



TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

FOR A PRESERVATION DISTRICT STRUCTURE

1. Applicant

Name: ROC Dog Lounge, LLC.

Address: 303 East Street Pittsford, NY

Phone: 585-626-8408

Email: wendihollenbeck@gmail.com

2. **Location:** 1881 Blossom Road Penfield, NY

3. **Approximate Date of Construction:** July 2021

4. **Present Use of Property:** Events and Caterings - business has shut down

5. **Zoning District:** R-1-20

6. **Proposed Development:** Describe proposal

-Exterior paint color for the building: White with black trim (see image of paint chips below)

stored in the second story rafters and repair to the joists will prevent the building from collapsing, per the engineer's inspection report.

9. **Application Disadvantage** What disadvantage, if any, will you suffer if the work proposed to be done is not allowed?

-The building (interior and exterior) and its decks are in need of repair to maintain their structural integrity. If we don't make the repairs we cannot safely run a business in the Mill.

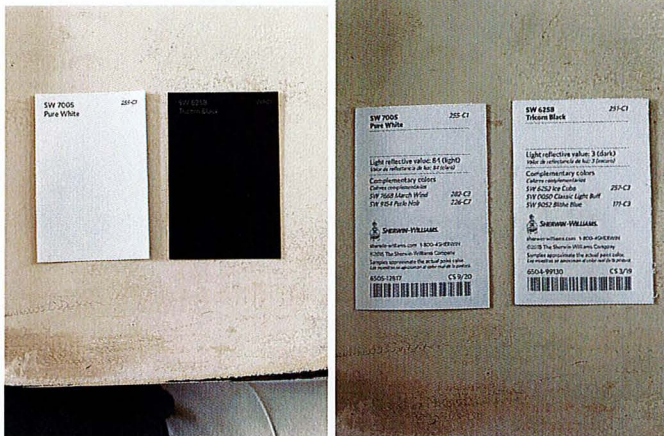
I certify that the information on this application is complete and accurate and that the project described will be complete as stipulated in this request to the best of my knowledge.

Signature of Applicant

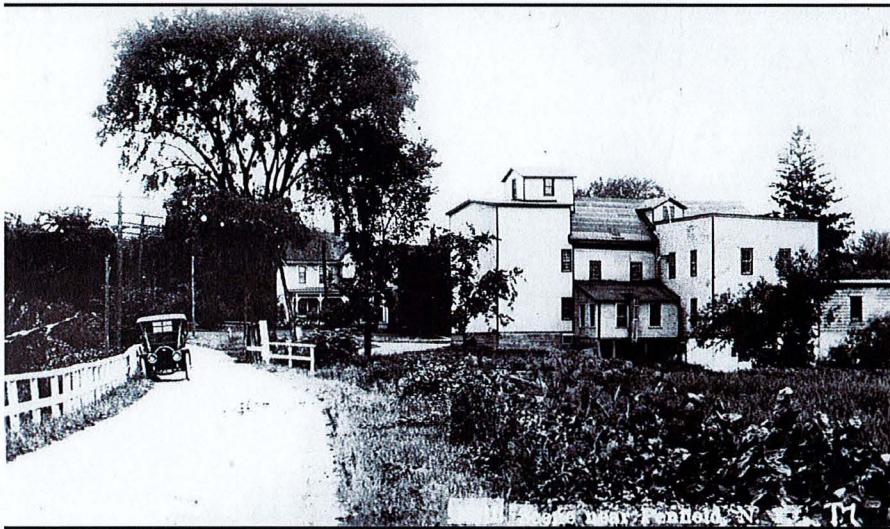


Date

April 27, 2021



Original color of the Mill as seen in picture below, provided by the Penfield Library archives:



Signage on Blossom Road: White with black trim

Sign will have the same design and material but with a color change to white with black trim and ROC Dog Lounge logo. (See below)

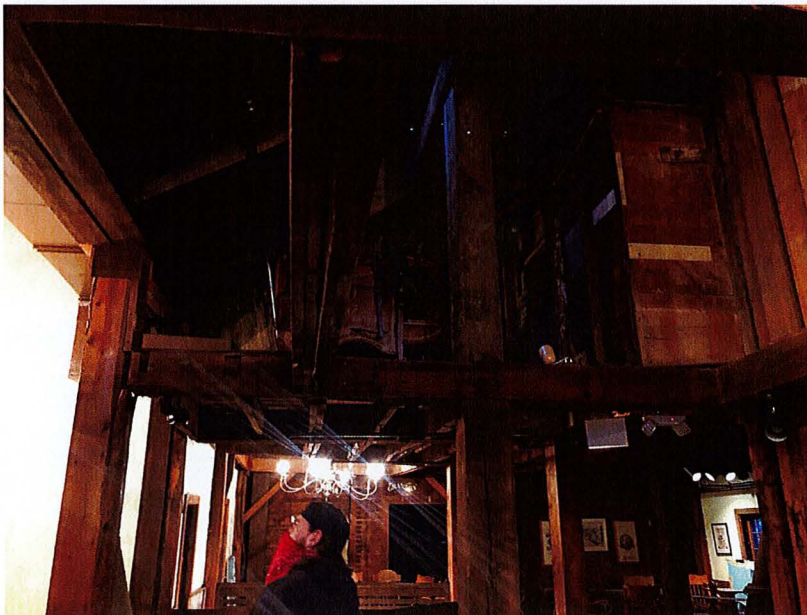
ROC DOG
Lounge
 Meet. Drink. Sit. Play.

Current Sign



-Make structural repairs to the deck off of the ballroom. See attached letter from contractor.

-Removal of defunct equipment that has been stored up on support beams above the second floor. The equipment is causing the beams/joists to become dangerous and will cause the ultimate collapse of the building. Repair of the beams.



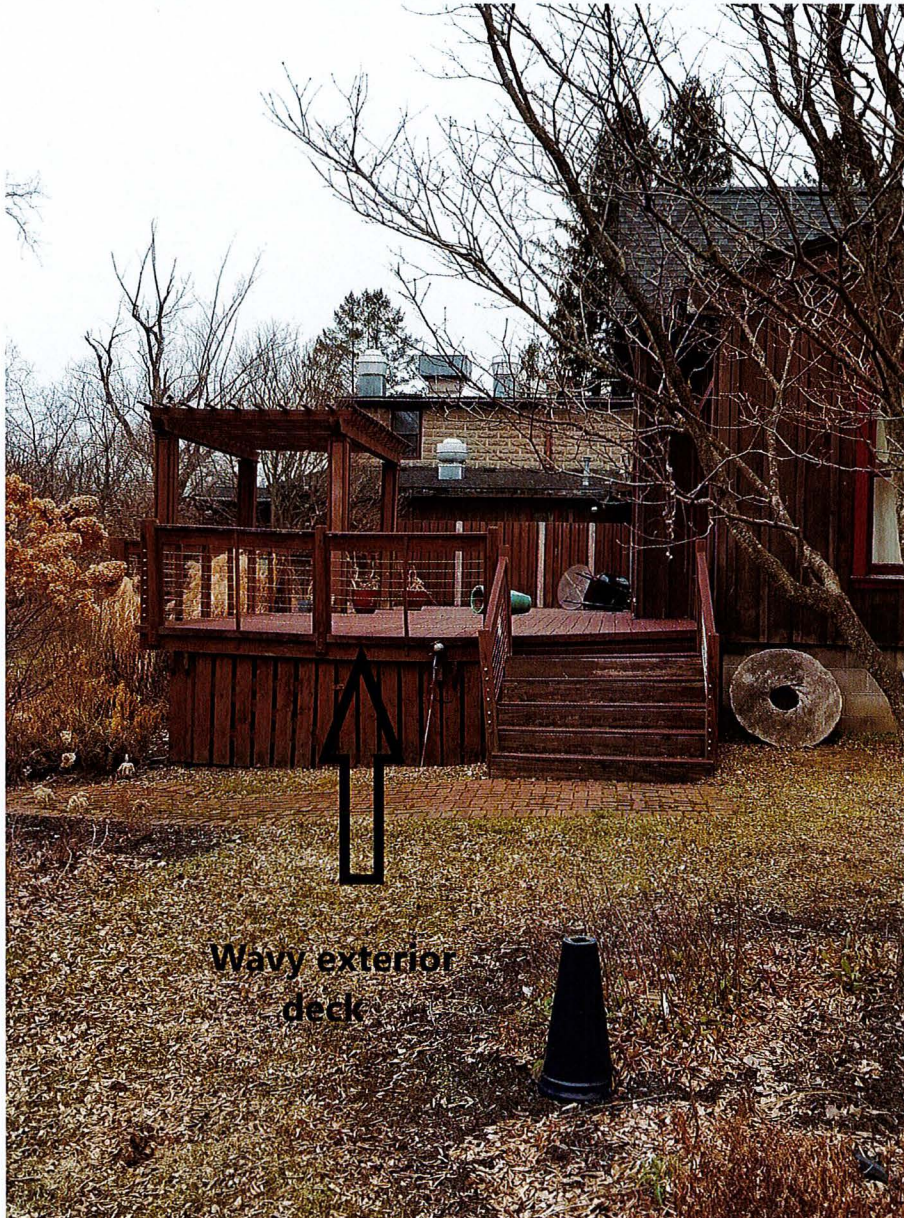




Shim

and
cracked
column

-The deck: Repair, maintain the same/current materials. See attached letter from contractor.





**Certified Service-Disabled
Veteran-Owned Business**

Concern Address Letter

DATE April 25th 2021

Recipient: Wendi and Valerie Hollenbeck-Loyet
Roc Dog Lounge
1180 Blossom Rd
Penfield NY 14526
585-626-8408 wendihollenbeck@gmail.com

Author	DESCRIPTION	Author Info
Cameron Sformo	Repairs To Existing Deck	Cell: 585-301-3893

LETTER

Addressee: Wendi and Valerie Hollenbeck-Loyet

This letter is written in response to inquiry made by the Penfield Historical Preservation board in concern with the repairs, updates, and the development of Roc Dog Lounge at 1880 Blossom Rd, Penfield NY 14526; specifically repairs that will be made to the existing deck to the rear (West Side) of the building.

The Deck in question, is constructed of pressure treated wood material to include framing, decking and railing systems. Myself (Cameron Sformo), Loyal Nine Development have investigated the current state of the deck. Preliminary investigation of the deck system has identified some potential deficiencies in the structure that will need remediation. Items such as cosmetic stain and re-finishing, potential issues of fatigue and or weathering in areas. Loyal Nine Development has yet to complete a full investigation of the deck system. In addition to the Loyal Nine Development's review of the deck structure an official engineers report has been conducted on the building and attached structures to include the deck in question.

An engineer's inspection was conducted by Carini Associates a local engineering / architectural firm. The Inspection report lists the deck as "exterior decks appear wavy and uneven. These decks are on the side of the building near the creek. Probably uneven settling of the footings is causing this" Loyal Nine Development agrees with the findings of Carini Associates in concern with the existing deck.

It is intended that during the construction and development of the new Roc Dog Lounge that in addition to other construction updates and changes that the deck in question will also be repaired. Loyal Nine intends to make the deck a portion of the work that will be conducted under a building permit issued for the total re-work of the building. Meaning that the building permit requested to the Town of Penfield will include repairs to the existing deck system. Suggestions for locations of repair and re-work of the deck will be made to the Town of Penfield for approval, and subsequently be inspected as a part of the total building permit application. All repairs will be made to ensure the existing deck meets the local and state level building code and will meet and or exceed the safety requirements for potential use.

Repairs to the deck will be made to satisfy building code as stated above. At this time Loyal Nine Development believes the repairs can be made and there is no reason to remove and replace the existing system. That being said all repairs will be made in kind with materials and finishes that are currently in place. Further investigation will be made my Loyal Nine

Loyal Nine Development 409 S Union Street, Spencerport, NY 14559. (585)999-5051
info@loyal9dev.com

Development to establish a list of repairs to be included in the building permit application. These repairs will be conducted and inspected by the Town of Penfield to ensure a safe functioning deck area for potential clients and workforce. These repairs will include but are not limited to the cosmetic repairs and foundation repairs listed in the engineers report.

At this juncture it is intended that the deck be repaired, meaning the overall appearance, size and construction of the deck is to remain the same. New materials utilized in repair will be the same as materials previously used in the construction of the deck. Aesthetically the deck is to remain the same as it is currently with assertion that repairs will satisfy any deficiency found.

If further information is needed please contact myself Cameron Sformo, President Loyal Nine Development Corp. at 585-301-3893 (cell), 585-99-5150 (office) or by email at c.sformo@loyal9dev.com . Thank you

Cameron Sformo
President Loyal Nine Development Corp.

-Trim or removal of the trees hanging over the building on the Blossom Road side.



**Damp, shaded
exterior**

7. Reason for work:

-To preserve the structural integrity of the building and its outdoor decks. The exterior paint colors (and repairs to the wood rot) will match our brand and improve the integrity of the exterior.

8. Preservation goals: How does the proposal achieve the purposes for which the preservation districts are designated? How does the work support the special value of preservation?

- The work will restore the Mill's beauty and aesthetic. Removal of heavy equipment