



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

December 22, 2025

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 December 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Mansions of Glory Hospitality LLC dba Beyond the Pale NYC 53 Spring St 10012 (OP–Tavern) (Change in Method of Operation)

- i** **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their On-Premises Tavern liquor license for an upscale bar/tavern with a full kitchen in the ground floor and basement of a four (4)-story, mixed-use building (ca. 1900) on Spring Street between Mulberry and Lafayette Streets (Block #495/Lot #43), the building falling within the designated Special Little Italy District; and
- ii.** **Whereas**, the change in method of operation sought is to extend the closing hours from 12 AM to 1 AM on Tuesdays, from 1 AM to 2 AM on Wednesdays, from 1 AM to 4 AM on Thursdays and from 2 AM to 4 AM on Fridays and Saturdays; music will remain quiet recorded background only; there are no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is no sidewalk or roadway café or other outdoor seating; and
- iii.** **Whereas**, the Applicant originally appeared in [July/2022](#) for their On-Premises liquor license, at which time they were seeking closing hours of 2 AM and 4 AM but worked with the community in order to meet the public interest standard, agreeing to closing hours not later than 2 AM, the prior operators at the premises (Spring Rest Corp LLC dba Gatsby’s, Lic ID #0340-18-103369) having had an extensive history of 311 complaints including operating with DJs, loud music and loud and rowdy customers congregating outside of the licensed premises until all hours; CB2M being unaware of any complaints regarding the licensed premises since the Applicant opened, with both residents of the building and adjacent residents writing in support of the application, the Applicant again working with residents of the building and agreeing to reduce the 4 AM closing to 3 AM and ensuring residents that there would be no change in the levels of the sound limiter as previously set; CB2M receiving two letters in opposition based on the requested late hours in general and activities at other bars in the surrounding area with no specific objections or complaints related to the operations at the Applicant’s licensed premises; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:

1. The Applicant will operate a restaurant and high end bar/tavern but will have a full food menu with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays from 12 PM to 1 AM, Wednesdays from 12 PM to 2 AM and Thursdays through Saturdays from 12 PM to 3 AM.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
6. Will play recorded background music at conversational levels only and will maintain sound limiter to a maximum reading of 90 dBC Slow 3 feet from the speaker and follow all other recommendations made by Acoustilog in 2022 to ensure music is at background levels only and that no music is audible in any adjacent residences at any time. There will be no subwoofers. Speakers will remain small and there will no speakers placed on or adjacent to the ceiling.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure that the HVAC system is in compliance with all NYC Mechanical Codes and work with the community to resolve any issues should they arise.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will have security Thursday through Saturday and other times as needed.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will ensure doorway to building lobby is an alarmed door used only as an emergency form of egress.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches”. No pitchers of beer.
16. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a Change in Method of Operation to the On-Premises Liquor License for **Mansions of Glory Hospitality LLC dba Beyond the Pale NYC 53 Spring St 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 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. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, 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 Friday, December 12, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Daniel Delaney as a qualified representative of Mansions of Glory dba Beyond the Pale located at 53 Spring Street, New York, NY 10012 agree to the following stipulations:

Application Type: [X] Change in Method of Operation: extend hours (OP-Restaurant, Lic ID #0340-23-128317)

[X] Premise will be advertised and operated as a restaurant and high end bar/tavern

[X] Hours of operation:

Sunday: 12 PM to 12 AM Thursday: 12 PM to 3 AM
Monday: 12 PM to 12 AM Friday: 12 PM to 3 AM
Tuesday: 12 PM to 1 AM Saturday: 12 PM to 3 AM
Wednesday: 12 PM to 2 AM

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

- [X] Will operate as a restaurant and high end bar/tavern but will have a full food menu with the kitchen open and full menu items available until closing every night.
[X] Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
[X] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[X] Will play recorded background music at conversational levels only and will maintain sound limiter to a maximum reading of 90 dBC Slow 3 feet from the speaker and follow all other recommendations made by Acoustilog in 2022 to ensure music is at background levels only and that no music is audible in any adjacent residences at any time. There will be no subwoofers. Speakers will remain small and there will no speakers placed on or adjacent to the ceiling.
[X] Will not have televisions.
[X] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[X] Will ensure that the HVAC system is in compliance with all NYC Mechanical Codes and work with the community to resolve any issues should they arise.
[X] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[X] Will have security Thursday through Saturday and other times as needed.
[X] Will not install or have French doors, operable windows or open facades.
[X] Will not make changes to the existing facade except to change signage or awning.
[X] Will ensure doorway to building lobby is an alarmed door used only as an emergency form of egress.
[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] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

Name: Daniel Delaney Phone Number: (347) 788-2324

Notarization form containing signature of Daniel Delaney, printed name, date 12/08/2025, and notary public information for Kimberly Agyemang Fosu.

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license