



TOWN OF HENRIETTA
 County of Monroe
 State of New York

TOWN OF HENRIETTA
 APPLICATION TO TOWN BOARD

Appeal No. SP-2022-041

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

SPECIAL USE PERMIT – RESTAURANT

Date 8/12/22

Applicant: Fuji Japanese Steakhouse LLC
Name

544 Jefferson Rd Rochester NY 14623
No. & Street City State Zip Code

Business Owner: Qing Kai Sun
Name

8 Ponds Edge Way Pittsford NY 14534
No. & Street City State Zip Code

Business Name: Mochinut & Mongolian B.B.Q

Business Address: Same
No. & Street City State Zip Code

Property Owner: 544 Jefferson Rd LLC
Name

544 Jefferson Rd Rochester NY 14623
No. & Street City State Zip Code

Architect/Engineer: Ken Smith
Name

756 W. Bloomfield Rd Pittsford NY 14534
No. & Street City State Zip Code

Hereby request from the Town Board for a Special Use Permit for the property located at:

544 Jefferson Rd Rochester NY 14623
No. & Street City State Zip Code

263200 161.08-1-20.1 Commercial B-1 (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: VI Section: 285 Subsection: 14 Paragraph: B(12) of the Zoning Ordinance.

Description of Proposal: We would like to add drive-through service to our building and add one more entrance to the left side of building. We'll serve Japanese donut and Mongolian B.B.Q for dine-in and takeout.

IMPORTANT: Please check only those operational subtypes which you intend to operate now or in the very near future. The Town is required to assess each subtype for potential impacts, therefore if you select operational subtypes which are not truly intended to be utilized, you may unnecessarily subject your proposal to further mitigation which may not otherwise have been required.

- Sit Down Meal Service
 Take-Out Meal Service
 Drive-Through Service
 Outdoor Seating
 Bands, DJs, or Similar Loud Entertainment
 Alcohol to be Served

Printed Name: Qing Kai Sun Signature: [Signature]

[Signature] Received By 9/28/22 Date of Meeting* (unless rescheduled) TBD Time

*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: Fuji Japanese Steakhouse LLC

By: Qing Kai Sun

Title: Manager

Dated: 8/12/22

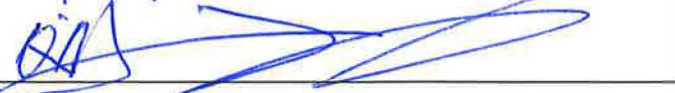
Signed: 

Owner: 544 Jefferson Rd LLC

By: Qing Kai Sun

Title: Manager

Dated: 8/12/22

Signed: 

Qing Kai Sun
Manager
Fuji Japanese Steakhouse LLC
544 Jefferson Rd
Rochester NY 14623

8/11/2022

Town of Henrietta
475 Calkins Rd
Henrietta NY 14467

Re: Letter of intent for special use permit

Dear Sir/Madam,

Fuji Japanese Steakhouse LLC would like to present this Letter of Intent to apply for a Special Use Permit at 544 Jefferson Rd Rochester NY 14623.

Fuji Japanese Steakhouse currently serves seafood DBA Seafood Harbor. We'd like to change the restaurant to serve different styles of Asian food. We'll serve Japanese style donuts and add a grill to serve Mongolian BBQ. We'll offer dine-in and take out services to customers.

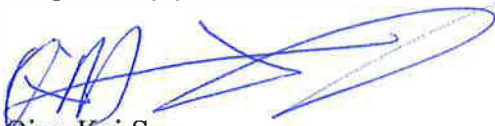
Fuji Japanese Steakhouse would like to add one more entrance to the left side of the building and add a drive-through service for the convenience of our customers. With these new additions we would like to have separate signs for each respective entrance. We will ensure that our signage applications will be sent in later. We will have our signage company take care of this.

This is a brand-new concept to the Rochester area. We believe that we'll draw a lot of attention from consumers looking for something new with the large universities and colleges in our area.

Please feel free to contact me at [REDACTED] if you have any questions.

Thank you very much.

Respectfully yours,



Qing Kai Sun

Manager

Operation hours will remain the same as Seafood Harbor.
Mon - Thur 11:30 - 9:30 Fri 11:30 - 10:30 Sat 12:00 - 10:30
Sun 12:00 - 9:00

Qing Kai Sun
Manager
544 Jefferson Rd LLC
544 Jefferson Rd
Rochester NY 14623

08/11/2022

Town of Henrietta
475 Calkins Rd
Henrietta NY 14467

Re: Letter of Authorization

Dear Sir/ Madam,

544 Jefferson Rd LLC is the landlord of 544 Jefferson Rd Rochester NY 14623. Please be informed that Fuji Japanese Steakhouse is authorized to renovate interior and exterior of 544 Jefferson Rd. I fully understand that the restaurant will add driver-through service and add one more entrance to the left side of building.

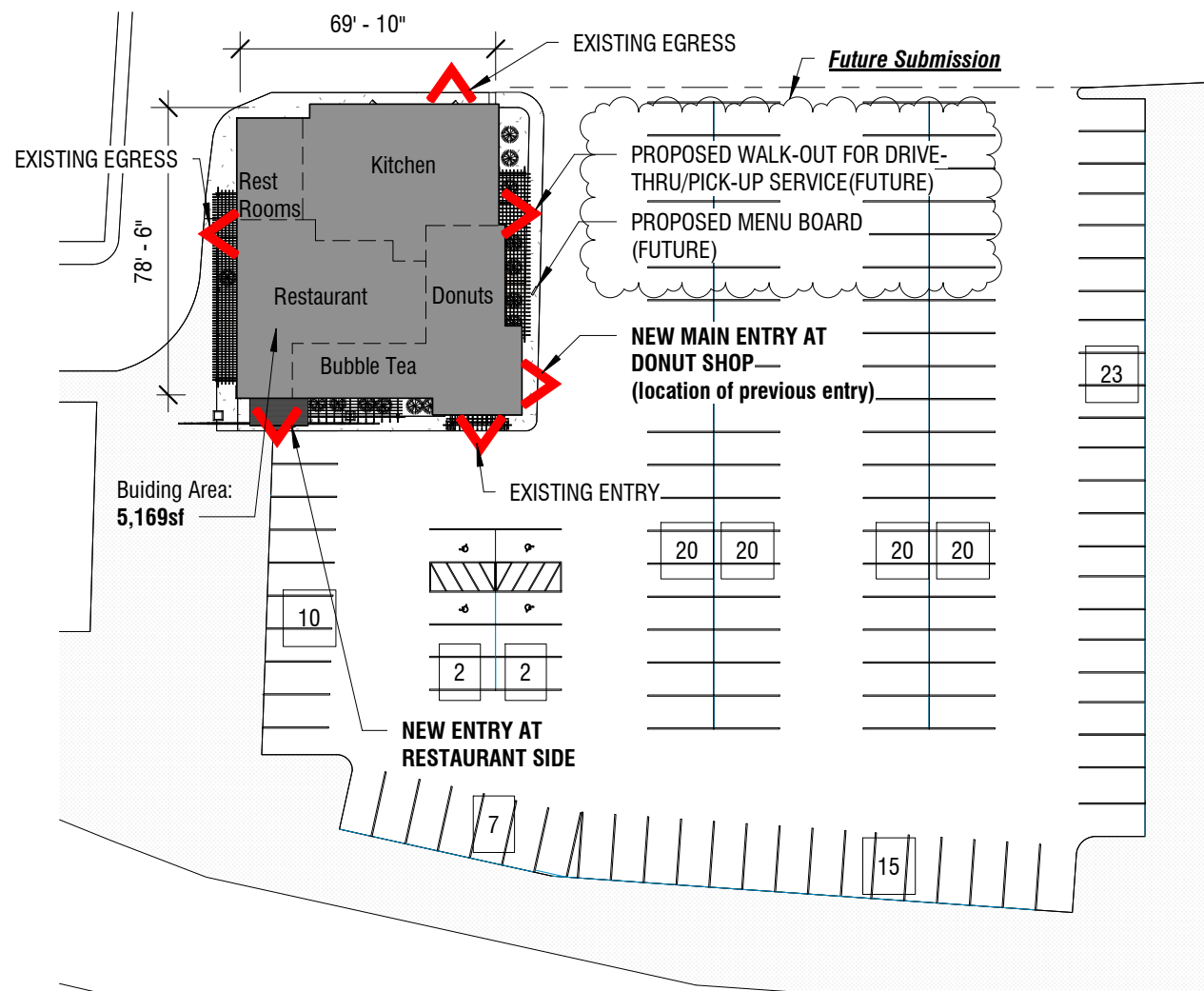
Please feel free to contact me at [REDACTED] if you have any questions.

Thank you very much.

Respectfully yours,



Qing Kai Sun
Manager



Perspective of Proposed Alteration

Not to Scale

Project Notes

1. THE CLIENT WILL FUNCTION AS GENERAL CONTRACTOR
2. SHOP DRAWINGS SUBMITTED TO THE CLIENT/GC FOR APPROVAL AND CONSTRUCTION.

SCOPE OF WORK

1. NEW CURB CUT AT NEW ENTRY
2. SCULPTURAL TREES AT NEW ENTRY
3. MODIFY STOREFRONT AND WALL & PROVIDE NEW ENTRY
4. NEW ENTRY ELEMENT FEATURING:
 - A. STONE COLUMNS
 - B. PORCELAIN BASE
 - C. LAMINATED BEAMS
 - D. CURVED METAL CLAD ROOF

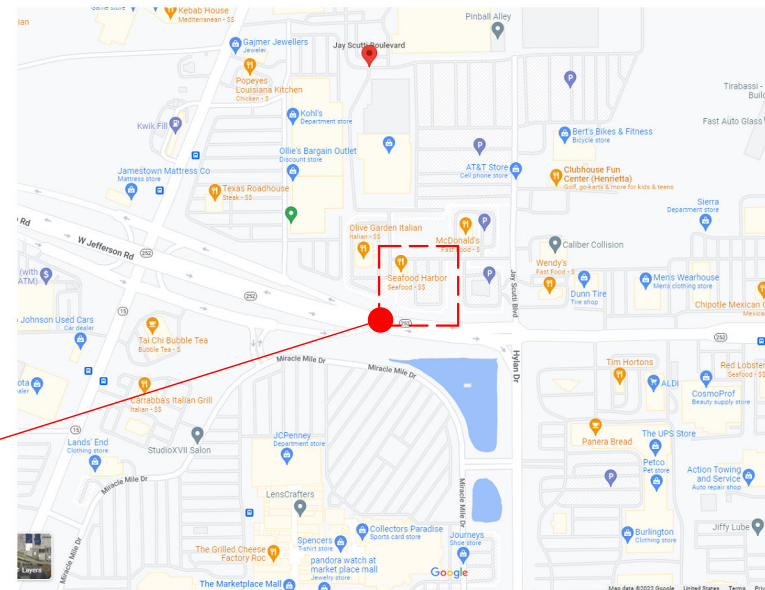
SEPARATE SUBMISSION

1. DRIVE-THRU
 - A. WALK-OUT DRIVE-THRU/DELIVERY DOOR WITH CONCRETE PAD
 - B. DIRECTIONAL TRAFFIC STRIPING
 - C. EXTERNAL MENU BOARDS
2. SIGNAGE (SUBMISSION BY SIGN COMPANY)



1"=50'

Site Plan



LOCATION MAP: NOT TO SCALE

LOCATION OF EXISTING BUILDING SITE



Tower Element at New Entry
Not to Scale

Client: Peter Sun

PLANS & ELEVATIONS
SHEET NUMBER: A-100
ISSUE DATE: 8/12/2022

ISSUED FOR CONSTRUCTION

COMBINATION RESTAURANT & DONUT SHOP

544 Jefferson Rd.
Henrietta, New York

PROJECT NUMBER: 22026.00



250. East Main St. Suite 131 // Rochester, NY 14604
585.643.7200

Project Notes

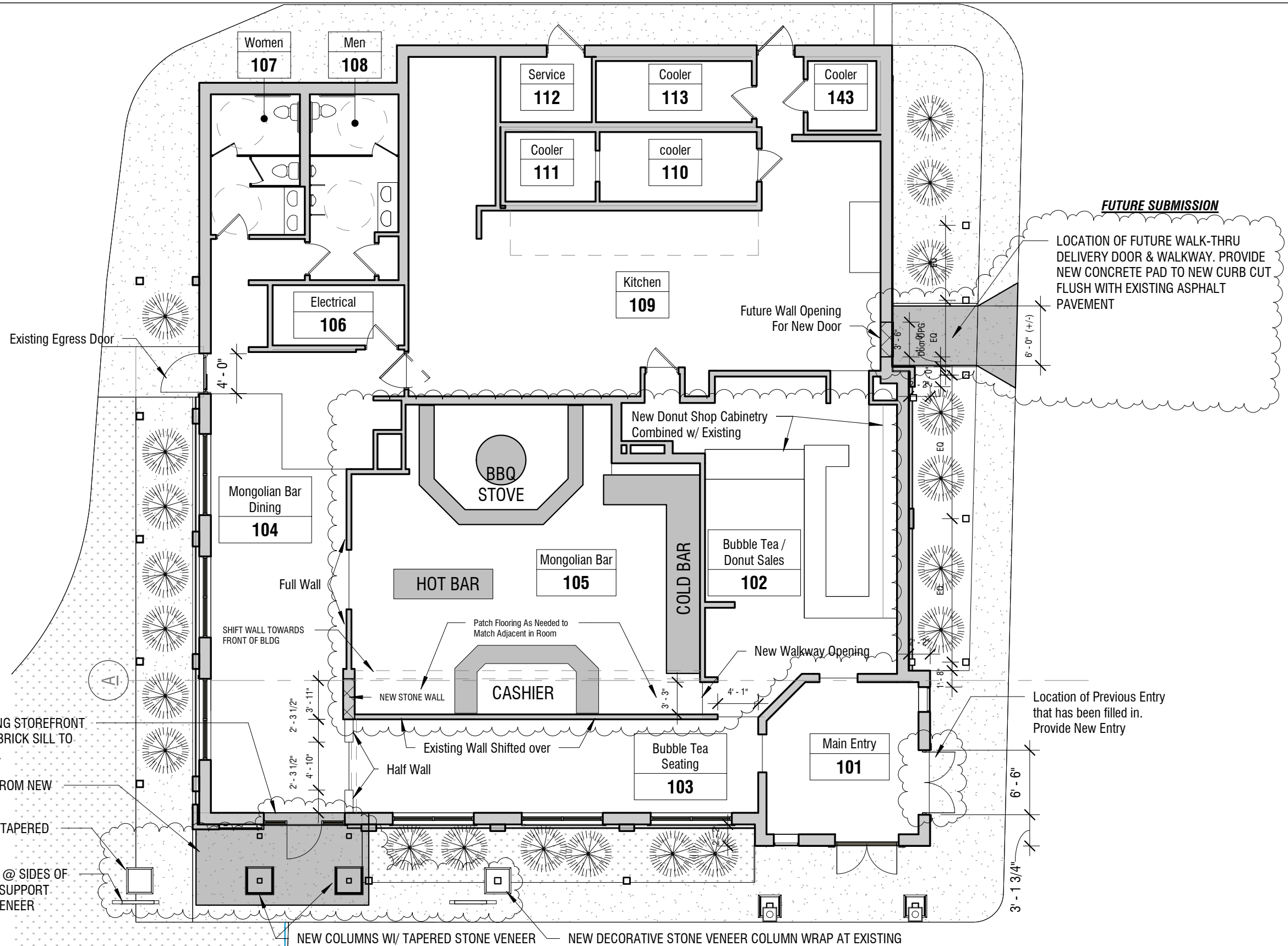
1. THE CLIENT WILL FUNCTION AS GENERAL CONTRACTOR
2. MONGOLIAN BAR ROOM 105
 - A. IDENTICAL LAYOUT TO OWNERS OTHER LOCATION IN IRONDEQUOIT.
 - B. BARBECUE COOK AREA AND ALL ASSOCIATED WORK AND SERVING AREAS TO BE COORDINATED WITH HIS EXTENDED TEAM.
 - C. SHOP DRAWINGS SUBMITTED TO THE CLIENT/GC FOR APPROVAL AND CONSTRUCTION.

SCOPE OF WORK

1. Existing to remain except as clouded in areas defined.

SEPARATE SUBMISSION

1. DRIVE-THRU
 - A. WALK-OUT DRIVE-THRU/DELIVERY DOOR WITH CONCRETE PAD
 - B. DIRECTIONAL TRAFFIC STRIPING
 - C. EXTERNAL MENU BOARDS



3

Level 1

A-101

3/32" = 1'-0"

Client: Peter Sun

FLOOR PLAN - NEW WORK

SHEET NUMBER: A-101

ISSUE DATE: 8/12/2022

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