



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036

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**WALTER MANKOFF**

Chair

**ANTHONY M. BORELLI**

District Manager

May 6, 2004

Gretchen Dykstra  
Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

**Re: Ruby Falls Inc. d/b/a Ruby Falls, 609 West 29<sup>th</sup> Street**

Dear Commissioner Dykstra,

At its April 13, 2004 meeting, the Business Licenses and Permits Committee of Manhattan Community Board No. 4 voted to recommend the approval with stipulations of the cabaret license application of Ruby Falls Inc. d/b/a Ruby Falls at 609 West 29<sup>th</sup> Street. This applicant previously appeared before the Committee and the Full Board for consideration of its liquor license application. During that appearance, the applicant stipulated to a range of conditions designed to allow its establishment to fit as smoothly as possible into its surrounding neighborhood. The applicant recommitted to these stipulations before the Committee voted on its cabaret license and the Committee's approval is based on that commitment. To the extent possible, Board 4 would appreciate it if this agreement could be incorporated into the eventual cabaret license.

The agreed upon stipulations for Ruby Falls Inc. are:

1. Owner agrees that the business will use no outside promoters. Invitations and advertising will be done by mailing list only.
2. If and when any location in the area that might be affected by noise from this establishment becomes residential, owner agrees to hire a reputable sound-engineering firm and implement all its recommendations so that noise from the venue shall not disturb the neighborhood.
3. In renovating the existing premises, currently a 1-story commercial building, owner agrees to multiple-glaze the skylight to the extent necessary to make it soundproof.
4. Owner agrees to alter preliminary architects' plans to build in a holding area for patrons entering the premises sufficient that queuing on the sidewalk will not be necessary.

5. Owner agrees to provide and maintain adequate security personnel outside his premises, and to join with other bars, clubs, and lounges in the area to provide additional security patrols of nearby streets and avenues.
6. In installing his HVAC system, owner agrees to position and sound-proof it as if there were residential neighbors nearby.
7. Owner agrees to maintain clean and orderly streets at all times in front of and nearby his premises.

At its full board meeting on May 5, 2004 Manhattan Community Board No. 4 voted to approve this recommendation with the above stipulations attached.

Sincerely yours,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



Cheryl Kupper  
Co-Chair  
Business License & Permits Committee

Kevin Kossi  
Co-Chair  
Business Licenses & Permits Committee

cc: Applicant  
Local Elected Officials