

**TOWN OF PENFIELD**  
DEVELOPMENTAL SERVICES DEPARTMENT APPLICATION  
340-8642

FOR OFFICE USE ONLY			
Application	#	<u>21T-002</u>	Date Received <u>2-26-21</u>
Prior	#		
Application Type		<u>SPECIAL PERMIT</u>	Meeting Date <u>4/7/21</u>
Jurisdiction		<u>TOWN BOARD</u>	Outcome _____
SEQR Classification		<u>TYPE II</u>	

PROJECT NAME: ROC Dog Lounge

PROJECT DESCRIPTION: Convert the Daisy Flour Mill into an indoor dog park/day care, full restaurant and bar.

LOCATION (Address, Distance & Direction From Nearest Intersection): 1880 Blossom Rd.

SBL#: 123.10-2-2.1 ZONING: R-1-20

APPLICANT: ROC Dog Lounge, LLC.

Address: 303 East St. Rochester, NY 14534

Phone: 585-626-8408 Email: wendihollenbeck@gmail.com

AGENT: Wendi Hollenbeck-Loyet

Address: 303 East Street Rochester, NY 14534

Phone: 585-626-8408 Email: wendihollenbeck@gmail.com

PROPERTY OWNER: Gatherings at Daisy Flour Mill, LLC.

Address: 1880 Blossom Road

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

SIZE OF PROPERTY (in acres): 2.87

APPLICATION FOR	AMOUNT	CHECK #
<input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Conditional Use Permit	<u>\$10.00</u>	<u>#1415</u>
<input type="checkbox"/> Incentive Zoning	_____	_____
<input type="checkbox"/> Site Plan	_____	_____
<input type="checkbox"/> Subdivision	_____	_____
<input checked="" type="checkbox"/> Special Permit for Historic Site	_____	_____

DATE: 2/22/21 APPLICANT'S SIGNATURE: Wendi Hollenbeck-Loyet

## **Letter of Intent**

**January 27, 2021**

**ROC Dog Lounge, LLC. is where best friends come to play!**

### **Intent for use of the space at The Daisy Flour Mill**

**The former ballroom will become an indoor, off-leash dog park with doggie day care:**

- Enclosed dog play area, covered in pet-safe astro-turf, with lots of fun equipment for play and stimulation of the dogs. Monitored by Rufferees (park attendants) at all times.
- Doggie day care 4 days a week (Tues-Fri): drop your dog off in the morning and have a beer and a bite when you pick them up after work.
- Trained staff to care for your dog: once your dog is in the play area, Rufferees will clean up after them, play with them, and make sure everyone is safe at all times.
- Chill-out rooms: 6'x 6' (5'x 5' for the smaller dogs) enclosed rooms within the dog play areas for dogs needing isolation from the rest of the group - for eating or chilling out.
- Events:
  - Mutt Dog Shows
  - Adoption Events
  - Dog Training Clinics
  - Vaccination events

### **Ground Floor - Bar and Grill for Humans only:**

- Full menu and full bar
- Pool and darts
- Trivia nights
- Karaoke nights
- Small Music Acts
- Sunday Brunch
- Private Events
- Fundraisers for dog rescue non-profits
- Partnerships: we will develop partnerships with many of Rochester's rescue organizations, veterinary offices, dog trainers, and dog treat bakeries, as well as local breweries.

### **Upstairs - Private Events and Potential Dog Boarding**

### **Basement - Wine Bar for Humans only:**

- Full menu and wine bar
- Private events

### **Back yard and two outdoor decks:**

- Deck off of the dog park will be for human patrons to enjoy food, drinks, and socializing.
- We would like to build a partition from the indoor dog park, leading out to a small outdoor dog-only space in the grassy area for dogs to enjoy separate from the patrons on the deck.
- The second deck off of the basement wine bar will be for the wine bar patrons.
- We would like to plant a kitchen garden in the backyard for beauty/aesthetic and veggies for the kitchen/menu.
- We would like to market to kayakers passing by on the creek to stop in for a drink and a bite. We may need to build something for kayaks to “park” their kayaks on.
- Private Events

## Hours

<b>Monday</b>	<b>Closed</b>
<b>Tuesday - Thursday</b>	<b>All Day Dog Day Care - Drop off 7AM - 9AM</b> <b>Bar, Grill &amp; Dog Park - 12PM - 10:00PM</b>
<b>Friday</b>	<b>All Day Dog Day Care - Drop off 7AM - 9PAM</b> <b>Bar, Grill, &amp; Dog Park - 12:00PM - 12:00AM</b>
<b>Saturday</b>	<b>Bar, Grill, &amp; and Dog Park - 10:30AM - 12:00AM</b>
<b>Sundays</b>	<b>Bar, Grill,&amp; and Dog Park - 10:30 - 4:00PM</b>

Gatherings Catering Co.

1880 Blossom Road

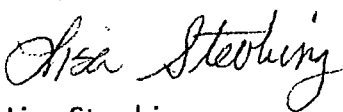
Rochester NY 14625

February 16, 2021

To Whom it May Concern,

As the owner of the Daisy Flour Mill, I am giving permission for the potential Buyer to request a Towns Change of Use Variance.

Respectfully,

A handwritten signature in cursive script that reads "Lisa Steubing".

Lisa Steubing

# 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.

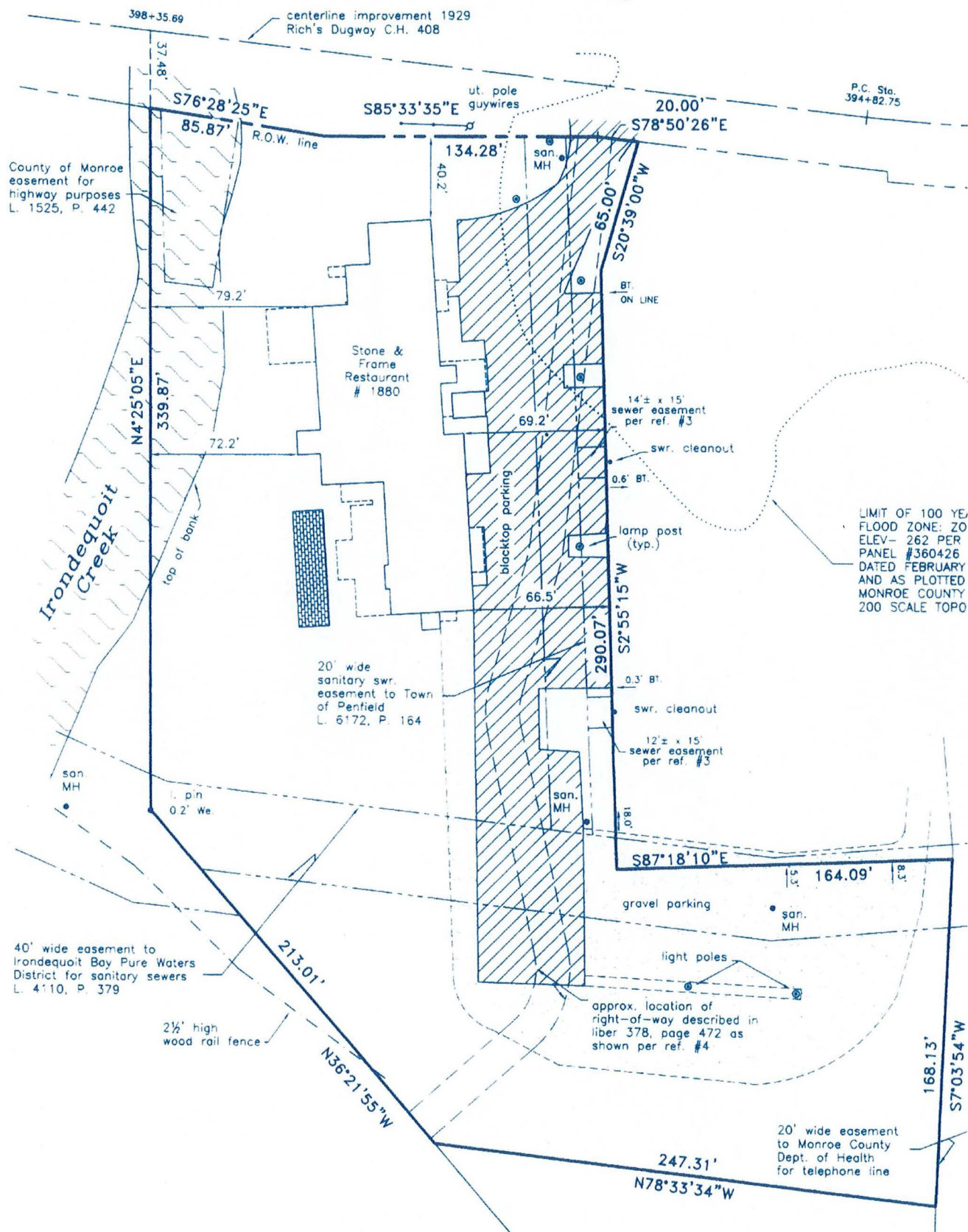
<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: ROC Dog Lounge							
Project Location (describe, and attach a location map): The Daisy Flour Mill 1880 Blossom Road Rochester, NY. 14625							
Brief Description of Proposed Action: We intend to to the following: -Convert the 3500 square foot ballroom into a state-of-the-art indoor, off-leash dog park -Offer daily dog day care, drop-in play time, and over night boarding -Revive and refurbish the restaurant and bar and serve a full menu and bar 6 days/nights a week -Maintain the "bins" as they are but spruce up to create a game space for adults -Keep and clean up all of the mill equipment. Maintain the historic integrity and combine with our concept, look, and feel. -Offer the upstairs as an event space -Create a small enclosed dog run off of the indoor park for dogs to enjoy the outdoor space on nice days, while guests enjoy the patio and the beautiful creek side.							
Name of Applicant or Sponsor: ROC Dog Lounge, LLC.		Telephone: 585-626-8408 E-Mail: rocdoglounge@gmail.com					
Address: 303 East Street							
City/PO: Pittsford		State: NY	Zip Code: 14534				
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.			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">2.87 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">.97 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">2.87 acres</span>							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 service(s) 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 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable 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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <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   <input checked="" type="checkbox"/>	YES   <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   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: ROC Dog Lounge, LLC Signature: <u><i>[Signature]</i></u> Date: <u>2/19/21</u>		

# Blossom ( 49.5' R.O.W. ) Road

## (NYS Rte. 286)





-77.507835 43.147939 Degrees