

Meeting Date: 9/23/2026

APPLICANT INFORMATION:

Name of applicant(s): SEAFOOD UNION SQUARE INC.

Trade name (DBA): CRAB HOUSE UNION SQUARE

Premises address: 11 E 13 STREET, NEW YORK NY 10003
A/K/A 7 9 EAST 13 STREET

Cross Streets and other addresses used for building/premise:
FINISH CARVING WOODEN STRAWBERRY CENTER
26 E 13 ST, NEW YORK NY 10003

CONTACT INFORMATION:

Principal(s) Name(s): SAN KIT CHENG

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : crabhousecc@gmail.com

Landlord Name / Contact: 13th STREET ASSOCIATES 1978, LP

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>SAN KIT CHENG</u>	<u>51-73 CODWISE PL, FLOOR 1, ELMHURST NY 11373</u>
<u>SAN YIU CHENG</u>	<u>9 BELLINGHAM LN, GREAT NECK NY 11023</u>
<u>SAN CHONG CHENG</u>	<u>84-39 63 AVENUE, MIDDLE VILLAGE NY 11379</u>
<u>MEI YI LEE</u>	<u>51-73 CODWISE PL, FLOOR 2, ELMHURST NY 11373</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

RESTAURANT SERVES SEAFOOD CUISINE

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

☒ a new liquor license (☒ Restaurant ☐ Tavern / On premise liquor ☐ Other)

☐ an UPGRADE of an existing Liquor License

☐ an ALTERATION of an existing Liquor License

☐ a TRANSFER of an existing Liquor License

☐ a HOTEL Liquor License

☐ a DCA CABARET License

☐ a CATERING / CABARET Liquor License

☐ a BEER and WINE License

☐ a RENEWAL of an existing Liquor License

☐ an OFF-PREMISE License (retail)

☐ OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

NEW COMPANY NO PREVIOUS LOCATION.

Is any license under the ABC Law currently active at this location? ☐ yes ☒ no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

REYNA HOSPITALITY GROUP INC, LICENSE NUMBER 1343525, EXPIRED ON 10/31/2026

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

☐ yes ☒ no

If yes, please list DBA names and dates of operation:

REYNA, DATE OF OPERATION 10/29/2024

PREMISES:

By what right does the applicant have possession of the premises?

☐ Own ☒ Lease ☐ Sub-lease ☐ Binding Contract to acquire real property ☐ other: _____

Type of Building: ☐ Residential ☒ Commercial ☐ Mixed (Res/Com) ☐ Other: _____

Number of floor: 2 Year Built : 1928

Describe neighboring buildings:

BUILDINGS WITH COMMERCIAL AND RESIDENTIAL

Zoning Designation: C6-1 DISTRICT

Zoning Overlay or Special Designation (applicable) _____

Block and Lot Number: 571 / 1002

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no

Is the premise located in a historic district? ☐ yes ☒ no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ☐ yes ☐ no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) ☒ no ☐ yes : explain _____

What is the proposed Occupancy? 120

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

☐ no ☒ yes

If yes, what is the maximum occupancy for the premises? 120

If yes, what is the use group for the premises? RESTAURANT

If yes, is proposed occupancy permitted? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☒ yes ☐ no

Do you plan to file for changes to the Certificate of Occupancy? ☐ yes ☒ no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? ☐ no ☒ yes

(if yes, please describe: CRAB HOUSE UNION SQUARE

INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 6500 SQUARE FEET
GROUND FLOOR 3,000 SQUARE FEET
If more than one floor, please specify square footage by floors: CELLAR 3,500 SQUARE FEET

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? STAIR

How many entrances are there? 1 How many exits? 2 How many bathrooms ? 4

Is there access to other parts of the building? X no _____ yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 22 Total table seats? 80

Total number of bars? 1 Total bar seats? 15

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : 95

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 15

How many service bars are being applied for on the premises? 0

Any food counters? ☒ no ☐ yes, describe : _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food **X** Restaurant Club/ Cabaret Hotel Other:

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
12:30 12:30 12:30 12:30 12:30 12:30 12:30
PM to 2 AM PM to 2 AM PM to 2 AM PM to 2 AM PM to 2 AM PM to 2 AM PM to 2 AM

Will the business employ a manager? ☒ no ___ yes, name / experience if known : _____

Will there be security personnel? ☒ no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? ___ no ___ yes

If yes, please describe : _____

Will you have TV's ? ☒ no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box ☒ Ipod / CDs ___ none

Expected Volume level: ☒ Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ☒ no ___ yes

IF YES, will you be using a professional sound engineer? _____

Please describe your sound system and sound proofing: _____

Will you be permitting: ___ promoted events ___ scheduled performances ___ outside promoters

___ any events at which a cover fee is charged? ___ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ☒ no ___ yes (if yes, please attach plans)

Will you be utilizing ___ ropes ___ movable barriers ___ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? ☒ no ___ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

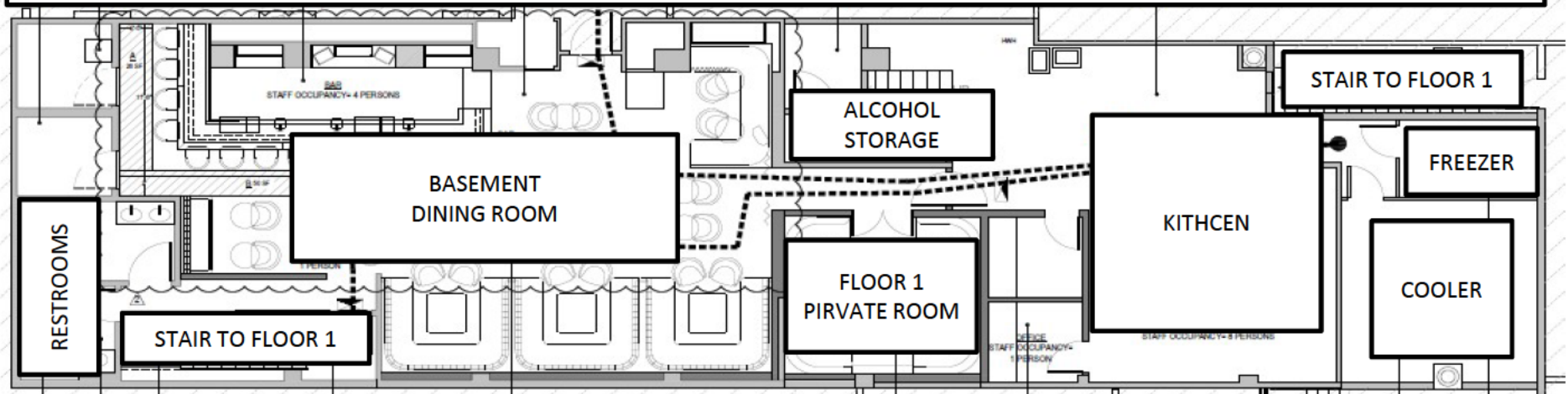
Indicate the distance in feet from the proposed premise:

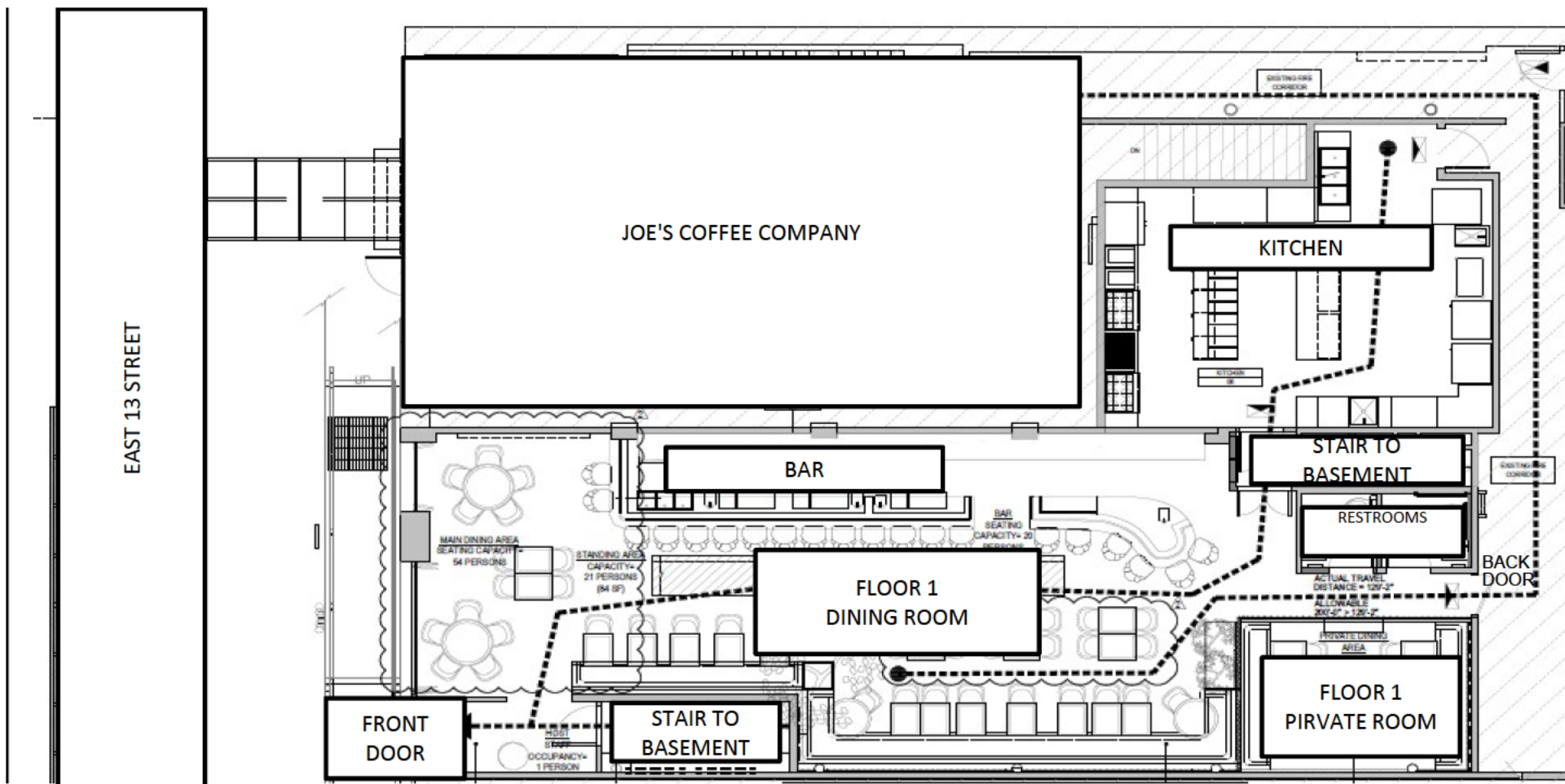
Name of School / Church: _____

Address: _____ Distance: _____

Community Board 2,
Manhattan SLA Licensing
Committee Donna Raftery, Chair

NOT PART OF RESTAURANT





IOUSE NYC™

er person(including lobsters)
erson(not including lobsters)
on cannot be a mix for a table.

From The S

Jumbo Hand-Breaded

#Best Seller Old bay S

#Dungeness Crab w. s

#Snow Crab Leg w. olc

#Fried Sea Bass w. Sweet

#Pan Seared Salmon v

#Pan Seared Fresh Ju

#Blue Crab w. Cajun E

#Spicy Blue Crab

#Crawfish w. Spicy Sa

#Spicy Shrimp

#Shrimp w. Cajun But

#Littleneck Clam w. Oys

#New Zealand Mussel v

#Shrimp Fried Rice

#Shrimp Garlic Noodle

#Crispy Flounder w. Sw

#Lobster Stuffed Cak

Fried Calamari

Food Allergy Warning-please inform
allergies.

Oyster

oked meal, poultry, seafood/shellfish
sk of foodborne illness

d

own Sauce

ck Pork Rib

Tender

7 Wing

c Butter

& Pepper

Gold, Silver, Myers's rum, OJ, P J Peach
Schnapp, Triple Sec, Grenadine

___ Hennessy Sour

___ Armaretto Sour

___ Curacao, Malibu coconut rum

___ Rum Punch

Contains coconut rum

___ Long Island Iced Tea

___ Patron Margarita Rock Glass \$18

___ Strawberry \$20, ___ Passion Fruit \$20, ___ Peach \$20

___ Lemon Drop \$18

___ Strawberry \$20, ___ Passion Fruit \$20, ___ Raspberry \$20

Beer or Wine \$9

___ Corona

___ Heineken

___ Chardonnay

___ Pinot Grigio

___ Cabernet Sauvignon

___ Merlot

___ Moscato

Soda \$2.95

___ Coke

___ D-Coke

___ Sprite

___ Orange Juice \$3.75

___ Apple Juice \$3.75