



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. SP2024-012

SPECIAL USE PERMIT – RESTAURANT

Date 3/12/24

Applicant: Reza Hourmanesh [Redacted]
Name Email

333 Glen Haven Road Rochester NY 14609
No. & Street City State Zip Code Phone Number

Business Owner: Mr. QingFeng Wu [Redacted]
Name Email

600 Jefferson Road Rochester NY 14623
No. & Street City State Zip Code Phone Number

Business Name: SUSHI KING

Business Address: Ding Feng Food LLC
No. & Street City State Zip Code

Property Owner: FoxFive, LLC
Name

180 CANAL VIEW BLVD. Rochester NY 14623
SUITE 600
No. & Street City State Zip Code Phone Number

Architect/Engineer: GRH - Reza Hourmanesh [Redacted]
Name Email

333 Glen Haven Road Rochester NY 14609
No. & Street City State Zip Code Phone Number

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

600 Jefferson RD Rochester NY 14623
No. & Street City State Zip Code

161.08-1-12.1 Industrial
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: Establish a Restaurant (Shushi King). The net area is 3238sf. The space will consists of Dining & Bar area for 123 guests, Kitchen with 18 ft Exhaust Hood Wash area, Walkin colloer & Freezer, 2 toilets. The entire space is accessible. Hours of operation will be from 10AM to 12 Midnite. 6-10 persons will be employed.

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: Reza Hourmanesh , RA Signature: [Signature]

TWenzel April 17, 2024 6:00 pm
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/Business Owner: Ding Feng Food LLC

By: QingFeng Wu

Title: Business Owner

Dated: 03/06/24

Signed: 

Property Owner: FoxFive LLC

By: Charlie Fox

Title: Landlord

Dated: 3/8/24

Signed: 



March 10, 2024

Town of Henrietta
Building & Fire Prevention
475 Calkins Road
Rochester, NY 14623

Attn: Town of Henrietta
Town Board
585-334-7700

RE: 600 Jefferson Road., Rochester NY – Proposed Use – Restaurant-Letter of Intent

PIN: 13124

Dear Michelle:

Pursuant to Town of Henrietta Building & Fire Prevention requirement, below please find the Letter of Intent for the new proposed Use (Restaurant) at 600 Jefferson Road, Rochester, NY 14623.

A. OCCUPANCY & USE

1. The previous Use of this portion of the building was Metro Mattress (Retail)
2. The new proposed Use will be a Restaurant.

B. SITE

1. No Changes or modifications are proposed to the existing site.
2. The new proposed signs on the exterior of the building will be located on the South (Jefferson Rd) & West portals and on the existing Pole sign on Jefferson Road.
3. The signs will be internally lit. The building signs will be 20” high single letters (Bagaduce type face) “SUSHI KING” approx. 23 ft long as shown on the proposed sign drawings. Below the Sushi King letters, there will be 12” high single letter internally lit signs stating “ALL YOU CAN EAT” in Arial Black type face accompanied with Mandarin letters which pronounce “Dim Sum” which is a Cantonese style of cuisine/cooking.

C. BUILDING

1. The Restaurant “Sushi King” will occupy the Southwest corner of the existing One-Story building faced with EFIS & transparencies. The restaurant’s net area is 3,238 SF.
2. The proposed restaurant space will provide a seating area for 123 guests including the Bar guests. The space will comprised of a Dining room with Bar, Kitchen with 18 ft Type-I Exhaust



- Hood, Wash area, and walk-in Freezer and Cooler, two accessible Toilets and a small Mechanical room.
3. The existing suspended ceiling system will remain at 10'-6". The interior lighting will be changed to provide a restaurant ambient atmosphere. The existing carpet will be removed, and Non-Slip ceramic tile will be installed on top of the concrete slab. The walls will be repainted, and the interior will be designed by the Owner to reflect the atmosphere desired. The existing Fire Detection & Alarm system will be modified to reflect the new Use (Restaurant A-2).
 4. The restaurant will operate 7 days a week, from 10AM to 12AM.
 5. The restaurant will employ 10 or more employees.

Reza Hourmanesh, RA, CDT,
CC: file, Mr. Wu, Leo

QingFeng Wu
Sushi King
600 Jefferson Road
Rochester, NY 14623
[REDACTED]

Town of Henrietta
Town Board
475 Calkins Road
Rochester, NY 14623

March 12th, 2024

To whom it may concern;

The intent of this letter is to verified and gives Reza Hourmanesh, who owns GRH Architecture Engineer Construction permission to represent myself, QingFeng Wu, the rightful tenant of 600 Jefferson Road, Rochester, NY 14623 in the process of getting all necessary documents and drawings presented to the Town Board for approval of the business venture, please don't hesitate to reach out to me if you have any questions or concerns.

Sincerely,

Authentign
QingFeng Wu

QingFeng Wu 03/13/24

Charlie Fox
Foxfive LLC
180 Canal View Blvd
Suite 600
Rochester, NY 14623
585-262-3630

Town of Henrietta
Town Board
475 Calkins Road
Rochester, NY 14623

March 12th, 2024

To whom it may concern;

The intent of this letter is to verify and give QingFeng Wu permission as the rightful tenant of my property at 600 Jefferson Road, Rochester, NY 14623, to present all necessary documents and plans to the Henrietta Town Board for the approval of the new business venture. Please don't hesitate to reach out to me if you have any questions or concerns.

Sincerely,

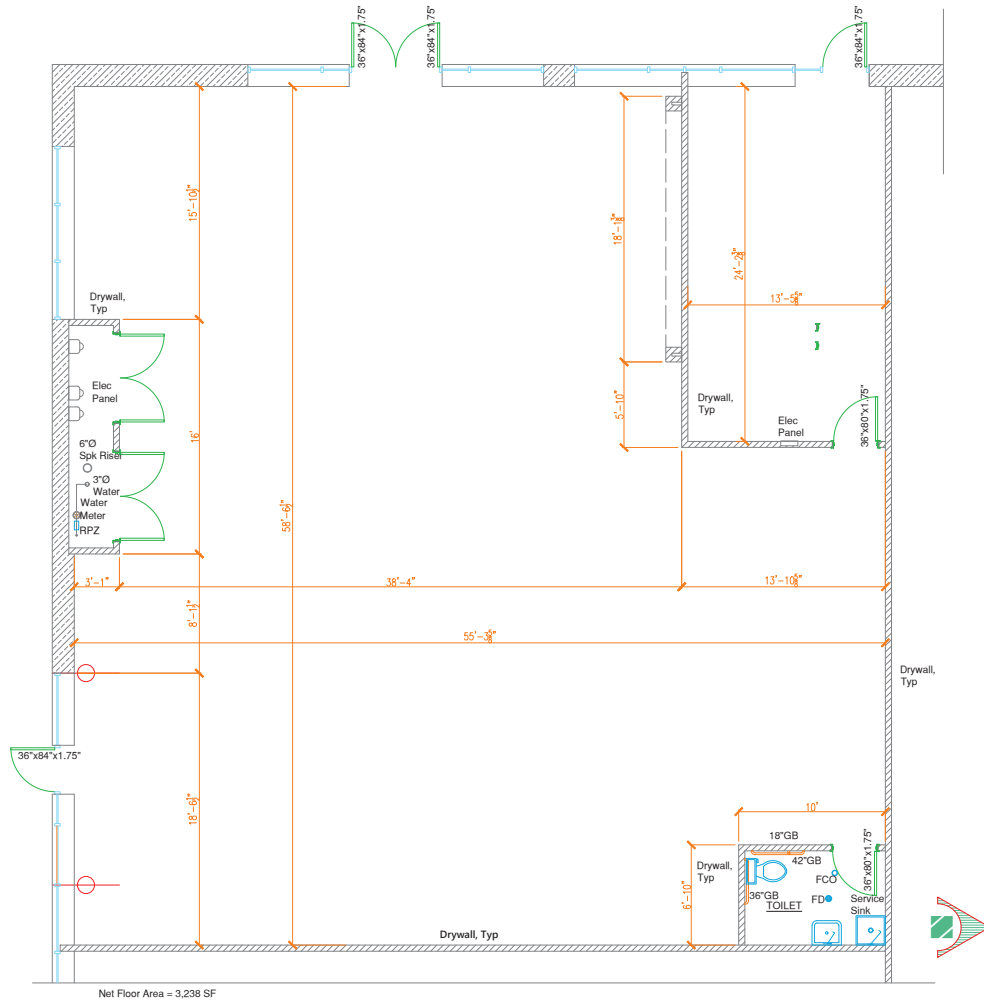
A handwritten signature in black ink that reads "Charlie Fox". The signature is written in a cursive, slightly slanted style.

Charlie Fox



Location Map
NTS

1



Net Floor Area = 3,238 SF

Existing Floor Plan
1/4" = 1'-0"

2



Project:

Sushi King Restaurant

600 Jefferson Road
Rochester, NY 14623

Owner:

Ding Feng Food, LLC

600 Jefferson Road
Rochester, NY 14623

Architect:



333 Glen Haven Road
Rochester, New York 14609
Tel: 585-739-6000
Email: grh-aec@outlook.com

Consultant:

Revisions:

No	Description	By	Date
1			

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Sheet Title:

Existing Floor Plan

Project Manager: RH
Project Architect: RH
Drawn by: RH
Checked by: RH
Project No: 13124
Date Issued:

Seal:

Scale: 1/4" = 1'-0"

Drawing Number

A-1 1 of ?

Project:

Sushi King Restaurant

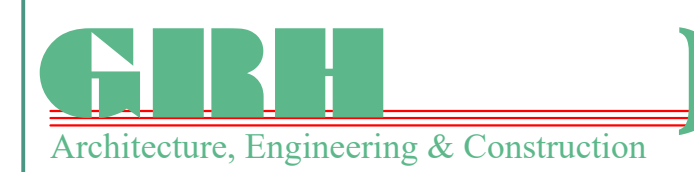
600 Jefferson Road
Rochester, NY 14623

Owner:

Ding Feng Food, LLC

600 Jefferson Road
Rochester, NY 14623

Architect:



333 Glen Haven Road
Rochester, New York 14609
Tel: 585-739-6000
Email: grh-aec@outlook.com

Consultant:

Revisions:

No	Description	By	Date
1			

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Sheet Title:

Proposed Floor Plan

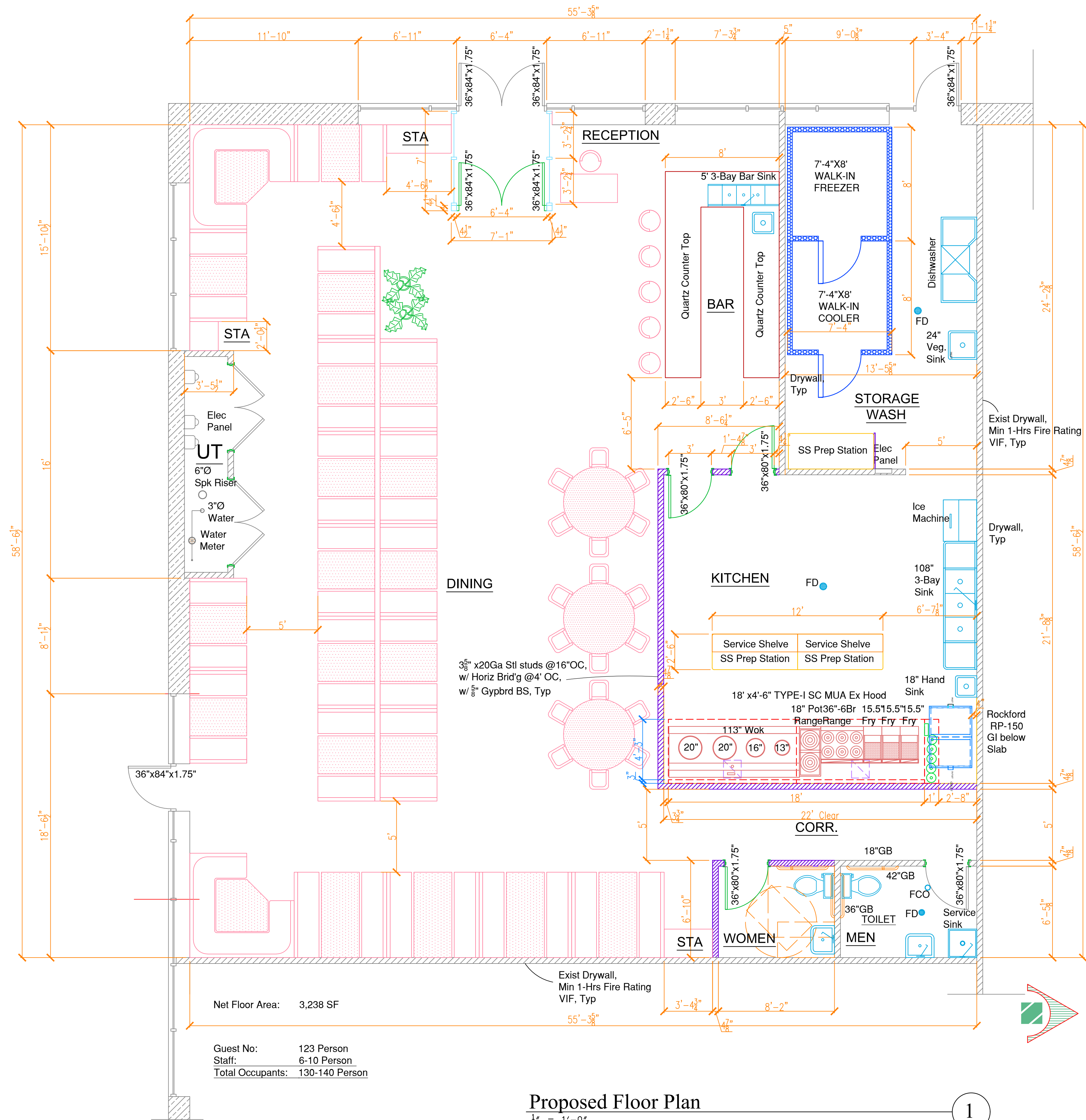
Project Manager: RH
 Project Architect: RH
 Drawn by: RH
 Checked by: RH
 Project No: 13124
 Date Issued: 10/2/24

Scale:

Scale: 1/4" = 1'-0"

Drawing Number

A-2

 2 of ?

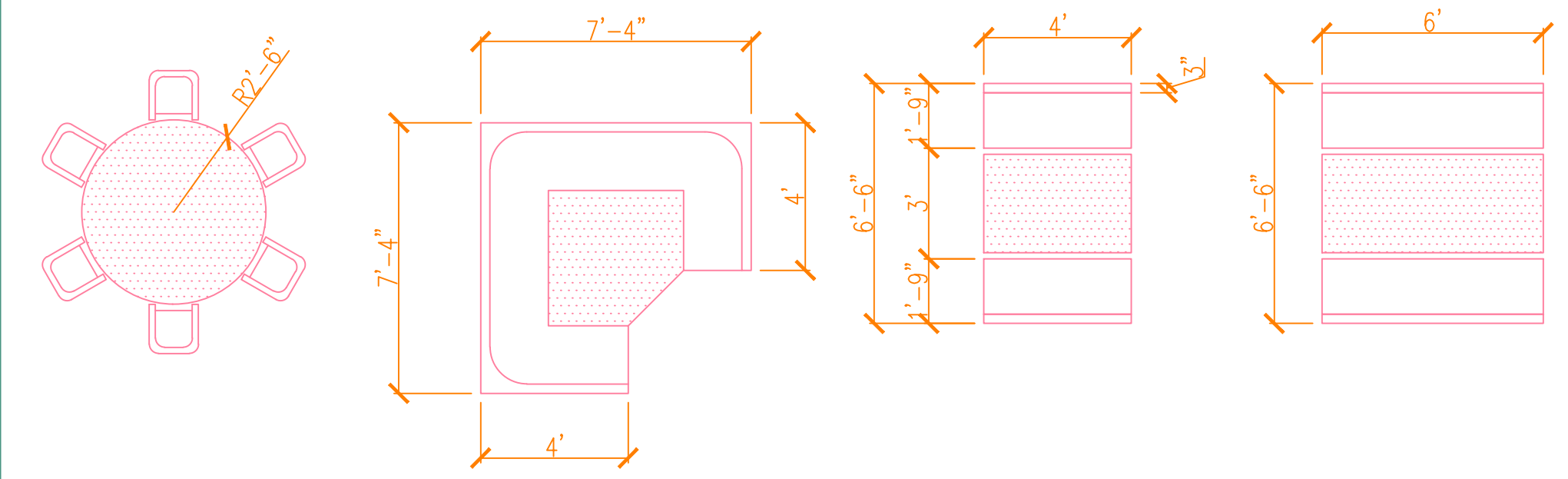
Net Floor Area: 3,238 SF

Guest No: 123 Person
 Staff: 6-10 Person
 Total Occupants: 130-140 Person

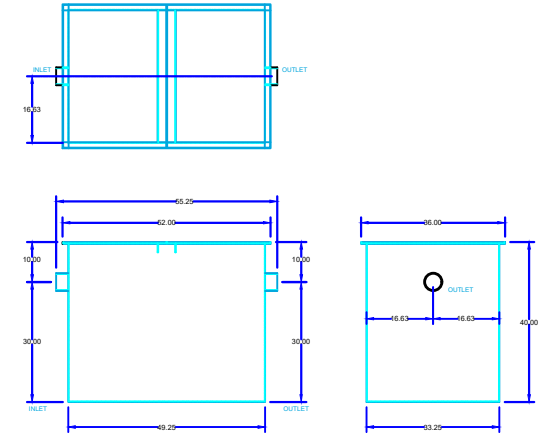
Proposed Floor Plan

1/4" = 1'-0"

1



Rockford-RP-150



Project:

Sushi King Restaurant

600 Jefferson Road
Rochester, NY 14623

Owner:

Ding Feng Food, LLC

600 Jefferson Road
Rochester, NY 14623

Architect:



333 Glen Haven Road
Rochester, New York 14609
Tel: 585-739-6000
Email: grh-aec@outlook.com

Consultant:

Revisions:

No	Description	By	Date
1	General Revisions	RH	8/21/23

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Sheet Title:

Proposed Building Sign

Project Manager: RH
 Project Architect: RH
 Drawn by: RH
 Checked by: RH
 Project No: 13124
 Date Issued: 10/2/24
 Scale: 1/2" = 1'-0"

Seal:

Drawing Number

A-3

3 of ?



Proposed Sign

1/2" = 1'-0"

1



PHOTO ELEVATION NOT TO SCALE

EXISTING



PHOTO ELEVATION NOT TO SCALE

PROPOSED

DESCRIPTION:

FACE-LIT, LED ILLUMINATED CHANNEL LETTERS.

COLORS:

"SUSHI KING" - RETURNS: BLACK
 FACES: WHITE ACRYLIC WITH BLUE TRANSLUCENT VINYL (COLOR TBD)
 TRIMCAP: BLUE(MATCH FACES)
 LEDS: WHITE
 "CROWN & SUSHI BOXES: RETURNS: BLACK
 TRIMCAP: BLUE
 " SUSHI IMAGE": TRANSLUCENT DIGITAL PRINT (ART WORK REQUIRED)

"ALL YOU CAN EAT & ILLUM. BOX WITH JAPANESE LETTERING" -

LETTERS:

- RETURNS: BLACK
 - FACES: WHITE ACRYLIC WITH TRANSLUCENT VINYL APPLIED (COLOR TBD)
 - TRIMCAP: GREEN (MATCH FACES COLOR)
 - LEDS: WHITE

BOX:

RETURNS: BLACK
 FACE: WHITE ACRYLIC WITH TRANSLUCENT BLACK VINYL APPLIED (ART WORK REQUIRED)
 MOUNTING: RACEWAY MOUNTED
 RACEWAY COLOR: TO MATCH FASCIA COLOR - TBD

NOTE: FIELD SURVEY IS REQUIRED PRIOR PRODUCTION



SQ FT = 101.5

SCALE: 3/8"=1'-0"

SIDE VIEW

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____

Date: _____

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED.
ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.

ALL ELECTRICAL SIGNS MUST BE GROUNDED AND BONDED IN ACCORDANCE WITH ARTICLE 600 NEC

PRODUCTION READY ART WORK YES NO

REVISIONS

DATE	DESCRIPTION	INIT.
XXX		



10 Excel Drive, Rochester, NY 14621
 phone: 585-235-0390 | fax: 585-235-0392

www.premiersignsystems.com

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SIGN TYPE	FACE-LIT ILLUMINATED CHANNEL LETTERS		
CUSTOMER	SUSHI KING		
LOCATION	600 JEFFERSON ROAD ROCHESTER, NY		
SALES PERSON	CT	DESIGNER	MR
DATE PREPARED	02/20/2024		
SCALE	3/8" = 1'-0"		
SQUARE FOOTAGE	XXX		
DRAWING #	10353	PAGE #	01
		REVISION #	

SOUTH ELEVATION



PHOTO ELEVATION NOT TO SCALE



EXISTING PHOTO ELEVATION NOT TO SCALE

PROPOSED

DESCRIPTION:

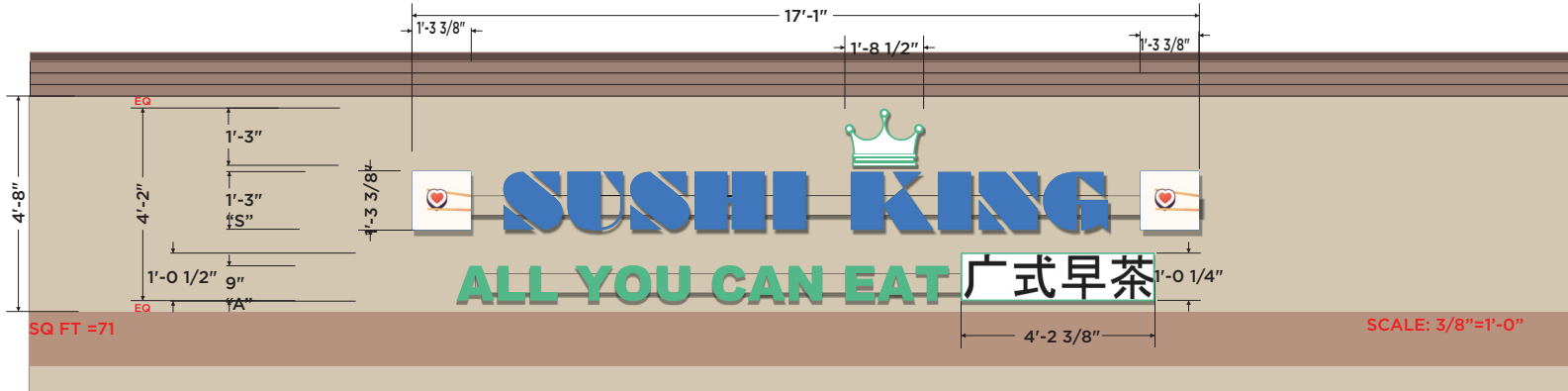
FACE-LIT, LED ILLUMINATED CHANNEL LETTERS.

- COLORS:**
 "SUSHI KING" - RETURNS: BLACK
 FACES: WHITE ACRYLIC WITH BLUE TRANSLUCENT VINYL (COLOR TBD)
 TRIMCAP: BLUE(MATCH FACES)
 LEDS: WHITE
 "CROWN & SUSHI BOXES:
 RETURNS: BLACK
 TRIMCAP: BLUE
 " SUSHI IMAGE": TRANSLUCENT DIGITAL PRINT (ART WORK REQUIRED)

- "ALL YOU CAN EAT & ILLUM. BOX WITH JAPANESE LETTERING" -
LETTERS:
 - RETURNS: BLACK
 - FACES: WHITE ACRYLIC WITH TRANSLUCENT VINYL APPLIED (COLOR TBD)
 - TRIMCAP: GREEN (MATCH FACES COLOR)
 - LEDS: WHITE

- BOX:**
 RETURNS: BLACK
 FACE: WHITE ACRYLIC WITH TRANSLUCENT BLACK VINYL APPLIED (ART WORK REQUIRED)
 MOUNTING: RACEWAY MOUNTED
 RACEWAY COLOR: TO MATCH FASCIA COLOR - TBD

NOTE: FIELD SURVEY IS REQUIRED PRIOR PRODUCTION



SQ FT =71

SCALE: 3/8"=1'-0"



SIDE VIEW

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____

Date: _____
 THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED.
ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.

ALL ELECTRICAL SIGNS MUST BE GROUNDED AND BONDED IN ACCORDANCE WITH ARTICLE 600 NEC

PRODUCTION READY ART WORK YES NO

REVISIONS

DATE	DESCRIPTION	INIT.
XXX		



10 Excel Drive, Rochester, NY 14621
 phone: 585-235-0390 | fax: 585-235-0392

www.premiersignsystems.com

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SIGN TYPE	FACE-LIT ILLUMINATED CHANNEL LETTERS		
CUSTOMER	SUSHI KING		
LOCATION	600 JEFFERSON ROAD ROCHESTER, NY		
SALES PERSON	CT	DESIGNER	MR
DATE PREPARED	02/20/2024		
SCALE	3/8" = 1'-0"		
SQUARE FOOTAGE	XXX		
DRAWING #	10353	PAGE #	02
		REVISION #	

D/F ILLUMINATED PYLON



PHOTO ELEVATION NOT TO SCALE

EXISTING



PHOTO ELEVATION NOT TO SCALE

PROPOSED

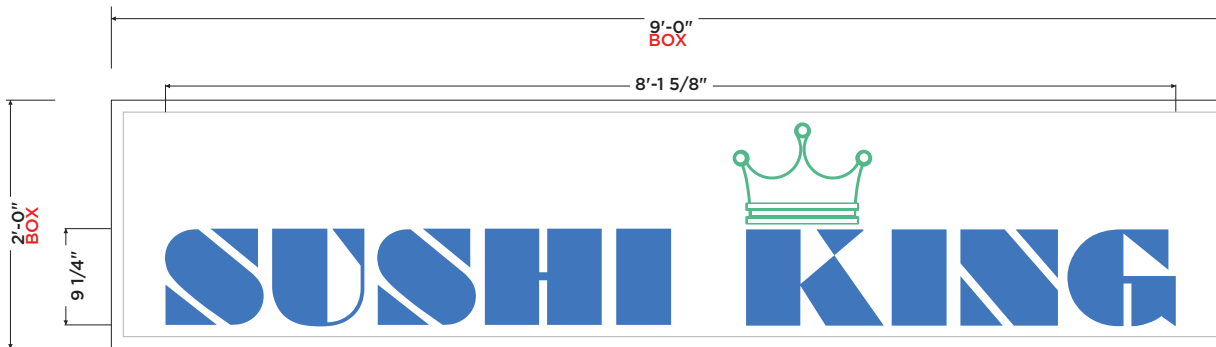
DESCRIPTION:

FIRST SURFACE TRANSLUCENT VINYL GRAPHICS APPLY TO AN EXISTING PYLON TENANT PANELS.

VINYL COLORS: TBD

QTY - 2

NOTE: FIELD SURVEY IS REQUIRED PRIOR PRODUCTION



CLOSE UP VIEW

SCALE: 1"=1'-0"

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____

Date: _____

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ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.

ALL ELECTRICAL SIGNS MUST BE GROUNDED AND BONDED IN ACCORDANCE WITH ARTICLE 600 NEC

PRODUCTION READY ART WORK YES NO

REVISIONS		
DATE	DESCRIPTION	INIT.

600 Jefferson Road, Rochester, NY 14621
 Phone: 585-235-0390 | Fax: 585-235-0392
www.premiersignsystems.com

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SIGN TYPE	VINYL GRAPHICS		
CUSTOMER	SUSHI KING		
LOCATION	600 JEFFERSON ROAD ROCHESTER, NY		
SALES PERSON	CT	DESIGNER	MR
DATE PREPARED	02/20/2024		
SCALE	1" = 1'-0"		
SQUARE FOOTAGE	XXX		
DRAWING #	10353	PAGE #	03
REVISION #			