancy and Rivington. Briefly, there will be no TVs, only background music and it will have a full menu.

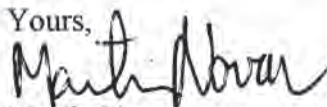
The team would like a 4:00 closing time if possible and acceptable, but understands it may be against the community wishes. The 4:00 closing time would be so they could be a place for hospitality workers to wind down after they get off work at their establishments and to provide a safe place for the late night LGBTQ community to gather.

The premises at 161 Ludlow has been licensed for as long back as I can research; the most recent establishment there was Thief owned by Tenement Partners LLC. The liquor license that we are applying for would therefore not add to the total licenses in the neighborhood.

As soon as I submit the Questionnaire Package to the Community Board 3, I will forward a copy to you as well, so you can have the information we are providing the Community.

I recognize the community may be happier with a bookstore or theater group than a bar restaurant, unfortunately, with the rents as they are, that is not a realistic option for this space. That said, my clients will be good neighbors and responsive business owners should any issues develop.

I invite you to contact me or Darragh and I thank you for your consideration.

Yours,

Martin Novar

cc: Darragh McConnon

ATTENTION RESIDENTS & NEIGHBORS

Pilgram Souls LLC dba Revival

Company Name/Contact Info

Plans to open a
Restaurant and bar

(Please check Bar, Restaurant, Club and Liquor if they will be a Bar/Club/Liquor or Bar/Club/Liquor)

at the following location
161 Ludlow Street, NY, NY

Address Number and Street Name, City, State

This establishment is seeking a license to serve

Beer, Wine, Liquor

Beer & Wine or Beer, Wine & Liquor

There will be an opportunity for public comment on

Monday, October 7, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

Meeting Information

Derragh McConnon 929-294-3693

Applicant Contact Information

AI COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mb3@cb3nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

Pilgram Souls LLC dba Revival 929-294-3693

Company Name/Contact Info Numero de la Compañia y/o telefono de contacto

Plans to open a:

Restaurant and bar

(Please check Bar, Restaurant, Club and Liquor if they will be a Bar/Club/Liquor or Bar/Club/Liquor)

161 Ludlow Street, NY, NY

Address

Seeking a license to serve

Planifique abrir un/una:

Restaurant and bar

(Por favor marque Bar, Restaurant, Club y/o Liquor si se va a abrir un Bar/Club/Liquor o Bar/Club/Liquor)

161 Ludlow Street, NY, NY

Direccion

En busqueda de una
licencia para servir:

Beer, Wine & Liquor

Beer & Wine or Beer, Wine & Liquor

Public meeting
for comments

Meeting Information

Monday, October 7, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

AI COMMUNITY BOARD 3

SLA & DCA Licensing
Committee Meeting

Meeting Information

Reunión pública
para comentarios

Meeting Information

Monday, October 7, 2024 at 6:30pm

Online: <https://us06web.zoom.us/j/89482152857>
see www.cb3manhattan.org for zoom meeting details

En la JUNTA COMUNITARIA 3

La reunion del Comité
de Licencias del SLA y del DCA

Meeting Information

mb3@cb3nyc.gov - www.cb3manhattan.org

