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COMMUNITY BOARD NO. 2, MANHATTAN

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October 15, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution from August:

Xandra Hospitality LLC dba Kabin 300 Spring St 10013 (OP–Tavern) (Change in Method of Operation)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for an Alteration to their existing On-Premises Tavern Liquor License (Lic. ID # 0370-24-127696) to continue to operate a Norwegian-inspired neighborhood cocktail bar with Michelin-level food service on the ground floor of a seven (7)-story residential condominium building (circa 2005) on Spring Street between Hudson and Renwick Streets (Block #594/Lot #7507) in Hudson Square; and
- ii. Whereas**, the interior storefront being roughly a 3,127 sq. ft. premise (2,000 sq. ft. first floor and 1,000 sq. ft. basement, the basement being used for food prep/storage/lockers but not for patron service), with 12 tables and 32 table seats and one (1) bar with 10 seats for a total patron seating occupancy for 42 patrons; there is one (1) patron entrance and two (2) bathrooms, the storefront’s infill being fixed and without French doors or operable windows, there is not outside seating as part of this application, any future sidewalk café will consist of not more than 5 tables and 10 seats and will close by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; there will be no roadbed seating; and
- iii. Whereas**, the premises is currently opening at 5 PM Sundays through Saturdays, the Change in Method of Operation is to open Sundays through Saturdays at 7 AM, there will be no other change in method of operation, the hours of operation will be 7 AM to 12 AM Sundays through Thursdays, 7 AM to 1 AM Fridays and Saturdays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security; and
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. as part of the Corporate Change application which will be incorporated into the “Method of Operation” of the On-Premises Tavern Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a Norwegian-inspired neighborhood cocktail bar with Michelin level food service with the full food menu available during all hours of operation including morning coffee service, breakfast and brunch.
2. The hours of operation will be from 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
4. Principal will be on the premises a majority of the time to manage the licensed premises.
5. Any future sidewalk seating applied for under the permanent Outdoor Dining program will consist of not more than 5 tables and 10 patron seats, close by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays and conform to all rules and guidelines of the program. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will have no more than 12 private parties per year.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open façades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing On-Premises Tavern Liquor License for **Xandra Hospitality LLC dba Kabin 300 Spring St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 33 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman

Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, August 15, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Alexandra Tangen as a qualified representative of Xandra Hospitality LLC dba KABIN located at 300 Spring Street, New York, New York 10013 agree to the following stipulations:

Application Type: [X] OP Tavern [] RW [] TW [] Alteration [] Other:

[X] Premise will be advertised and operated as a Norwegian-inspired neighborhood cocktail bar with Michelin level food service.

[X] Hours of operation:

Sunday: 7 AM* to 12 AM Thursday: 7 AM* to 12 AM
Monday: 7 AM* to 12 AM Friday: 7 AM* to 1 AM
Tuesday: 7 AM* to 12 AM Saturday: 7 AM* to 1 AM
Wednesday: 7 AM* to 12 AM

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

*No service of alcohol before 11 AM

- [X] Will operate with less than a full service kitchen but will serve the full food menu during all hours of operation.
[X] Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
[X] Principal will be on the premises a majority of the time to manage the licensed premises.
[X] Any future sidewalk seating applied for under the permanent Dining Out NYC program will consist of not more than 5 tables and 10 patron seats, close by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays and conform to all rules and guidelines of the program. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
[X] No roadbed seating.
[X] Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
[X] Will have no more than 12 private parties per year.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[X] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
[X] There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

Will not have: [X] Dancing [X] DJs [X] Live Music [X] Promoted Events [X] Any event where cover fee is charged

[X] Scheduled Performances [X] Velvet ropes or metal barricades [X] Security Personnel/Doorman.

[X] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

[X] Will appear before CB2, Man. for change in method of operation prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Alexandra Tangen Phone Number: 347.277.7081

Signed Alexandra Tangen Print Name Alexandra Tangen Dated 8/15/2025
Sworn to this 15th day of August 2025 Jorana Georgia Salinas Notary Public

JOHANA GEORGIA SALINAS
Notary Public - State of New York
NO. 01SA0000657
Qualified in Westchester County
My Commission Expires Feb 3, 2027

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license