



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

Appeal No. SP2024-001

SPECIAL USE PERMIT - RESTAURANT

Date 11/10/24

Mimi Loffelus

Applicant: June Park
 Name No. & Street City State Zip Code Email Phone Number
94 Landstone Terrace Rochester N.Y 14606

Business Owner: June Park
 Name No. & Street City State Zip Code Email Phone Number
94 Landstone Terrace Rochester N.Y 14606

Business Name: Dosii Roc cafe
 Business Address: 1225 Jefferson Rd #A11 Rochester N.Y 14623
 No. & Street City State Zip Code

Property Owner: Flaum Commons L.P. Mike Palumbo
 Name No. & Street City State Zip Code Email Phone Number
400 Andrew St. #500 Rochester N.Y 14604

Architect/Engineer: Mastroianni Engineering, PLLC
 Name No. & Street City State Zip Code Email Phone Number
204 Bass Street Liverpool NY 13088

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

1225 Jefferson Rd Rochester N.Y 14623
 No. & Street City State Zip Code
162-11-1-64.11 Tax Map No. Industrial Zoning District

If property is under a purchase option, indicate date option expires: April 1st, 2024

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

Article: VII Section: 295 Subsection: 25 Paragraph: A 16 of the Zoning Ordinance.

Description of Proposal: Existing restaurant space to operate Ethniz restaurant especially Asian/Korean. M-Sun 11-9 pm Closed Sundays

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: June Park Signature: _____

Twenzel Received By February 14, 2024 Date of Meeting* (unless rescheduled) 6:00 pm 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/Business Owner: June Park

By: Dosii Roc Cafe DBA.

Title: Owner

Dated: Jan, 02, 2024

Signed: 

Property Owner: Flaum Commons, L.P.

By: J.P. Flaum

Title: Authorized Agent

Dated: 1/3/2024

Signed: 

Letter of Intent

DosiiRoc Cafe
1225 Jefferson Road #A11

To whom it may concern at the Town of Henrietta,

I intend to introduce healthy and delicious Korean food, Korean side dishes, and Korean food with an Americanized fusion twist at DosiiRoc Cafe using flavors from my home country of South Korea combined with my last 30 years living in the US. There is now an increased interest in and demand for Korean culture and Korean food in the United States, especially in the last few years.

I would like to use this space and opportunity to introduce the people of this community and the Greater Rochester region to a variety of foods and offer a new experience.

Lastly, DosiiRoc means in Korean, Mother's warm Homemade prepared meal.

My business hours shall be 7 days a week, from 11am to 9 pm.

Thank you for your time and consideration.

Sincerely,



June Park
DosiiRoc Cafe

01-18-2024

Date

FLAUM COMMONS, L.P.
400 ANDREWS STREET, SUITE 500
ROCHESTER, NEW YORK 14604

OWNER AUTHORIZATION LETTER

January 17, 2024

Town of Henrietta
475 Calkins Road
Rochester, New York 14623

Re: Authorization letter related to an application for a special permit by DosiiRoc Café Inc. for 1225 Jefferson Road, Suite A11, Rochester, New York 14623 (the “Property”)

I, Asher Flaum, an authorized agent of Flaum Commons, L.P. (“Owner”) owner of the Property, hereby authorizes and acknowledges the preparation and submission of an application for a special permit related to the operation of a restaurant located at the Property to be prepared and submitted by Meewoon Lofftus and/or DosiiRoc Café Inc.

FLAUM COMMONS, L.P.

By: 

Name: Asher Flaum

Title: Authorized Agent

Aplicant's Authorization Letter

1/17/2024

To Whom It May Concern:

I, June Park, along with landlord, Fram Commons, L.P., fully authorize Meewoon "Mimi" Lofftus (Mimi Lofftus) of Hunt Real Estate to work on behalf of me / with me for getting a special use permit from the town of Henrietta.

The contact infomations for Mimi Lofftus are email: mimi.lofftus@huntrealestate.com and mobile number: 585-944-6387.

I am enclosing a part of a conditional lease agreement with this letter. Thank you.

Sincerely,



June Park

Owner of DosiiRoc Cafe Inc.

Letter of Intent

TENANT: June Park
94 Landstone Terrace Rochester, NY 14606

DBA: DosiiRoc Cafe Inc.

LANDLORD: FLAUM MANAGEMENT COMPANY, INC.
400 Andrews St #500, Rochester, NY 14604

BUSINESS USE: Ethnic restaurant (Korean and Asian)

PREMISES: 1175 Jeferson Rd unit Full Belly Deli (currently Wildside piercing + kitchen)
Rochester, NY 14623

PREMISES/SIZE: 2821 SF

LEASE TERM: NNN 5 Year term with three 5 year option.

BASE RENT: year 1-3: \$ 10.00/ SF, from 4th year
3% increase and each optional term

CAM, TAX & INSURANCE: ~\$ 4.00/SF including water

RENT COMMENCEMENT DATE: 60 days after Landlord delivery.

LANDLORD'S WORK: Landlord to deliver all existing HVAC, utilities and the kitchen equipments and appliances in good working order and remove all the existing structures including floorings in main dining area to Vanilla Box. Exterior terrace area stays as is.

BUYER'S ATTORNEY: Sam Feldman Esq.
3445 Winton Place Suite 228 Rochester, NY 14623

BROKER: Meewoon "Mimi" Lofftus @ Hunt Real Estate Inc. brought about this lease

TENANT



Date

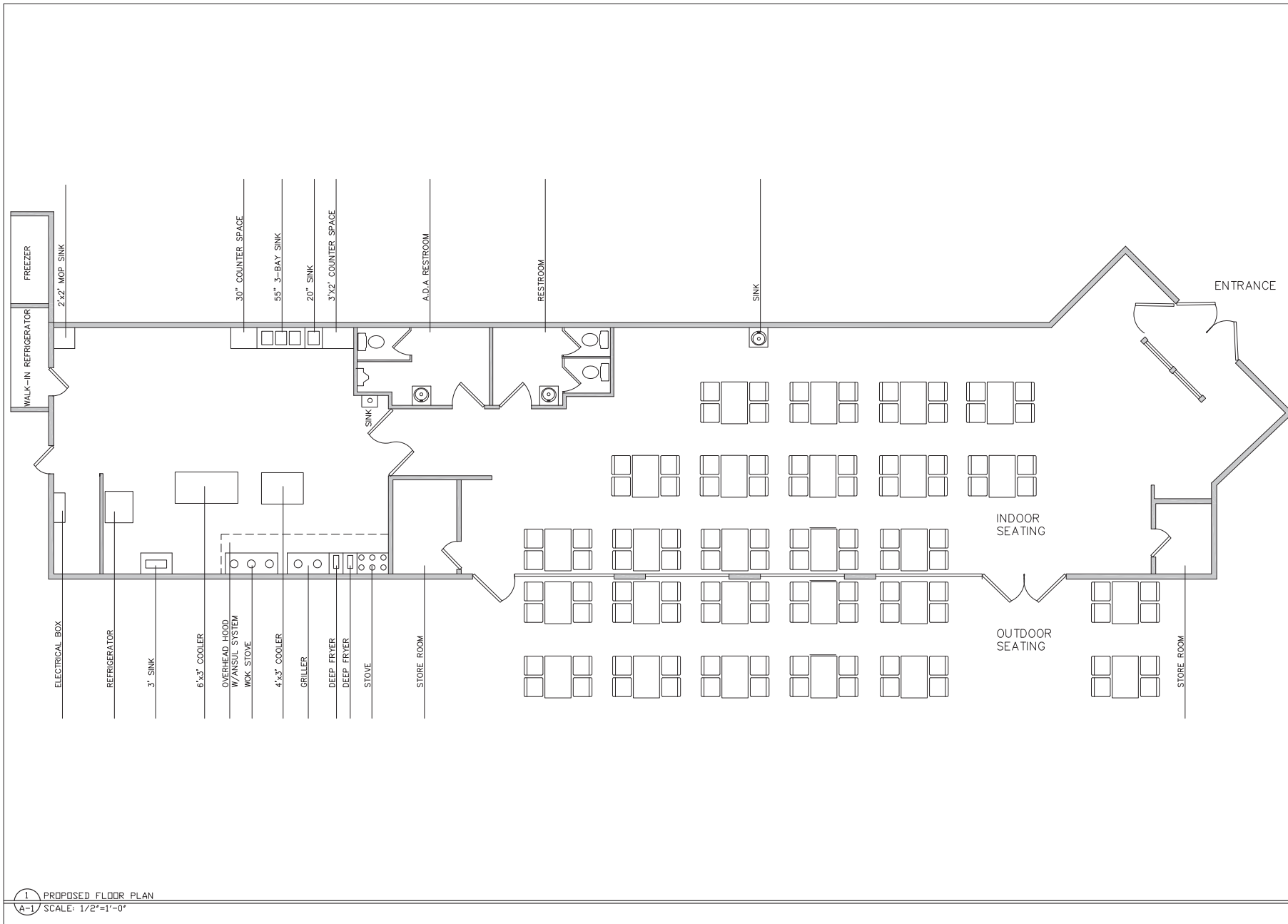
Jan, 02, 2024

Landlord



Date

1/3/2024




MASTROIANNI ENGINEERING, PLLC
 P.O. BOX 1512
 LIVERPOOL, NEW YORK 13089
 (315) 278-0261

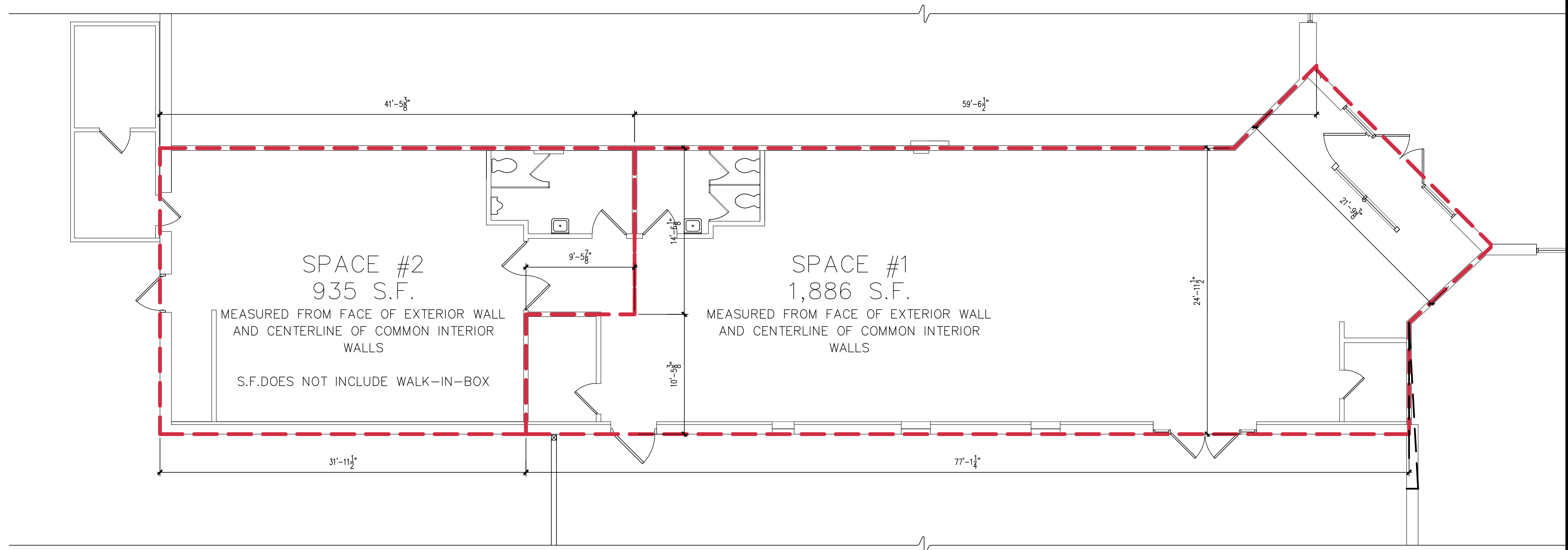
DOSII ROC CAFE
1225 JEFFERSON ROAD #A11
ROCHESTER, NEW YORK 14623
MONROE COUNTY, NEW YORK



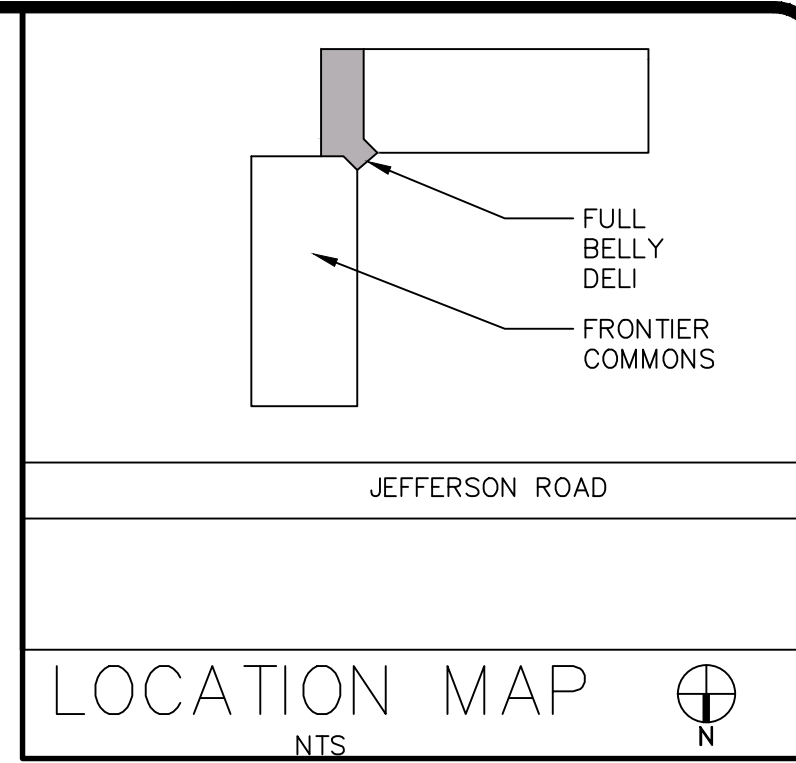
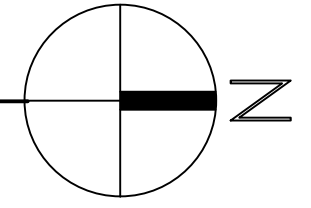
PROPOSED FLOOR PLAN

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 2309 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR IMPRESSED SEAL OF THE PROFESSIONAL ENGINEER AND SURVEYOR SHALL NOT BE CONSIDERED VALID.

SCALE: AS SHOWN	A-1
JAM	
01/09/253	24002



FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROJECT: FULL BELLY DELI
FRONTIER COMMONS
1225 JEFFERSON ROAD
HENRIETTA, NY

CLIENT: FLAUM MANAGEMENT COMPANY, INC.
400 ANDREWS STREET, SUITE 500
ROCHESTER, NY 14604

DRAWING: FLOOR PLAN

PROJECT NO: 2022.156
SCALE: AS NOTED
DATE: 3.8.2022

DRAWING BY: DM
CHECKED BY: KB

NO.	DATE	DESCRIPTION

* These drawings are the property of the Architect, Ken Bracker & Associates, Inc. and shall remain the property of the Architect. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.
 * Within drawings on these drawings shall have precedence over such dimensions.
 * Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall not be held responsible for the dimensions and conditions shown on these drawings.
 * If you have any questions or comments, please contact the architect at the address below.
 * If you have any questions or comments, please contact the architect at the address below.

DRAWING NO. A-1

KEN BRACKER
ARCHITECT

311 ALEXANDER STREET, SUITE 214, ROCHESTER NY 14607
TEL (585) 269-9557