

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

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

April 28, 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 April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Talum LLC dba Salud 183 Grand St 10013 (WBC–Bar/Tavern)

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine license to operate a tavern serving Mediterranean tapas on the ground floor of a three (3)-story mixed-use building (c. 1910) on Grand Street between Mulberry and Centre Streets (Block #236/Lot #17) the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the ground floor storefront premises is approximately 990 sq. ft. with 590 sq. ft. on the ground floor and 400 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch with no patron use; there are six (6) tables and 14 seats with one (1) bar and nine (9) seats for a total interior seated occupancy of 23 persons, the certificate of occupancy presented dated 1971 indicating retail store (UG6) on the ground floor with an occupancy of five (5) persons; the premises has one (1) primary door which will serve as patron ingress and egress and one (1) bathroom, there are several operable accordion doors running the length of the storefront premises; there is a 257 sq. ft. rear yard which is not part of the licensed premises and will not be used by patrons or staff at any time; and
- iii. **Whereas**, the hours of operation will be from 10 AM to 11 PM Sundays through Thursdays and 10 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; and

- iv. **Whereas**, the premises to be licensed has been previously unlicensed and had operated since 1911 until March 2020 as John Jovino Gun Shop which was the oldest gun retailer in New York City; and
- v. **Whereas**, the Applicant has an extensive history with CB2M for the liquor license at this location going back to September/2023 which is outlined in CB2M's [November/2024](#) resolution unanimously recommending denial of the application; the Applicant having moved forward with the Tavern Wine license application at the NYSLA, being granted a temporary license in August/2024 and opening in June/2025; CB2M receiving inquiries from Councilmember Christopher Marte's office in early July/2025 regarding the unauthorized sidewalk seating at the location; the Tavern Wine application being heard by the NYSLA at its [February 18, 2026 NYSLA Full Board Hearing](#) at which time the Members of the Authority denied the application; and
- vi. **Whereas**, following the NYSLA full board hearing the Attorney filed a new 30-day notice with CB2M for the instant application, the item was calendared for this month's SLA Committee meeting, with the Applicant and his Attorney appearing, the Applicant, who previously did not reside in NYC, stating that he now has an apartment in the city and will be spending more time here, that he has hired an experienced manager to run day to day operations who knows New York State and NYC liquor license regulations, agreeing that there would be no use of the rear yard, sidewalk or roadway; and
- vii. **Whereas**, a letter was received from a local resident who had written in when the application was initially heard in November/2024 to re-state her opposition and that of her neighbors to the application, stating the late closing hours of 2 AM requested in the application being too late for this largely residential neighborhood, there being both many elderly persons and families with young children that would be disturbed by the later hours; and
- viii. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **84 active licensed premises** and an additional 8 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, there remains significant concerns that the Applicant will be able to operate in a compliant manner, this application being for the service of Beer and Wine only and thus not subject to the public interest standard of the 500 Foot Rule, the Applicant having agreed to close not later than 11 PM on weekdays and midnight on weekends to be in line with other restaurant hours in the area, while also removing the rear yard from the instant application and having no sidewalk or roadway seating; CB2M believing those conditions will mitigate the negative quality of life impacts to the residents while providing the Applicant the opportunity to demonstrate they can operate in a compliant manner; the Applicant currently has an arrangement with someone who is using the premises to sell Matcha during the day, the Applicant being unclear as to whether or not that arrangement will continue in the future; and
- ix. **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 Tavern Wine license, with those stipulations as follows:
 - 1. Will be advertised and operated as a Mediterranean tapas restaurant and bar with the kitchen open and substantial tapas food items available until closing every night.

2. The hours of operation will be 10 AM to 11 PM Sundays through Thursdays and 10 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate as a Mediterranean wine bar serving tapas and will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating. There will be no staff use of the rear yard
5. Will not have any outside bars or any drinks to go during San Gennaro festival or any other time.
6. Will have no more than three (3) private parties per year.
7. 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.
8. Will not have televisions.
9. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
11. Will not have patron occupancy/service to any portion of the rear yard. Rear yard may be used by staff for cleaning of mats between 9 AM and 7 PM but will not be used by staff for breaks. No smoking in rear yard.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.
15. 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.
16. 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.
17. 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 Tavern Wine liquor license for **Talum LLC dba Salud 183 Grand St 10013** **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.

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



Valerie De La Rosa, Chair

SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan

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



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 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Monday, April 20 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, **Scott Edington** as a qualified representative of **Talum LLC dba Salud** located at **183 Grand Street, New York, New York 10013**, a previously unlicensed location, agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a Mediterranean tapas restaurant

Hours of operation:

Sunday:	10 AM	to	11 PM	Thursday:	10 AM	to	11 PM
Monday:	10 AM	to	11 PM	Friday:	10 AM	to	12 AM
Tuesday:	10 AM	to	11 PM	Saturday:	10 AM	to	12 AM
Wednesday:	10 AM	to	11 PM				

(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 substantial tapas food menu similar to that presented to CB2 with the full food menu available during all hours of operation.
 - Will operate as a Mediterranean wine bar serving tapas and will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating. There will be no staff use of the rear yard.
 - Will not have any outside bars or any drinks to go during San Gennaro festival or any other time.
 - Will have no more than three (3) private parties per year.
 - 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 not have televisions.
 - Will close all doors and windows at 9PM every night, allowing only for patron ingress and egress.
 - Will not have patron occupancy/service or access to any portion of the basement of licensed premises.
 - Will not have patron occupancy/service to any portion of the rear yard. Rear yard may be used by staff for cleaning of mats between 9 AM and 7 PM but will not be used by staff for breaks. No smoking in rear yard.
 - Will not make changes to the existing façade except to change signage or awning.
 - 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." No pitchers of beer.
 - 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 provide notice to CB2, Manhattan for any change in primary manager or principals at any time.
 - 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: Jonathan Ross Phone Number: (703) 867-5763

<u>Jonathan Ross</u>	Jonathan Ross	4/21/2026
Signed	Print Name	Dated
Sworn to this <u>21st</u> day of <u>April</u> 2026 <u>KEN BELKIN</u>		
	Notary Public	

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

