

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

FOR OFFICE USE ONLY

Application # _____	Date Received _____
Prior # _____	
Application Type _____	Meeting Date _____
Jurisdiction _____	Outcome _____
SEQR Classification _____	

PROJECT NAME: Rising Storm Brewing at The Mill

PROJECT DESCRIPTION: Purchase the former daisy flourmill and repurpose it to a brewery - both production & taproom

LOCATION (Address, Distance & Direction From Nearest Intersection): 1880 Blossom Rd Rochester, NY 14625

SBL#: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICANT: William Blake

Address: 53 Millford Crossing Penfield, NY 14526

Phone: 585-330-3807 Email: risingstormbrewing@gmail.com

AGENT: \_\_\_\_\_

Address: \_\_\_\_\_

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

PROPERTY OWNER: \_\_\_\_\_

Address: \_\_\_\_\_

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

SIZE OF PROPERTY (in acres): 2.87

APPLICATION FOR	AMOUNT	CHECK #
<input type="checkbox"/> Administrative Review	_____	_____
<input type="checkbox"/> Conditional Use Permit	_____	_____
<input type="checkbox"/> Incentive Zoning	_____	_____
<input type="checkbox"/> Site Plan	_____	_____
<input type="checkbox"/> Subdivision	_____	_____
<input checked="" type="checkbox"/> Special Permit for Historic Site	_____	_____
	Application Fee	_____
	Engineering Fees	_____
	Development Review Fee	_____
	Other	_____

DATE: 12/16/21

APPLICANT'S SIGNATURE: Lith Pen

12/16/2021

### **Rising Storm Brewing Co @ The Mill**

RSBC Holdings (entity to be formed) to purchase the current “Daisy Flour Mill” located at 1880 Blossom Rd Rochester, NY 14625.

The intended use of the project will be to operate Rising Storm Brewing Co @ the Mill, a brewery production facility and taproom. Below is a summary of the work to be done and the use of the building.

#### **Exterior/Property:**

- Simple refresh of the exterior with no major changes:
  - Building to be repainted in the existing color
  - Leaking roof repaired
  - Windows repaired
  - Basic cleanup of overgrown and neglected landscape
  - Removal of the five existing large trees in the front (north side) of the building as they pose a risk to the roof's life, and to the structure itself should one of them fall
  - A basic 6'x4' sign on the front of the property with the brewery's name

#### **Ballroom portion of the building:**

- The existing ballroom will be converted into a functioning brewhouse
  - New brewing equipment to produce beer for onsite consumption, as well as distribution statewide
  - To the very back of the ballroom (south facing side), an overhead door will replace the existing man door to allow for deliveries (door to match the building façade). This will not be visible from the road.
  - To the very back of the ballroom (south facing side), small (25'x25') structure will be added to act as a cooler to hold beer produced on site. The structure will match in color and siding to the existing building. This will not be visible from the road.
  - \*\*It should be noted the ballroom is not part of the historic registry based on when it was added to the property\*\*

#### **Main portion of the building:**

- This portion of the building will be used for the taproom.
  - The main kitchen will be refreshed and used for food production to serve guests in the taproom.
  - The interior will simply be refreshed with new lighting, new paint, and new flooring.
  - The large machines on the top floor in the rafters will be removed. They currently present safety risks and are pulling down the building itself based on their weight.

- Both outdoor decks would also be refreshed and used for seating during warm weather months.

**Hours of Operation**

- Monday: closed
- Tuesday: closed
- Wednesday: 4pm-10pm
- Thursday: 4pm-10pm
- Friday: 11am-11pm
- Saturday: 11am-11pm
- Sunday: 11am-8pm



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

### FOR A PRESERVATION DISTRICT STRUCTURE

**1. APPLICANT:**

Name William Blake  
Address 53 Millford Xing Penfield, NY 14526  
Telephone 505-330-3807  
Email risingstormbrewing@gmail.com

**2. LOCATION:**

Street Address 1880 Blossom Rd  
Rochester, NY 14625

**3. APPROXIMATE DATE OF CONSTRUCTION:** March 2022

**4. PRESENT USE OF PROPERTY:** Vacant

**5. ZONING DISTRICT:** R-1-20

**6. PROPOSED DEVELOPMENT:** Describe your proposal

- Repaint and repair windows (existing color)
- Add an overhead door for deliveries in the very back
- Attach a small (25x25) structure for a cooler to the very back of the building
- Landscape cleanup + refresh
- remove heavy machines in rafters

**7. REASON:** Why is work necessary?

Bring building to usable for proposed purpose

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 existing building is vacant, neglected & deteriorating.  
The proposed will ensure the building stands and thrives  
for years to come while being functional.  
Current machines in rafters are pulling the building down,  
removal will preserve the building

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

Further deterioration which will render the building  
not useful to operate

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

12/16/21



# 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.

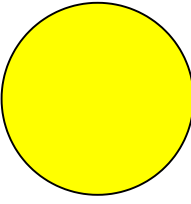
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
William Blake							
Name of Action or Project: Rising Storm Brewing At the Mill							
Project Location (describe, and attach a location map): 1880 Blossom Rd Rochester, NY 14625							
Brief Description of Proposed Action: Bring the existing vacant building back up to usable form, and meet the functional necessity of the proposed need. +Minimal external changes will be made to the building other than repainting the building, fixing leaks and repairing broken windows. The property is overgrown and has been neglected so some landscape cleanup is needed. +On the very back of the building we will be placing an overhead door for deliver access and build a small structure for a cooler (25x25).							
Name of Applicant or Sponsor: William Blake		Telephone: 585-330-3807					
		E-Mail: risingstormbrewing@gmail.com					
Address: 53 Millford Crossing							
City/PO: Penfield		State: NY	Zip Code: 14526				
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%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">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%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">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?		2.87 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.87 acres					
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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
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 plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES			
If Yes, briefly describe: _____			

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="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="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="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: <u>William Blake</u> Date: <u>12/17/21</u> Signature: <u>[Signature]</u>		



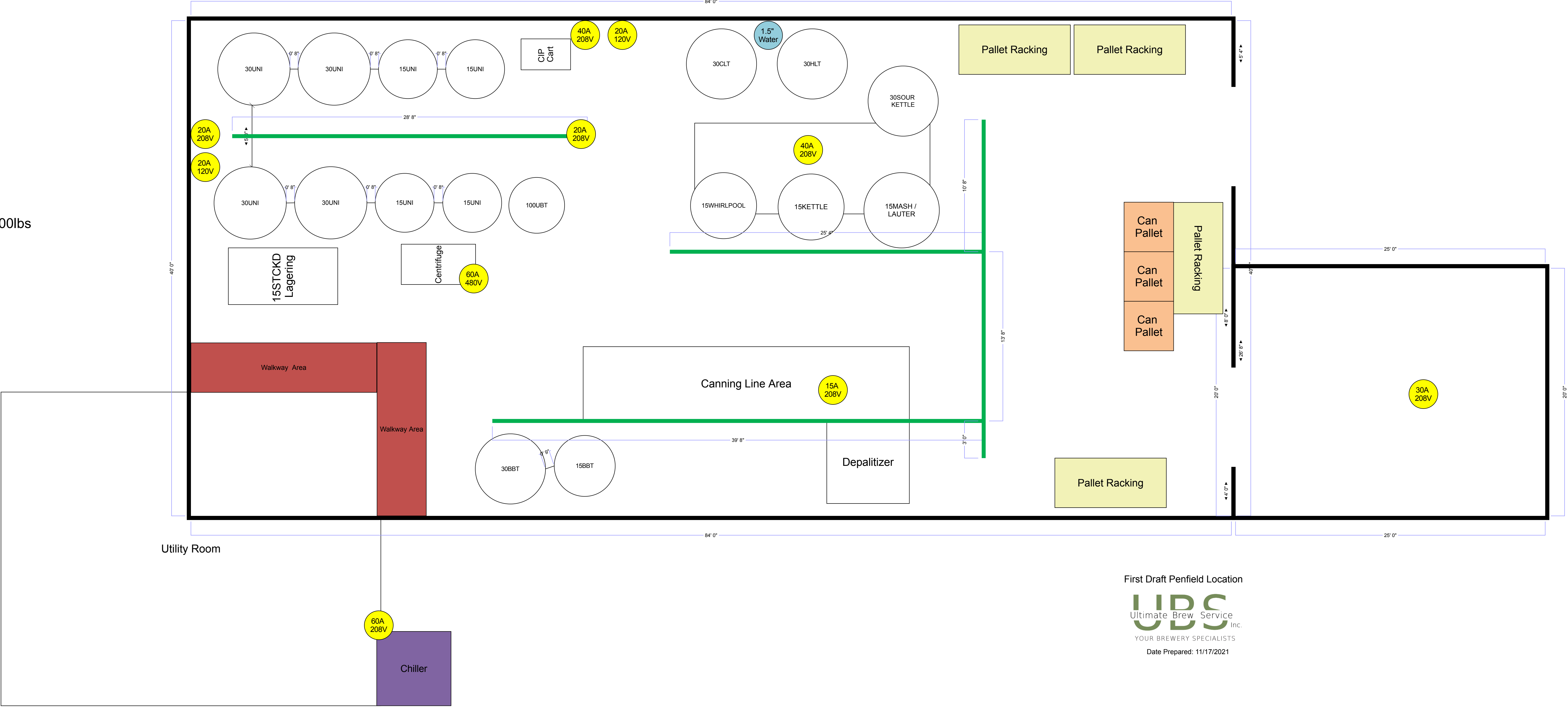
 = Plug or Disconnect Box

 = Floor Drain

 = At least 1.5" Water Inlet

Weight Notes

Brewhouse (Empty) = ~10,000lbs  
Brewhouse (Maximum Filled) = ~30,000lbs  
Brewhouse (Est. Avg.) = ~18,500lbs  
30HLT (Filled) = ~10,500lbs  
30CLT (Filled) = ~10,500lbs  
15UNI (Filled) = ~6,000lbs  
30UNI (Filled) = ~10,500lbs  
100UBT (Filled) = ~1,200lbs  
15STCKD Lagering (Filled)= ~12,000  
15BBT (Filled) = ~6,000lbs  
30BBT (Filled)= ~10,500lbs



First Draft Penfield Location