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COMMUNITY BOARD NO. 2, MANHATTAN

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June 24, 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 June 18, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. Jam Associates NY LLC 206 Thompson St 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and Applicant's representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate a family-friendly bar/tavern serving sandwiches, soups and salads in the ground floor of a six (6)-story mixed-use building (c. 1903) on Thompson Street between Bleecker and West 3rd Streets (Block #537/Lot #37), the building falling within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,500 sq. ft. with approximately 825 sq. ft. on the ground floor connected via an internal staircase to 725 sq. ft. in the basement with no patron use of the basement; there will be 21 tables and 48 seats and one (1) bar with 13 seats for a total seated occupancy of 61 persons and a legal occupancy of 74 persons; there is one (1) main entrance serving as both patron ingress and egress, one (1) emergency egress and three (3) patron bathrooms; there are existing French doors which will be closed at 10 PM every night; and
- iii. **Whereas**, the proposed hours of operation will be 12 PM to 2 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be no more than six TVs operating in closed caption mode (without sound), there will be no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there is not back yard or other outdoor area including sidewalk and/or roadway seating included with this application; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Tavern liquor license for approximately the past 20 years as Claudisal Rest Corp dba The Malt House (Lic ID # 0370-23-131647, exp 2/28/2027), the instant application being an asset purchase with the method of operation remaining essentially the same albeit with a reduction in hours on Fridays and Saturdays from 4 AM to 2 AM closing, the principal of the instant application having been a manager at The Malt House since 2015; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Tavern liquor license, with those stipulations as follows:
1. Will be advertised and operated as family friendly bar/tavern serving sandwiches, soups and salads with less than a full kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 11 PM to 2 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. 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.
 6. Will have no more than six (6) television(s), one is no larger than 85", one is 65" and the others are no larger than 54" There will be no projectors and TV will operate in "closed caption" mode only without sound.
 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **99 active licensed premises** and 9 pending licenses within

750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **Jam Associates NY LLC 206 Thompson St 10012** **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 “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this 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 Friday, June 12, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Kevin O'Hanlon as a qualified representative of **Jam Associates LLC dba The Spot NYC** located at **206 Thompson Street, New York, NY 10012** agree to the following stipulations:

Application Type: ☒ OP Tavern ☒ Transfer: Claudisal Rest Corp (Lic ID 0370-23-131647, exp. 2/28/27)

☒ Premise will be advertised and operated as a family friendly bar/tavern serving sandwiches, soups and salads.

☒ Hours of operation:

Sunday:	12 PM	to	2 AM	Thursday:	12 PM	to	2 AM
Monday:	12 PM	to	2 AM	Friday:	12 PM	to	2 AM
Tuesday:	12 PM	to	2 AM	Saturday:	12 PM	to	2 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.)

☒ Will operate with less than a full service kitchen but will serve food during all hours of operation.

☒ Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.

☒ There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.

☒ 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.

☒ Will have no more than six (6) television(s), one is no larger than 85", one is 65" and the others are no larger than 54" There will be no projectors and TV will operate in "closed caption" mode only without sound.

☒ Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.

☒ Will not have patron occupancy/service to any portion of the basement of licensed premises.

☒ Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.

☒ Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

☒ Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."

☒ 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: ☒ Dancing ☒ DJs ☒ Live Music ☒ Promoted Events ☒ Any event where cover fee is charged

☒ Scheduled Performances ☒ Velvet ropes or metal barricades ☒ Security Personnel/Doorman.

☒ Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

☒ Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

☒ Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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

Name: KEVIN O HANLON Phone Number: (929) 237-6378

Signed <u>[Signature]</u>	Print Name <u>KEVIN O HANLON</u>	Dated <u>6/11/26</u>
Sworn to this <u>11</u> day of <u>June</u> 2026 <u>[Signature]</u>		
Notary Public <u>ANNE MORRIS</u> Notary Public - State of Florida Commission # HW 42996 My Comm. Expires Jan 3, 2029 Bonded through National Notary Assn.		

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