

December 4, 2003

Commissioner Edward Kelly  
New York State Liquor Authority  
84 Holland Avenue, 2<sup>nd</sup> floor, A-Wing  
Albany, NY 12208

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

Dear Commissioner Kelly,

At its November 11 , meeting, the Business Licenses and Permits Committee of Manhattan Community Board 4 voted unanimously to recommend approval of an on-premises liquor license for Ruby Falls Inc., d/b/a Ruby Falls, at 609 West 29<sup>th</sup> Street. Occupancy will be 396. Total square footage will be 5,000.

This recommendation is contingent on the owner's agreement to the following stipulations:

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 December 3, 2003, Manhattan Community Board 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: Fred Gioffre  
Applicant  
Local Elected Officials