



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/manhattan/cb3/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: September 29, 2026

Is location currently licensed? ☒ Yes ☐ No Type of license: Restaurant Wine and Beer License

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant with Wine and Beer

Corporation and trade name of current license: Rice Thief LLC / 0240-25-100209

APPLICANT:

Premise address: 95 2nd Avenue NY, NY

Cross streets: East 5th Street and East 6th Street

Name of applicant and all principals: Kera NYC Inc.

Madonna Zhgenti and Giorgio Gogichaishvili

Trade name (DBA): Kera

PREMISE:

Type of building and number of floors: Mixed Use - 3 stories and basement

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted LNO - Less than 74

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2): R7A / C2-5 Overlay

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday -Wednesday 7:30AM to Midnight / Thurs - Saturday 7:30AM to 2AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 19 Total number of indoor seats? 38

How many stand-up bars/bar seats are located on the premise (number, length, and location) _____

One (1) / 10 Stools / 20'5" - L shaped

(A stand-up bar is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)

Does premise have a full kitchen? ☒ Yes ☐ No

Does it have a food preparation area? ☐ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu _____

Georgian Food . Menu attached.

What are the hours the kitchen will be open? All hours of operation.

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? _____

How many employees will there be? 8

Do you have or plan to install ☐ French doors ☒ accordion doors or ☐ windows?

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 1

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJs ☒ Streaming services/playlists

If other type, please describe Background Recorded Music

What will be the music volume? ☒ Background (conversational) ☐ Entertainment (live music venue level)

Please describe your sound system: _____

Will you host any promoted events, scheduled performances, or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

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.") Seating will be by reservations and all waiting will be inside the restaurant. An employee will monitor the sidewalk.

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. There will be a limiter on the volume and music will be conversational only.

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:

Filing with DOT. Sidewalk cafe with 8 tables and 16 seats. Plans attached.

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: N/A

Address: _____ Community Board #: _____

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.

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.

LOCATION:

How many licensed establishments are within 1 block? 9

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)
Georgian 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 7:30AM-Midnight; Tue 7:30AM-Midnight; Wed 7:30AM-Midnight;
Thu 7:30AM - 2AM; Fri 7:30AM - 2AM; Sat 7:30AM - 2AM;
Sun 7:30AM-Midnight. (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, ☒ dancing, ☐ more than _____ DJs per _____, ☒ more than 6 private parties per Year.
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 5 PM.
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: Madonna Zhgenti

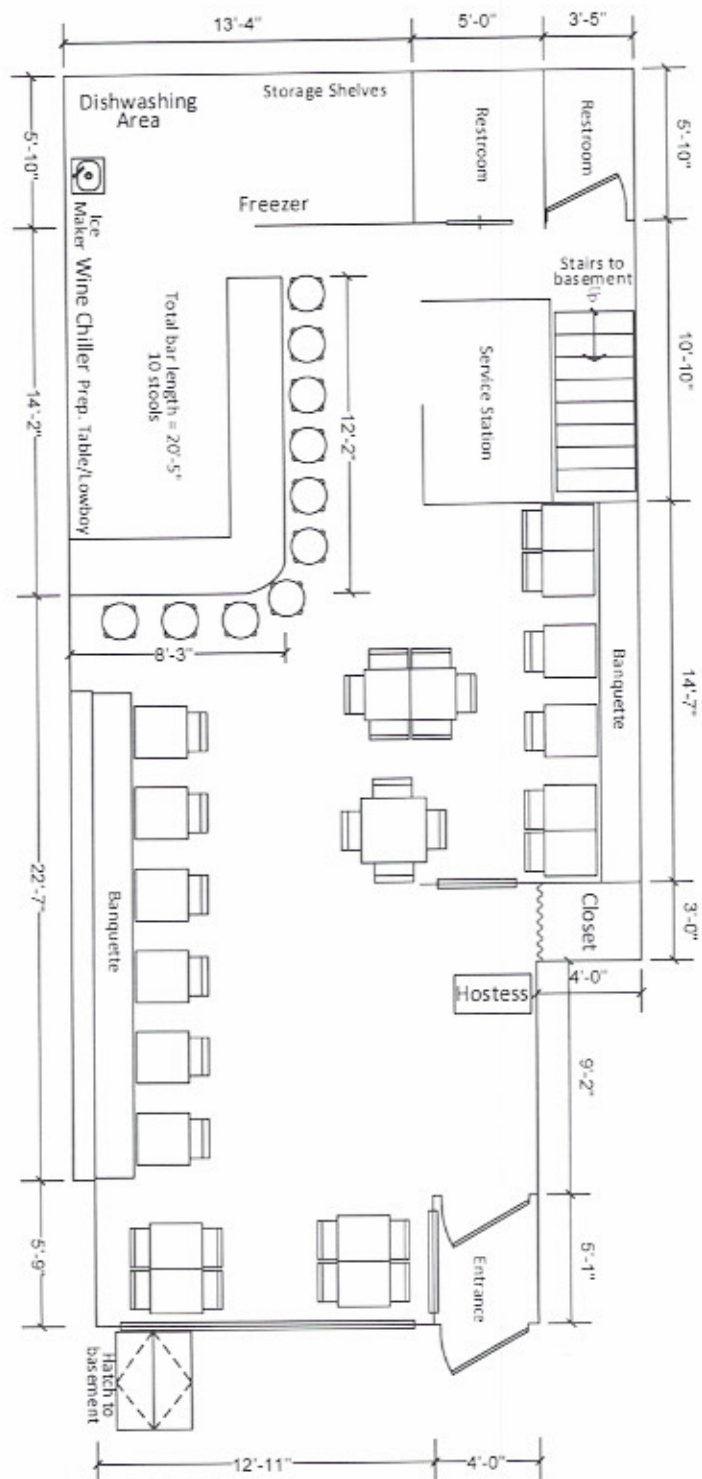
Phone Number: 646-662-7089

New York University
Vacant
Shirokuro 103 2nd Ave.
300'
Pharmacy
Coffee Store
Residential
Vacant
Residential
Tang 97 2nd Ave.
Residential
APPLICANT
Residential
The Cock 93 2nd Ave.
Residential
Toy Store
S&P Wine & Liquors 89 2nd Ave.
Cooper's 87 2nd Ave.
300'
Ngon (wine, beer)
Hair Salon
Deli
Moc Mac (wine, beer)
Ecce (Food only)
Punjabi Spice (Food only)
Smoke Shop

2nd Avenue

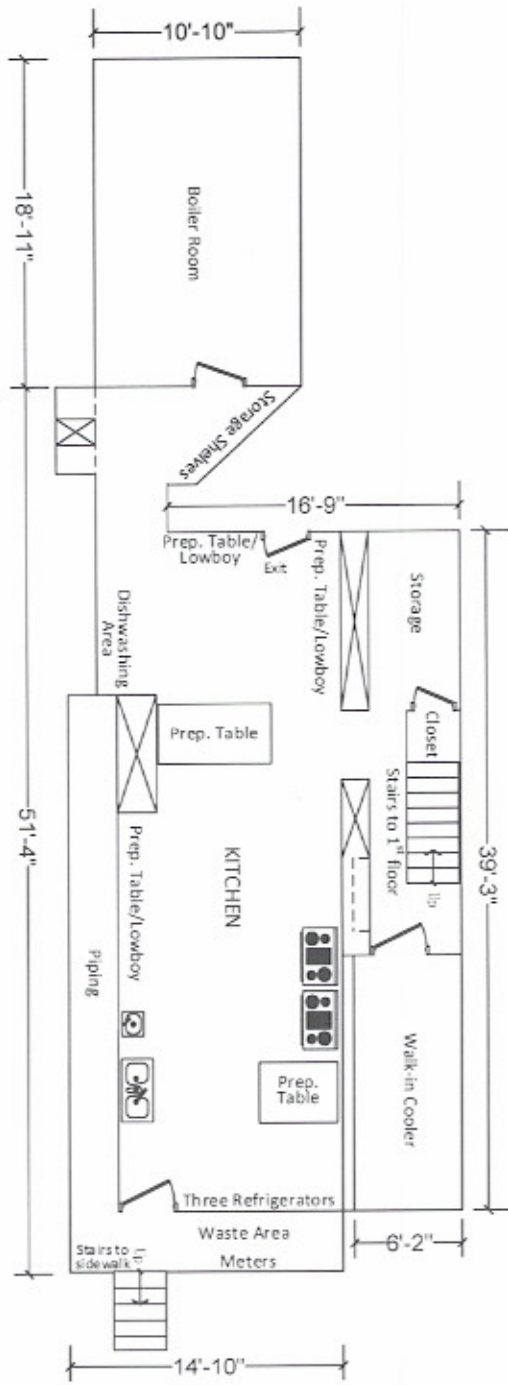
Block Plot
95 2nd Avenue
New York, NY
August 27, 2026
NOT TO SCALE

Empty Lot
Vacant Building
Bank
Vacant
Residential
Tipsy Shanghai 104 2nd Ave.
East 6th Street
Groceries
Paradise Lost 100 2nd Ave.
Community Center
Residential
Wonderland Bar 96 2nd Ave.
Residential
Bar Snack 92 2nd Ave.
Taishoken 92 2nd Avenue
Frank 88B 2nd Avenue
Residential
Buenavista 88 2nd Avenue
East 5th Street
Sushi by M Omakase (wine, beer)
Residential
Vacant
Zesty Tabouleh (Food only)
Smoke Shop
Conway Diner (wine, beer)
Residential
Meama (wine, beer)



INTERIOR DIAGRAM – 1st Floor
95 2nd Avenue
New York, NY
August 27, 2026

NOT TO SCALE



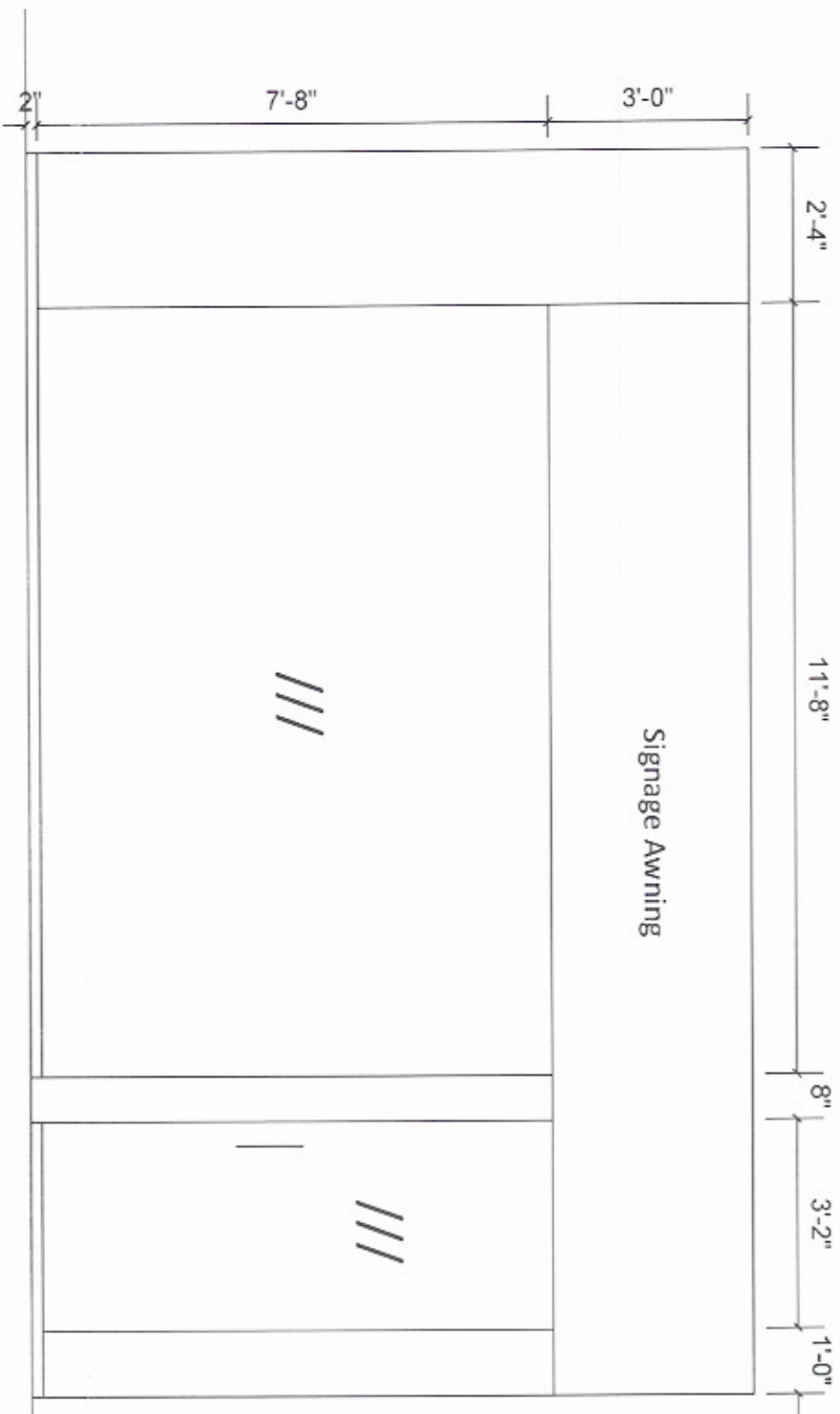
2nd Avenue

NOT TO SCALE

NOT TO SCALE

INTERIOR DIAGRAM – Basement
 95 2nd Avenue
 New York, NY
 August 27, 2026

NOT TO SCALE



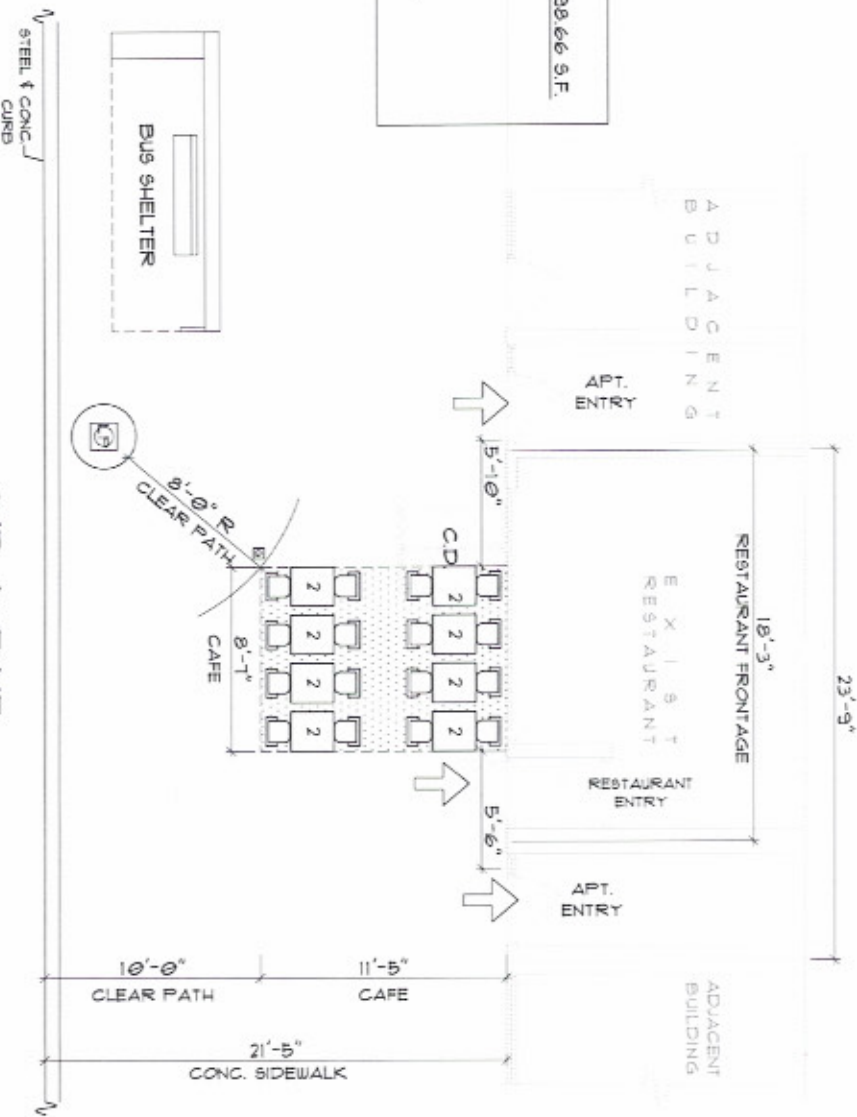
FRONT ELEVATION
95 2nd Avenue
New York, NY
August 27, 2026
NOT TO SCALE



AREA OF SIDEWALK CAFE : 98.66 S.F.

OCCUPANCY:

TABLES OF 2 : 8
NUMBER OF CHAIRS : 16



PLAN

SCALE 3/16"=1'-0"

2ND AVENUE
C2 - REGIONAL CORRIDOR
(10'-0" CLEAR PATH)

CELLAR ENTRANCE DOOR TO BE REINFORCED & CLOSED
& IT IS NOT A MEANS OF EGRESS AS PER SECTION 5-11 (A)
(1) (V) OF TITLE 34 OF THE RULES OF NYC

LENGTH OF SIDEWALK CAFE: 8'-1"
WIDTH OF SIDEWALK CAFE: 11'-5"

95 2ND AVENUE,
MANHATTAN, NY

LEGEND:
CD CELLAR ENTRANCE DOOR
G GAS VALVE
LP LIGHT POLE

09.04.26	PRELIMINARY
THETA DESIGNS	
213-33 48TH AVE, BAYSIDE NY 11361	
(718) 224-6240	
EMAIL: INFO@THETADSGNS.COM	
PROJECT:	
95 2ND AVENUE, MANHATTAN, NY	
UNENCLOSED SIDEWALK CAFE "KERA NYC INC"	
JOB#: 092609	1 OF 1

Kéra Menu

Breakfast

Whole Grain Avocado Toast

Avocado, egg (optional), microgreens, olive oil and black pepper.

Brie Cheese Ciabatta Sandwich

Brie, prosciutto, arugula, olive oil and Maldon salt.

Smoked Salmon & Cream Cheese Toast

Smoked salmon, whipped chive cream cheese, cucumber, onion, capers.

Shakshouka

Eggs in tomato sauce with suluguni cheese, parsley and sour cream.

Sandwiches

Folded Cheese Sandwich

Georgian cheese blend, pesto, burrata and prosciutto.

Folded Bean Sandwich

Mashed beans, capers, onion, smoked ham and cilantro.

The Italian Sando

Stracciatella, prosciutto, calabrian chili, honey and arugula.

Roasted Mushroom Toast

Mushrooms, chickpea cream and adjika aioli.

Pastry (All Day)

Khachapuri

Buttery pastry with cheese.

Lobiani

Bean-filled pastry.

Cheesy Tators

Potato pastry with cheese.

Green Puff

Pastry with greens.

Salads

Georgian Classic

Tomato, cucumber, walnut, herbs and vinaigrette.

Green Salad

Greens, apple, avocado, beans and avocado dressing.

Grilled Chicken Bowl

Chicken, feta, olives, cherry tomatoes and tzatziki.

Tuna Salad

Albacore tuna, pickles, olive oil, lemon and mayo.

Soups**Tomato Soup**

With grilled cheese sandwich.

Mushroom Soup

With house croutons.

Green Healing Soup

Spinach-based soup with herbs.

Green Lentil Soup

Creamy lentil soup with chilli oil.

Chikhirtma

Traditional Georgian chicken soup.

Boards**Kéra Board**

Georgian-inspired board with cheeses, meats, herbs, honey and house bread.

Classic Board

Selection of cheeses, cured meats, olives, nuts and seasonal fruit.

Green Vegan Board

Roasted mushrooms, hummus, herbs, walnuts and warm bread.

Add-ons**Extras**

Olives, prosciutto, extra cheese, bread refill, honey, green adjika.

Desserts**Brownie**

Chocolate brownie with walnuts.

Cheesecake

Classic creamy cheesecake.

Carrot Cake

Spiced carrot cake.

Very Berry Tart

Berry tart dessert.

Signature Cake

Chef's special cake.

Beverages**Coffee**

Espresso, latte, cappuccino, cortado, matcha.

Tea

Selection of teas.

Refreshers

Classic, mint, ginger, berry, cucumber lemonade.

Soda

Selection available.

Alcohol selection will be available upon obtaining the appropriate license.

KÉRA Menu Update

Dinner

Spicy Salmon Crunch Salad

Sweet soy-glazed salmon served over crisp cucumber, sweet peppers, avocado, shredded carrots, and edamame, tossed in a vibrant ginger chili dressing. Finished with furikake, toasted sesame seeds, Everything But The Bagel seasoning, and fresh lime for a refreshing salad packed with crunch, umami, and a gentle kick of heat.

Dinner

1000 Layer Potatoes

Delicately layered potatoes baked until perfectly crisp, finished with truffle Parmesan, garlic butter, and our signature creamy garlic sauce. Crispy edges, buttery layers, and rich, indulgent flavor in every bite.

Dinner Appetizers

Bread Dipping Oil

A vibrant blend of extra virgin olive oil, aged balsamic, marinated artichokes, olives, sun-dried tomatoes, fresh basil, garlic, and herbs. Served with warm toasted baguette for the perfect start to your meal.

Dinner

Spicy Vodka Mac Croquettes

Golden panko-crusted macaroni croquettes tossed in our signature spicy vodka sauce and stuffed with molten mozzarella. Served with a silky whipped burrata basil dip, then finished with aged Parmigiano Reggiano, fresh chives, and a delicate drizzle of hot honey. Crispy, creamy, spicy, and irresistibly indulgent.

Dinner

Miso Butter Mac Croquettes

Golden panko-crusted macaroni croquettes tossed in rich miso garlic butter, finished with aged Parmigiano Reggiano and filled with molten mozzarella. Served with a creamy gochujang miso aioli, then topped with toasted sesame seeds, fresh chives, and a drizzle of chili crisp oil for the perfect balance of savory umami, gentle heat, and irresistible crunch.

Dinner

KÉRA Smash Burger

Two hand-smashed beef patties with paper-thin onions pressed directly into the meat, topped with melted American cheese, crisp pickles, and our signature burger sauce on a buttery toasted brioche bun. Crispy edges, juicy center, and classic flavor in every bite.

@CAFEKERA

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

KERA NYC INC. d/b/a KERA / MADONNA
Company Name / Nombre de la Empresa

Plans to open at: **RESTAURANT**

95 2ND AVENUE NY, NY

Seeking a license to serve: **BEER & WINE**

Public meeting for comments

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

consulta www.c33manhattan.org para detalles de la reunión

At Community Board 3

SLA Licensing & Outdoor Dining

Committee Meeting

en la Junta Comunitaria 3

Reunión del Comité de Licencias

el SLA y de Comidas al Aire Libre

mm03@cb.nyc.gov · www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS 第 3 社區居民 請注意

KERA NYC INC. d/b/a KERA / MADONNA
公司名稱 (Company) and / 或 聯繫人姓名 (Contact Info)

Plans to open at (以上商店主要將在第 3 社區申請生意相關牌照/開張生意)

RESTAURANT

95 2ND AVENUE NY, NY

seeking a license to serve (以上商店主要將以下相關牌照)

BEER & WINE

Public meeting for comments

第 3 社區居民及鄰居將在以下時間及地點

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

請參閱 www.c33manhattan.org 以了解會議詳情

At Community Board 3

SLA Licensing & Outdoor Dining

Committee Meeting

時間 (Time) 請參閱 (Location)

mm03@cb.nyc.gov · www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

KERA NYC INC. d/b/a KERA
Company / 公司 Name and Contact Number (for Questions)

Plans to open a

RESTAURANT

at the following location

95 2ND AVENUE NY, NY

This establishment is seeking a license to serve

BEER & WINE

There will be an opportunity for public comment at the

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

See www.c33manhattan.org for meeting details

This is a public hearing and is open to all interested parties. Please arrive on time and be prepared to speak.

At Community Board 3

SLA Licensing & Outdoor Dining

Committee Meeting

時間 (Time) 請參閱 (Location)

mm03@cb.nyc.gov · www.cb3manhattan.org

NEW YORK POST
Page Six
SPORTS EXTRA

IMOSQUEDI

Fire-breathing
anti-Israel
Palestinian

NEW YORK, NY 10003



VERBODEN TOEGANG
VERBODEN TOEGANG
VERBODEN TOEGANG

ATTENTION RESIDENTS
& NEIGHBORS



Coming soon

95

VACATE



@CAFEKERA

NEIGHBORING RESIDENTS VECINOS DE LA COMUNIDAD

KERA NYC INC. dba KERA
MADONNA
95 2ND AVENUE NY, NY 10002
646-662-7089

Plans to open a:

RESTAURANT

95 2ND AVENUE NY, NY

Seeking a license to serve

BEER & WINE

Public meeting for comments

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

At Community Board 3
At Licensing & Outdoor Dining
Committee Meeting

m653@cb3.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

第 3 社區居民 請注意

KERA NYC INC. dba KERA
MADONNA
95 2ND AVENUE NY, NY 10002
646-662-7089

Plans to open a:

RESTAURANT

95 2ND AVENUE NY, NY

seeking a license to serve (以上將為申請者尋求以下相關酒牌)

BEER & WINE

Public meeting for comments
第 3 社區居民會議時間及地點如下

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

At Community Board 3
At Licensing & Outdoor Dining
Committee Meeting

m653@cb3.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS

KERA NYC INC. dba KERA
MADONNA
95 2ND AVENUE NY, NY 10002
646-662-7089

Plans to open a

RESTAURANT

at the following location

95 2ND AVENUE NY, NY

This establishment is seeking a license to serve

BEER & WINE

There will be an opportunity for public comment at the
CB 3 SLA Licensing & Outdoor Dining Committee Meeting on

Monday, October 19, 2026 at 6:30pm

Online: <https://www.zoomgov.com/j/1615486314>

At Community Board 3
At Licensing & Outdoor Dining
Committee Meeting

m653@cb3.nyc.gov - www.cb3manhattan.org



RESTAURANT FOR LEASE

Carson Shahrabani
212.468.5927

Noam Aziz
212.468.5984

Max Freudenberger
212.468.5951

III MURKIN

95 2n

92

SALES
Cleaning & Maintenance
Call us today

I NY I NY

1113

A

95

ALLY

New Restaurant Wine and Beer Application for 95 2nd Avenue between 5th and 6th street

From: Kathleen Negri Stathopoulos <negriesq@aol.com>

To: east5thstreetblockassociation@gmail.com

Date: Sep 29, 2026 at 7:10 PM

Good day.

I represent Kera NYC Inc. regarding there application for an on premise wine and beer license for the Georgian restaurant that will be opening at 95 2nd Avenue. This premise is licensed currently under Rice Thief LLC who has closed its doors.

I am attaching the CB3 packet that I have submitted in support of the application.

If you should have any questions or need anything additional information, please do not hesitate to contact me.

Thank you.

Regards,

Kathleen

Kathleen E. Negri Stathopoulos
Attorney at Law
250 Ashland Place , Suite 18F
Brooklyn, New York 11217
(718) 285-5675
(718) 855-4709 Facsimile
negriesq@aol.com



CB3 Submission.pdf

2.8 MB