

Meeting Date: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name of applicant(s): Xandra Hospitality LLC

Trade name (DBA): KABIN

Premises address: 300 Spring Street, New York, NY 10013

Cross Streets and other addresses used for building/premise:  
Between Hudson and Renwick Streets

**CONTACT INFORMATION:**

Principal(s) Name(s): Alexandra Tangen

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: KCL Realty Partners, LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Alexandra Tangen	n/a

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
A neighborhood cocktail bar, taking inspiration from my Norwegian heritage. This will be reflected in the food done by Michelin starred chef Johnny Spero (formerly of Noma), cocktails and wine, and a design by renowned Scandanavian designer Jeanette Black.

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant  Tavern / On premise liquor  Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

The applicant proposes to eliminate the currently licensee's speakeasy concept.

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If this is for a new application, please list previous use of location for the last 5 years:

Pine and Polk LLC - bar - 2022 to present

Union Bar & Kitchen LLC - restaurant and bar - 2014 to 2019

Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: \_\_\_\_\_

Pine and Polk LLC - Serial# 1340918 - exp. 5/31/2024

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no

If yes, please list DBA names and dates of operation:

Pine and Polk/Pacific Standard - 2022 to Present

Cherry Wood Kitchen - 2013 to 2014

**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 7 Year Built : 2005

Describe neighboring buildings:  
Commercial and residential mixed use buildings

Zoning Designation: C6-2A

Zoning Overlay or Special Designation (applicable) \_\_\_\_\_

Block and Lot Number: 00594 / 77

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : \_\_\_\_\_

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain sidewalk cafe with 5 2-top tables

What is the proposed Occupancy? 70

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?  
 no  yes

If yes, what is the maximum occupancy for the premises? 70

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

If yes, is proposed occupancy permitted?  yes  no, explain : \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: new signage with the dba "KABIN"



## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,127 sq ft

If more than one floor, please specify square footage by floors: Ground floor, 2000 sq ft; Basement, 1000 sq ft

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

127 sq ft

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 1 How many exits? 1 How many bathrooms? 2

Is there access to other parts of the building?  no  yes, explain: service elevator for building

## OVERALL SEATING INFORMATION:

Total number of tables? 12 Total table seats? 32

Total number of bars? 1 Total bar seats? 10

Total number of "other" seats? \_\_\_\_\_ please explain : \_\_\_\_\_

Total OVERALL number of seats in Premises : 42

## BARS:

How many \* stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 10

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe : \_\_\_\_\_

### *For Alterations and Upgrades:*

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
5p to 12a \_\_\_ to \_\_\_ \_\_\_ to \_\_\_ 5p to 12a 5p to 12a 5p to 1a 5p to 1a

Will the business employ a manager? \_\_\_ no  yes, name / experience if known : TBD

Will there be security personnel?  no \_\_\_ yes ( if yes, what nights and how many?) \_\_\_  
Do you have or plan to install French doors, accordion doors or windows that open?  no \_\_\_ yes

If yes, please describe : \_\_\_\_\_

Will you have TV's ?  no \_\_\_ yes ( how many? ) \_\_\_\_\_

Type of MUSIC / ENTERTAINMENT: \_\_\_ Live Music \_\_\_ Live DJ \_\_\_ Juke Box  Ipod / CDs \_\_\_ none

Expected Volume level:  Background (quiet) \_\_\_ Entertainment level \_\_\_ Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing? \_\_\_ no  yes

IF YES, will you be using a professional sound engineer? No

Please describe your sound system and sound proofing: Sonos speakers with iPod. Foam panels and soft surfaces under tables and on ceiling.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged?  private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? \_\_\_ no  yes ( if yes, please attach plans) Management will direct patrons to not block the sidewalk through staff and signs. However, given this bar will be replacing another, there is no anticipation that the premises will alter the status quo or materially affect traffic or pedestrian traffic in the area.

Will you be utilizing \_\_\_ ropes \_\_\_ movable barriers \_\_\_ other outside equipment (describe) \_\_\_\_\_

Are your premises within 200 feet of any school, church or place of worship?  no \_\_\_ yes

**If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 ½ " x 11").**

Indicate the distance in feet from the proposed premise:

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

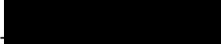
Name of School / Church: \_\_\_\_\_

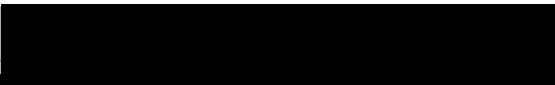
Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Alexandra Tangen Phone: 

Address: 

Email: 

Application submitted on behalf of the applicant by:

/s/ Alexandra Tangen

Signature

Print or Type Name Alexandra Tangen

Title LLC Managing Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

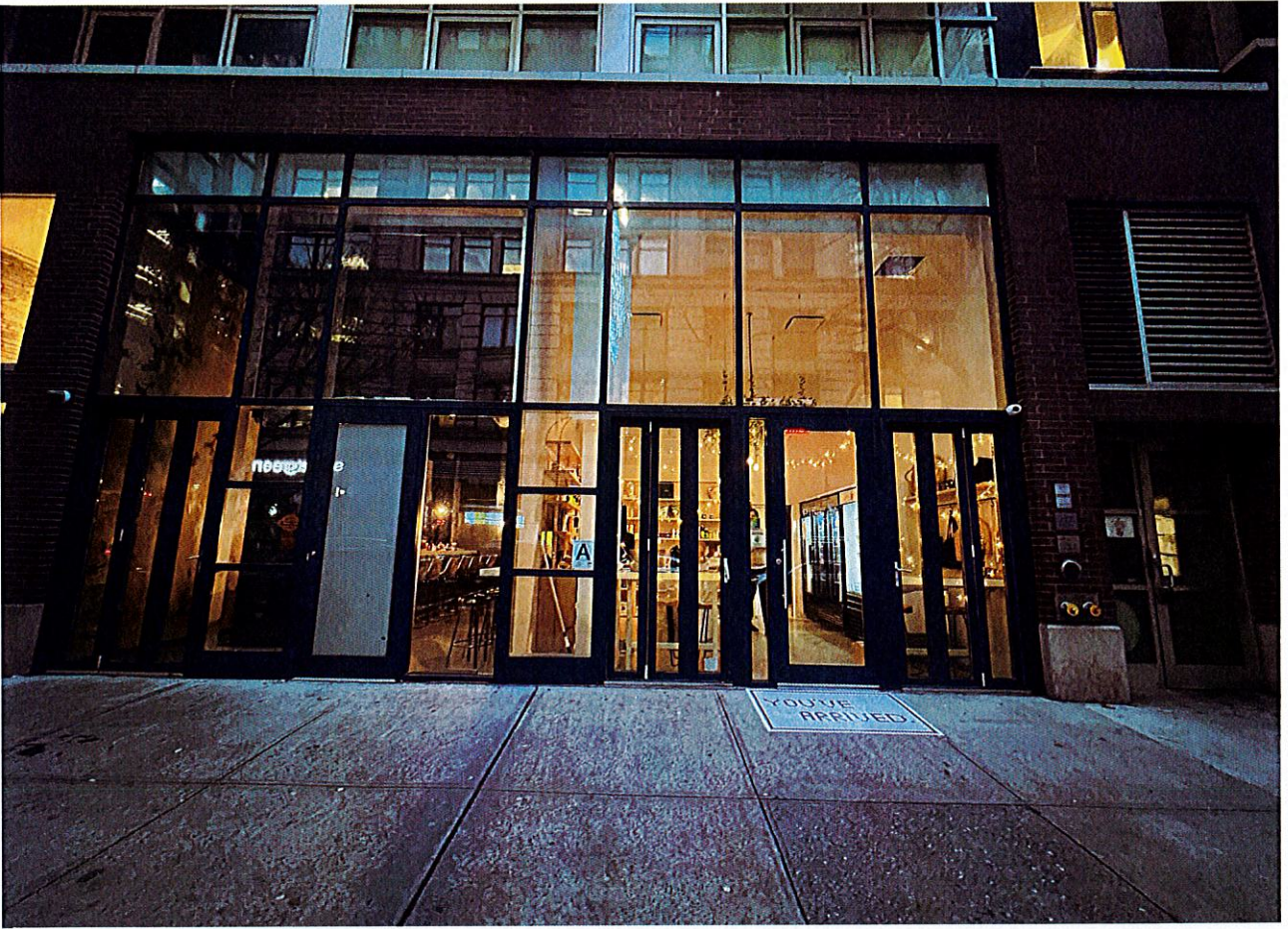


Community Board 2,  
Manhattan SLA Licensing Committee  
Donna Raftery, Co-Chair  
Robert Ely, Co-Chair









Xandra Hospitality LLC  
300 Spring Street, New York, NY 10013  
Proposed Outdoor Seating Area



Xandra Hospitality LLC  
300 Spring Street, New York, NY 10013  
Proposed Outdoor Seating Area





# KABINI

## COCKTAILS - 16

### FIELDS

Campari, strawberry, red verjus  
(served on nitro)

### MEMORY

persimmon infused Toki whiskey,  
calvados, clarified apple juice, soda

### ARROW

mezcal, bourbon, acidified pineapple,  
foam

### GROWN UP

vodka, cognac, amontillado sherry,  
cacao, coffee (served on nitro)

### TIJUANA

mezcal, Campari, passionfruit, lemon,  
ginger beer, foam

### ANTI-PUNCH

tequila, basil, tomato water, lime,  
peperoncini, pepper, whey

### SHISO

shiso gin, blanc vermouth, coconut ice

### TAKE 5

fino, amontillado, winter melon,  
genepy, tonic

### PEACH SAZERAC

rye, cognac, bitters, absinthe, peach

## WINE

### SPARKLING

Adami, Bosco di Gico  
Prosecco Superiores DOC, Italy

GLASS | BTL

12 | 57

Parés Baltà, Pink Brut  
Cava, Spain

14 | 67

Laurent-Perrier, La Cuveé Brut  
Champagne, France

18 | 51

375ml

### WHITE

Paul Direder, Paul D Gruner Veltliner  
Wagram, Austria

9 | 60

1 Liter

Puriri Hills, Mokoroa, Sauvignon Blanc  
Marlborough, New Zealand

13 | 62

Jean-Christophe Mandard, Touraine  
Chenin  
Loire, France

12 | 57

Marcarini, Roero Arneis  
Roero, Piemonte, Italy

14 | 67

Trim, Chardonnay  
California, USA

11 | 52

### RED

Roots Wine Co, Klee Pinot Noir  
Oregon, USA

13 | 62

Fliá Torres, Sangre de Toro, Garnacha  
Catalunya, Spain

10 | 48

Maison Prosper Maufoux, Bourgogne,  
Pinot Noir  
Maconnais, France

21 | 99

## FREE-SPIRITED - 10

### IN AND OUT

grapefruit, winter melon, genepy,  
tonic



# KABIN

## LIGHTER

<b>Oysters</b> Fresh oysters paired with a tangy seabuckthorn sauce	\$21
<b>Cured Salmon Toast</b> cured salmon atop hearty Nordic toast and dill	16
<b>Crudite</b> fresh, crisp vegetables served with creamy dips	15
<b>Pickled Herring</b> Arctic char atop dill-infused potato purée, adorned with a lingonberry glaze	17
<b>Swedish Meatballs</b> served with lingonberry sauce and creamy mashed potatoes	22

## TO SHARE

<b>Chesse Platter</b> Rotating selection of Murray's cheeses	\$22
<b>Nordic Charcuterie Board</b> Nordic cured meats such as elk, reindeer, wild boar, along with a selection of cheeses and pickles	32
<b>Smørrebrød Platter</b> A selection of small open-faced sandwiches on dense rye bread	25
<b>Venison Sliders</b> Mini burgers made with flavorful venison with lingonberry sauce, caramelized onions	28
<b>Glogg-Braised Beef Stew</b> A heartwarming stew made with beef braised in glogg (mulled wine) with root vegetables and spices	34



WWW.JENNETTEDONKINC  
JENNETTE@BYBLACK.NYC

PROJECT:

KABIN - BAR

ADDRESS:  
300 SPRING ST., NY

OWNER:  
ALEXANDRA TANIGEN

DESIGNER: JD/BYBLACK

PROJECT #: 2023.3

DRAWN BY: JD

DATE: 12.14.2023

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DATE

REMARK

12.14.23

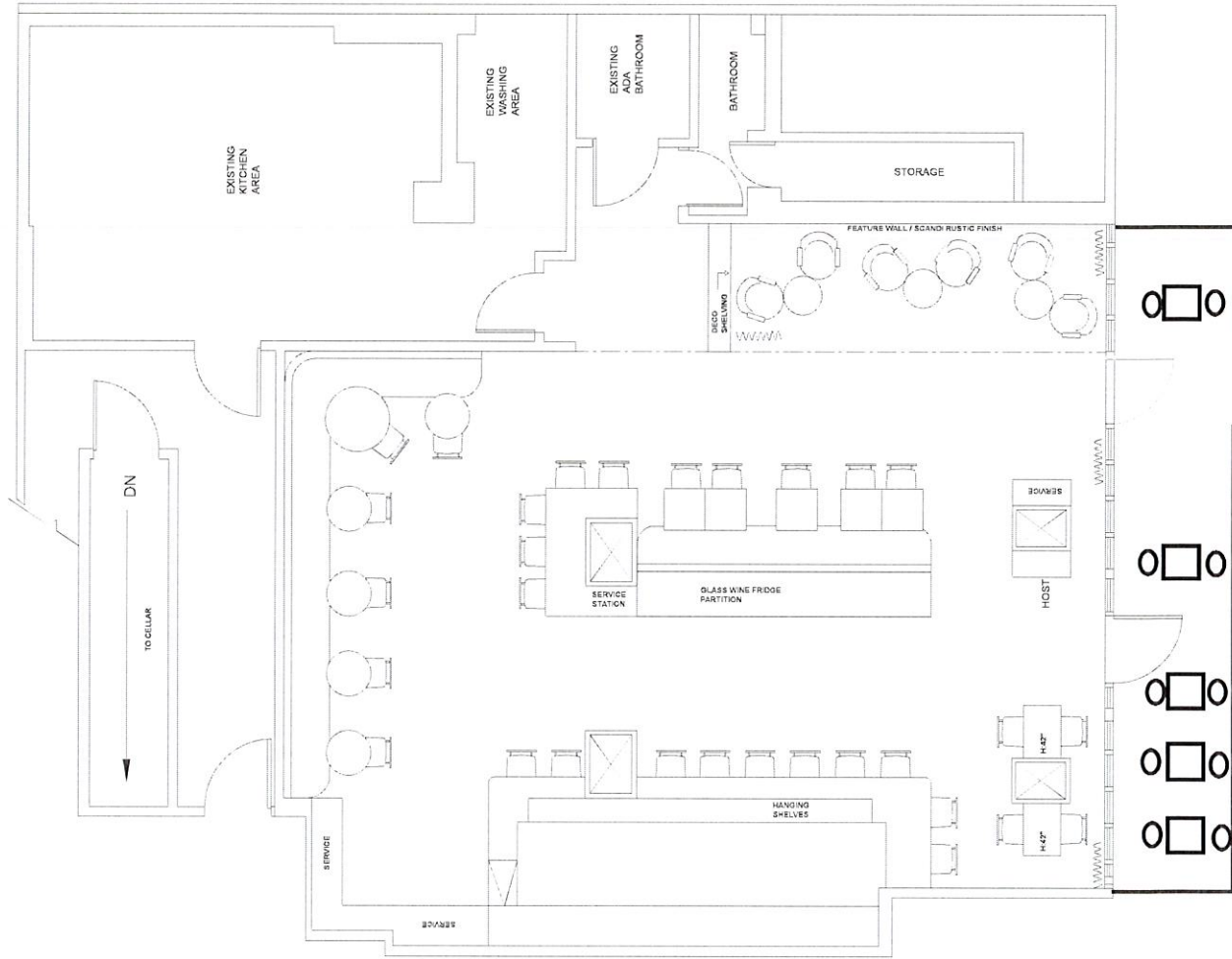
FURNISHED LAYOUT

SHEET TITLE

FURNISHED LAYOUT

SHEET NUMBER:

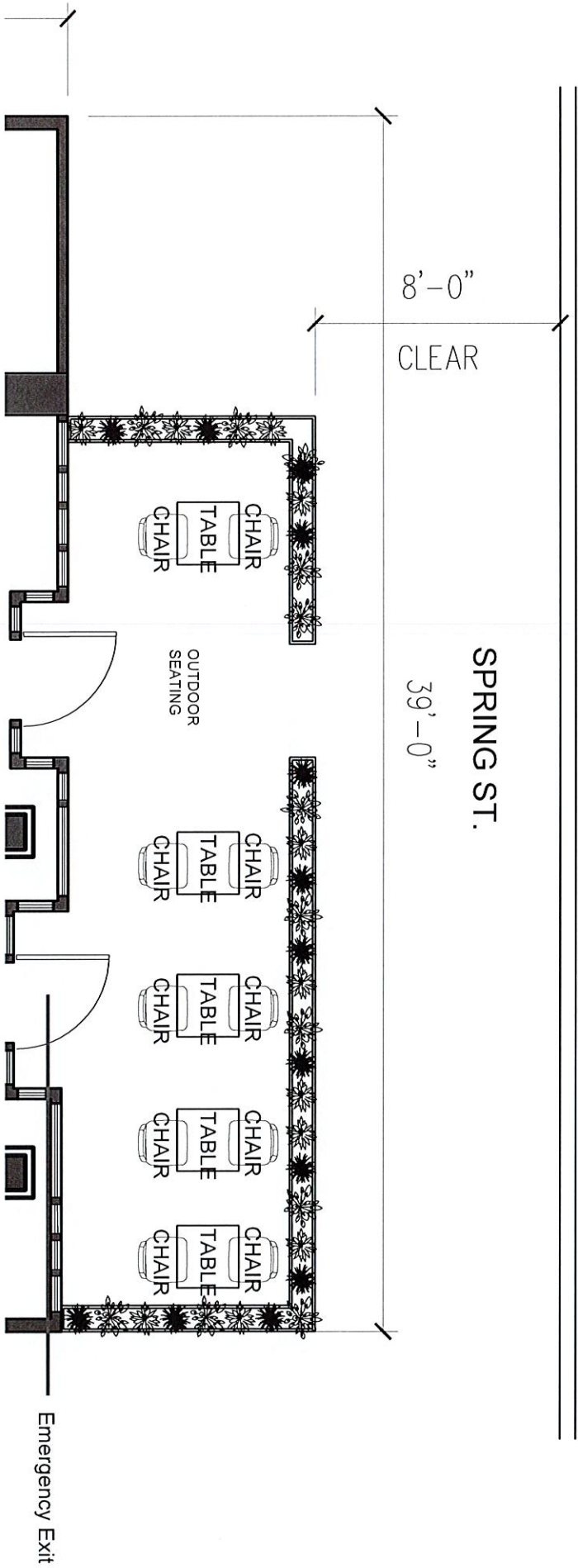
ITEM PAGES:





# Xandra Hospitality LLC

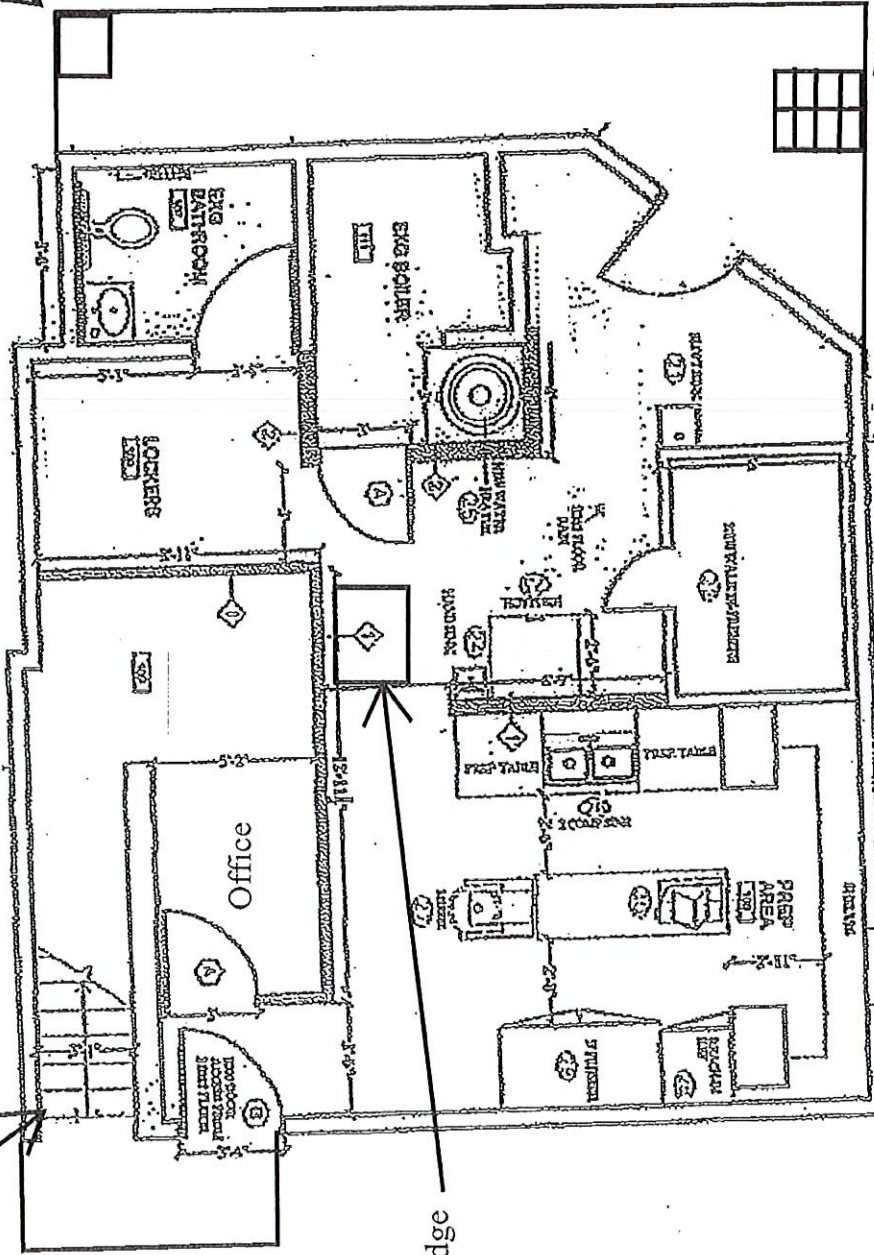
## Sidewalk Cafe Seating Plan



300 Spring Street  
Cellar Diagram

Locked door to residential  
area-landlord accessible  
only

Staircase to ground floor



Walk-in Fridge

Staircase to street-level  
delivery/staff entrance  
door