

**P&B** Pesetsky & Bookman

**An Entity to be formed by Raghav  
Gupta and Gabriel Heckt**

Community Board SLA License Questionnaire

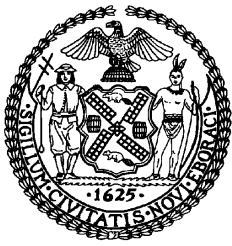
**Pesetsky & Bookman**

*Applicant's Alcoholic Beverage Counsel*

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New York, NY 10007

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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 Wednesday 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: July 1, 2026

Is location currently licensed?  Yes  No    Type of license: OP-Restaurant

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Bar & Restaurant

Corporation and trade name of current license: Cactus Wren LLC d/b/a Cactus Wren

**APPLICANT:**

Premise address: 98 Rivington Street

Cross streets: Orchard & Ludlow Streets

Name of applicant and all principals: An Entity to be formed by Raghav Gupta and Gabriel Heckt  
Raghav Gupta; Gabriel Heckt; Shivani Saboo; and Andrew Demeter.

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: Mixed-Use Building with 3 floors

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 74

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) 12pm - 2am, 7 days a week

Will any other business besides food or alcohol service be conducted at premise, i.e., retail?  Yes  No  
If yes, please describe what type: N/A

Number of indoor tables? 30 Total number of indoor seats? 60

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2

One stand-up bar with 20 bar seats - Ground Floor and small (mini-bar) - no bar seats/Basement

*(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 \_\_\_\_\_

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? General Manager

How many employees will there be? approximately 8-10

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 N/A

What will be the music volume?  Background (conversational)  Entertainment (live music venue level) Please describe your sound system: Standard small mounted speakers

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? N/A

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.") The applicant will have security personnel to prevent vehicular traffic and crowd congestion in front of the premises.

Will there be security personnel?  Yes  No (If Yes, how many and when) 1

The will employ one security personnel during peak hours; two on Friday and Saturday evenings.

How do you plan to manage noise inside and outside your business so neighbors will not be affected?

Please attach plans. The applicant will train its staff to ensure noise levels are in compliance with all local laws and regulations.

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:

Sidewalk Cafes on Rivington and Ludlow Streets.

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: N/A

Address: N/A Community Board # N/A

Dates of operation: N/A

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? 4

How many On-Premise (OP) liquor licenses are within 500 feet? 53

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 Cocktail Bar,  
 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 12pm-2am; Tue 12pm-2am; Wed 12pm-2am;  
Thu 12pm-2am; Fri 12pm-2am; Sat 12pm-2am;  
Sun 12pm-2am. (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: \_\_\_\_\_
6.  I will install soundproofing, Standard small mounted speakers

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 7pm.
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: Raghav Gupta: Contact Email: raghav@ev-ventures.com

Phone Number: Gabriel Heckt: Contact Email: gabe@ev-ventures.com

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.

<b>Proximity Report For:</b>	
Location	<b>98 Rivington St, New York, New York, 10002</b>
Geocode	<b>Latitude: 40.72020 Longitude: -73.98845</b>
Report Generated On	<b>6/29/2026</b>

<b>8 Closest Liquor Stores</b>		
<b>Name</b>	<b>Address</b>	<b>Distance</b>
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	319 ft
VIJAYA GROUP INC License ID: 0100-23-126911 Legacy Serial No.: 1326346	100 STANTON ST NEW YORK, New York 10002	445 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	799 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	1,046 ft
EAST VILLAGE WINE & LIQUOR'S, INC. License ID: 0100-23-126409 Legacy Serial No.: 1281322	80-82 CLINTON ST NEW YORK, New York 10002	1,051 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	1,393 ft
DISCOVERY WINES LLC License ID: 0100-22-116824 Legacy Serial No.: 1254572	16 AVE B NEW YORK, New York 10009	1,521 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	1,524 ft

**Schools within 500 feet**

Name	Address	Distance
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No Schools within 500 feet		
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**Churches within 500 feet**

Name	Distance
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* First Roumanian American Congregation	129 ft
Assafa Islamic Center, Inc. - Assafa Masjid	453 ft
The Church Of Grace To Fujianese	476 ft

**\*According to Google Maps, the congregation is several blocks away at 233 E Broadway, New York, NY 10002**

**Pending On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
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3B Hospitality Group LLC Application ID: NA-0340-26-117224	143 Orchard St New York, New York 10002	245 ft
133 ESSEX ASSOCIATES LLC Application ID: NA-0340-24-142520	133 Essex St New York, New York 10002	253 ft
94 Avenue A Bar LLC Application ID: NA-0340-25-136175	109 Ludlow St New York, New York 10002	316 ft
Lotus Collective LLC Application ID: NA-0340-25-139145	162 Orchard St New York, New York 10002	325 ft
Casafuego LLC Application ID: NA-0340-26-116326	99 Stanton St New York, New York 10002	393 ft
GAO HOSPITALITY LLC Application ID: NA-0340-25-124980	108 Stanton St New York, NY 10002	462 ft
Present Momentz LLC Application ID: NA-0340-26-100422	96 Orchard St New York, New York 10002	750 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
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Cactus Wren LLC License ID: 0340-25-105715 Legacy Serial No.: 6055211	98 Rivington St New York, New York 10002	0 ft
KELTIC LOUNGE INC License ID: 0370-23-160789 Legacy Serial No.: 6003151	132 LUDLOW ST NEW YORK, New York 10002	72 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	85 ft
SOHO-LUDLOW INC License ID: 0349-22-117022 Legacy Serial No.: 1272412	139 LUDLOW ST NEW YORK, New York 10002	109 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, New York 10002	123 ft
The Downtown LLC & Rivington Refinery Management LLC & TableOne LES LLC & Lorimer Chalet LLC License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	160 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	162 ft
ATLANTIC BAR GROUP LLC License ID: 0340-24-101496 Legacy Serial No.: 6009441	146 ORCHARD ST NEW YORK, New York 10002	180 ft
Kooking NYC LLC License ID: 0340-25-109044 Legacy Serial No.: 6058605	111 Rivington St New York, New York 10002	194 ft
CAMILLE PRODUCTIONS LLC License ID: 0370-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	194 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	202 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	210 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, New York 10002	215 ft
A HALIBUT, INC. License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	220 ft
FOUNDATION LOUNGE CORP License ID: 0370-23-135024 Legacy Serial No.: 1280506	137 ESSEX ST NEW YORK, New York 10002	232 ft
Winhall Station LLC License ID: 0370-24-131796 Legacy Serial No.: 6040502	154 Orchard St Stores C & D New York, New York 10002	243 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	244 ft
Dinner Menu LLC License ID: 0340-26-137950 Legacy Serial No.: 6088444	78 Rivington St New York, New York 10002	253 ft
121 Three Group Hospitality LLC License ID: 0370-24-133811 Legacy Serial No.: 6042603	121 Essex St New York, New York 10002	269 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	279 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC & ATELIER HOSPITALITY INC. License ID: 0343-25-100684 Legacy Serial No.: 6050095	139 ORCHARD ST NEW YORK, New York 10002	280 ft
OWLINGS INC License ID: 0370-24-133643 Legacy Serial No.: 6042430	152 LUDLOW STREET RIVINGTON & STANTON STREETS NEW YORK, New York 10002	288 ft
ESSEX CHICKEN LLC License ID: 0340-25-101914 Legacy Serial No.: 6051347	115 Essex St New York, New York 10002	298 ft
BG BAR INC License ID: 0370-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	302 ft
Apt 5 LLC License ID: 0370-24-124394 Legacy Serial No.: 6032903	157 Ludlow St New York, New York 10002	307 ft
PENNSYLVANIA JAYCOX INC License ID: 0370-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	336 ft
GOOD THANKS CAFE LLC License ID: 0370-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, New York 10002	345 ft
158 LUDLOW REST LLC License ID: 0370-24-130274 Legacy Serial No.: 6038945	158 LUDLOW STREET STANTON & RIVINGTON NEW YORK, New York 10002	364 ft
GUAPO BODEGA LLC License ID: 0340-22-113623 Legacy Serial No.: 1246348	146 ESSEX STREET NEW YORK, New York 10002	369 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	369 ft

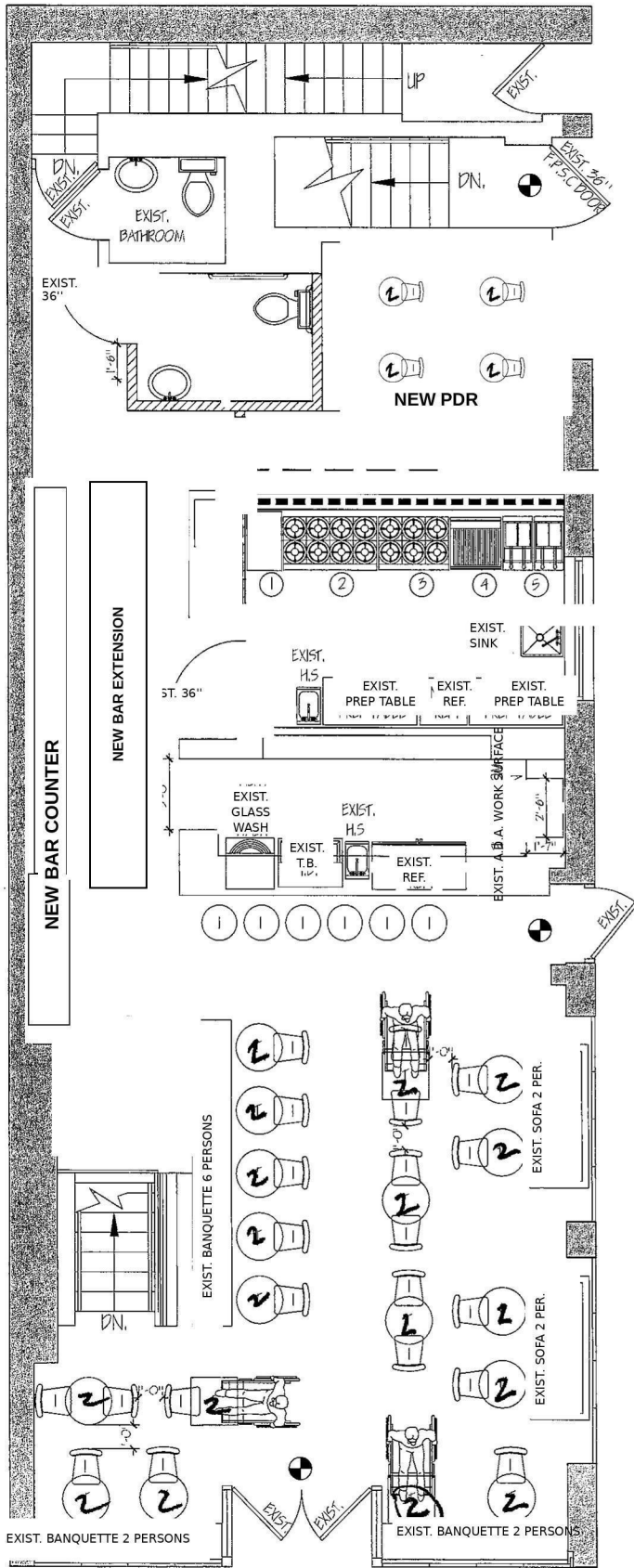
Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
RIVINGTON CAFE CORP License ID: 0370-24-134450 Legacy Serial No.: 6043247	123 RIVINGTON STREET NEW YORK, New York 10002	371 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	377 ft
ALPHA 129 REST LLC License ID: 0370-24-130743 Legacy Serial No.: 6039429	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	386 ft
Jazz Genius Corporation License ID: 0340-25-126312 Legacy Serial No.: 6076582	151 Essex St New York, New York 10002	388 ft
120 ESSEX MARKET LLC License ID: 0340-22-114635 Legacy Serial No.: 1316835	124 RIVINGTON ST NEW YORK, New York 10002	394 ft
GHVILLE INC License ID: 0370-22-113646 Legacy Serial No.: 1254436	167 ORCHARD ST 2ND & 3RD FL NEW YORK, New York 10002	394 ft
Arpeggio1 Hospitality LLC License ID: 0370-25-107108 Legacy Serial No.: 6056625	120 Orchard St New York, New York 10002	400 ft
95 STANTON STREET REST INC License ID: 0370-23-131130 Legacy Serial No.: 1024159	95 STANTON ST NEW YORK, New York 10002	410 ft
168 ORCHARD ST PARTNERS, INC. License ID: 0370-24-123085 Legacy Serial No.: 6031536	168 170 ORCHARD ST NEW YORK, New York 10002	411 ft
Fan Szechuan Cuisine Inc License ID: 0340-25-113842 Legacy Serial No.: 6063490	103 Essex St New York, New York 10002	417 ft
BRIDGE & TUNNEL LLC License ID: 0370-25-122730 Legacy Serial No.: 6072479	149 Allen St New York, New York 10002	442 ft
Zodiac Club LLC License ID: 0340-25-132528 Legacy Serial No.: 6082886	119 Orchard St New York, New York 10002	447 ft
DANIEL CABA License ID: 0340-23-138172 Legacy Serial No.: 1332083	117 STANTON ST NEW YORK, New York 10002	447 ft
UBER CAFFE LLC License ID: 0340-23-134800 Legacy Serial No.: 1268136	116 STANTON ST NEW YORK, New York 10002	457 ft
SAN PEPPAS JERK CHICKEN EXPRESS INC IV License ID: 0340-23-138699	90 96 STANTON ST #3& BASEMENT,AKA 172 ORCHARDST	459 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 1334619	NEW YORK, New York 10002	
THY TEAM INC License ID: 0340-24-125470 Legacy Serial No.: 6034006	108 STANTON ST NEW YORK, New York 10002	462 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	467 ft
New Copper & Oak LLC License ID: 0370-25-100410 Legacy Serial No.: 6049811	157 159 Allen Street Store 1 New York, New York 10002	470 ft
INWANY INC License ID: 0340-23-129129 Legacy Serial No.: 1357394	65 RIVINGTON ST NEW YORK, New York 10002	473 ft
DML HOSPITALITY GROUP LLC License ID: 0340-25-103653 Legacy Serial No.: 6053115	112 Stanton St New York, New York 10002	478 ft
Pilgrim Souls LLC License ID: 0340-25-110345 Legacy Serial No.: 6059932	161 Ludlow St New York, New York 10002	483 ft
HELEN'S KITCHEN LLC License ID: 0340-23-135581 Legacy Serial No.: 1343839	172 ORCHARD ST NEW YORK, New York 10002	484 ft
REBEL ALLEN LLC License ID: 0340-23-137768 Legacy Serial No.: 1300186	163 ALLEN ST NEW YORK, New York 10002	487 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	497 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	520 ft
LION HOSPITALITY LLC License ID: 0340-22-111231 Legacy Serial No.: 1339355	84 STANTON ST NEW YORK, New York 10002	525 ft
EPSTEINS BAR LLC License ID: 0370-23-137572 Legacy Serial No.: 1303829	82 STANTON ST NEW YORK, New York 10002	534 ft
JERSEY BOYS LLC License ID: 0340-22-112794 Legacy Serial No.: 1273888	173 LUDLOW ST NEW YORK, New York 10002	566 ft
DOUBLE SUMMON LLC License ID: 0340-25-132557 Legacy Serial No.: 6082915	107 NORFOLK ST NEW YORK, New York 10002	570 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
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	600 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	607 ft
93 LUDLOW ST. INC. License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	614 ft
PUB 138 INC. License ID: 0370-23-136937 Legacy Serial No.: 1316189	181 ORCHARD ST SOUTH STORE NEW YORK, New York 10002	622 ft
NORFOLK HOSPITALITY INC License ID: 0370-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	625 ft
LASCONTENTAS II INC License ID: 0340-25-117286 Legacy Serial No.: 6066972	106 Norfolk St Storefront 2 New York, New York 10002	625 ft
SWEET CHICK LES LLC License ID: 0340-22-112621 Legacy Serial No.: 1274831	178 LUDLOW ST NEW YORK, New York 10002	634 ft
LASCONTENTAS I INC License ID: 0340-25-117028 Legacy Serial No.: 6066711	102 Norfolk St Storefront A New York, New York 10002	644 ft
OSTERIA GRANO LLC License ID: 0340-22-104472 Legacy Serial No.: 1281633	175 LUDLOW ST NEW YORK, New York 10002	651 ft
Barnorth Group LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	658 ft
Idleflora LLC License ID: 0340-24-132720 Legacy Serial No.: 6041475	188 Allen St New York, New York 10002	664 ft
GOOD PAL CHANTELE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	673 ft
EASTERN DISTRICT OPERATIONS LLC License ID: 0340-23-130765 Legacy Serial No.: 1329636	177 LUDLOW ST NEW YORK, New York 10002	679 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	693 ft
Baby Grand LES LLC License ID: 0370-24-136682	187 Orchard St Store A	695 ft

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
Legacy Serial No.: 6045527	New York, New York 10002	
Baker Falls Enterprises LLC License ID: 0370-25-111964 Legacy Serial No.: 6061600	192 Allen St New York, New York 10002	720 ft
REGAL CINEMAS, INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	738 ft
Daisy Doodle LLC License ID: 0340-26-132824 Legacy Serial No.: 6083190	217 Eldridge St New York, New York 10002	750 ft

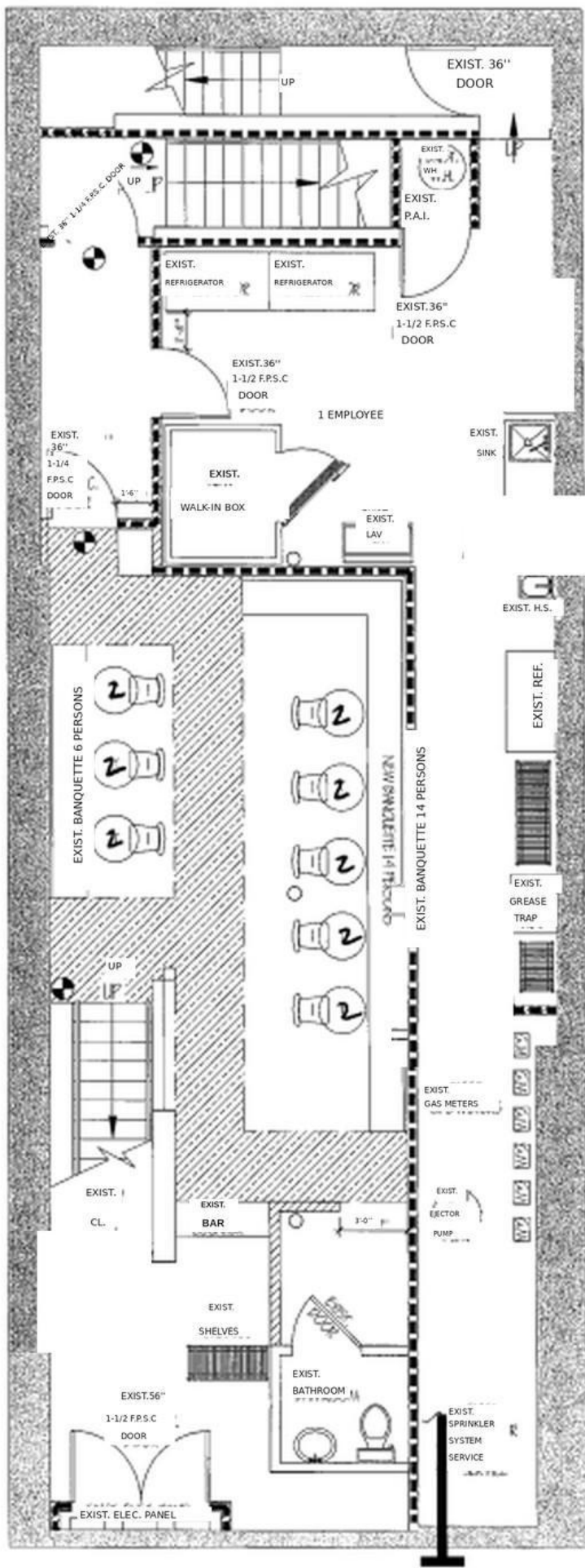
# Ground Floor Diagram



LUDLOW STREET

RIVINGTON STREET

# Cellar Diagram





# 98 RIVINGTON

*Preliminary Menu Concept for Community Board Presentation*

## **Whipped Goat Cheese & Artisanal Nut Board • \$21 (Ve)**

Local Goat Cheese, Smoked Almonds, Hot Honey Drizzle, Rosemary Marinated Olives, Warm House Focaccia

## **Smoked Blue Crab Dip • \$17 (GF)**

Creamy Blue Crab, Old Bay Spice Twist, Chives, Served with House-Grown Sea Salt Potato Chips

## **Little Gem & Arugula Salad • \$15 (Ve, GF)**

Crisp Little Gem, Peppery Arugula, Candied Walnuts, Shaved Pecorino, Light Apple-Cider Vinaigrette

## **Crispy Sweet Potato Wedges • \$13 (Vn, GF)**

Hand-Cut Sweet Potatoes, Smoked Paprika Dust, Sea Salt Flakes, Roasted Garlic Confit Aioli

## **Fried Halloumi Bites • \$16 (Ve)**

Crispy Golden Halloumi, Calabrian Chili Honey Glaze, Fresh Mint Leaf, Charred Lemon Wedge

## **Crispy Chicken Wings • \$18 (GF)**

Jumbo Chicken Wings, Miso Honey Glaze, Pickled Red Onion, Sesame Seeds

## **Charred Broccoli Flatbread • \$19 (Ve)**

Flaky Flatbread Crust, Roasted Romesco Sauce Base, Charred Broccoli, Toasted Shaved Almonds, Crumbled Feta

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## SWEET

## **Warm Spiced Churro Bites • \$11 (Ve)**

Crisp Pastry, Mexican Cinnamon-Sugar Dust, Warm Dark Chocolate-Chili Dipping Ganache

## **Cardamom & Rose Panna Cotta • \$12 (GF)**

Chilled Cream Custard, Infused Rosewater Syrup, Crushed Toasted Pistachios, Fresh Raspberries

## **Iron-Skillet Apple Crisp • \$13 (Ve)**

Baked Honeycrisp Apples, Brown Sugar Oat Crumble, Bourbon Vanilla Bean Ice Cream

# Team



## Shivani Saboo

Shivani is a founder creating hospitality concepts rooted in community and repeat social engagement. Formerly at BlackRock, she brings a strong foundation in tech and ops to her work as Co-Founder of Practically Dazed, where she leads venue partnerships, programming, and brand strategy for curated social experiences across NYC. She is also the Head of Growth at PartyPlace; and a Trustee of the Murray Hill Neighborhood Association.



## Andrew Demeter

Andrew spent his high school and college years working in the food & beverage services industry for multiple restaurants and a hospitality company. After graduating college, Andrew started a full time job at BlackRock and co-founded the event planning company Practically Dazed. He currently works in software sales at Xceptor, accruing skills and a network that translate directly to growing the Practically Dazed brand.



## Raghav Gupta

Raghav is an MBA graduate from Columbia Business School, where he studied emerging applications of technology within the hospitality sector. Since 2021, he has scaled an events pipeline of 80+ private experiences across NYC, generating \$1mm+ in revenue for partner nightlife venues. Professionally, he is on the Strategy & Operations team at DoorDash, where he helps new restaurants unlock their full sales potential.



## Gabriel Heckt

Gabe currently works as a Managing Director at Deep Ocean Partners (“DOP”), a \$1bn+ AUM multi-strategy quantitative credit fund. Prior to DOP, Gabe closed \$325mm+ of investments while at private credit & structured equity fund Architect Capital; he programmatically underwrote companies for venture debt at Greycroft-backed Hum Capital; and he diligenced leveraged buyouts on behalf of private equity sponsors such as L Catterton within PwC's M&A practice.

PRACTICALLY DAZED

EAST VILLAGE VENTURES

## Advisors



## Stephen Ballinger

Two decades of EV/LES nightlife — family founded **Webster Hall**, where he started at 16. Currently owns & operates **Sweetie & Jewel Box** — two 4am bars on Ave A (>30% margin each). One of four CB3 members for the EV/LES district.



## Michael Shain

Co-Founder & Partner at Great Hands Hospitality. Ten years at Danny Meyer's **USHG**, ending as Founding GM of **Porchlight** — one of the company's most financially successful openings. Later **Executive Director of Operations** at **Gin & Luck**, parent of **Death & Co.**