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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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

April 28, 2026

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 April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**Ruby's West Village LLC dba Little Ruby's Cafe 225 W 4th St 10014 (OP-Restaurant, Lic. ID #0340-23-138523) (Alteration)**

- i. **Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA #2 Committee to present an application for an Alteration to the existing On-Premises Restaurant liquor license at their family friendly restaurant open for breakfast, lunch and dinner in the ground floor of a four-story mixed use townhouse building (ca. 1910) with a single story extension on a triangular corner of Seventh Avenue and West 4<sup>th</sup> Street in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the alteration application is to expand into the adjacent storefront which had been operating as a FedEx location since at least 2009, the added storefront is located in the above-grade first floor of the townhouse, the combined ground floor storefront premises is roughly 5,690 sq. ft. with 1,375 sq. ft. in the cellar, 2,465 sq. ft. on the ground/basement floor and 1,850 sq. ft on the 1<sup>st</sup> floor; there are 43 tables and 108 seats, two (2) bars with 18 seats, 20 seats in the enclosed sidewalk café and 38 seats in the unenclosed sidewalk café for a total seated patron occupancy of 182 persons; there is one entrance serving as patron ingress and egress, four (4) emergency exits and three (3) patron bathrooms, the front façade consists of operable windows that open out to the sidewalk; and
- iii. **Whereas**, there will be no change in method of operation, the restaurant hours of operation will remain from 9 AM to 12 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays and will serve breakfast, lunch and dinner; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no DJs, promoted events,

private parties, scheduled performances or cover fees, velvet ropes or movable barriers, no TVs and no security personnel or doormen; and

- iv. **Whereas**, adjacent residents wrote and appeared in opposition to the application citing past work being done at the premises by the Applicant without the proper Department of Building or Landmark Preservation permits, residents having to look out at their trash area which is often overflowing, there being questions as to how they will manage the trash with the additional patrons if it is not being managed properly currently, the West Village Residents Association noting yet one more loss of dry retail space in the community; the Applicant stating that they would work to add more containerization to the trash area and that any violations had been corrected; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the “method of operation” of the On-Premises liquor license, with those stipulations as follows:
  1. Premises will be operated as a family-friendly restaurant serving breakfast, lunch and dinner with the kitchen open until at least 10:30 PM nightly food available until closing every night.
  2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  3. The hours of operation will be from 11 AM to 11 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program with no more than 4 tables and 8 seats on West 4th Street, 14 tables and 28 patron seats on 7th Avenue South and one counter with two seats within the property line on 7th Avenue South which will operate with the same hours as the Dining Out NYC sidewalk seating.
  5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk café boundaries.
  6. Unenclosed sidewalk café and exterior seating within the property line will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
  7. Pre-existing enclosed sidewalk café consisting of 10 tables / 20 seats which was licensed with the Department of Consumer Affairs follows the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk café.
  8. No roadbed seating.
  9. Will ensure that there is a sufficient number of containers to containerize ALL garbage and will maintain the trash area in a clean manner on a daily basis.
  10. Primary entrance will be located on 7th Avenue with entrance through the enclosed sidewalk café.
  11. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  12. Will not have televisions.
  13. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.

14. Will not have patron occupancy/service to any portion of the cellar of the licensed premises.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
19. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. once a procedure is put in place for the enclosed sidewalk café under Dining Out NYC.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant liquor license for **Ruby’s West Village LLC dba Little Ruby’s Cafe 225 West 4th St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the into the “method of operation” of the NYSLA liquor license.

**Vote:** Unanimous, 35 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. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY State Assembly  
Hon. Grace Lee, State Assembly Member  
Hon. Michael Levine, NYC Comptroller  
Hon. Brad Hoylman-Sigal, Man. Borough President  
Hon. Erik Bottcher, NYC Council Member  
Hon. Christopher Marte, NYC Council Member  
Hon. Harvey Epstein, 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 Monday, April 20, 2026. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Timothy Sykes as a qualified representative of Ruby's West Village LLC dba Little Ruby's Cafe located at 225 West 4th Street, New York, New York 10014 agree to the following stipulations:

- Application Type: [X] OP Restaurant (Lic ID 0340-23-138523) [X] Alteration: add adjacent storefront
[X] Premise will be advertised and operated as a family friendly restaurant open for breakfast, lunch and dinner
[X] Hours of operation:

Table with 4 columns: Day, Start Time, End Time, and Day. Rows include Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday with their respective hours.

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

- [X] Will operate a full-service, family friendly restaurant serving breakfast, lunch and dinner with the kitchen open until at least 10:30 PM nightly and food available until closing every night.
[X] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk cafe operating under the Dining Out NYC program with no more than 4 tables and 8 seats on West 4th Street, 14 tables and 28 patron seats on 7th Avenue South and one counter with two seats within the property line on 7th Avenue South which will operate with the same hours as the Dining Out NYC sidewalk seating.
[X] Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk cafe boundaries.
[X] Unenclosed sidewalk cafe and exterior seating within the property line will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
[X] Pre-existing enclosed sidewalk cafe consisting of 10 tables / 20 seats which was licensed with the Department of Consumer Affairs follows the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk cafe.
[X] No roadbed seating.
[X] Will ensure that there is a sufficient number of containers to containerize ALL garbage and will maintain the trash area in a clean manner on a daily basis.
[X] Primary entrance will be located on 7th Avenue with entrance through the enclosed sidewalk cafe.
[X] Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Will close all doors and windows at 10 PM every night, 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 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. once a procedure is put in place for the enclosed sidewalk cafe under Dining Out NYC.

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

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Notary Public section containing signature lines for Timothy Sykes, date 04/21/2026, and a notary seal for the State of Pennsylvania.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license. Notarized remotely online using communication technology via Proof.