



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3
 59 East 4th Street - New York, NY 10003
 Phone (212) 533-5300
 www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

The following items and questionnaire package are due by date listed in email invite:

- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:
<https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page>
 (this is not required but strongly suggested if a relevant group exists)
- Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).

Check which you are applying for:

- new liquor license alteration of an existing liquor license corporate change

Check if either of these apply:

- sale of assets upgrade (change of class) of an existing liquor license

Today's Date: 02/27/2026

Is location currently licensed? Yes No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: RESTAURANT (previous)

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 88 SECOND AVENUE. NEW YORK, NY 10003

Cross streets: E 5TH STREET & E 6TH STREET

Name of applicant and all principals: CHRISTIAN A NUNEZ

Trade name (DBA): BUENAVISTA RESTAURANT AND BAR

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? N/A

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.") N/A

Will there be security personnel? Yes No (If Yes, how many and when) _____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. See attached A-1

Is sound proofing installed? Yes No

If not, do you plan to install sound proofing? Yes No

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? (includes roof & yard) Yes No If Yes, describe and show on diagram:

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? Yes No

If yes, please indicate name of establishment: A M C 35TH STREET FOOD CORP & CAA 536 9TH AVENUE CORP

Address: 240 W 35th ST, NEW YORK, NY & 536 9th AVE. NEW YORK, NY Community Board # 5 & 4

Dates of operation: _____

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application. See attached A-2

Does any principal have other businesses in this area? Yes No If Yes, please give trade name, address and describe the business _____

Has any principal had SLA reports or action within the past 5 years? Yes No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (name and address) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

See attached A-3

LOCATION:

How many licensed establishments are within 1 block? _____

How many On-Premise (OP) liquor licenses are within 500 feet? 26

Is the premise within 200 feet on the same street of any school or place of worship? Yes No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups, but it is not required. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary)

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider

2. I will operate a full-service restaurant, specifically a (type of restaurant)
LATIN AMERICAN CUISINE restaurant, or

I will operate a _____,

with a kitchen open and serving food during all hours of operation OR with less than a full-service kitchen but serving food during all hours of operation OR Other

3. My hours of operation will be:

Mon 10:00 AM - 2:00 AM ; Tue 10:00 AM TO 2:00 AM ; Wed 10:00 AM TO 2:00 AM ;
Thu 10:00 AM TO 2:00 AM ; Fri 10:00 AM TO 2:00 AM ; Sat 10:00 AM TO 2:00 AM ;
Sun 10:00 AM TO 2:00 AM . (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

4. I will not use outdoor space for commercial use (including Open Restaurants) OR

I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors

5. I will employ a doorman/security personnel: _____

6. I will install soundproofing, _____

7. I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
- I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.
8. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, more than _____ DJs per _____, more than _____ private parties per _____
9. I will play ambient recorded background music only.
10. I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
11. I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. I will not participate in pub crawls or have party buses come to my establishment.
13. I will not have unlimited drink specials, including boozy brunches, with food.
14. I will not have a happy hour or drink specials with or without time restrictions OR I will have happy hour and it will end by _____.
15. I will not have wait lines outside. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: CHRITIAN NUNEZ

Phone Number: (646) 335 - 6310

A-1

Response to Noise Concerns

To Whom It May Concern:

We respectfully submit this response regarding concerns about potential noise at the premises.

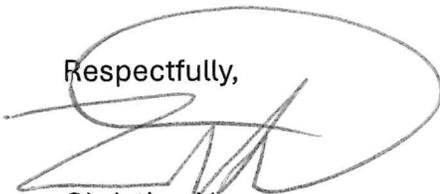
The establishment operates as a restaurant. Any music played on the premises is limited to low-level background music intended solely to enhance the dining experience. The volume is maintained at a level that allows customers to comfortably converse without raising their voices and enjoy a relaxed and welcoming atmosphere.

We do not operate as a nightclub, lounge, or entertainment venue. There is no live music, DJ performances, promoted events, or outdoor amplified sound. All doors and windows remain closed during operating hours to prevent sound from escaping the premises.

Management is fully committed to being a responsible neighbor and maintaining a respectful relationship with the surrounding community. Staff are instructed to monitor sound levels at all times, and we will promptly address any concerns should they arise.

Our goal is to provide a comfortable dining environment while preserving the peace and quiet of the neighborhood.

Respectfully,



Christian Nunez

Christian A. Nunez

Professional Summary of Experience

Mr. Christian A. Nunez is a seasoned hospitality executive and restaurateur with more than fifteen (15) years of progressive experience in the food and beverage industry. He holds a Bachelor's Degree in Finance from The Pennsylvania State University, where he developed a strong foundation in financial management, operations strategy, and business development.

Following his graduation, Mr. Nunez began his professional career in the hospitality sector, gaining valuable corporate operational experience with Chipotle Mexican Grill. During this time, he developed expertise in high-volume food service operations, inventory control, cost management, team leadership, and customer experience optimization.

Mr. Nunez later transitioned into independent restaurant ownership and management. He successfully reorganized and acquired Café Nunez, transforming it into a recognized destination for Latin cuisine in the Times Square area of New York City. Under his leadership, Café Nunez became known for quality service, operational efficiency, and consistent customer satisfaction in one of the most competitive hospitality markets in the country.

In 2019, Mr. Nunez expanded his entrepreneurial portfolio by opening Buena Vista Restaurant in Hell's Kitchen, New York. Designed as a fine dining concept, Buena Vista has established itself as both a tourist destination and a reliable neighborhood restaurant serving the local community. Through disciplined financial oversight and operational controls, the restaurant has maintained stability and brand recognition in a demanding urban market.

In addition to restaurant ownership, Mr. Nunez operates a special events catering service, providing culinary services for corporate functions, private events, and local businesses in the area. This extension of his operations demonstrates his capacity to manage multiple revenue channels while maintaining consistent quality and compliance standards.

Throughout his career, Mr. Nunez has demonstrated strong financial management, operational leadership, staff supervision, vendor negotiation, cost control, regulatory compliance, and community engagement.

88 2nd Ave Buenavista Restaurant & Bar LLC
88 Second Avenue, New York, NY 10003

A-3

E 3RD ST



The Bean
Iglesia Universal
DIA
The Blank Ant
Breeze Nail Plus Spa
NYC Velo
2 nd Avenue Smoke Shop
Lucious Market Deli

New York 1 Deli
Lucky 999 Laundromat
Kona Coffee Roasters
Dim Sum Palace
The Gray Mare
Bar Verde
Double Zero
La Vera Pizza

E 4th ST



Residential Building
Alice Dry Cleaners
Residential Building
Sunday Dreamin
2 nd Ave Smoke And Beer
Residential Building

2nd Ave



East Village Farm
1.5 Fresh Pizza
Convenience On 2 nd Ave
Punjabi Spice
8 Bit Bites
Brick Lane Curry House
SK Deli Market
NAI

E 5th St



88 2 nd Ave Buenavista Restaurant & Bar LLC *Propossed Premises*
Frank
Marufuku Ramen
Residential Building
The Mermaid Inn
Selfreliance Association Ukraninians
Residential Building
Village Gourmet Grocery

Coopers Craft and Cocktails
SP Wines & Liquors
Toy Tokio
El Gallo
Residential Building
Calexico
787 Coffee
Block Drugstore

E 6th St



Monseieur Vo
Self Reliance Ny Federal Credit Union
Residential Building
Empty Lot
Residential Building

New Yorkers Foodmarket
Jack Crystal Theater
The Circus Room At NYU
Le Fournil
San Marzano

E 7th St

