



TOWN OF HENRIETTA
County of Monroe
State of New York

475 Calkins Road, Rochester, NY 14623
(585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD
- SPECIAL USE PERMIT -

Appeal No. SP-2022-040

Date 8/26/22

Applicant: Shamuka & Lawrence Spinks [Redacted]
Name Email
25 Terra Vista Scottsville N.Y. 14546 [Redacted]
No. & Street City State Zip Code Phone Number

Business Owner: Shamuka Spinks [Redacted]
Name Email
25 Terra Vista Scottsville N.Y. 14546 [Redacted]
No. & Street City State Zip Code Phone Number

Business Name: Spinks Party Decor and Rentals LLC.

Business Address: 56 Commerce Drive Rochester N.Y. 14623
No. & Street City State Zip Code

* Property Owner: YANKEL STELMAN [Redacted]
56 Commerce Drive, Rochester, N.Y. 14623
Name Email
No. & Street City State Zip Code Phone Number

Architect/Engineer: _____
Name Email

No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:
56 Commerce Drive, Rochester, NY 14623
No. & Street City State Zip Code
 * 161-11-1-18 INDUSTRIAL (MURA)
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: _____

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

* Article: VIII Section: 295 Subsection: 25 Paragraph: A(16) of the Zoning Ordinance.

Description of Proposal: Event planning & design. We decorate all events such as weddings, anniversary, baby showers, bridal showers. We want to use the space to host these events. M-F, 4PM-11AM

Multiple Dwelling Applications – Dwelling Units per Acre: _____

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Printed Name: Shamuka Spinks Signature: Shamuka Spinks
Tom Reed 9/28/22 TBD
Received By Date of Meeting* Time
 (unless rescheduled)

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Shaqueta Spinks

By: Spinks Party Store and Rentals LLC.

Title: Owner

Dated: 9/11/22

Signed: Shaqueta Spinks

x Owner: YANKEL I TELMAN

By: _____

Title: President

Dated: 8/19/22

Signed: Yankel Telman

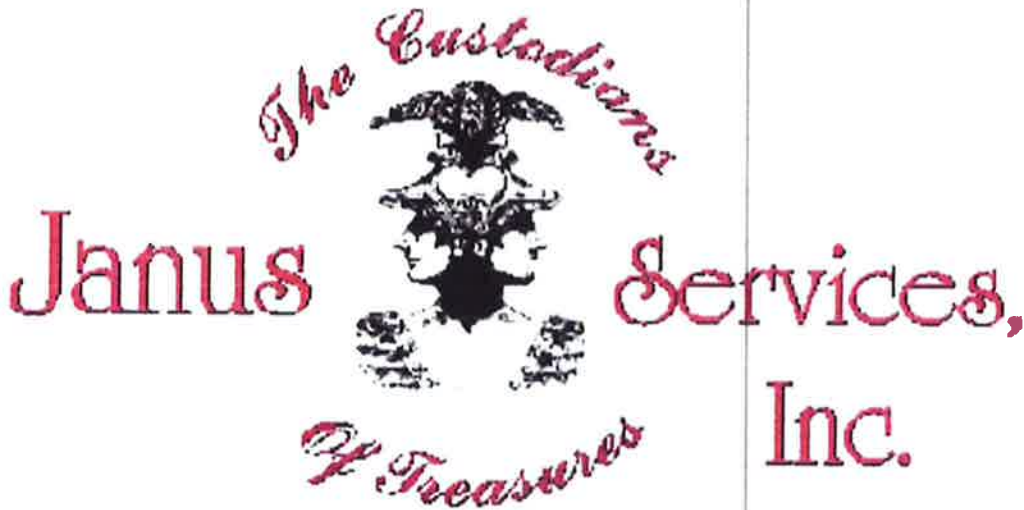


To the Town Of Henrietta,

We Shamecka and Lawrence Spinks are the owners of Spinks Party Décor and Rentals LLC. We are apart of the event planning and décor rental industry. We have been in the decorating business for over 10 years all while working our full time jobs and raising 2 kids. On February 3rd, 2021 we obtained our LLC. We specialize in Weddings, receptions, bridal showers, baby showers, Anniversaries, kids parties, banquets and so much more. While looking for a venue, we came across Janus Cleaning service and they were very kind and offered us a lease to house all of our rentals. We would like to use the space to make it a one stop shop where clients can rent the venue as well as décor. The operating hours will be Monday-Friday 4 pm-11pm out of respect for the other businesses. Saturday and Sunday 10am-11pm. No events will go pass midnight. My staff will remain on site for each event to prevent any incidents from occurring. We do not offer food or beverage service. Every client must provide their own caterer and licensed bar tender if having such. In the end, our goal is to open a large Family Owned Venue in Rochester NY. Thank you for your time and we hope that you consider approving our permit.

Sincerely,
Shamecka and Lawrence Spinks

August 18, 2022



Henrietta Town Hall

475 Calkins Road

Rochester, NY 14623

Reference: Spinks Party Rental for rental of
space at 56 Commerce Drive, Rochester, NY
14623

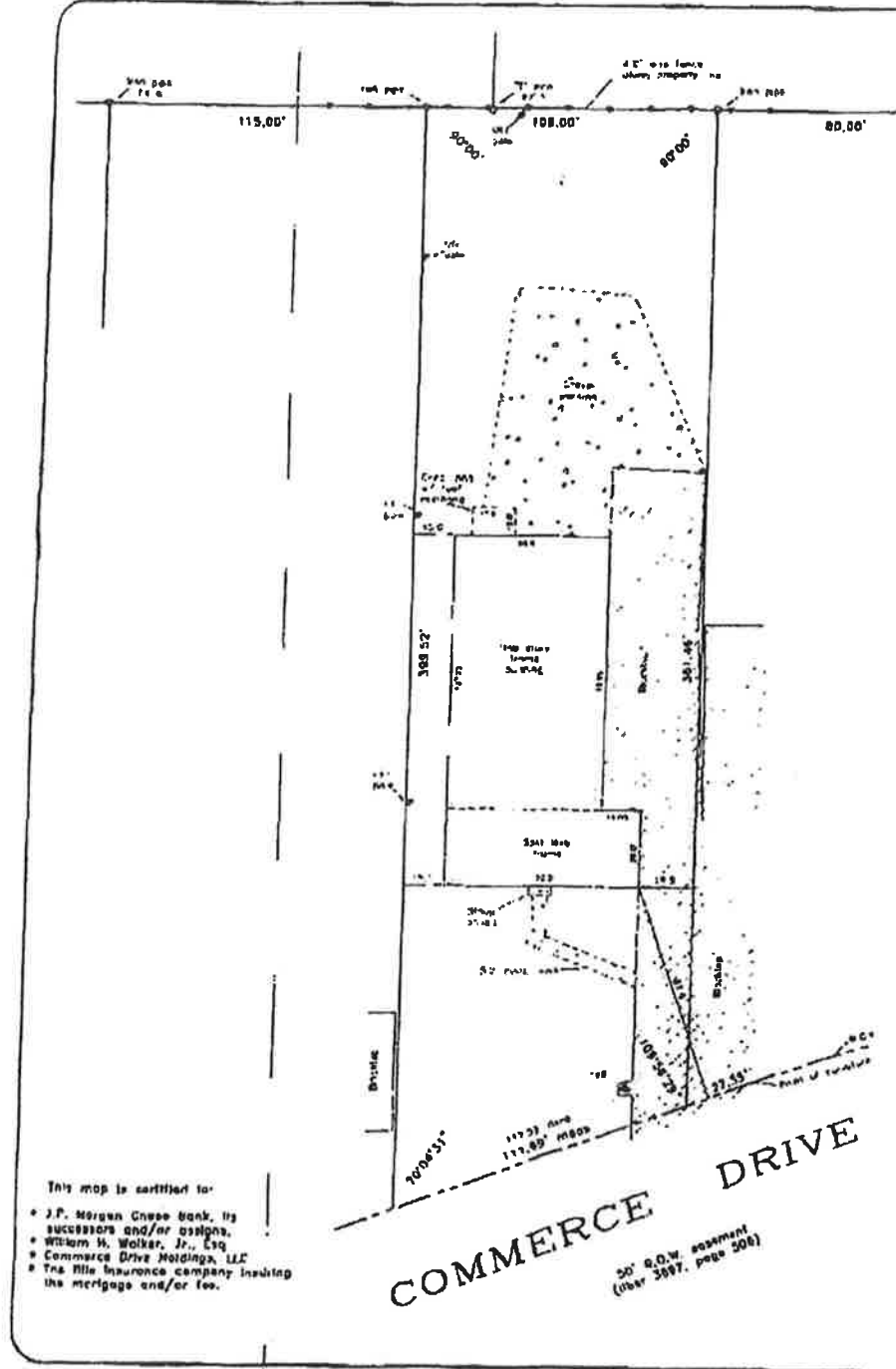
Dear Sir/Madam,

As the property owner of 56 Commerce Drive, I authorize Spinks Party Rental (Tenant) the use of the space with the understanding there will be no alcohol on the premises unless authorized by the catering company receiving a special permit for any parties held at 56 Commerce Drive.

If you have any questions, please call me on my cell at 585-233-0591. Thank you in advance for your assistance on this matter.

Sincerely,

Yankel Itelman – Vice President

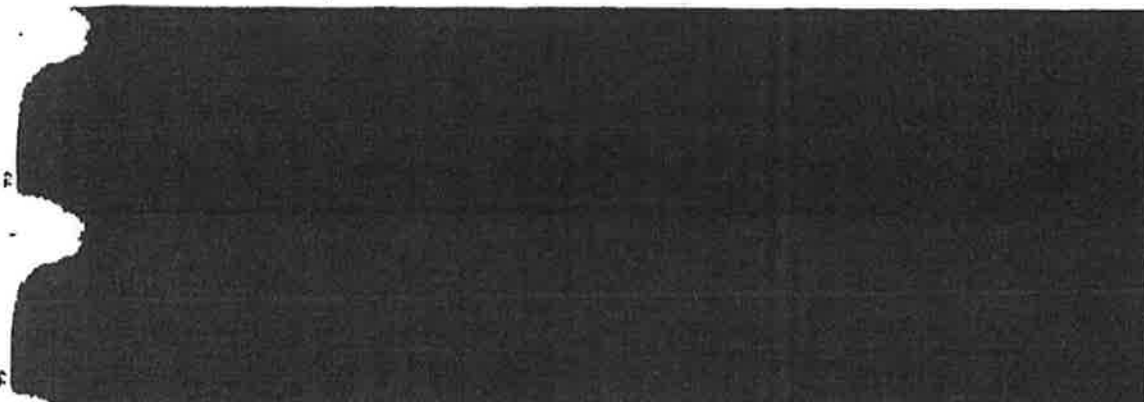


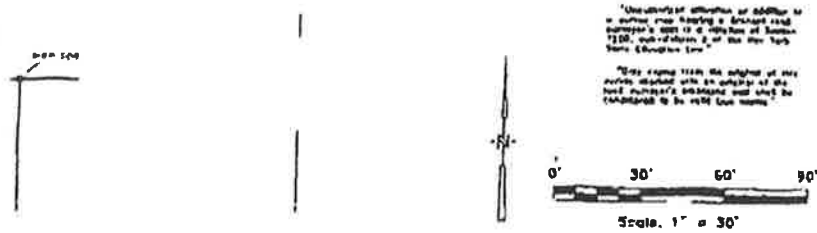
This map is certified to:

- J.P. Morgan Chase Bank, its successors and/or assigns,
- William H. Walker, Jr., Esq.
- Commerce Drive Holdings, LLC
- The title insurance company insuring the mortgage and/or fee.

COMMERCE DRIVE

50' R.O.W. easement (Over 3897, page 506)





REFERENCES:

- Liber 9015 deeds, page 39
- Map prepared by Smith & Danluck, last revised on 8/31/58 showing "Map of a survey of a parcel of land in the town of Henrietta"

LOT IS SUBJECT TO:

- Easements or encumbrances on updated abstract may show.

MAP SHOWING
36 Commerce Drive
 Situated in Town Lot 8,
 Fifth Range, Township 12, Range 4
 Town of Henrietta, Monroe County
 New York State

I certify this map was made
 November 30, 2005 from notes of
 an instrument survey completed on
 April 30, 1959 and inspected on
 November 30, 2005

Edwin A. Summerhays
 Edwin A. Summerhays
 L.S. No. 49445

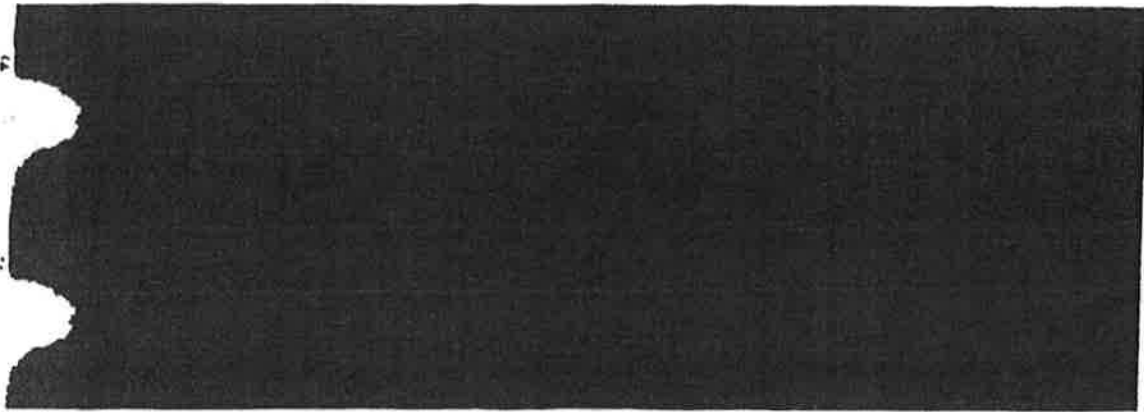
November 30, 2005



EDWIN A. SUMMERHAYS
 LAND SURVEYOR

Scale 1" = 30'

2005 Re-certified the State of
 NEW YORK
 (S&S) 388-1150





The Anderson Dubose Company

56 Commerce Dr

Greine Energy

Landmark Electric

Universal Precision

Commerce Dr

Commerce Dr