

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

Tareake Dorill, 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 20, 2023

Is location currently licensed? Yes No Type of license: On premises liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Congee Dim Sum House

Corporation and trade name of current license: Congee House Inc dba Congee Dim Sum House

APPLICANT:

Premise address: 207 Bowery

Cross streets: Between Spring and Rivington

Name of applicant and all principals: Sip Champagne LLC - Cortney Bond

Trade name (DBA): Champagne Problems

PREMISE:

Type of building and number of floors: 7 story masonry

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 115

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): C6-1

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) Sunday 11:00 am - 1:00 am; Monday-Wednesday 2:00 pm - 1:00 am; Thursday/Friday 2:00 pm - 4:00 am and Saturday 11:00 am - 4:00 am

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? 30 Total number of indoor seats? 80

How many stand-up bars/bar seats are located on the premise (number, length, and location) 2/18
2 - 1st floor Approx 29', 12 bar stools; Cellox Approx 10', 6 Bar stools
(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 Contemporary American

What are the hours the kitchen will be open? Kitchen closes 2 hours prior to close, food available at all times

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

How many employees will there be? 15-20

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 _____

What will be the music volume? Background (conversational) Entertainment (live music venue level) Please describe your sound system: Sonos generated small 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? _____

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.") 1 security guard will monitor the traffic and pedestrians on the sidewalk to ensure that there is no congestion

Will there be security personnel? Yes No (If Yes, how many and when) Weekends - 2

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Management will ensure that noise level of the interior of the premises will be kept to a minimum; security and management will insure that noise outside these premises will not be a factor

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:

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Forever Sweet LLC/Scotch & Ice Cream

Address: 1707 Second Avenue/301 East 84th Street Community Board # 8

Dates of operation: 2017 - Present/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? See attached

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

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 tavern,
 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 2:00 pm - 1:00 am; Tue 2:00 pm - 1:00 am; Wed 2:00 pm - 1:00 am;
 Thu 2:00 pm - 4:00 am; Fri 2:00 pm - 4:00 am; Sat 11:00 am - 4:00 am;
 Sun 11:00 am - 1:00 am. (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, _____

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 4-6 private parties per month
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: Cortney Bond

Phone Number: (702) 326-1577

Congressional Record

PROCEEDINGS AND DEBATES OF THE 117TH CONGRESS

IN RECOGNITION OF THE UES ICE CREAM SHOP

HON. CAROLYN B. MALONEY
OF NEW YORK
IN THE HOUSE OF
REPRESENTATIVES

Madam Speaker, I rise to pay tribute to the UES ice cream shop and its owner, Cortney Bond, in honor of its 4th anniversary of operation in New York's 12th Congressional District.

The UES is a formidable example of one of many colorful small businesses located in NY-12. The UES is woman owned and operated, and over the course of its 4 years in business, it has quickly become a treasured place to stop while on the Upper East Side.

The UES serves every age, from children to adults as it is also home to a special hidden treasure, an entrance to a 'speakeasy' in the back of the shop. The UES also honors the neighborhood it is located in with cocktails, hidden heritage to Community Board 8 and the 7th Avenue Subway.

The UES represents the ingenuity and creativity of small business owners in New York City. It also represents perhaps one of the most enduring and important characteristics of New York City: that even the smallest person can play a big role in an even bigger city.

The COVID-19 pandemic hit small businesses in New York City particularly hard, thankfully many neighborhood favorites like the UES were able to survive thanks to President Joe Biden's American Rescue Plan.

I am pleased that the UES is one of the small businesses that survived the COVID-19 Pandemic and continues to thrive even as the weather turns cold.

I wish them all the best, and I was thrilled to be present for their 4th Anniversary Celebration. I look forward to visiting them at their establishment for many more years to come!

Madam Speaker, I ask my distinguished colleagues to join me in recognizing the UES and wishing them many more anniversaries to come.

Carolyn B. Maloney

CAROLYN B. MALONEY
Member of Congress



POLICE DEPARTMENT

19th PRECINCT
153 East 67th Street
New York, NY 10065

September 21, 2023

To whom it may concern:

It gives me great pleasure to commend a valued community member, Ms. Cortney Bond, who has been an exemplary citizen of the 19th Precinct for 15 years and a valued "Community Partner" with the New York City Police Department for the last 5 years. As an example Community Partner who not only lives within our Precinct's boundaries but also owns two flourishing businesses, UES. and Not A Speakeasy, Ms. Bond has served as a direct liaison between the Upper East Side and Yorkville communities and the 19th Precinct. She has repeatedly volunteered her company's services at community events, genuinely giving back to her Upper East Side neighborhood, in addition to directly alerting us to potential community concerns. We rely on her collaboration to ensure that the quality of life of our community is always prioritized in our effort to keep New York City the safest city in the world.

In a professional capacity, I have had the opportunity to assess the character and commitment of many people in New York City, and Ms. Cortney Bond not only meets, but exceeds the standards that would be expected of a vital member of a community. Ms. Bond embodies what every New Yorker should be as she is truly compassionate, reliable, completely engaged, and invested in our city.

If I can be of any further assistance, please don't hesitate to contact me.

Sincerely,

Anthony Nuccio

Anthony Nuccio

Detective, 19th Precinct

212-452-0630

COURTESY • PROFESSIONALISM • RESPECT

September 28, 2023

To Whom It May Concern:

I am writing individually, although I know Cortney Bond through my membership on Community Board 8.

I am pleased to recommend Cortney for a liquor license in Community District 3.

Cortney has always been a thoughtful, active member of our community.

I first came to know Cortney when I served as Chair. I recall that she came to the Board for permissions in connection with her second bar. I understand that there have been no complaints from community members about her establishments. She was respectful of the Board, and has been respectful of the community.

Cortney's ice cream shop has sold ice cream at art fairs that CB8 has presented. They have been there, smiling, even when crowds were thin. She has come to every show.

Cortney cares about the community. She and I have had conversations about responsibility and integrity. She is mindful of the responsibilities of a bar owner to the neighborhood, particularly where there are multiple drinking establishments and the need to run the bar with local residents in mind.

She has repeatedly responded on a timely basis to my emails, has honored her commitment to have an ice cream table at our events, even where other, potentially,

more lucrative opportunities arose.

Cortney has been protective of her employees. She has shown that she is a responsible member of the community.

Alida Camp

camp@cb8m.com

Landess-Simon, Inc.

Legal & Commercial Photography

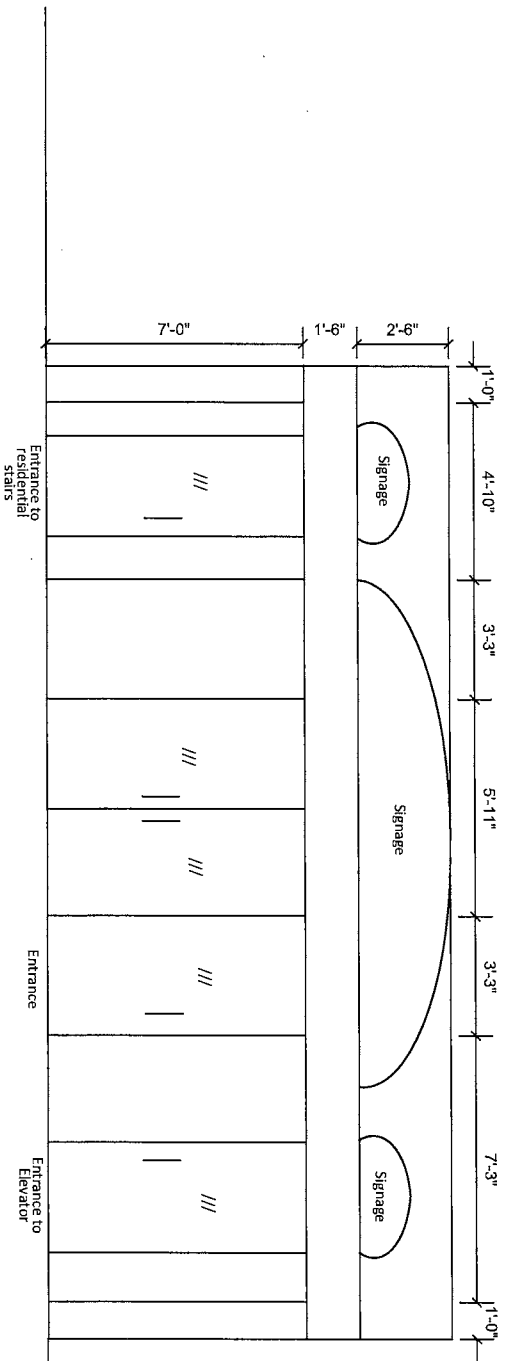
45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 207 Bowery St.

1. The Box Theatre - 189 Chrystie St. - (432')
2. Freeman's - 191 Chrystie St. - (378')
3. Katra - 217 Bowery - (178')
4. Dixon Place - 161 Chrystie St. - (318')
5. Tampico Tequila Bar - 10 Delancey St. - (352')
6. Bowery Ballroom - 6 Delancey St. - (342')
7. The Vig Bar - 12 Spring St. - (319')
8. Rintintin - 14 Spring St. #A - (382')
9. Mothers Ruin - 18 Spring St. - (430')
10. Wayans - 20 Spring St. - (452')
11. Sweet & Vicious - 5 Spring St. - (237')
12. Peasant - 194 Elizabeth St. - (325')
13. Lovely Day - 196 Elizabeth St. - (340')
14. Sel Rose - 1 Delancey St. - (455')
15. Outer Heaven - 191 Chrystie Street - (463')
16. Untitled - 225 Bowery AKA 3 Freeman Alley - (325')
17. Karvouna Mezze - 241 Bowery - (481')
18. Ray's - 177 Chrystie Street - (281')
19. Ainslie - 199 Bowery - (15')
20. Citizen Hotel - 185-191 Bowery - (233')
21. Pietro Nolita - 174 Elizabeth Street - (369')
22. Little Rascal - 163 Elizabeth Street - (447')
23. Made - 22 Spring Street - (474')
24. Mister French - 218 Bowery - (261')

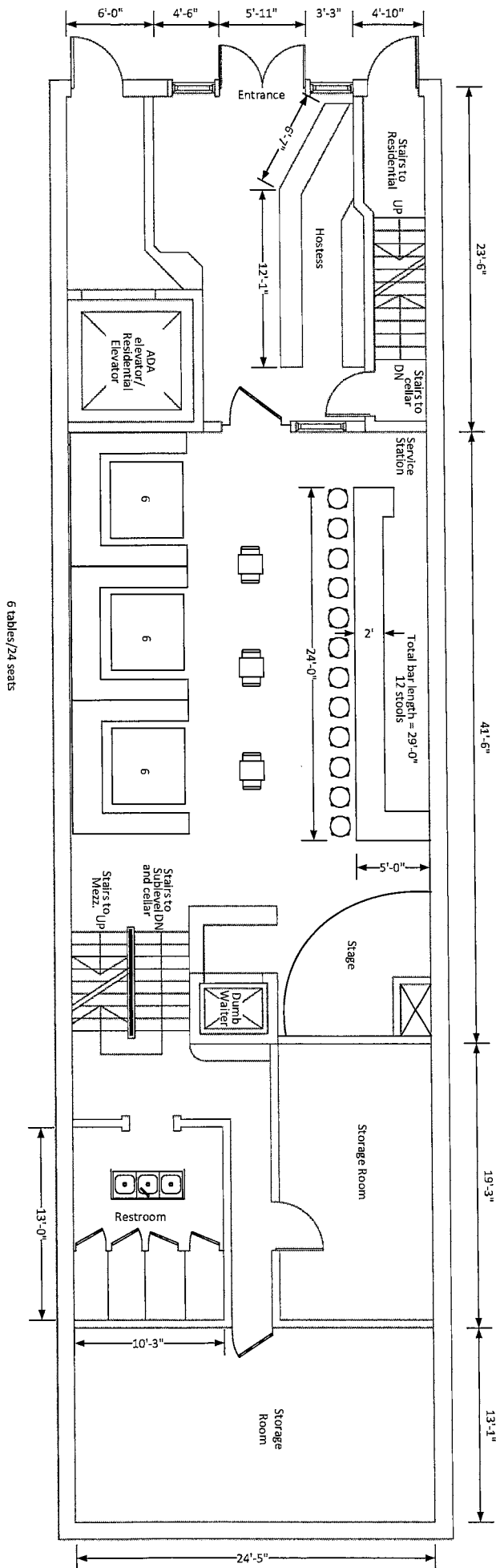
Schools & Churches

1. The Salvation Army Chinatown Corps. - 223-225 Bowery - (319')

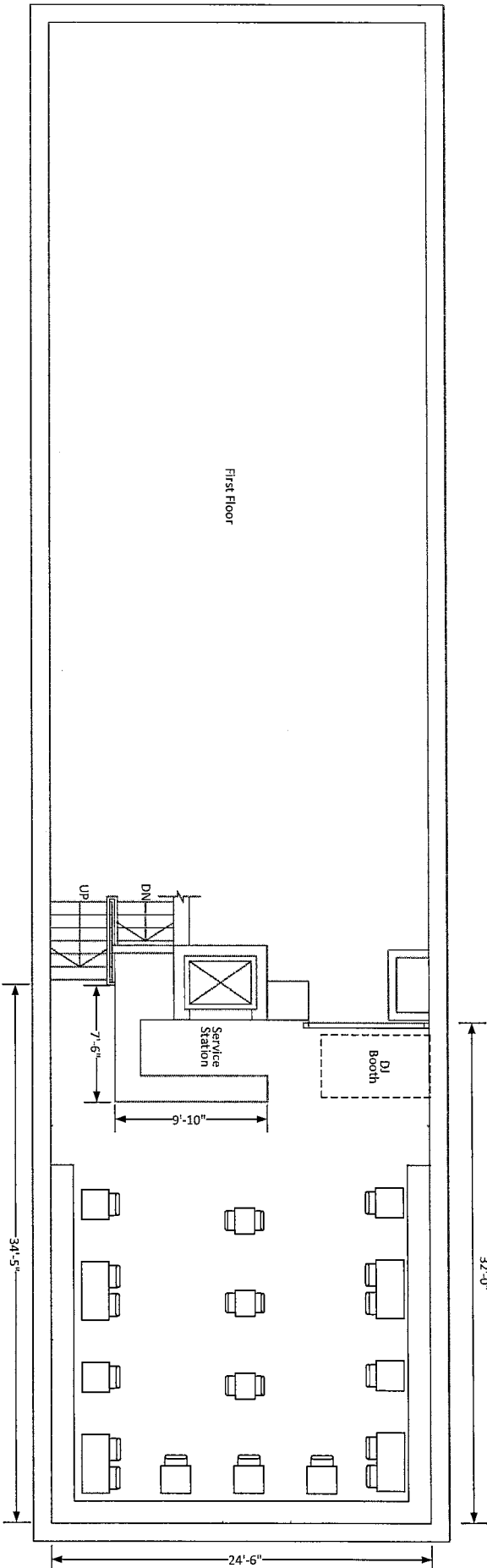


FRONT ELEVATION
 207 Bowery
 New York, NY
 September 21, 2023
 NOT TO SCALE

Bowery



INTERIOR DIAGRAM - 1st FLOOR
207 Bowery
New York, NY
September 21, 2023
NOT TO SCALE



First Floor

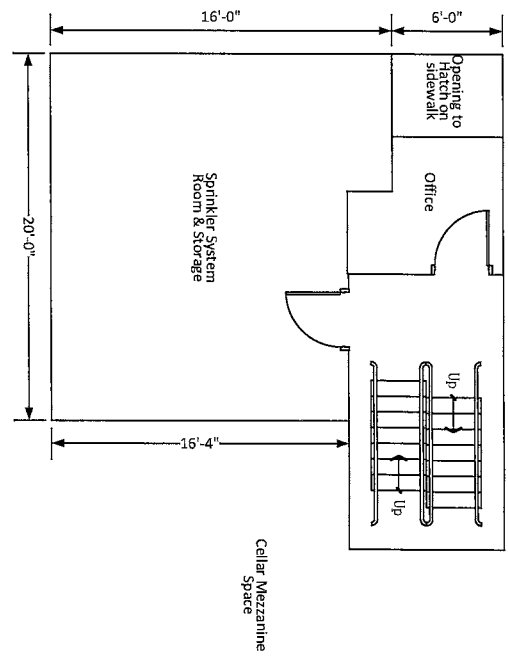
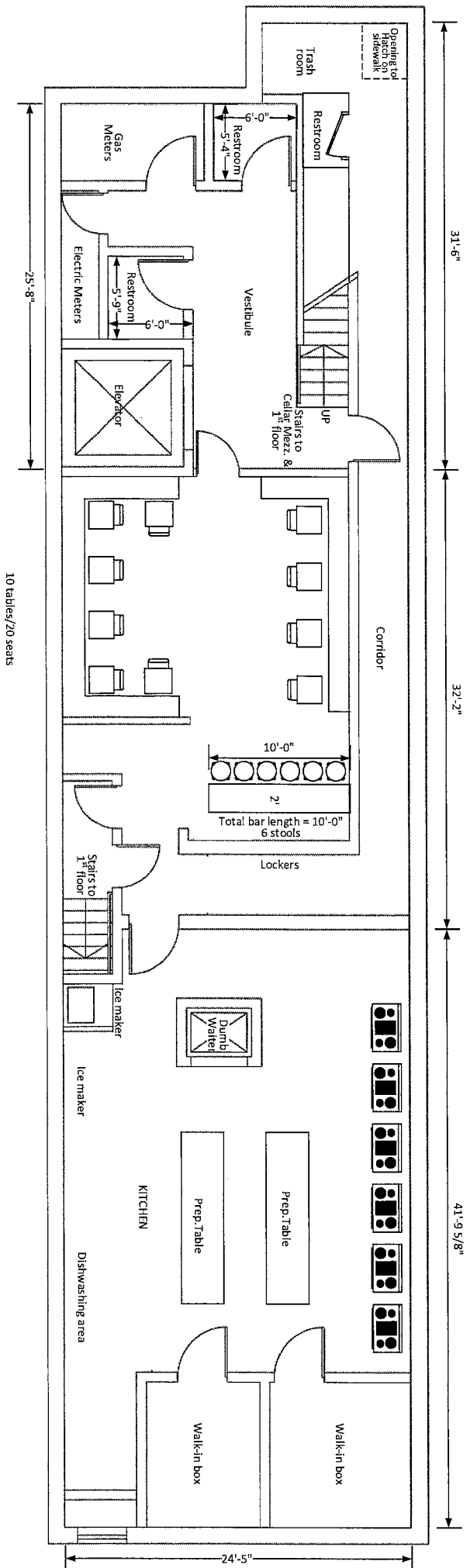
INTERIOR DIAGRAM – 1st Floor Mezzanine

207 Bowery

New York, NY

September 21, 2023

NOT TO SCALE



INTERIOR DIAGRAM – Cellar
 207 Bowery
 New York, NY
 September 21, 2023
 NOT TO SCALE



Congee Classics Available at Champagne Problems

Congee Fried Bread

Congee Small Juicy Bun in Shanghai Style

Congee Pan Fried Pork Dumpling

Congee Sautéed Lotus Root Chip

Congee Honey Walnut Jumbo Shrimp

Congee Beef Lo Mein

Congee Rice Baked with Chicken & Mushroom

Congee Chicken Noodle Soup

Congee Vegetable Fried Rice (add chicken or beef)

Congee Chinese Broccoli with Soy Sauce

Congee General Tso's Chicken



Starters

Caviar Beluga

Caviar Oscetra

Chip Crudités

Ruffles Sour Cream & Onion Chips, Market Vegetables, Sour Cream

The Wedge

Blue Cheese, Candied Bacon, Egg, Lay's Smokey Bacon Buttermilk Dressing



Steak Tartare

Filet Mignon, Egg, Dijon Mustard, Kettle Jalapeno Chip

Shrimp Cocktail

Utz Potato Chip, Cocktail Sauce, Chili

Corn Salad

Hazelnuts, Pickled Yellow & Purple Cauliflowers



Mains

Wild Mushroom Risotto

Pan Fried Shimeji and Fresh Black Truffle

Pappardelle

Beef & Pork Ragù

Gnocchi

Datterini Tomato Sauce, Parmesan, Fresh Basil

Grilled Sea Bass

Fregola, Mushrooms, Peppers, Peas, Chorizo

Wild Mushroom Risotto

Pan Fried Shimeji and Fresh Black Truffle

Baby Chicken

Marinated in Yogurt & Herbs



Rib Eye Steak

Garlic, Green Chili, Rosemary



Accompaniments

French Fries

Grilled Cauliflower

Roasted Purple Carrots

Black Truffle Mash

Sauteed Almond Green Beans

Potato Chips



Dessert

UES. Ice Cream Cookie Sandwich

Chocolate Chip Cookies, Madagascar Vanilla, Rainbow Sprinkles, Doritos

Chocolate Potato Chip Caramel Bar

Sea Salt Caramel Sauce

Pretzel Salted Peanut Potato Bark

Peanut Butter Mudslide Ice Cream

Chocolate Champagne Bottle

Served in a Glass of Champagne