COMMUNITY BOARD NO. 2, MANHATTAN
3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899
www.manhattancb2.org
P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.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: December 2/4, 2025

APPLICANT INFORMATION:

Name of applicant(s):
Mansions of Glory Hospitality LLC

Trade name (DBA):
Beyond the Pale NYC

Premises address:
53 Spring Street, New York, NY 10012

Cross Streets and other addresses used for building/premise:

Mulberry Street/Lafayette Place

CONTACT INFORMATION:

Principal(s) Name(s):
Daniel Delaney, Domhnall Byrnes, Paul Loughlin, Damien Bannon

Office or Home Address: Beyond the Pale, 53 Spring Street

City, State, Zip: New York, NY 10012

Telephone #: [redacted]

Landlord Name / Contact:
JNR 53 Spring, LLC

Landlord's Telephone and Fax: [redacted]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
Daniel Delaney	Cadillac Ranch NYC LLC - 86 Orchard Street Delta Charlie NYC LLC - 5 Spring Street
Domhnall Byrnes	Cadillac Ranch NYC LLC - 86 Orchard Street
Paul Loughlin	
Damien Bannon	

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

Restaurant and bar

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

__ a new liquor license (__ Restaurant __ Tavern / On premise liquor ___ Other)

_X_ an UPGRADE of an existing Liquor License (Change to Method of Operation)

__ 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.)

The applicant is applying to change their method of operation, wherein it wishes to extend its closing hours to 1:00 am on Tuesday, 2:00 am on Wednesday, and 4:00 am Thursday through Saturday. Their current hours of operation are 12:00 pm – 12:00 am Sunday through Tuesday, 12:00 pm – 1:00 am Wednesday and Thursday, and 12:00 pm – 2:00 am Friday and Saturday.

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

N/A

Is any license under the ABC Law currently active at this location? _X_ yes _____ no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

Mansions of Glory Hospitality LLC d/b/a Beyond the Pale NYC, License ID No. 0340-23-128317 (Applicant)

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
_X_ yes ___no

If yes, please list DBA names and dates of operation:

Gatsby's (2002 - 2021)

PREMISES:

By what right does the applicant have possession of the premises?

___ Own _X_ Lease ___ Sub-lease ___ Binding Contract to acquire real property ___ other: _____

Type of Building: ___ Residential ___ Commercial _X_ Mixed (Res/Com) ___ Other: _____

Number of floor: 4 Year Built : 1900

Describe neighboring buildings:
Mixed commercial/residential

Zoning Designation: C6-2

Zoning Overlay or Special Designation (applicable) LI - Little Italy

Block and Lot Number: 495 / 42

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? _X_ yes __ no
2 floors

Is the premise located in a historic district? ____ yes _X_ 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 : _____ N/A

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) _X_ no ____ yes : explain _____

What is the proposed Occupancy? 125

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

___no _X_ yes

If yes, what is the maximum occupancy for the premises? 125

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? _X_ yes ____ no, explain : _____

_____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? _X_ yes ____no

Do you plan to file for changes to the Certificate of Occupancy? _____ yes _X_ 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? _X_ no ____ yes

(if yes, please describe: _____

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 3,850 sq.ft.

If more than one floor, please specify square footage by floors: Ground floor - 2,850 sq.ft., Basement - 1000 sq.ft

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

N/A

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

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 3

Is there access to other parts of the building? ___ no _X_ yes, explain: Access to the building lobby as an emergency form of egress

OVERALL SEATING INFORMATION:

Total number of tables? 37 Total table seats? 92

Total number of bars? 1 Total bar seats? 15

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : 108

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 15

How many service bars are being applied for on the premises? 0

Any food counters? _X_ no ___ yes, describe : _____

For Alterations and Upgrades: N/A

Please describe all current and existing bars / bar seats and specific changes: _____

_____

* 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)

_X_ Bar ___Bar & Food _X_Restaurant ___Club/ Cabaret ___Hotel ___Other: _____

What are the Hours of Operation?

Sunday:	Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:
12pm to 12am	12pm to 12am	12pm to 1am	12pm to 2am	12pm to 4am	12pm to 4am	12pm to 4am

Will the business employ a manager? __X__ no ___ yes, name / experience if known : Principals manage.

Will there be security personnel? ___ no __X__ yes(if yes, what nights and how many?) 1-2,Thursday - Saturday and during busy periods

Do you have or plan to install French doors, accordion doors or windows that open? ___ no __X__ yes

If yes, please describe : There is one half window that opens.

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

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___Live DJ ___Juke Box __X__ Ipod / CDs ___none

Expected Volume level: __X__ Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ___no __X__ yes

IF YES, will you be using a professional sound engineer? __X__

Please describe your sound system and sound proofing: Standard bar/restaurant sound system with sound limiter tested and approved by Acoustilog. Soundproofing was installed at the time of the initial buildout as per Acoustilog specifications at a total cost of $100k.

Will you be permitting: ___ 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 __X__ yes (if yes, please attach plans)
Staff monitors pedestrian and vehicular traffic to ensure crowds and congestion don't occur.
Will you be utilizing ___ ropes ___ movable barriers ___other outside equipment (describe) ____

_____

Are your premises within 200 feet of any school, church or place of worship? __X__ 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: Daniel Delaney Phone: [redacted]

Address: [redacted]

Email : [redacted]

Application submitted on
behalf of the applicant by:

_____
Signature

Print or Type Name Michael Paleudis, Esq.

Title Attorney

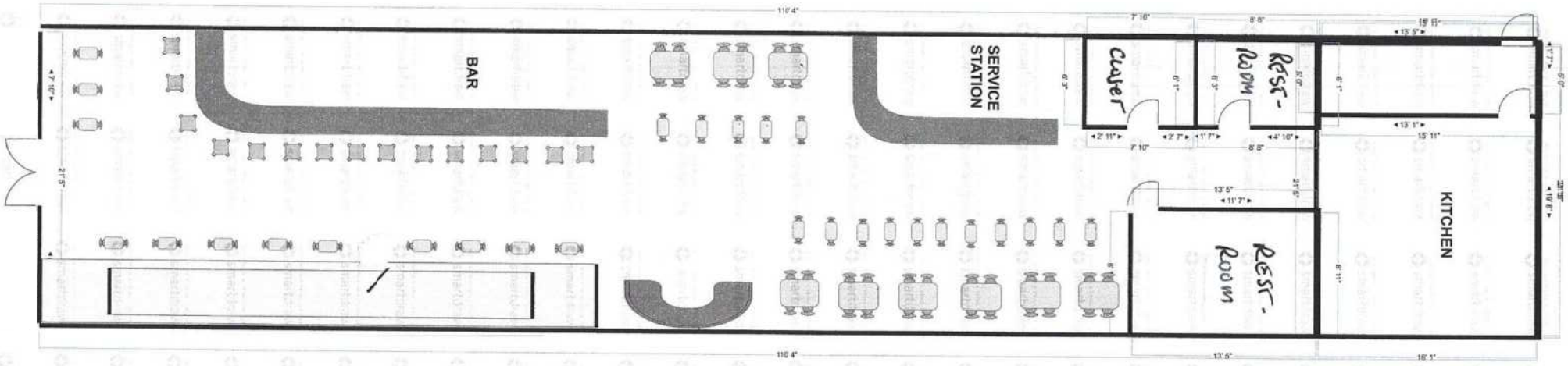
Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.

Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

Ground Floor

37 Tables/92 Seats
15 Bar Stools

Mansions of Glory Hospitality LLC
53 Spring Street
New York, NY 10012



BEYOND the PALE

cocktails

EXPRESS YOURSELF

TWO CAN TOUCAN $19
ILEGAL MEZCAL, BLOOD ORANGE, LAVENDER, AGAVE, LIME

GREEN GODDESS $19
GREY GOOSE, CUCUMBER, ARUGULA SIMPLE, HABANERO TINCTURE, LEMON

ESPRESSO MARTINI $20
GREY GOOSE VODKA, CAFFE LOLITA, GIFFARD BANANE DU BRESIL, ESPRESSO

SPICY MARGARITA $19
CAZADORES TEQUILA, PICKLED JALAPENO TINCTURE, TURMERIC CARDAMOM TINCTURE, COINTREAU, AGAVE, LIME, SPICY RIM

WATERMELON WEATHER $20
CAZADORES TEQUILA, WATERMELON, BASIL, COCCHI ROSA, LIME, CAYENNE TINCTURE

BTP HONEY DEUCE $19
GREY GOOSE, CHAMBORD RASPBERRY, MELON, LEMON, SIMPLE SYRUP, TOGARASHI TINCTURE

RENT FREE $19
TEELING WHISKEY, EMPIRICAL SYMPHONY 6, STREGA, LEMON, PEACH, MINT

TEQUILLA HIGHBALL $20
CAZADORES REPOSADO, BLUECOAT, ITALICUS BERGAMOT, COCCHI AMERICANO, COCONUT, PANDAN

OVER AND DONE WITH $19
BLUE COAT DRY GIN, STRAWBERRY, MINT, YELLOW CHARTREUSE, LUXARDO MARASCHINO, LIME

SPARK N DORMY $19
GOSLINGS BLACK RUM, GINGER, LIME, COCA COLA REDUCTION

classics

GREATEST HITS REMIX

CLASSIC MARTINI $20
GREY GOOSE VODKA OR BLUE COAT GIN, WET OR DRY, TWIST OR DIRTY?

APPLETINI $20
LAIRD'S APPLEJACK, EMPIRICAL SOKA, GIFFARD PECHE, ROCKEY'S BOTANICAL, FIG

BTP OLD FASHIONED $19
ELIJAH CRAIG, DEMERARA SUGAR, BITTERS, LAPSANG SOUCHONG TINCTURE

MEZCAL NEGRONI $20
CATEDRAL MEZCAL, BTP BITTER, LO-FI GENTIAN, AVERNA AMARO

BTP NEGRONI $20
BLUE COAT DRY GIN, CARPANO ANTICA VERMOUTH, BTP BITTER BLEND

BTP MULE $19
GREY GOOSE, GINGER, HONEY, LIME, PLUM CIDER TINCTURE

HUGO RITZ $19
ST GERMAIN ELDERFLOWER, FRESH MINT, PROSECCO, BERGAMOT BITTERS

drafts

LOCALS AND GUINNESS

GUINNESS $10
4.2% GUINNESS IS GOOD FOR YOU

TALEA'S BTP SUMMER PILSNER $10
5.0% PILSNER WITH A GRATUITIOUS AMOUNT OF AROMATIC PERSIAN CUCUMBERS AND PEPPERS BAY ARUGULA

TENEMENT PILSNER 6.9% $10

HAZY IPA SUPERHERO SIDEKICKS 7.6% $11

bottles & cans

LOCALS AND INTERNATIONAL

PERONI $10

DOWNEAST CIDER $10

TALEA PEACHBERRY PUNCH $12

ALLAGASH WHITE $11

GOOD TIME NON-ALCOHOLIC PILSNER $9

GUINNESS NON-ALCOHOLIC $9

wines

WE DRINK BECAUSE WE CAN

SAUVIGNON BLANC $18 | $65
BOISSON BLANCHE

VERDICCHIO $19 | $70
UMANI RONCHI

CHARDONNAY $68
BEAUCANON RIVERBANK

GAVI DI GAVI $70
VILLA GOZZO

ORANGE FRUG $19 | $20

ORANGE GROOVE $80

ORANGE EROS BY DAVID $70

ROSE CHAUTEAU LA COST $19 | $72

ROSE VIGNOBLES DE RAMATUELLE $90

CABERNET SAUVIGNON $20 | $74

NERO D'AVOLA $90
SICILIY

MALBEC $75
LA ROSE DE MARGOT

DRINK THIS WINE $17 | $60
CHILLABLE RED

GIGONDAS $95
DOMAINE DE FONTVIVE

MANDOIS CHAMPAGNE $155

ORANGE CHAMPAGNE $250

food

WE LIVE TO EAT

CAESAR SALAD $14
ADD CHICKEN BREAST $7.00

WHIPPED RICOTTA $18
WHIPPED RICOTTA, OLIVE OIL,BLACKBERRY PRESERVE, LEMON CURD, TOASTED BAGUETTE

CHEESE PLATE $22
ALTA BADIA, TRUFFLE PECORINO, GORGONZOLA DOLCE, ROBIOLA BOSINA

CHARCUTERIE $22
PROSCIUTTO, FENNEL SALAMI, SPICY SOPPRESSATA

GUACAMOLE & CHIPS $15

MOZZARELLA STICKS $13

COCONUT SHRIMP $15
BREADED COCONUT SHRIMP, MANGO HABANERO SAUCE

CURLY FRIES $11

CHICKEN SANDWICH $16
GRILLED CHICKEN BREAST, ROASTED RED PEPPER, CHIPOTLE MAYO, LETTUCE, ONION, TOMATO, BRIOCHE BUN

BTP CHEESEBURGER $16

DESIGNED TO ENTICE THE SENSES AND SPARK CONVERSATION, WE'RE FOCUSED ON FOSTERING AN ENVIRONMENT BUILT ON TRADITIONAL IRISH HOSPITALITY. IRISH HOSPITALITY WITH A MANHATTAN TWIST.