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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

COMMUNITY BOARD 2 APPLICATION FOR A LIQUOR LICENSE

Please fill out this questionnaire, including the date, and return to the Community Board 2 office by email to arrive **no later than the month's due date** which can be found on CB2 Manhattan's website (<https://cbmanhattan.cityofnewyork.us/cb2/resources/sla-questionnaire/>). When meetings return to in person, please also provide an additional 5 copies plus supporting material requested to the SLA committee meeting.

Failure to complete and return the questionnaire and supporting materials on time will result in your item being removed from the agenda.

Failure to provide a completed questionnaire or failure to present before CB2 will result in notifying the State Liquor Authority (SLA) of your noncompliance with the community review process.

If you need to reschedule, please notify the Community Board 2 office no later than the Friday prior to the scheduled meeting. Speak to Florence Arenas at the Board Office. **A maximum of 1 layover** request will be granted per application. **Failure to reappear without notification will result in a recommendation to deny this application.**

The following supporting materials are **required** for this application:

1. A list of all other licensed premises (including Beer and Wine) within 500 ft. of this location.
2. If the license being applied for is subject to the 500 ft. rule, please provide a copy of the public interest statement that will be submitted to the SLA.
3. Floor plans of the premise, clearly indicating the location of all entrances and exits, windows, bars, tables and chairs, patron and employee bathroom(s) and kitchen layout to be licensed. Please include seat and table counts on the plans for each area. **If outdoor seating of any kind** is included in the application please download and complete **CB2 SLA's Addendum for Outdoor Seating**. For any multi-floor, multi-room or hotel applications, please provide detailed plans for each floor and/or separate areas to be included in the licensed premises that are clearly labeled.
4. Proposed menu with general price ranges, if applicable.
5. Certificate of Occupancy or Letter of No Objection for the premises showing that the proposed use is permitted, including specific use of all outdoor areas within the property line.
6. If unable to show the proposed use is permitted, including for outdoor areas within the property line, please provide a detailed explanation for how the proposed use sought will be permitted and please provide any plans filed or to be filed with the Buildings Department.
7. Letter of Understanding or Letter of Intent from the Landlord.

8. Provide proof of community outreach to area block associations and immediately impacted residents in the building and surrounding area to notify them of your pending application and Community Board meeting information. Copies of any mailings to, and signatures or letters from Residential Tenants at location and from surrounding buildings may be submitted with home address and contact information. (i.e. a letter from the neighborhood block association or petition in support with home address and contact information.)
9. A copy of your NYS Liquor Authority application as it will be submitted to the SLA (excluding financial information).
10. If this is for a **Corporate Change**, please provide the **Current Approved Corporate Set-Up and the Proposed Corporate Set-Up** along with existing executed stipulations with CB2 if applicable.
11. If this is for any type of **Alteration Application**, please provide detailed information regarding the current situation and the proposed changes outlined as an addendum. If adding or subtracting space, please provide current and proposed diagrams.
12. If this application is for a **Change in Method of Operation**, please provide the current method of operation and the proposed changes in method of operation as an addendum.

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): RUBY'S WEST VILLAGE LLC

Trade name (DBA): RUBY'S CAFE

Premises address: 225 WEST 4TH STREET, 231 WEST 4TH STREET, NEW YORK NY, 10014

Cross Streets and other addresses used for building/premise:
WEST 4TH STREET, WEST 10TH STREET, 7TH AVENUE

CONTACT INFORMATION:

Principal(s) Name(s): TIMOTHY SYKES, THOMAS LIM

Office or Home Address: _____

City, State, Zip: NEW YORK, NY 10002

Telephone #: _____ email : _____

Landlord Name / Contact:

Landlord's Telephone and Fax: _____

| NAMES OF ALL PRINCIPAL(s): | NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD |
|-----------------------------------|--|
| <u>THOMAS LIM</u> | <u>SEE RIDER ATTACHED</u> |
| <u>TIMOTHY SYKES</u> | _____ |
| _____ | _____ |

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

RUBY'S CAFE IS A FAMILY FRIENDLY RESTAURANT OPEN FOR BREAKFAST, LUNCH AND DINNER 7 DAYS A WEEK.
WE PRIDE OURSELVES ON USING THE FRESHEST LOCAL PRODUCE BALANCED WITH AUSTRALIAN INFLUENCES TO
PROVIDE OUR NEIGHBORHOOD WITH SOME OF THE BEST FOOD, DRINKS AND ESPRESSO IN A CASUAL LAID BACK
ENVIRONMENT.

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.)

EXPANDING OPERATION TO THE SECOND FLOOR TO INCLUDE AN ADDITIONAL 8 TABLES AND 38 SEATS AND
8 BAR SEATS

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

RUBY'S WEST VILLAGE LLC

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: _____

0340-23-138523 EXP: 8/31/2027

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:

BEFORE APPLICANT WAS RIVERA CAFE, CLOSED IN 2017

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: 4 Year Built : 1910

Describe neighboring buildings:
PRE-WAR BROWNSTONES, 4-6 FLOOR MIXED USE (RESIDENTIAL/COMMERICAL)

Zoning Designation: C4-5

Zoning Overlay or Special Designation (applicable) NONE

Block and Lot Number: 610 / 9

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 : ENCLOSED SIDEWALK CAFE

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 _____

What is the proposed Occupancy? _____

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

no yes

If yes, what is the maximum occupancy for the premises? 178

If yes, what is the use group for the premises? 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? existing 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: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 5690

If more than one floor, please specify square footage by floors: Cellar: 1375, Ground: 2465, Second: 1850

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

1000 sidewalk cafe

If more than one floor, what is the access between floors? internal staircase

How many entrances are there? 1 How many exits? 5 How many bathrooms ? 2 now, 3 with 3rd floor

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

OVERALL SEATING INFORMATION:

Total number of tables? 39 Total table seats? 106

Total number of bars? 2 Total bar seats? 18

Total number of "other" seats? 58 please explain : sidewalk cafe

Total OVERALL number of seats in Premises : 182

BARs:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 18

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: _____

adding one additional L shaped bar on the second floor with eight seats

* 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: _____

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
9am to 12am 9am to 12am 9am to 12am 9am to 12am 9am to 12am 9am to 2am 9am to 2am

Will the business employ a manager? no yes, name / experience if known : Liam Johnson, 20 years

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
existing

If yes, please describe : _____

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

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? no

Please describe your sound system and sound proofing: small speakers

Will you be permitting: ^{no to all} 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 ^{no to all} ropes movable barriers other outside equipment (describe) _____

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 ½ " 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: Timothy Sykes Phone: _____

Address: _____

Email : _____

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Hari Nathan Kalyan

Title Attorney

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.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

little Ruby's CAFE

BREKKIE TIME

SERVED UNTIL 11:30 A.M.

VEGETIC TOAST butter, vegemite, sourdough 7 add ovo 5

AVO TOAST smashed avo, crushed red pepper, radish, sourdough 12
add one egg 3.5 or two eggs 6

BANANA BREAD homemade banana bread, passionfruit butter 9

PASSIONFRUIT POGIET BOWL granola, mango, dragonfruit, passionfruit
yogurt, green honey 12

ORR MUESLI almond milk soaked chia, rhubarb compote,
granola, fresh berries, yogurt, honey 12

BREAKFAST SANDWICH spicy pork sausage, fontina, chili jam, scrambled
egg, pea leaves, lemon aioli, potato bun 13

EGGS two eggs any style, sourdough, baby spinach 9.5

BL.A.T. with homemade bacon jam & mayo on sourdough 13.5
add one egg 3.5 or two eggs 6

EGG SANDWICH sunny side egg, bacon, cherry tomatoes, arugula,
spicy relish, hash brown, sesame bun 13.5 add ovo 5

SWEET CORN FRITTERS smashed corn fritters, sweet corn mascarpone,
bacon, aoi, greens 15 add one egg 3.5 or two eggs 6

GREEN EGG BOWL spinach, kale, peas, aoi, salsa verde, eggs soft
scrambled 14 add smoked salmon 6.5

RICOTTA HOTCAKES honeycomb butter, nutella, banana 15

BREAKFAST BOWL aoi, prosciutto, whipped ricotta, peas, sprouts,
poached eggs, sourdough 16

BIG BREAKFAST two eggs any style, bacon, mushrooms, roasted
tomatoes, baked beans, hash brown, sourdough 19

SIDES

BACON AVO GRILLED HALOUMI 5

**BAIN BROWN SAUTÉED GREENS, PUMPKIN BAKED BEANS, ROASTED PUMPKIN,
FRESH TOMATO, ROASTED TOMATO, BOURKE ST BAKERY SOURDOUGH 3.5**

BOWLS

CRISPY CHAINS BOWL
freshly, feta, aoi, baby kale,
cherry tomatoes, cucumber,
snap peas, feta cheese,
red wine vinaigrette 15

MALIBU BOWL
brown rice, poached egg,
avo, broccolini, edamame,
pea shoots,
charred scallion salsa 15

CRISPY RICE BOWL
puffed wild rice, arugula, cucumber,
pickled red onion, tomato,
haloumi, sunny-side egg, spicy aioli,
ginger lemon dressing 16

ADD ONS BACON OR AVOCADO 6 GRILLED CHICKEN 6.5 SMOKED SALMON 6.5 SHRIMP 8

You'll Love OUR TASTY BURGERS

BROWNE hand-formed beef patty, tomato, spinach, swiss, sweet
chili & mayo on toasted ciabatta 16

BUBBY'S grilled chicken breast, tomato, spinach, swiss, sweet
chili & mayo on toasted ciabatta 15

WHALE'S hand-formed beef patty, tomato, spinach, beet,
pineapple, fried egg & ketchup on toasted ciabatta 16.5

FRIED CHICKEN BURGER crispy buttermilk fried chicken, pickles,
coleslaw & spicy mayo on a sesame bun 15

SIDES

**SWEET POTATO FRIES WITH OONI
CREAM & SWEET CHILI SAUCE 7.5**

CRISPY BRUSSEL SPROUTS 7.5

HERB GARDEN SALAD 7

FRIES WITH TRUFFLE AIOLI 7.5

CHOCOLATE CAKE 9.5
STICKY DATE PUDDING 9.5

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness. No substitutions please! Please inform your server if you have any allergies!

SOHO • MURRAY HILL • EAST VILLAGE • WEST VILLAGE

Breakie, lunch, dinner 7 days a week

ALL DAY

SALADS

HALE SALAD pear, pumpkin seeds, crispy
quinoa, pecorino, sunflower tahini dressing 14.5

SHRIMP AVOCADO bibb lettuce, cherry tomatoes,
avo, snow peas, arugula, grilled shrimp,
mustard-cider vinaigrette 16.5

PUMPKIN SALAD baby spinach, roasted pumpkin,
pepitas, pine-nuts, feta cheese,
pomegranate dressing 14

CHICKEN AVOCADO baby kale, spinach, aoi, apple,
candied walnuts, grilled chicken, creamy lemon
pepper dressing 16.5

CHICKEN SCHITZEL crispy chicken schitzel with
creamed corn, bibb lettuce, radish, chives 15.5

PASTA MAKE IT GF gluten free hash 2

SPICY ITALIAN SAUSAGE rigatoni, tomato
cream sauce, baby peas, parmesan 17

CREAMY CHICKEN grilled chicken, rigatoni,
sun dried tomatoes, basil, parmesan, cream 17
add bacon 5

RUBY'S RAGU slow braised beef short
rib, pappardelle, pecorino, burrata 18
add cream sauce 10

PESTO PASTA spaghetti, zucchini, baby
peas, snap peas, kale, parmesan, creamy
pumpkin seed pesto 16 add chicken 5.5

SHRIMP PASTA grilled shrimp, spaghetti,
cherry tomatoes, arugula, lemon, cream,
crushed red pepper, bread crumbs 18

SPICY VIDUA PASTA fusilli, vodka sauce,
parmesan, basil, chives 16

ADD FRIES, SWEET POTATO FRIES OR SALAD 3.0

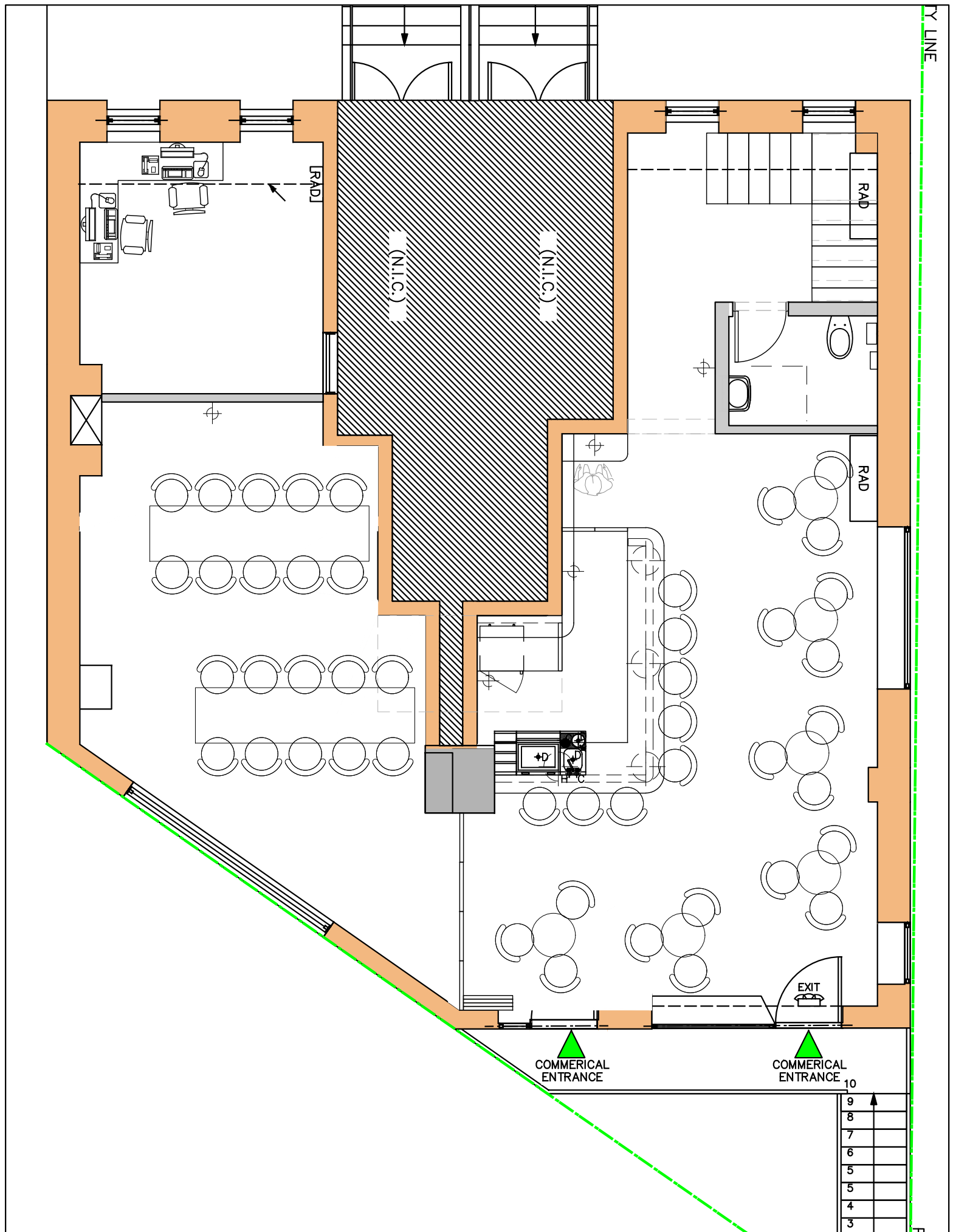
GLUTEN FREE BACON 2.0

ADD BACON OR AVOCADO 6 ADD BACON JAM 1

CLASSIC CHEESEBURGER two 1/2 beef patties, L.T.O., pickles, american
cheese, special sauce on a potato bun 15

BONDI crispy chicken breast, lettuce, mayo, spicy chili sauce & provolone
on a sesame bun 15

BEYOND BURGER beyond patty, L.T.O., pickles, american cheese,
special sauce on a potato bun (vegetarian) 16



| |
|---|
| 9 |
| 8 |
| 7 |
| 6 |
| 5 |
| 5 |
| 4 |
| 3 |

Ruby's West Village LLC
225 West 4th Street
New York, New York 10014

Ground floor:
35 tables, 70 seats
1 stand-up bar
1 service bar

Sidewalk:
10 tables, 20 seats

West 4th Street

Emergency Exit

Restrooms

stairs to cellar

Kitchen

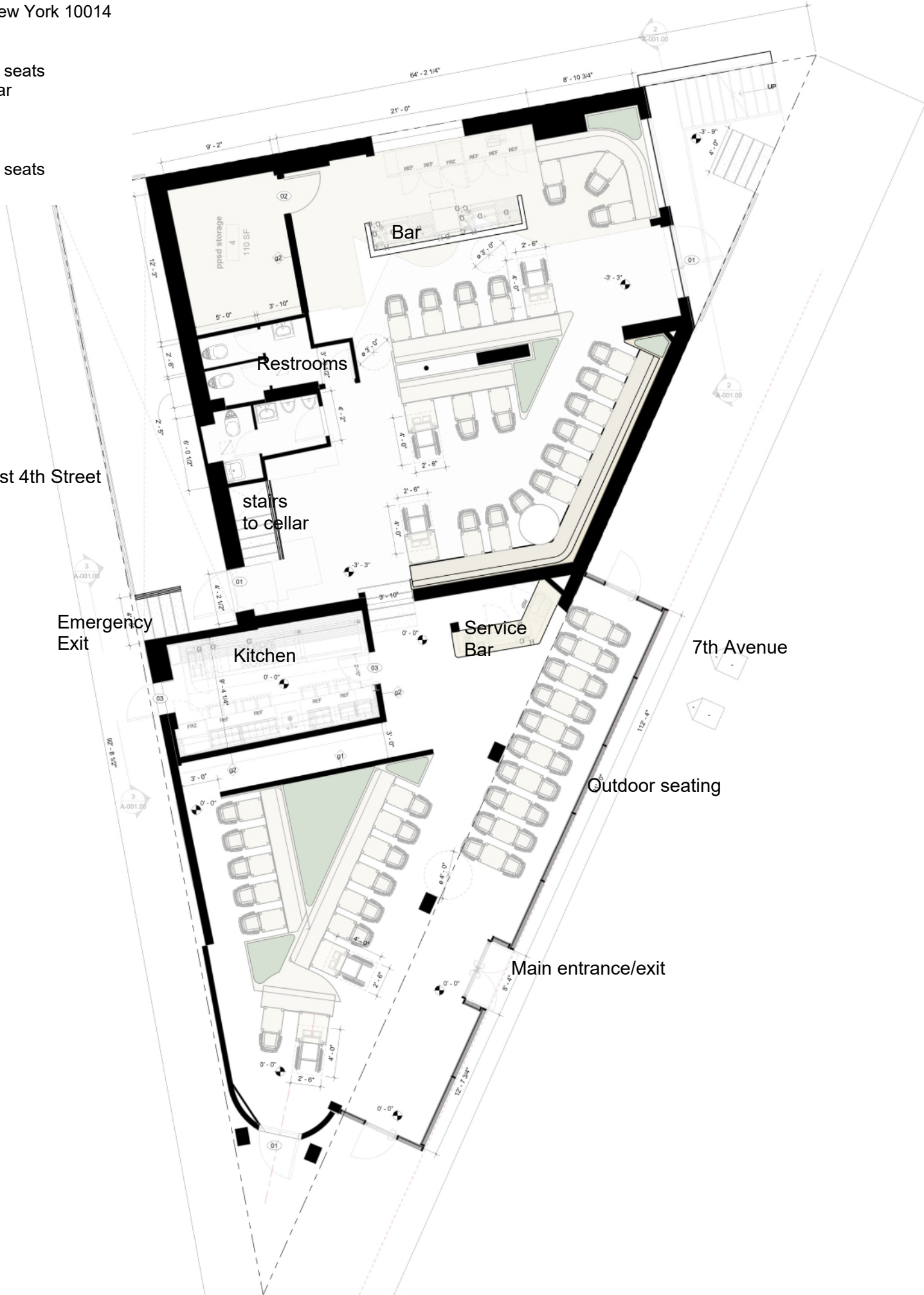
Service Bar

Bar

7th Avenue

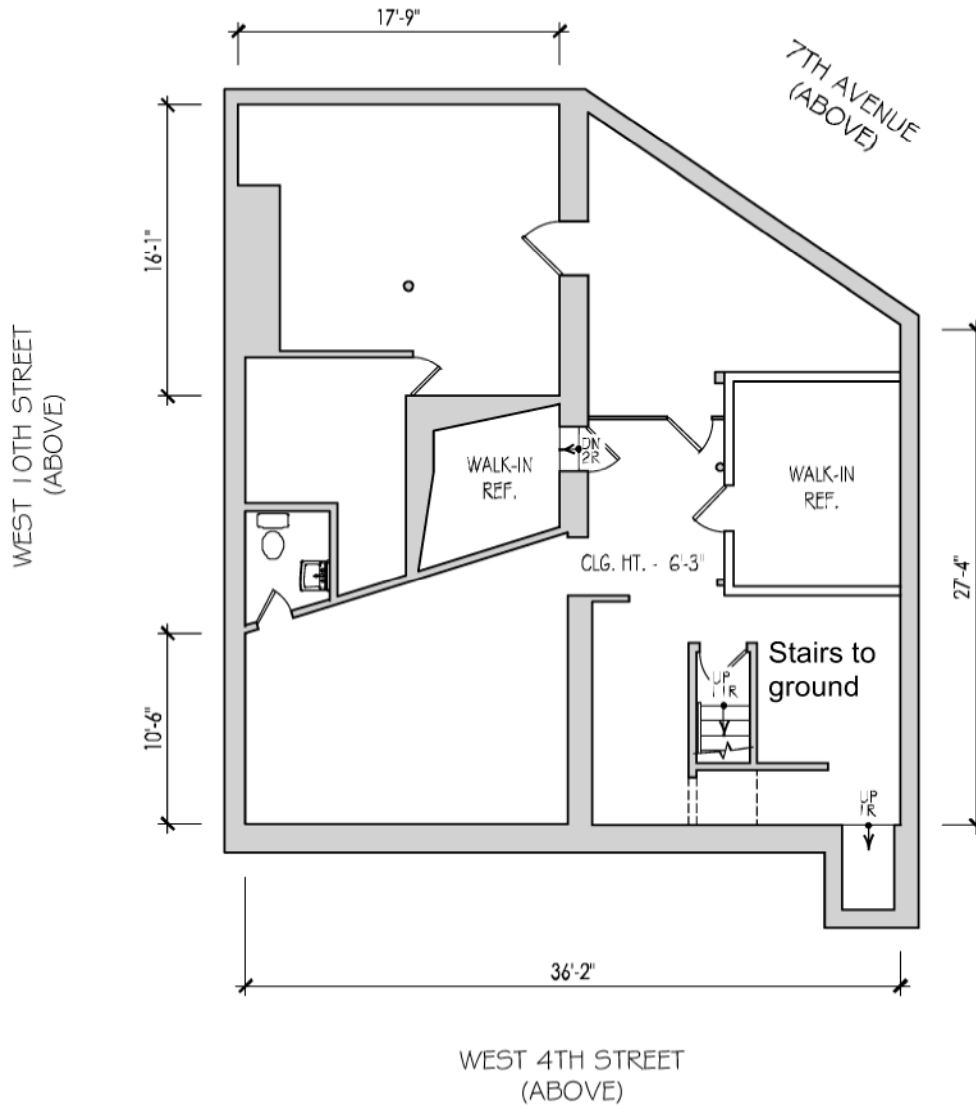
Outdoor seating

Main entrance/exit



Ruby's West Village LLC
225 West 4th Street
New York, New York 10014

Cellar:
Storage only



1 CELLAR FLOOR PLAN
5K-0 1325 S.F.

















PLEASE
PROCEED TO
THE FRONT
FOR SEATING

220



