



TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD
- SPECIAL USE PERMIT -

Appeal No. SP-2021-025
Date 2/16/21

TOWN OF HENRIETTA
County of Monroe • State of New York
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467
(585) 334-7700 • www.henrietta.org

I (We) Frank Imburgia

Business Name: FSI Construction (Search Hill Brewing Company)

Contact Info: [Redacted] [Redacted]

Business Address: 90 Goodway Drive, Rochester, NY 14623

Property Owner: Same

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

2599 E. Henrietta Road Rochester, NY 14623

176.06-1-22 B-1 Commercial

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 (6) of the Zoning Ordinance.

Description of Proposal: For restaurant use in existing unleased space in the Beers of the World Plaza
Sunday - Saturday - 11:00 AM - 2:00 AM

Multiple Dwelling Applications - Dwelling Units per Acre: N/A

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

Architect/Engineer: Passero Associates/Tim Harris PE
242 W. Main St. S100, Rochester, NY 14614

Signature of Owner or Leasee: [Signature] 2/15/2021

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: [Signature]

Received By Date of Meeting 4/28/2021 Time TBD



TOWN OF HENRIETTA  
APPLICATION TO TOWN BOARD  
- SPECIAL USE PERMIT -

Appeal No. SP-2020-026

Date 2/16/21

TOWN OF HENRIETTA  
County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

I (We) Frank Imburgia

Business Name: FSI Construction (Search Hill Brewing Company)

Contact Info: [Redacted] [Redacted]  
Email Phone Number

Business Address: 90 Goodway Drive, Rochester, NY 14623

Property Owner: Same  
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:

2599 E. Henrietta Road Rochester, NY 14623  
No. & Street City State Zip Code  
176.06-1-22 B-1 Commercial  
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: A of the Zoning Ordinance.

Description of Proposal: Proposed +/- 1,600 SF patio seating area on the south side of the existing Beers of the World Plaza.

Multiple Dwelling Applications – Dwelling Units per Acre: N/A

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

Architect/Engineer: Passero Associates/Tim Harris PE [Redacted]  
Name Email  
242 W. Main St. S100, Rochester, NY 14614  
No. & Street City State Zip Code Phone Number

2/15/2021  
Signature of Owner or Leasee: [Signature]

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: [Signature]

4/28/2021 TBD  
Received By Date of Meeting Time  
(unless rescheduled)

March 26, 2021

Town of Henrietta  
Attn: Supervisor Schultz  
475 Calkins Road  
Henrietta, NY 14467

**Re: LOI – Beers of the World – 2599 East Henrietta Road  
Special Use Permit Application – Restaurant Use - Search Hill Brewing Company**

Dear Supervisor Schultz/Town Board:

On behalf of our client FSI Construction we respectfully request to be placed on the April 28, 2021 Town Board Agenda for consideration of a Special Use Permit of the Beers of the World project for a Restaurant use approval. The project received site plan approval and a SEQR determination on July 7, 2020 as well as a parking variance on July 1, 2020. At the time, much of the plaza was vacant, and since then a tenant with an 8,200 +/- SF restaurant use has been obtained and the renovation to the plaza is set to begin. The restaurant will be located on the south side of the plaza displacing the existing bottle return business and will also consist of a +/- 1,600 SF patio for outdoor dining (a separate SUP has been applied for). The restaurant will be a brewery style restaurant and operate from 11 am to 2 am, Sunday through Sunday (also abiding by restrictions set forth by NYS with regard to COVID requirements). According to the ITE manual, for a Land Use of 931, "Quality Restaurant" (i.e., not a chain restaurant) the traffic generated for this establishment will be 46 trips, which will occur on a Saturday during the peak hour. This is the worst-case trip generation calculation for this use (i.e., PM peaks generate less traffic in comparison).

In support of this application please find:

- (4) Letters of Intent
- (1) Special Use Permit Application
- (1) Letter of Authorization
- (1) Signed Statement of Applicant & Owner
- (4) Site / Building Floor Plans
- (1) Check fee \$150.00 Application Fee (previously submitted)
- (1) EAF (previously submitted with a Site Plan approval).

We look forward to meeting with you to discuss the application on the 28th. Thank you.

Sincerely,



Tim Harris, PE  
Project Manager

TH:paf

March 26, 2021

Town of Henrietta  
Attn: Supervisor Schultz  
475 Calkins Road  
Henrietta, NY 14467

**Re: LOI – Beers of the World – 2599 East Henrietta Road  
Special Use Permit Application – Outdoor Seating - Search Hill Brewing Company**

Dear Supervisor Schultz/Town Board:

On behalf of our client FSI Construction we respectfully request to be placed on the April 28, 2021 Town Board Agenda for consideration of a Special Use Permit of the Beers of the World project for a Restaurant use approval. The project received site plan approval and a SEQR determination on July 7, 2020 as well as a parking variance on July 1, 2020. At the time, much of the plaza was vacant, and since then a tenant with an 8,200 +/- SF restaurant use has been obtained and the renovation to the plaza is set to begin. The restaurant will be located on the south side of the plaza displacing the existing bottle return business and will also consist of a +/- 1,600 SF patio for outdoor dining (a separate SUP has been applied for). The restaurant will be a brewery style restaurant and operate from 11 am to 2 am, Sunday through Sunday (also abiding by restrictions set forth by NYS with regard to COVID requirements). According to the ITE manual, for a Land Use of 931, "Quality Restaurant" (i.e., not a chain restaurant) the traffic generated for this establishment will be 46 trips, which will occur on a Saturday during the peak hour. This is the worst-case trip generation calculation for this use (i.e., PM peaks generate less traffic in comparison).

In support of this application please find:

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- (1) EAF (previously submitted with a Site Plan approval).

We look forward to meeting with you to discuss the application on the 28th. Thank you.

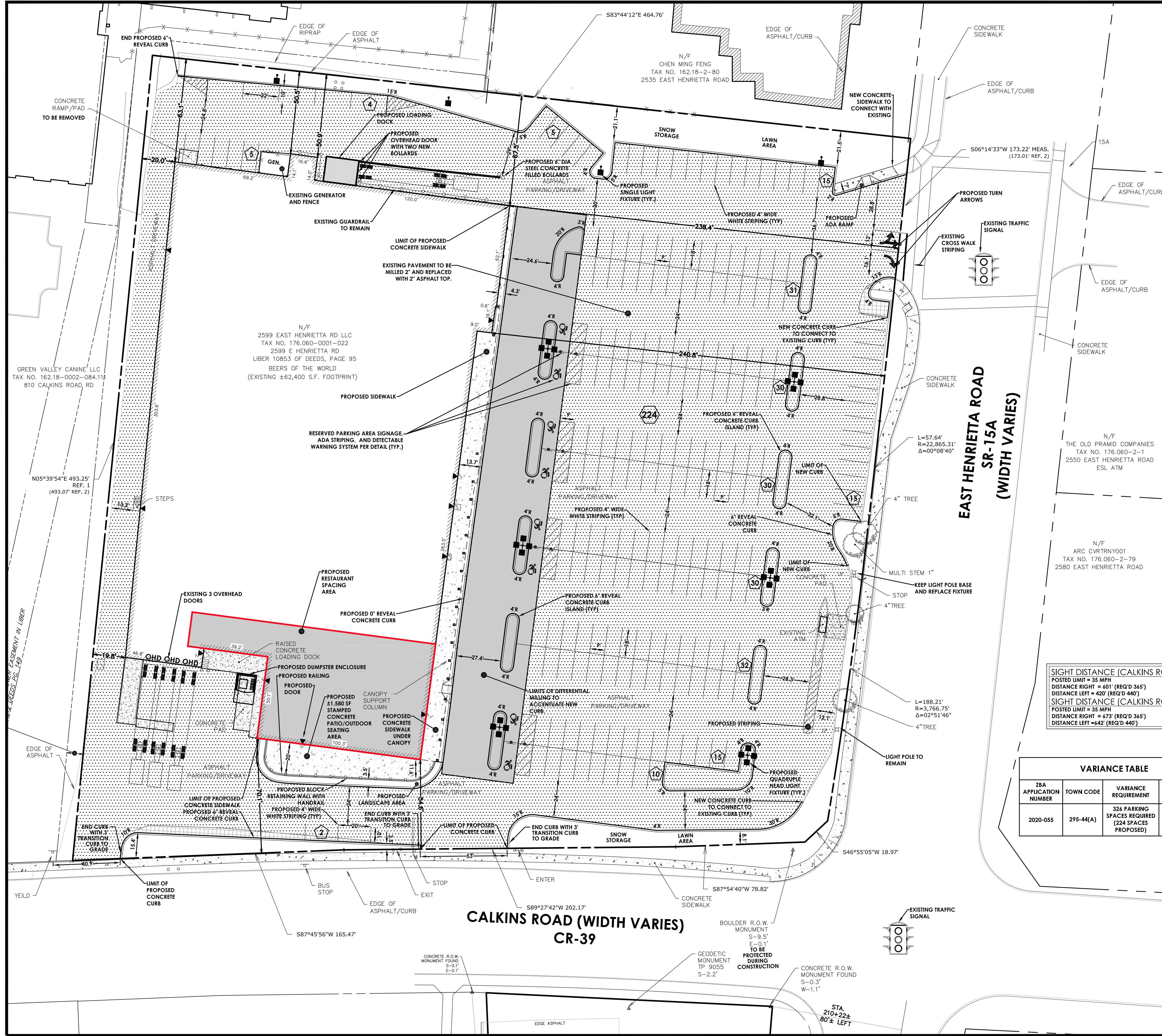
Sincerely,



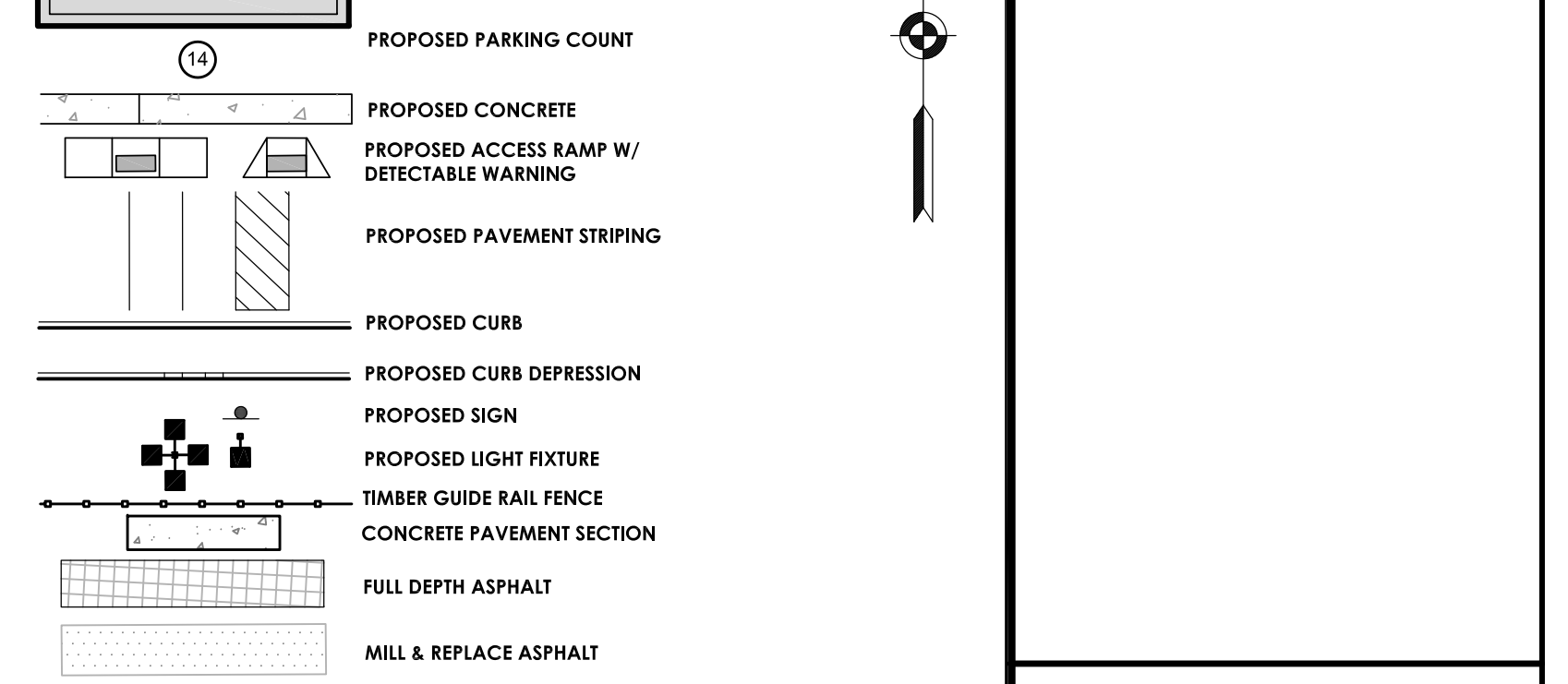
Tim Harris, PE  
Project Manager

TH:paf





**PA**  
**PASSERO ASSOCIATES**  
 engineering architecture



**Client:**  
 FSI  
 90 GOODWAY DRIVE  
 ROCHESTER, NY 14623  
 (585) 292-1580

**Passero Associates**  
 242 West Main Street Suite 100  
 Rochester, New York 14614  
 (585) 325-1000  
 Fax: (585) 325-1691

Principal-in-Charge: Jess Sudol, PE  
 Project Manager: Tim Harris, PE  
 Designed by: Tim Harris, PE

**ZONING ANALYSIS (B-1) COMMERCIAL**

	REQUIRED	PROPOSED
FRONT SETBACK E. HENRIETTA RD.	125'	238.4'
FRONT SETBACK CALKINS RD.	125'	54.6' **
SIDE SETBACK	5'	50.5'
REAR SETBACK	60'	19.8' **
RESIDENTIAL ZONED AREA	50'	N/A
MAX BUILDING HEIGHT	30'	EXISTING 6.6% ** (PRE-EXISTING, NONCONFORMING)
GREEN SPACE	25%	
PARKING (COMMERCIAL)	1 PER 200 SF OF STORE FLOOR AREA + 1 FOR EVERY 2 EMPLOYEES = (56,050 SF/200 SF) + (10 EMPLOYEES/2) = 285 SPACES	156 SPACES
PARKING - RESTAURANT	1 PER 120 SF OF FLOOR AREA = (64,250 SF/200 SF) = 68 SPACES	68 SPACES
PARKING SPACE	9' X 18' (10' X 20' PARALLEL)	9' X 18' (10' X 20' PARALLEL)
DRIVE AISLE WIDTH	24'	24' MIN.

**VARIANCE TABLE**

ZBA APPLICATION NUMBER	TOWN CODE	VARIANCE REQUIREMENT	DATE GRANTED
2020-055	295-44(A)	324 PARKING SPACES REQUIRED (224 SPACES PROPOSED)	7/1/2020

**ARCHITECTURAL NOTE**

AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES AND FINISH OF THE BUILDING AS DEPICTED ON THE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING, FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD. ALSO, ONCE TENANTS ARE FILLED FOR THE PROPOSED BUILDINGS, APPROPRIATE SIGNAGE, MATERIALS, AND ELEVATIONS ARE TO BE PROVIDED TO THE BOARD FOR THEIR REVIEW.

**APPROVED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN

**APPROVED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF ENGINEERING AND PLANNING

**APPROVED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 FIRE MARSHAL

**APPROVED BY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF BUILDING AND FIRE PREVENTION

**Revisions**

No.	Date	By	Description
1	6/16/20	BOM	ENGINEER/CONTRACTOR COORDINATION
2	7/16/20	BOM	TOWN COMMENTS
3	9/22/20	TAH	PER TOWN AND OWNER COMMENTS
4	1/19/21	TAH	ADDED DEPRESSED LOADING DOCK
5	2/15/21	TAH	PATIO AND SPECIAL USE PERMIT APP

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**SITE PLAN**  
**2599 EAST HENRIETTA ROAD**  
 TAX ACCT. NO. 176.060-01-022  
 PART OF TOWN LOT NO. 12, THIRD RANGE OF LOTS IN TOWNSHIP NO. 12, RANGE NO. 7  
 Town/City: HENRIETTA  
 County: MONROE State: NEW YORK  
 Project No. **20192796.0001**

Drawing No. **C 102** Sheet No. **2**

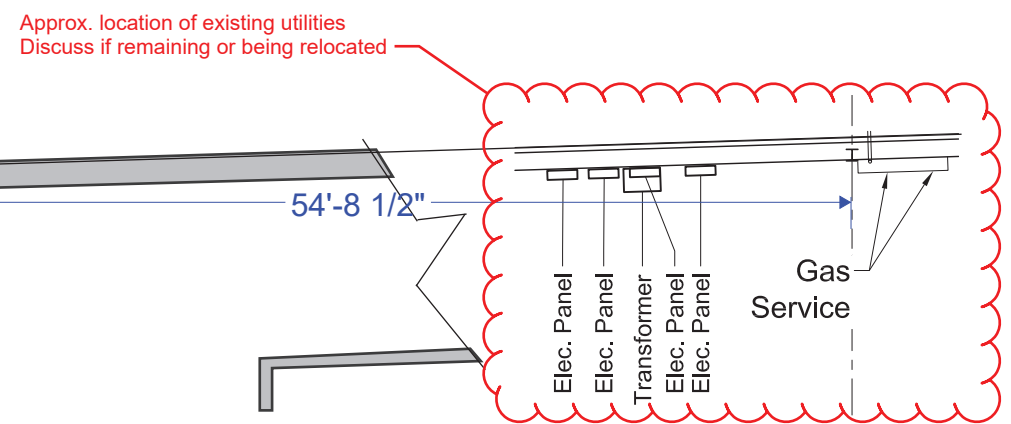
Scale: **1" = 30'**

Date: **JULY 2020**

NOT FOR CONSTRUCTION APPLICATION NO. 20-007



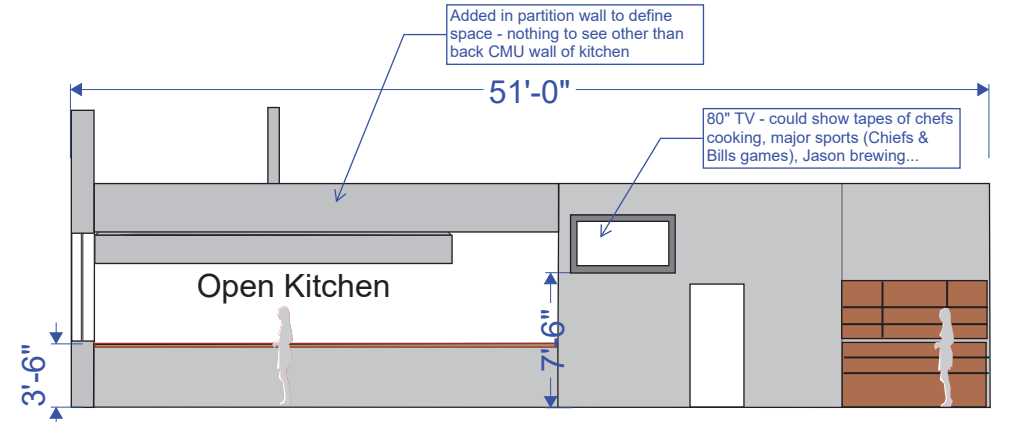
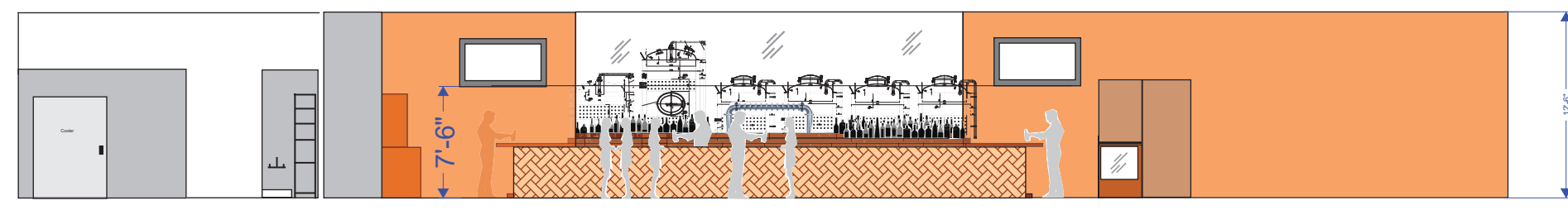
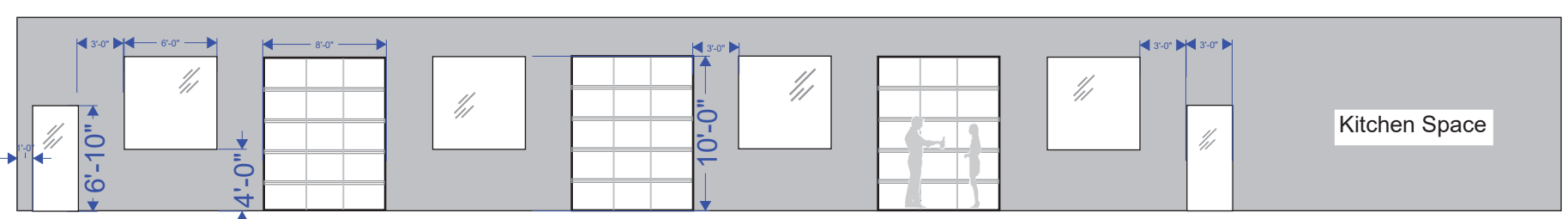
Seating type	Seats	Total	In Use	# Patrons	Projected Occupancy	Max Capacity
Lounge	1	14	11	1	11	14
Booth	4	12	8	4	32	48
Bar	1	18	15	1	15	18
Std table	4	6	5	4	20	24
Lg High Tops 14'	12	2	2	8	16	24
Med High Top 11'-8"	10	2	2	6	12	20
5m high Top 9'-4"	8	2	2	6	12	16
Lg Party Table	12	3	2	12	24	36
<b>Total indoor seated occupancy =</b>					<b>142</b>	<b>200</b>
<b>No Standing Room Considered &amp; 5' between seated patrons</b>						
<b>Projected Indoor Capacity =</b>					<b>71.0%</b>	



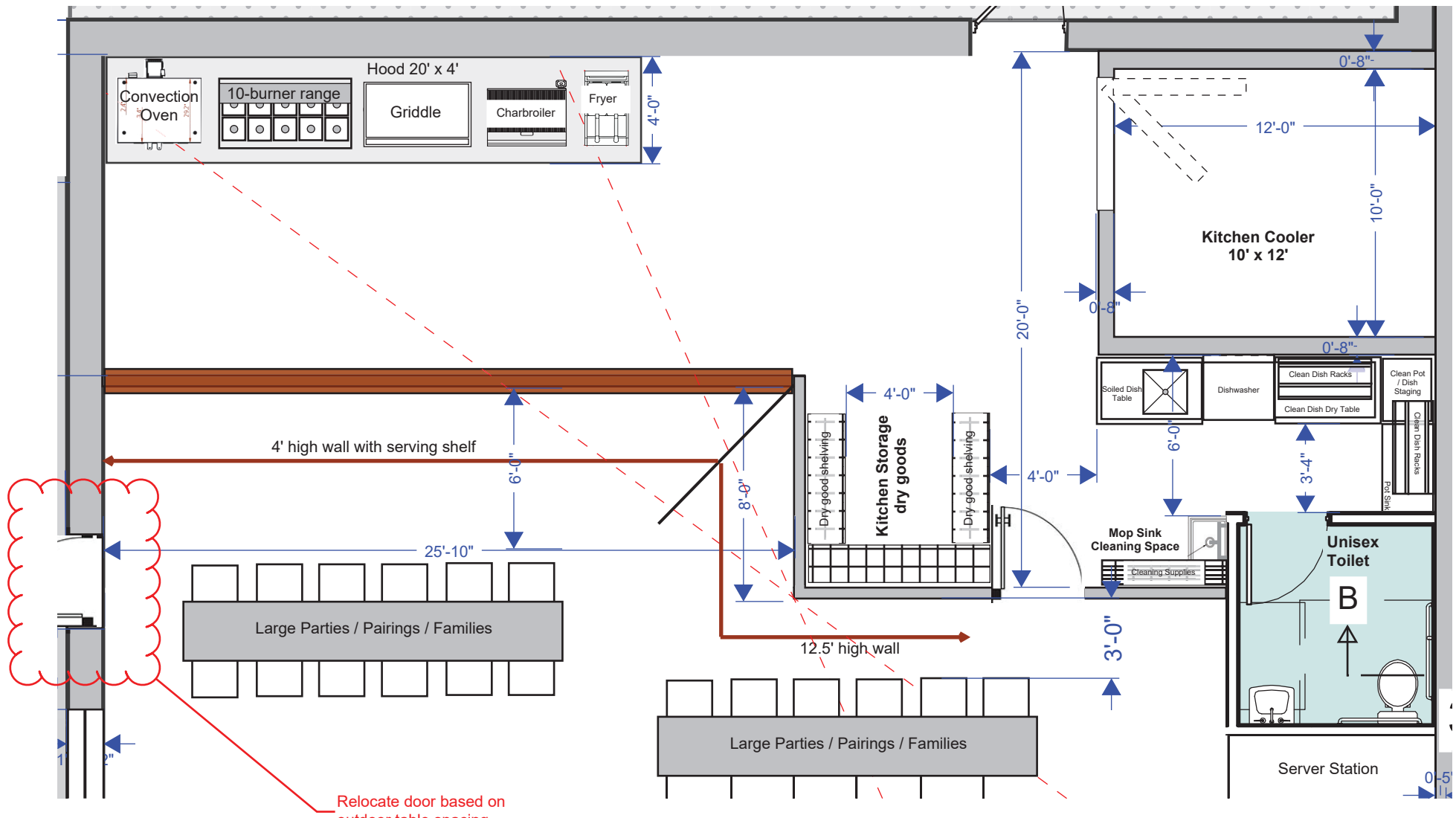
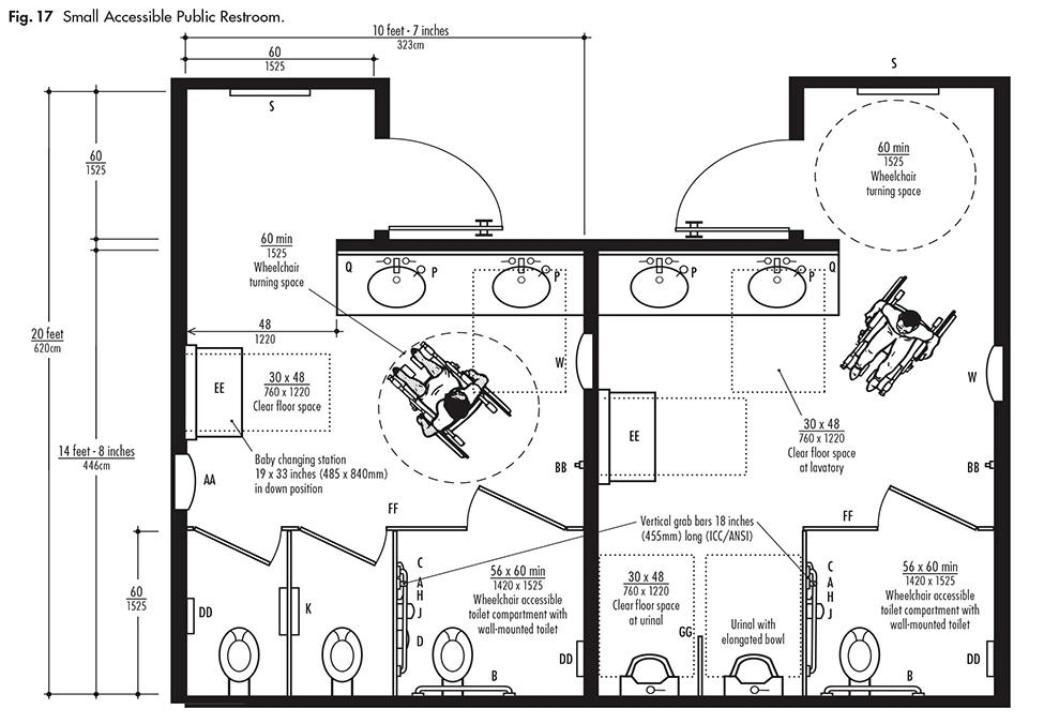
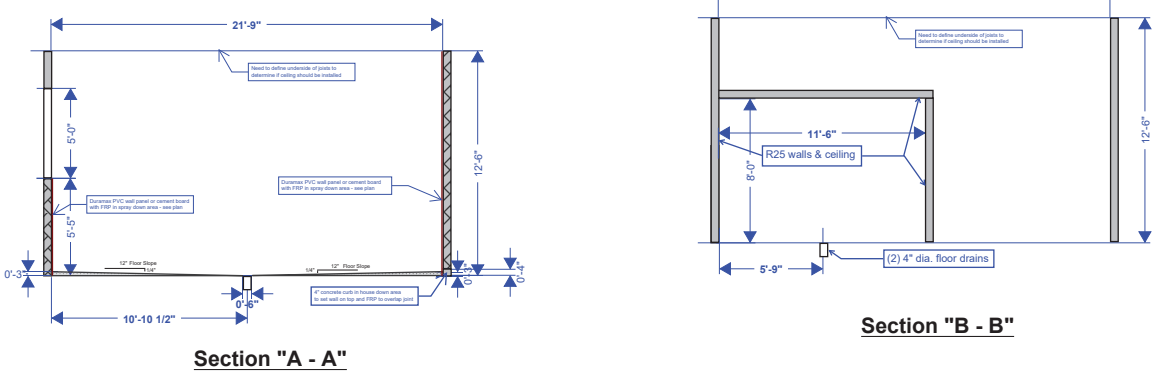
Preliminary - For Internal Review & Comment  
01/06/2021 8:57:27 AM



**Base Floor Plan - Lounge & Pairing / Event / Pub Tables**  
Scale: 3/32" = 1'-0"



**Section 3-3**



**Kitchen Space for Development**  
Scale: 3/16" = 1'-0"

Proprietary and Confidential:  
The information contained in this drawing is the sole property of Trans Terra Corp., any reproduction in part or as a whole without written permission of Trans Terra Corp. is Prohibited.

UNISEX TOILET NOTED  
TOL. XX  
TOL. XX ± .03  
TOL. XX ± .005  
TOL. ANGES ± .1"  
ALL SURFACES 1/2"

PROJECTION

Trans Terra Corp.  
All Rights Reserved

**Search Hill Brewing Co. w/  
Bitter Honey Outpost  
Concept Development**

DRAWING NO: SHEET 1 OF 1

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
EON: \_\_\_\_\_  
LTR: \_\_\_\_\_  
REVISION: \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing


**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 2599 E. Henrietta Road			
Project Location (describe, and attach a location map): 2599 E. Henrietta Road, Rochester, NY			
Brief Description of Proposed Action: The project consists of miscellaneous site and building façade improvements including the installation of parking lot landscape islands, landscape and lighting improvements and installation of concrete sidewalks. The building façade improvements include a new canopy and use of materials and colors that will match the newly constructed/in construction Starbucks across Calkins Road.			
Name of Applicant or Sponsor: Frank Imburgia		Telephone: E-Mail: <span style="background-color: gray; color: gray;">[REDACTED]</span>	
Address: 90 Goodway Drive			
City/PO: Rochester		State: NY	Zip Code: 14623
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.9 acres	
b. Total acreage to be physically disturbed?		4.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.9 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Will meet code requirements</u> _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Building is already served by water. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Building is already served by sewer. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Tim Harris, PE</u>		Date: <u>6/2/20</u>
Signature: _____	Title: <u>Project Manager</u>	