

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

**APPLICANT INFORMATION:**

Name of applicant(s):  
Killowen Westside LLC

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Trade name (DBA):  
Keg & Lantern

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Premises address:  
29 7th Avenue South, South Store (a/k/a Store A), New York, NY 10014

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Cross Streets and other addresses used for building/premise:

Bedford Street & Morton Street

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**CONTACT INFORMATION:**

Principal(s) Name(s):  
Kieran Breen, Marta Chojnacka, Christine Breen

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Office or Home Address: [REDACTED]

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City, State, Zip: [REDACTED]

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Telephone #: [REDACTED]

email : [REDACTED]

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Landlord Name / Contact:  
Roka LLC

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Landlord's Telephone and Fax: [REDACTED]

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**NAMES OF ALL PRINCIPAL(s):**

Kieran Breen

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Marta Chojnacka

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Christine Breen

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**NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD**

Killowen Inc d/b/a Keg & Lantern- 95-97 Nassau Ave, Brooklyn 11222- Serial #1278758;  
158 Beard Street Brewing Inc d/b/a Keg & Lantern- 158 Beard St, Brooklyn, 11231- Serial #1302830;  
104 South 4th Inc- 104 S 4th St, Brooklyn, 11249- Serial #1321909

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104 South 4th Inc- 104 S 4th St, Brooklyn 11249- Serial #1321909

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N/A

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Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

A full-service restaurant with a well curated beer menu program and classic American food menu, following in the footsteps of other Keg & Lantern establishments located in Greenpoint, Red Hook, and Williamsburg (but without on-site brewing).

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**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.)

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

International Hospitality Concepts LLC d/b/a La Loteria- License ID #0340-22-104522 (Serial #1381745)

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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: \_\_\_\_\_  
International Hospitality Concepts LLC d/b/a La Loteria- License ID #0340-22-104522 (Serial #1381745)- expires  
11/30/2024

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:

Unknown

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**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 : 1910

Describe neighboring buildings:  
Mixed-use, multi-unit

Zoning Designation: C2-6

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

Block and Lot Number: 586 / 45

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 : Pending

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 Dining Out NYC-18 tables, 36 seats Sidewalk Cafe

What is the proposed Occupancy? 41-interior, 36 exterior (not including employees)

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes \*Dining Out NYC application /permit is pending submission

If yes, what is the maximum occupancy for the premises? 74

If yes, what is the use group for the premises? Use Group 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: Same signage just replacing branding (wall sign & awning)

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? Approximately 1677 square feet

If more than one floor, please specify square footage by floors: Ground floor- Approx 1027 square feet  
Basement- Approx 650 square feet

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
Approximately 376 square feet

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

How many entrances are there? 1 How many exits? 1 How many bathrooms ? 3

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

**OVERALL SEATING INFORMATION:**

Total number of tables? 12 Total table seats? 28

Total number of bars? 1 Total bar seats? 9

Total number of "other" seats? 4 please explain : Counter seats

Total OVERALL number of seats in Premises : 41

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 9

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: Gastropub style

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
11am to 2am 11am to 2am 11am to 2am 11am to 2am 11am to 2am 11am to 4am 11am to 4am

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

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 : Double doors and double windows that open

Will you have TV's ?  no  yes ( how many? ) 3

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? Soundproofing is already installed

Please describe your sound system and sound proofing: \_\_\_\_\_

Quiet rock on a suspended ceiling with acoustic batt insulation.

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)

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

Planters similar to those in the Dining Out NYC online diagrams

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 1/2 " 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: \_\_\_\_\_

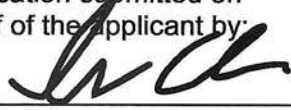
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Marta Chojnacka Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Application submitted on behalf of the applicant by:



Signature

Print or Type Name Marta Chojnacka

Title President

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.



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Manhattan SLA Licensing Committee  
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## Community Board No. 2, Manhattan

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### COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
  - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
  - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Killoween Westside Inc.

Address of Premises: 29 7th Avenue South, South Store (a/k/a Store A), New York, NY 10014

Sidewalk café will have no more than (if premises is located on a corner please indicate for both streets):

18 tables and 36 seats on 7th Ave South Street

           tables and            seats on            Street

Hours of sidewalk café: 11am to 12am .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): None

Roadbed will have no more than (if premises is located on a corner please indicate for both streets):

N/A tables and N/A seats on N/A Street

N/A tables and N/A seats on N/A Street

Hours of roadbed: N/A to N/A .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): None

Rear yard / Rooftop (circle) will have no more than N/A tables and N/A seats

Hours of rear yard / rooftop: N/A to N/A .

Does seating extend beyond the business frontage?  No  Yes

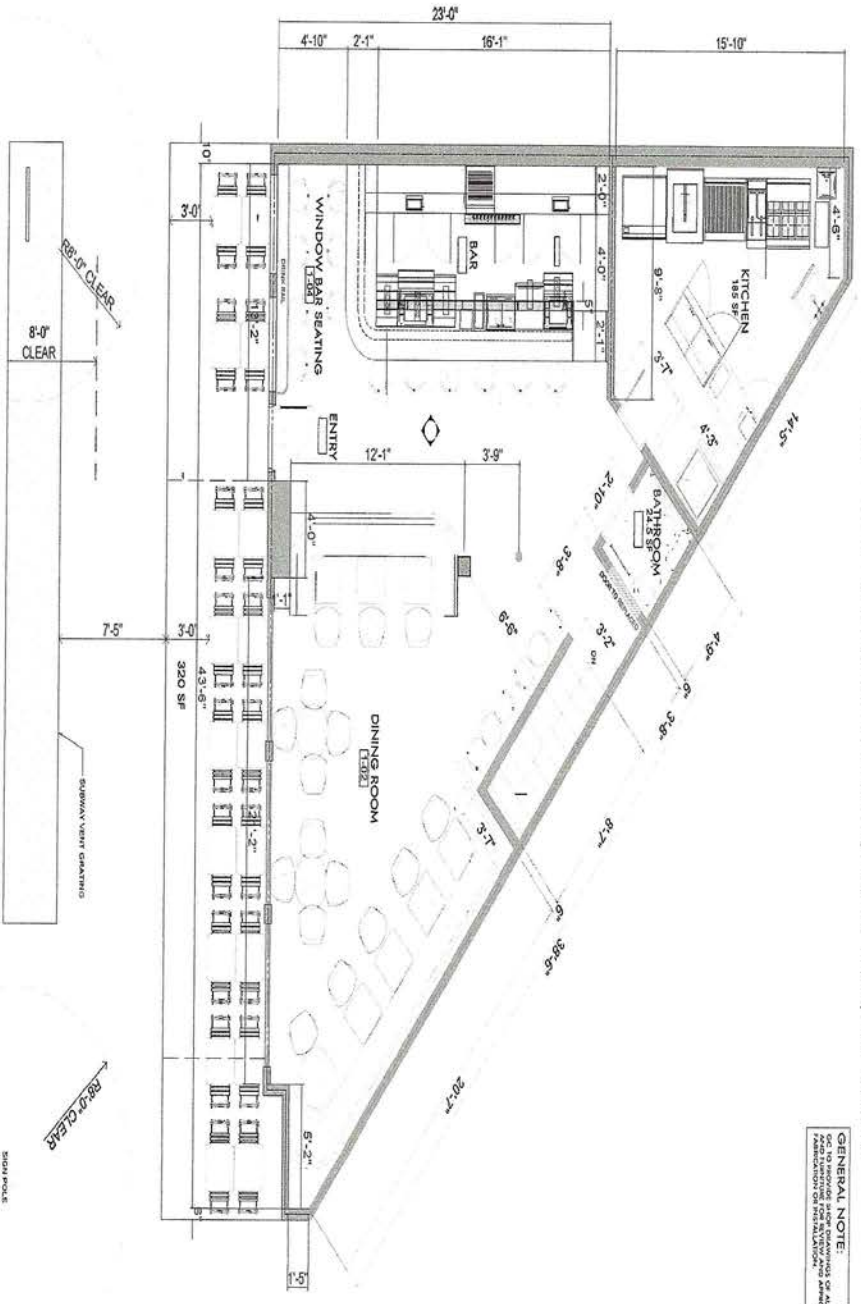
Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides?  No  Yes

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides?  No  Yes

Is there any outdoor music, speakers or TVs?  No  Yes, please describe:           

Will heating elements be used?  No  Yes, please describe:

**Killowen Westside LLC- Ground Floor Diagram**  
**29 7th Avenue South, South Store (a/k/a Store A), New York, NY 10014**

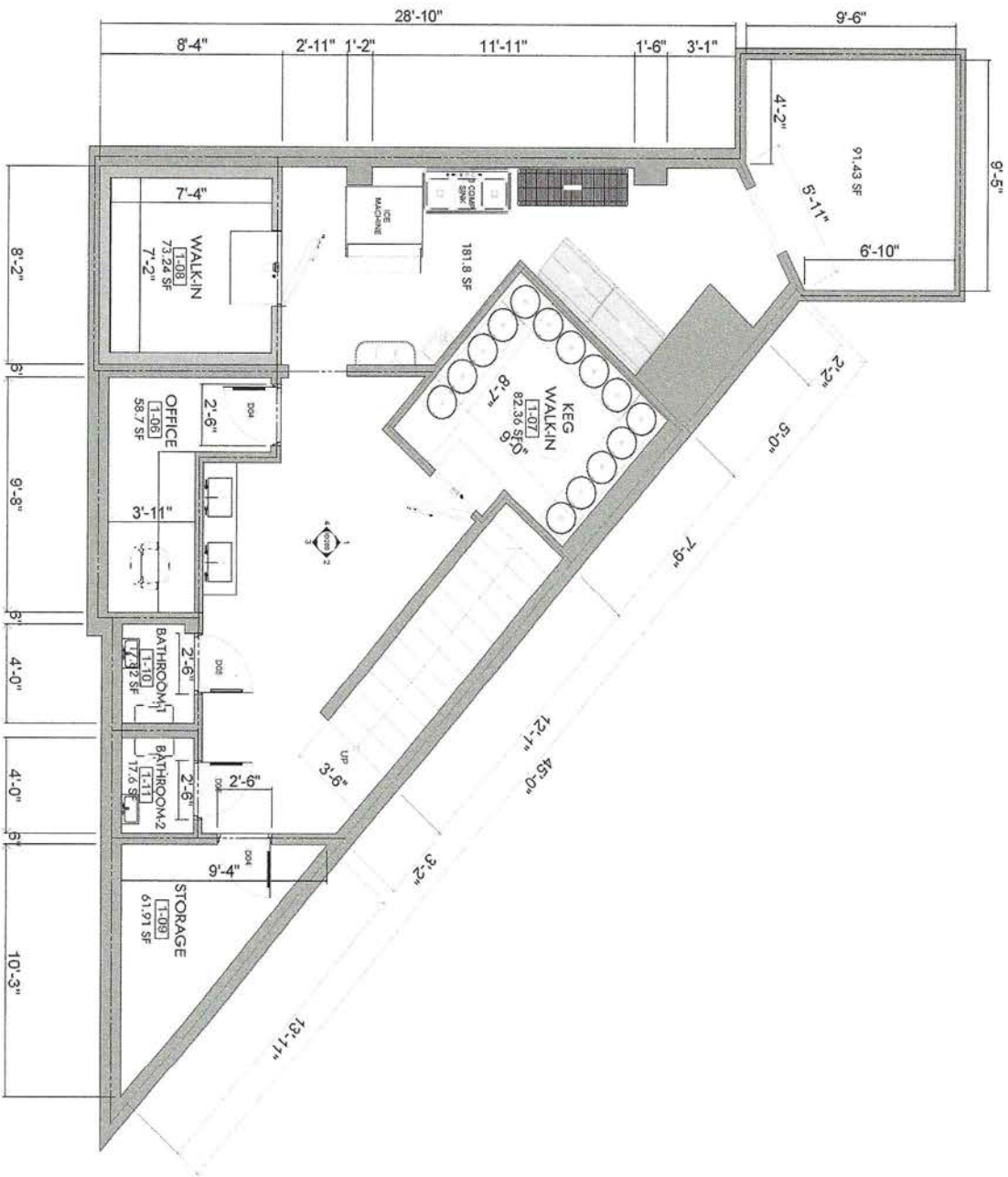


**INDOOR SEATING**  
**12 Total Indoor Tables**  
**41 Total Indoor Seats (28 Table Seats, 4 Counter Seats, 9 Bar Seats)**

**OUTDOOR SEATING**  
**18 Total Outdoor Tables**  
**36 Total Outdoor Seats**

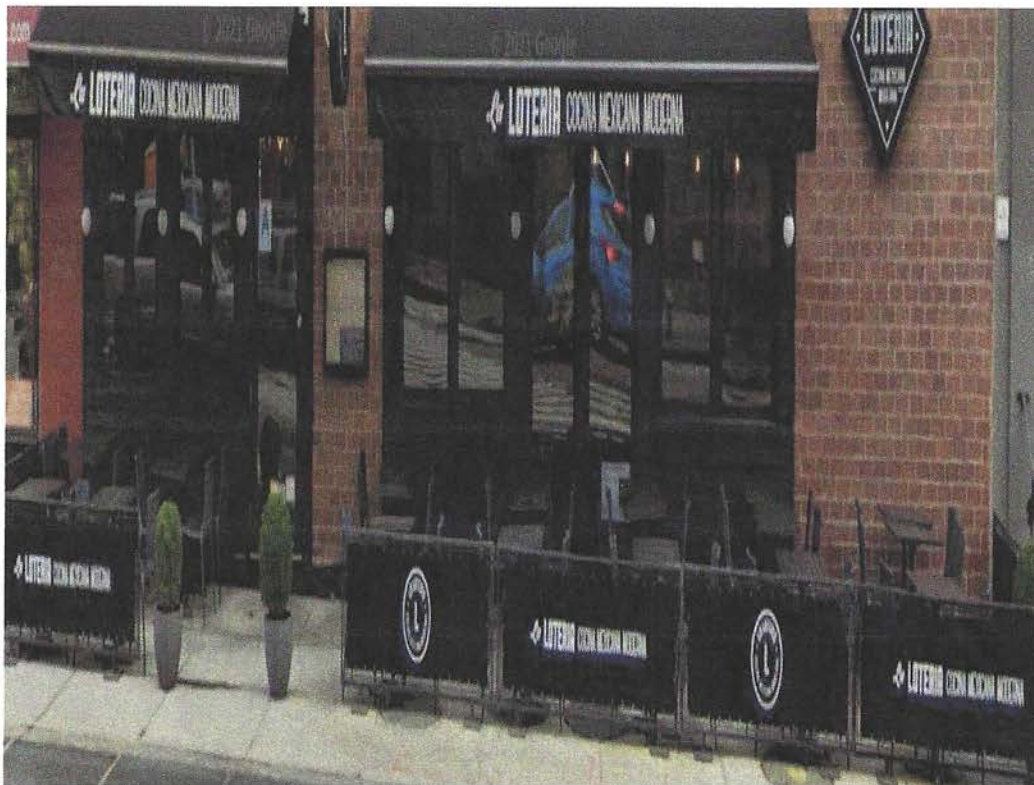


**Killowen Westside LLC - Basement Diagram**  
**29 7th Avenue South, South Store (a/k/a Store A), New York, NY 10014**









# Menu

Killowen Westside LLC  
29 7th Avenue South, Store A (a/k/a South Store)  
New York, NY 10014

## APPETIZERS

### ROASTED BRUSSEL SPROUTS

*Brussel Sprouts, red pepper aioli, balsamic glaze, spicy honey, lemon zest  
and toasted almonds.*

### CHICKEN FINGERS & FRIES

*Buttermilk fried chicken fingers on a bed of crispy house cut fries*

### CLASSIC CEASAR SALAD

*Romaine lettuce, parmesan cheese, homemade caesar dressing  
and crispy croutons.*

### SEAFOOD SALAD

*Shrimp, calamari, scallops & octopus with lemon & extra virgin olive oil*

## MAIN

### CHEESEBURGER

*Double Patty, American Cheese & The Works*

### FISH & CHIPS

*Wild Caught Cod Fillet & crispy house cut fries*

### PUMPKIN & PARMESAN RAVIOLI

*Served with napoli sauce*

### BBQ FLATBREAD

Housemade Naan bread, with BBQ chicken, cheese curds and pickled onions.

### EYE FILLET STEAK

*Wrapped in bacon with mushroom sauce & market vegetables*

## DESSERT

### CITRUS TART

### CARAMEL APPLE CAKE