



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 Stipulations

I, Christian Nunez, as a qualified representative of Buenavista Restaurant and Bar LLC located at 88 2nd Ave, New York, NY agree to the following stipulations:

1. My license type is: beer & cider wine, beer & cider liquor, wine, beer & cider
2. My License category is: New Application New Application and Temporary Retail Permit Temporary Retail Permit Removal Class Change Method of Operation Corporate Change Renewal Alteration
3. I will operate a full-service restaurant, specifically a (type of restaurant) Latin American 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 _____
4. My hours of operation will be Sun.-Weds.: 10am-12am;
Thurs.-Sat.: 10am-2am

(I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)

5. I will not use outdoor space for commercial use, including the Dining Out NYC or Open Streets Programs OR I will close all outdoor dining allowed under the Dining Out NYC or Open Streets programs and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
6. I will employ a doorman/security personnel: _____
7. I will install soundproofing, if necessary, to ensure sound is inaudible in neighboring apartments
8. 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 live performances or televised sports. I will have a closed fixed façade with no open doors or windows except my entrance door 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 live performances or televised sports.
9. I will not have DJs, live music, third-party promoted events, any event at which a cover fee is charged, scheduled performances, Dancing 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 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 6PM.
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: Christian Nunez Phone Number: 646-335-6310

18. I will: _____

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed _____
Sworn to this 11th day of March 2026

Dated 3/11/2026

Notary Public

ANNY NUNEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NU6139954
Qualified in New York County
Commission Expires January 17, 2030