



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. SP2024-017

Date 4.2.24

Applicant: JUSTIN HOPPE [Redacted]  
Name Email

(SAME as Below)

No. & Street City State Zip Code Phone Number

Business Owner: JUSTIN HOPPE [Redacted]

223 SYLVAN RD ROCHESTER, NY 14618  
No. & Street City State Zip Code Phone Number

Business Name: CADENCE DRUMS LLC

Business Address: 2109 BUFFALO RD, ROCHESTER NY 14624  
No. & Street City State Zip Code

Property Owner: STAN PINKOSKI [Redacted]

126 W. IVY ST. EAST ROCHESTER N.Y. 14445  
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:

2128 E. Henrietta Rd. Rochester N.Y. 14623  
No. & Street City State Zip Code

263200 ~~162-140-0002-064-000~~ Commercial B-2 MURC  
Tax Map No. Zoning District

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

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

Article: VI Section: 295 Subsection: 16 Paragraph: A6 of the Zoning Ordinance.

Description of Proposal: OBTAINING A SPECIAL USE PERMIT TO OPERATE A Retail DRUM STORE at this PROPERTY

Multiple Dwelling Applications – Dwelling Units per Acre: \_\_\_\_\_

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

Printed Name: JUSTIN HOPPE Signature:

T Wenzel Received By May 8, 2024 Date of Meeting\* 6:00 pm 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/Business Owner: CADENCE DRUMS LLC / JUSTIN HOPPE

By: JUSTIN HOPPE

Title: OWNER / MEMBER (SOLE)

Dated: 4/1/24

Signed: 

Property Owner: STAN PINKOSKI

By: \_\_\_\_\_

Title: PROPERTY OWNER

Dated: 4/2/24

Signed: 

**LETTER OF INTENDED USE OF PROPERTY AT  
2128 East Henrietta Rd., Rochester, NY 14623**

I, Justin Hoppe, am in the process of purchasing the above-mentioned property. My business is called Cadence Drums LLC and is a physical retail store selling drums, cymbals, drum accessories and percussion instruments to the public. In addition, small accessories for other instruments, as well as related audio amplification are offered.

I currently have no employees in addition to myself, but intend to hire at least one new employee, preferably from the local community, after the new location is in operation. Historically we have had 1-2 employees in addition to myself, but this has been impacted by the recent pandemic, and we are now reaching the point of needing additional staff.

The store is open Monday to Friday from 11am to 6pm, and Saturdays from 11am to 5pm. Additional hours and Sunday hours are offered seasonally.

There are currently an adequate number of parking spaces for our needs, because there are typically no more than 4 cars parked there at any one time, with a maximum of 6 cars during the holiday season.

The parking lot is also conducive for truck deliveries, which will only be parked there a short time while unloading product.

My wife has worked as an educator at Rush-Henrietta Senior High School for more than 20 years and has strongly supported arts programs in the district. My daughter attended pre-K and Kindergarten in Henrietta as well.

Thank you for your consideration. I look forward to a long and profitable relationship with the Town of Henrietta.

Respectfully submitted,

Justin Hoppe  
223 Sylvan Rd.  
Rochester, NY 14618  
(585) 750-2392 (Mobile)

R

**Letter of Authorization from Property Owner to proceed with Buyer's Due diligence.**

Re; Sale of property at 2128 East Henrietta Rd., Rochester, NY 14623


Current Owner: Stan Pinkoski  
Business Name: 2128 E Hen LLC  
Address: 126 W. Ivy St.  
East Rochester, NY 14445

Dear Henrietta Town Board member,

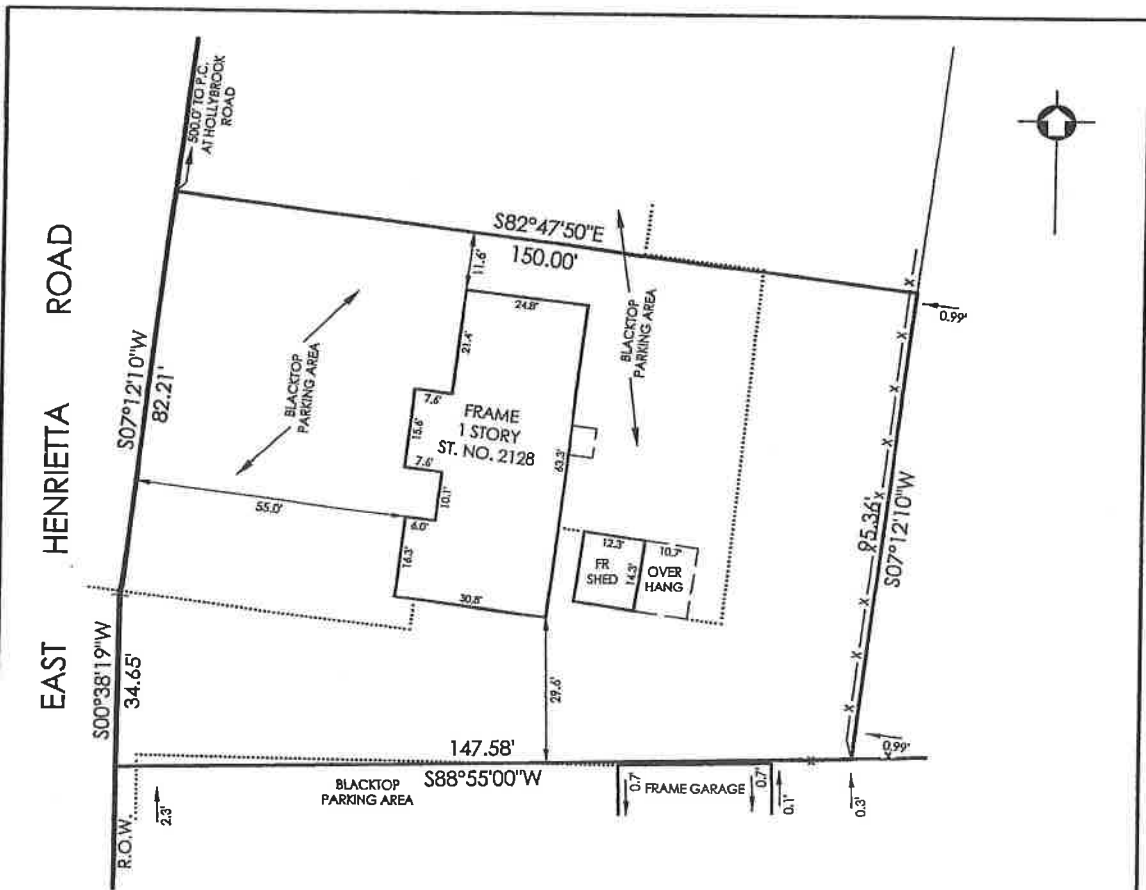
To Whom It may concern:

I, Stan Pinkoski (Property Owner) hereby authorize and state permission for Justin Hoppe (Buyer) to apply to all Town departments as needed and proceed with Buyer's due diligence toward closing the sale of the above-mentioned property.

X

  
\_\_\_\_\_  
Stan Pinkoski (Property Owner)

4/2/25  
Dated



REFERENCES:

LIBER 127 OF MAPS, PAGE 13  
 LIBER 4971 OF DEEDS, PAGE 217  
 CHICAGO TITLE INSURANCE, SEARCH  
 NO. 1916-0471SCH, DATED  
 FEBRUARY 22, 2019

CERTIFY TO:

FIRST AMERICAN TITLE INSURANCE COMPANY  
 RONALD J. AXELROD & ASSOCIATES, P.C.  
 2128 E. HEN. LLC

I, WARREN R. McGRAIL, CERTIFY THAT  
 THIS MAP WAS MADE FROM NOTES OF  
 AN INSTRUMENT SURVEY COMPLETED  
 FEBRUARY 28, 2019.

*Warren R. McGrail*

BY: WARREN R. McGRAIL, L.S. 42513

The map is subject to any easements or encumbrances that an updated abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. © Copyright. Updated abstract of title not provided.

This survey is certified to those named above during the period that the currently issued title insurance policy is in effect only. Certifications are not transferable to additional institution or subsequent owners. Copies of this survey map not bearing the land surveyors inked seal or embossed seal are not considered to be a true and valid copy. Unauthorized alteration or addition to this survey map is in violation of section 7209 of the New York State Education Law. The use of this map in conjunction with an affidavit of no chance relieves the surveyor of all responsibility.

MAP OF A SURVEY  
 OF LOT 212 OF THE SUBURBAN HEIGHTS SUBDIVISION  
 SECTION 3A  
 TOWN OF HENRIETTA  
 MONROE COUNTY, NEW YORK



DATE	SCALE	<b>WARREN R. McGRAIL</b> LAND SURVEYOR 1945 EAST RIDGE ROAD, SUITE 27 ROCHESTER, NEW YORK 14622 (585) 288-5120
MARCH 1, 2019	1 INCH = 30 FEET	
REVISED	FILE	
APRIL 5, 2019	26926-19-1	