



# 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

Paul Rangel, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Liquor License Stipulations for Administrative Approval

I, Meilin Liang, as a qualified representative of Congee House Inc, located at 207 Bowery, New York, NY agree to the following stipulations:

- ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Chinese Cantonese and Dim Sum Restaurant  
☒ Kitchen open and serving food every night during all hours of operation.

- My hours of operation will be:  
Mon 10:00am - 11:00pm; Tue 10:00am - 11:00pm; Wed 10:00am - 11:00pm; Thu 10:00am - 11:00pm; Fri 10:00am - 11:00pm; Sat 10:00am - 11:00pm; Sun 10:00am - 11:00pm.

(I understand opening is no later than specified opening hour & all patrons are to be cleared from business at specified closing hour)

- ☒ I may apply for sidewalk and/or roadbed dining as allowed by the temporary Open Restaurants program but will close all outdoor dining by 10:00pm all days and not have any music, speakers or tv monitors. I will not have commercial use of backyard, sideyard, or rooftop. Any approved outdoor space will close no later than 10:00 p.m.
- ☒ 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. ☐ I will have a closed fixed façade with no open doors or windows except my entrance door 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.
- I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_\_ private parties per \_\_\_\_\_.
- ☒ I will play ambient recorded background music only. \_\_\_\_\_ number of TVs
- ☒ 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.
- ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
- ☒ I will not apply for an upgrade to a full on-premises liquor license for at least one year after my operations begin.
- ☒ I will not participate in pub crawls or have party buses come to my establishment.
- ☒ I will not have unlimited drink specials, including boozy brunches, with food.
- ☒ I will not have a happy hour or drink specials with or without time limitations OR ☐ I will have happy hour and it will end by \_\_\_\_\_. - Please indicate one of the above -
- ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
- ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
- ☒ 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: Meilin Liang Phone Number: 212-334-9011

16. ☐ I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed Ricky Liang Dated 4/27/2022

Sworn to this 27th day of April, State of New York, 2022  
Reg. No. 01LI6259993  
Qualified in Queens County  
Commission Expires April 16, 2024  
Notary Public



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**Community Board 3 Liquor License Application Questionnaire**

Today's Date: 4/27/2022

**APPLICANT**

1. Name of applicant and principle(s): Congee House Inc., Meilin Liang
2. Premise address: 207 Bowery, New York, NY 10002
3. Cross streets: Between Spring Street and Rivington Street
4. Trade name (DBA): Congee Dim Sum House
5. Check which you are applying to: ☒ New liquor license ☐ Alteration of an existing license ☐ Sale of assets
6. If alteration, describe nature of alteration: \_\_\_\_\_
7. Is location currently licensed? ☐ Yes ☒ No
8. Type of license: Restaurant Beer and Wine
9. Previous or current use of the location: Restaurant as well with full OP license
10. Corporation and trade name of current location: N/A
11. Type of building and number of floors: Mixed use resi/commercial building with 7 floors
12. Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No 12a. What is the permitted occupancy indoors and outdoors? 190
13. Do you plan to apply for Public Assembly permit? ☒ Yes ☐ No
14. 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
15. How many licensed establishments are within 1 block? 4
16. How many On-Premise (OP) liquor licenses are within 500 feet? 19
17. Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

**PROPOSED METHOD OF OPERATION**

18. Describe your method of operation: Full-service restaurant
19. Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No
20. If yes, please describe what type: \_\_\_\_\_
21. What are the proposed days / hours of operation (specify days / hours each day and hours of outdoor space if applicable): 10am-11pm every day, outdoor space same times but seasonal
22. Total number of table: 25 23. Total number of seats: 180
24. How many stand-up bars / bar seats are located on the premise? 1 bar, 8 bar seats  
(A stand-up bar is any bar or counter, whether with seating or not, over which a patron can order, pay for, and receive an alcoholic beverage.)

25. Describe all bars (length, shape, and location): 1 bar. Approx. 9 feet long rectangular, in front of entrance
26. Does premise have a full kitchen? ☒ Yes ☐ No
27. What are the hours kitchen will be open? 10am-11pm
28. What type of food is available for sale? Full menu of Chinese Cantonese Cuisine - meat, seafood, dimsum, etc.
29. Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager
30. How many employees will there be? 15-25 depending on season
31. Do you have or plan to install? ☐ French doors ☐ accordion doors ☐ windows
32. Will there be TVs / monitors? ☒ Yes ☐ No If Yes, how many? 2
33. Will premise have music? ☒ Yes ☐ No 33a. If Yes, what type of music? ☐ Live Music ☐ Jukebox  
☐ DJ ☒ Tapes / CDs / iPod
34. If other type, please describe: \_\_\_\_\_
35. What will be the music volume? ☒ Background (quiet) ☐ Entertainment level
36. Please describe your sound system: Basic built-in wall speakers for ambiance
37. Will you host any promoted events, scheduled performances or any event at which a cover fee is charged?  
☐ Yes ☒ No
38. If Yes, what type of events or performances are proposed and how often? \_\_\_\_\_
39. How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? \_\_\_\_\_  
Our waiting is large so we do not expect spillage to street but if so, we will have them form an orderly line to not block traffic. Manager will be on site to manage
40. Will there be security personnel? ☐ Yes ☒ No 40a. If Yes, how many and when? \_\_\_\_\_
41. How do you plan to manage noise inside and outside your business so neighbors will not be affected? \_\_\_\_\_  
When we get busy, we do not turn on ambiance music so noise will be suppressed
42. Do you have sound proofing installed? ☒ Yes ☐ No
43. If not, do you plan to install sound-proofing? ☐ Yes ☐ No

#### **APPLICANT HISTORY**

44. Has this corporation or any principal been licensed previously? ☐ Yes ☒ No If yes, please indicate name of establishment(s): \_\_\_\_\_
45. Address: \_\_\_\_\_ 45a. Community Board \_\_\_\_\_
46. Dates of operation: \_\_\_\_\_
47. Has any principal had work experience similar to the proposed business? ☐ Yes ☒ No If yes, explanation of experience or resume.
48. Does any principal have other business in the area? ☐ Yes ☒ No If yes, give trade name and describe type of business: \_\_\_\_\_
49. Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If yes, attach list of violations and dates of violations and outcomes.

#### **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.