



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 15, 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 September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution from August:

### **Taco 94 U, LLC 94 University Pl 10003 (OP–Restaurant)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a premium neighborhood taqueria on the ground floor of four (4)-story mixed-use building (ca. 1900) on the southwest corner of University Place and East 11<sup>th</sup> Street (Block #5690/Lot #21; and
- ii. **Whereas**, the ground floor premises is approximately 1,400 sq. ft. and is connected via an interior staircase and a sidewalk hatch to the cellar; there will be patron use of the cellar for bathroom access only, there will be no service of alcohol in the cellar; there is one entrance located to the south of 11<sup>th</sup> Street which will serve as the only means of patron ingress, there is a door located on the corner of University Place and East 11<sup>th</sup> Street which may not be used for patron ingress at any time as the Village Temple is located within 200 feet of this door and it would violate the 200 Foot Law if this door was regularly used to give ingress to patrons or guests; there are two (2) bathrooms in the cellar; there are operable doors and windows along both University Place and East 11<sup>th</sup> Street which will be closed at 9 PM every night; and
- iii. **Whereas**, the proposed hours of operation will be Sundays through Thursdays from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM, there are a total of 6 tables with 17 seats and one (1) bar with 12 seats for a total seated patron occupancy of 29 persons, there will be roadbed seating on University Place consisting of not more than 3 tables and 12 seats which will close not later than 10 PM each night; music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no private parties, no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TV; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service neighborhood taqueria with the kitchen open and full menu items available until closing every night.
  2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  3. Hours of operation will be Sundays through Thursdays from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
  4. There is a pre-existing enclosed sidewalk café (operating before March 16, 2020). There will be no speakers or other amplification devices in the enclosed sidewalk café.
  5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadbed café operating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on University Place. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  6. Roadway café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
  7. No sidewalk seating and/or roadbed seating on East 12th Street.
  8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
  9. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  10. Will not have televisions.
  11. Entrance to the premises will occur through the door located on University Place at the southern end of the premises.
  12. Will ensure that the door on the corner of University Place and East 12th Street is not regularly used to give ingress to patrons or guests and will at all times comply with the 200 Foot Law.
  13. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  14. Will not make changes to the existing façade except to change signage or awning.
  15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  16. Will not have unlimited/all you can drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  18. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
  19. 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.
  20. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- v. **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 **28 active licensed premises** within 750 ft. and s pending licenses according to LAMP, the Applicant having met with the local block association, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Taco 94 U, LLC 94 University Pl 10003** unless the statements presented by the Applicant are accurate and complete and that the conditions

and stipulations agreed to by the Applicant 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, 33 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, November 14, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Santiago Perez Sarez as a qualified representative of Taco 94 U LLC dba Santo Taco located at 94 University Place, New York, NY 10003 agree to the following stipulations:

Application Type: [X] OP Tavern [ ] RW [ ] TW [ ] Alteration [ ] Other:

[X] Premise will be advertised and operated as a neighborhood taqueria serving a simple menu of tacos.

[X] Hours of operation:

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

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

- [X] Will operate with less than a full service kitchen but will serve the full tavern food menu during all hours of operation.
[X] Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
[X] There is a pre-existing enclosed sidewalk cafe (operating before March 16, 2020). There will be no speakers or other amplification devices in the enclosed sidewalk cafe.
[X] Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadbed cafe operating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on University Place. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway cafe boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
[X] Roadway cafe will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
[X] No sidewalk seating and/or roadbed seating on East 12th Street.
[X] Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
[X] Will play recorded background music only. No music will be audible in any adjacent residences at any time.
[X] Will not have televisions.
[X] Entrance to the premises will occur through the door located on University Place at the southern end of the premises.
[X] Will ensure that the door on the corner of University Place and East 12th Street is not regularly used to give ingress to patrons or guests and will at all times comply with the 200 Foot Law.
[X] Will not have patron occupancy/service to any portion of the basement of
[X] Will not make changes to the existing facade except to change signage or awning.
[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] Security Personnel/Doorman.

[X] 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.

[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: Santiago Perez Phone Number: 6467410000

Notary Public stamp for Max Bookman, State of New York, No. 02808334211, Commission Expires 12-14-2027. Includes signature of Santiago Perez and date 10 day of November 2025.

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