

Meeting Date: October 6 /8, 2026

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] email : dd@beyondthepalenyc.com

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
<u>Daniel Delaney</u>	<u>Cadillac Ranch NYC LLC - 86 Orchard Street</u> <u>Delta Charlie NYC LLC - 5 Spring Street</u>
<u>Domhnall Byrnes</u>	<u>Cadillac Ranch NYC LLC - 86 Orchard Street</u>
<u>Paul Loughlin</u>	
<u>Damien Bannon</u>	

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)

☐ 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 Licensee seeks support for its anticipated application to add an additional customer bar in the rear of the licensed premises. The bar will measure 10 ft X 3 ft and will accommodate six stools.

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? ☒ 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?

☒ 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 ☒ 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 : 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? ☒ yes ☐ no
2 floors

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 : _____ 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) ☒ 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 ☒ 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? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☒ 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: _____)

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

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

N/A

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

OVERALL SEATING INFORMATION:

Total number of bars? 2 Total bar seats? 21

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

Total OVERALL number of seats in Premises : 113

How many *stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 21

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

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

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.

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 3am 12pm to 3am 12pm to 3am

Will the business employ a manager? ☒ no ☐ yes, name / experience if known : Principals manage.
1-2, Thursday - Saturday and

Will there be security personnel? ☐ no ☒ yes(if yes, what nights and how many?) during busy periods
Do you have or plan to install French doors, accordion doors or windows that open? ☐ no ☒ yes

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

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? ☒

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 ☒ 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? ☒ 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 : dd@beyondthepalenyc.com

Application submitted on
behalf of the applicant by:

Daniel Delaney

Signature

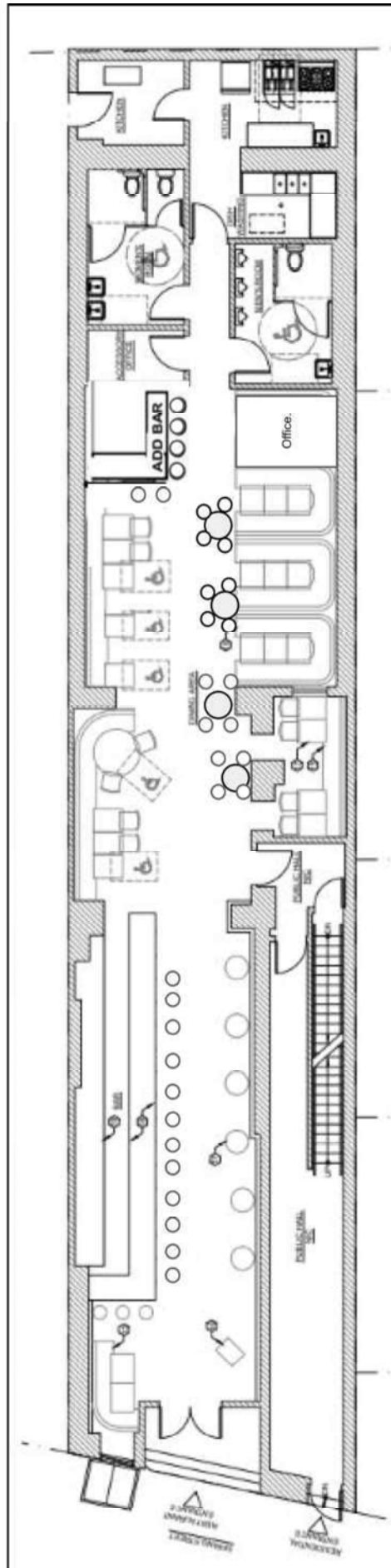
Print or Type Name Daniel Delaney

Title Authorized Signatory

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.

Donna Raftery

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



BEYOND *the* PALE

cocktails

EXPRESS YOURSELF

TWO CAN TOUCAN ILLEGAL MEZCAL, BLOOD ORANGE, LAVENDER, AGAVE, LIME	\$19
GREEN GODDESS GREY GOOSE, CUCUMBER, ARUGULA SIMPLE, HABANERO TINCTURE, LEMON	\$19
ESPRESSO MARTINI GREY GOOSE VODKA, CAFFE LULITA, GIFFARD BANANE DU BRESIL, ESPRESSO	\$20
SPICY MARGARITA CAZADORES TEQUILA, PICKLED JALAPENO TINCTURE, TURMERIC CARDAMOM TINCTURE, Cointreau, Agave, Lime, Spicy Rim	\$19
WATERMELON WEATHER CAZADORES TEQUILA, WATERMELON, BASIL, COCHI ROSA, LIME, CAYENNE TINCTURE	\$20
BTP HONEY DEUCE GREY GOOSE, CHAMBERD RASPBERRY, MELON, LEMON, SIMPLE SYRUP, TOGARASHI TINCTURE	\$19
RENT FREE TEELING WHISKEY, EMPIRICAL SYMPHONY 6, STREGA, LEMON, PEACH, MINT	\$19
TEQUILLA HIGHBALL CAZADORES REPOSADO, BLUECOAT, ITALICUS BERGAMOT, COCHI AMERICANO, COCONUT, PANDAN	\$20
OVER AND DONE WITH BLUE COAT DRY GIN, STRAWBERRY, MINT, YELLOW CHARTREUSE, LUXARDO MARASCHINO, LIME	\$19
SPARK N DORMY GOSLINGS BLACK RUM, GINGER, LIME, COCA COLA REDUCTION	\$19

classics

GREATEST HITS REMIX

CLASSIC MARTINI GREY GOOSE VODKA OR BLUE COAT GIN, WET OR DRY, TWIST OR DIRTY?	\$20
APPLETINI LAIRD'S APPLEJACK, EMPIRICAL SOKA, GIFFARD PECHE, ROCKEY'S BOTANICAL, FIG	\$20
BTP OLD FASHIONED ELIJAH CRAIG, DEMERARA SUGAR, BITTERS, LAPSANG SOUCHONG TINCTURE	\$19
MEZCAL NEGRONI CATEDRAL MEZCAL, BTP BITTER, LO-FI GENTIAN, AVERNA AMARO	\$20
BTP NEGRONI BLUE COAT DRY GIN, CARPANO ANTICA VERMOUTH, BTP BITTER BLEND	\$20
BTP MULE GREY GOOSE, GINGER, HONEY, LIME, PLUM CIDER TINCTURE	\$19
HUGO RITZ ST GERMAIN ELDERFLOWER, FRESH MINT, PROSECCO, BERGAMOT BITTERS	\$19

drafts

LOCALS AND GUINNESS

GUINNESS 4.2% GUINNESS IS GOOD FOR YOU	\$10
TALEA'S BTP SUMMER PILSNER 5.0% PILSNER WITH A GRATUITOUS AMOUNT OF AROMATIC PERSIAN CUCUMBERS AND PEPPERS BY ARUGULA	\$10
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 BOISSON BLANCHE	\$18 \$65
VERDICCHIO UMANI RONCHI	\$19 \$70
CHARDONNAY BEAUCANON RIVERBANK	\$68
GAVI DI GAVI VILLA GOZZO	\$70
ORANGE FRUG	\$19 \$20
ORANGE GROOVE	\$80
ORANGE ERG BY DAVID	\$70
ROSE CHATEAU LA COST	\$19 \$72
ROSE VIGNOBLES DE RAMATUELLE	\$90
CABERNET SAUVIGNON	\$20 \$74
NERO D'AVOLA SICILY	\$90
MALBEC LA ROSE DE MARGOT	\$75
DRINK THIS WINE CHILLABLE RED	\$17 \$60
GIGONDAS DOMAINE DE FONTVIVE	\$95
MANDOIS CHAMPAGNE	\$155
ORANGE CHAMPAGNE	\$250

food

WE LIVE TO EAT

CAESAR SALAD ADD CHICKEN BREAST \$7.00	\$14
WHIPPED RICOTTA WHIPPED RICOTTA, OLIVE OIL, BLACKBERRY PRESERVE, LEMON CURD, TOASTED BAGUETTE	\$18
CHEESE PLATE ALTA BADIA, TRUFFLE PECORINO, GORGONZOLA DOLCE, ROBIOIA BOSINA	\$22
CHARCUTERIE PROSCIUTTO, FENNEL SALAMI, SPICY SOPPRESSATA	\$22
GUACAMOLE & CHIPS	\$15
MOZZARELLA STICKS	\$13
COCONUT SHRIMP BREADED COCONUT SHRIMP, MANGO HABANERO SAUCE	\$15
CURLY FRIES	\$11
CHICKEN SANDWICH GRILLED CHICKEN BREAST, ROASTED RED PEPPER, CHIPOTLE MAYO, LETTUCE, ONION, TOMATO, Brioche Bun	\$16
BTP CHEESEBURGER	\$16