



TOWN OF HENRIETTA  
County of Monroe  
State of New York

475 Calkins Road, Rochester, NY 14623  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

TOWN OF HENRIETTA  
APPLICATION TO TOWN BOARD

Appeal No. SP-2023-015

**SPECIAL USE PERMIT – RESTAURANT**

Date 3/22/23

Applicant: Mark Teng [Redacted]  
Name Email  
53 Kinglet Dr W. Henrietta NY 14586 [Redacted]  
No. & Street City State Zip Code Phone Number

Business Owner: Mark Teng ↑  
Name Email  
Same  
No. & Street City State Zip Code Phone Number

Business Name: JBC Rice Noodles & Ramen

Business Address: 900 Jefferson Rd 901 Rochester NY 14623  
No. & Street City State Zip Code

Property Owner: Genesee Valley Regional Market [Redacted]  
Name Email  
900 Jefferson Rd Rochester NY 14623 [Redacted]  
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:  
900 Jefferson Rd. - Bldg. 9 Rochester, NY 14623  
No. & Street City State Zip Code  
 \* 162.06-1-10 Commercial B-1  
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: 295 Subsection: 14 Paragraph: (B)(12) of the Zoning Ordinance.

Description of Proposal: Serve Dinner Sever daily Lunch & Diner. Specialize in Asian Cuisine: Ramen Noodles. Rice Bowl. Appetizer  
M - Sunday - 11:00 am - 10 pm

**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: Mark Teng Signature: [Signature]

J. Freed 4/26/23 TBD  
Received By Date of Meeting\* (unless rescheduled) 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: Mark Teng

By: Mark Teng

Title: ~~owner~~ owner

Dated: 3/20/23

Signed: 

Owner: Genesee Valley Regional Market

By: Brandon Tydings

Title: Administrator

Dated: 3/20/23

Signed: 

3/21/23

HENRIETTA TOWN BOARD

I am planning to open a new Asian noodle restaurant, JBC Rice Noodles & Ramen, in the Regional Market at 900 Jefferson Rd Building 9, suite 901.

JBC Rice Noodles & Ramen will bring a unique cuisine to our community, serving a variety of Chinese appetizers, broths and soups, and savory noodle dishes. Our professional culinary team and friendly service staff will offer full service dine in, as well as takeout and delivery. We are excited to join the eclectic Henrietta food scene, and to be located within the Regional Market where we will have ready access to the highest quality ingredients.

I have secured a multi-year lease with options for up to 14 years, and plan to add a full kitchen to the space immediately. There will be indoor seating for approximately 40 guests. There is ample parking and easy access for all guests.

I am a proud resident of Henrietta with a stellar track record for opening and running businesses in the town. Please feel free to call me with your concerns or suggestions regarding this project.

SINCERELY,



MARK TENG

# Genesee Valley Regional Market Authority

900 JEFFERSON ROAD ROCHESTER, NEW YORK 14623 (585) 424-4600 Fax: (585) 427-2690

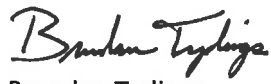
Brendan Tydings, Administrator

3/20/2023

To Whom It May Concern,

Please let this letter serve as our authorization for Mark Teng to open a noodle bar/Asian restaurant for sit down and to go meals in Suite 901 at 900 Jefferson Rd withing the Regional Market. We fully support Mark with this restaurant. Please do not hesitate to reach out with any questions.

Sincerely,



Brendan Tydings

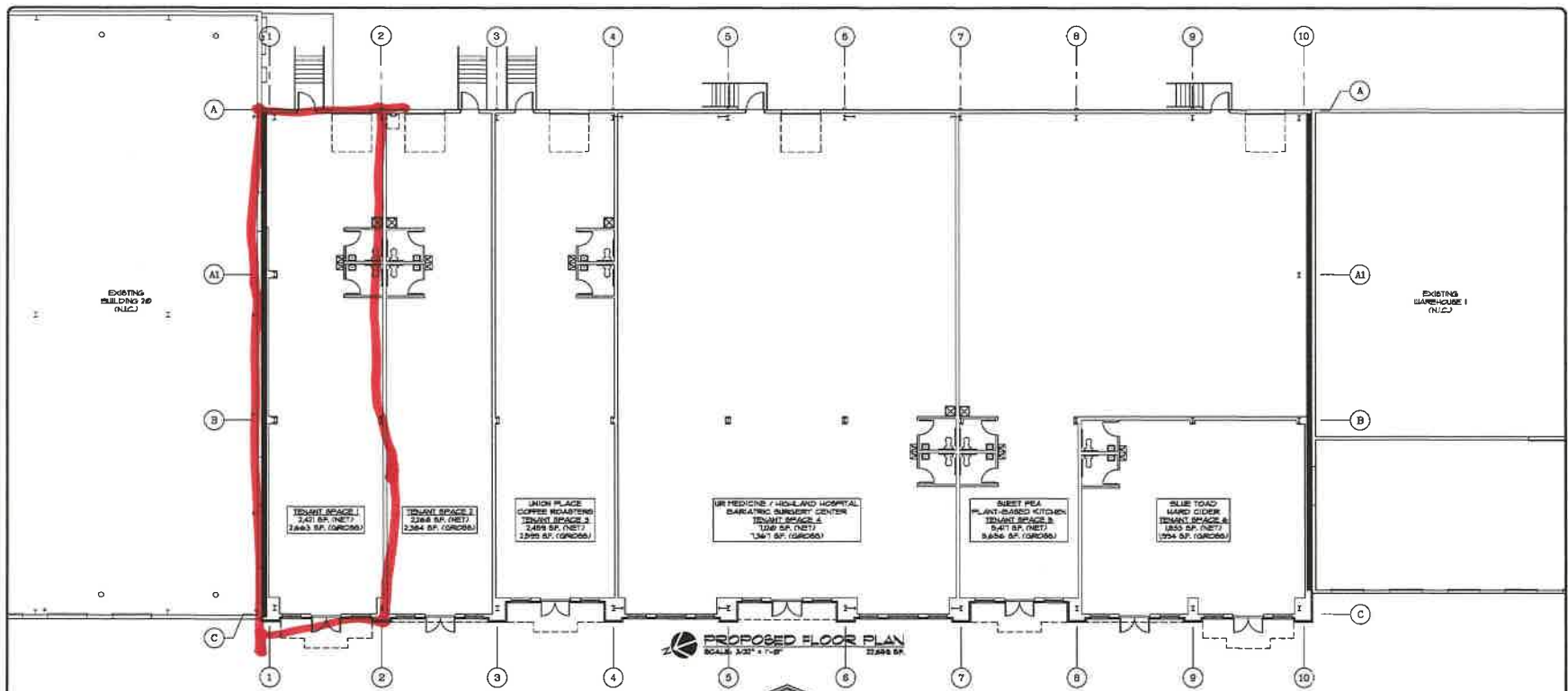
**ALAMURA**  
 Altamura Architectural Consulting  
 803 South Goodman Street  
 Rochester, New York 14623  
 585.738.8033  
 email: Altamura@frontiernet.net

**GENESEE VALLEY  
 REGIONAL MARKET  
 AUTHORITY**  
 RETAIL BUILDING 9  
 800 JEFFERSON ROAD  
 ROCHESTER, NEW YORK 14623

DRAWING TITLE  
**PROPOSED  
 FLOOR PLAN &  
 ELEVATIONS**

JOB NO. 1808  
 SCALE 3/32" = 1'-0"  
 DATE 9/3/10  
 DRAWN BY DJA  
 CHECKED BY DJA  
 REVISIONS

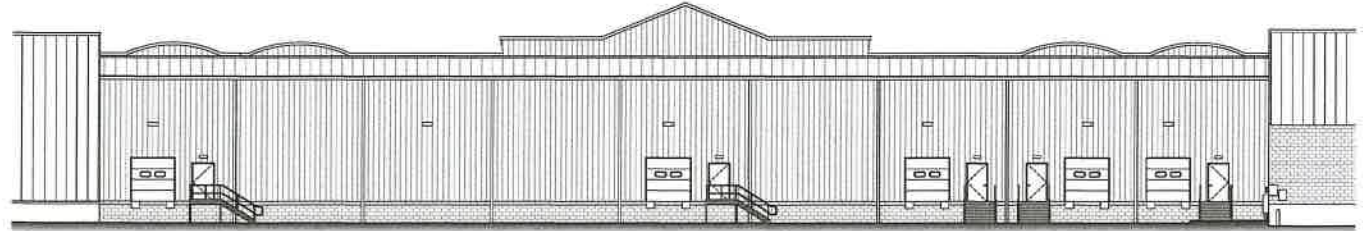
DRAWING NO.  
**A-1**



**PROPOSED FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**PROPOSED WEST (FRONT) ELEVATION**  
 SCALE: 3/32" = 1'-0"



**PROPOSED EAST (REAR) ELEVATION**  
 SCALE: 3/32" = 1'-0"