



TOWN OF PENFIELD

DEVELOPMENTAL SERVICES APPLICATION FORM

APPLICATION TYPE

- | | | |
|---|---|--|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Administrative Review | <input type="checkbox"/> Special Permit |
| <input checked="" type="checkbox"/> Preliminary/Final Site Plan | <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Preliminary/Final Subdivision | <input type="checkbox"/> Zoning Map Amendment* | |

(* Indicate requested district change in the project description)

PROJECT INFORMATION

Project Name: K-2 Brothers Brewery

Project Address: 1221 Empire Boulevard

City, State, ZIP: Rochester, NY 14609

Project Description: Conversion of existng interior space to event space add an outdoor deck on the north side of the existng building that will allow larger events to be accomodated. The project will include related site improvements such as expansion to the parking, Landscaping, site lighting and dumpster enclosure.

Parcel Tax ID#: 108.05-2-8.32

Zoning District: Lasalle's Landing District (LLD) Project Size (acres): <.99 acres

Owner(s) Name: K-2 Brothers Brewing

Mailing Address: 1221 Empire Boulevard Rochester, NY 14609

Email: operations@K-2 Brewing.com

Phone: 585-413-1997

Applicant Name: Same as Owner

Address: _____

Email: _____

Phone: _____

Applicant Signature: *Josie Kennedy* Date: 08/17/2022

Agent/Engineer: Joseph O'Donnell AIA

Company: Greater Living Architecture

Address: 3033 Brighton Henrietta TL Road

Email: joe@greaterliving.com

Phone: 585-272-1970 ext206

APPLICATION FEES

Town Board Fee	\$ 500.00
Square footage (for Engineer Review Fee)	175.00
Check #	Total \$ 675.00

- See Required Fees Table for \$\$ Amounts

FOR OFFICE USE ONLY

Application # _____ Date Recieved: _____



August 17th, 2022

Town Board Members
Penfield Town Hall
3100 Atlantic Avenue
Penfield, NY 14526

Re: K-2 Brothers Brewing Letter of Intent

Dear Town Board Members,

Please allow this letter to serve as our formal letter of intent to request town board approval for the proposed alterations and additions to the K-2 Brothers Brewing operation in Penfield NY.

K-2 Brothers Brewery is a Farm/Micro Brewery located in Penfield NY, which opened in December 2017. It is owned and operated by brothers Kyle and Bradley Kennedy. The property is located at 1221 Empire Boulevard across the street from the south shore of the Irondequoit Bay. The site is approximately .99 acres in size and has a 2-story masonry and wood frame structure that houses the existing brewery operation as well as the restaurant, commercial kitchen, and an out-door entertainment area on the west side.

The site is situated in the Lasalle Landing District (LLD), and as mentioned above the property is owned by Kyle and Bradley Kennedy.

The project is scheduled to start construction in the fall of 2022 with projected completion in the first quarter of 2023.

The project requires Town Board approval for the Revised Site Plan (Prelim/Final) and Revised Special Use Permit. We do not believe that any variances are required at this time. Per the Town of Penfield GIS Mapper, the property is within the steep slopes and wood lot EPODS. However, the proposed project will not disturb any woods/trees or any steep slopes. Work will be limited to existing developed areas.

The proposed project includes the expansion of the brewing operation on the first level and the creation of event space on the second floor. The kitchen on the first floor will be expanded within the existing building footprint and smaller prep kitchen will be located on the second floor. In addition, restrooms will be added on the second floor along with offices and an employee break room. One of the projects main components is to expand towards the north side of the property line with a covered dining space and an open-air deck above, that will serve both the second-floor event space and the main restaurant below. The existing site is partially paved and is used for customer parking, shipping, and receiving.

Therefore, we are requesting that the board grant approval for the Revised Site Plan (Prelim/Final) and Revised Special Use Permit.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph O'Donnell', is written over a light blue horizontal line.

Joseph O'Donnell, AIA NCARB
joe@greaterliving.com
3033 Brighton Henrietta Town Line Road
Rochester, NY 14623



GLA
Greater Living Architecture, P.C.



K2 BROTHERS BREWING



Greater Living Architecture, P.C.



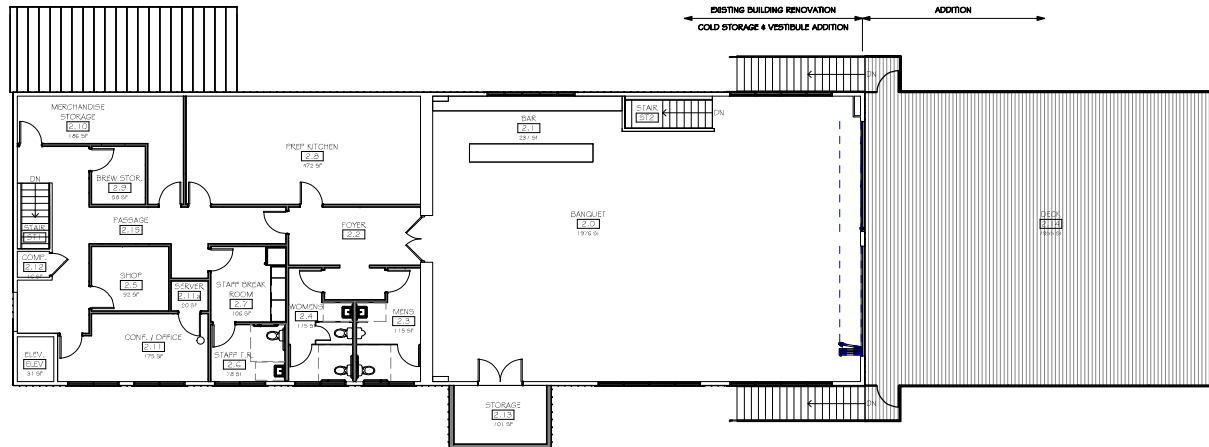
K2 BROTHERS BREWING



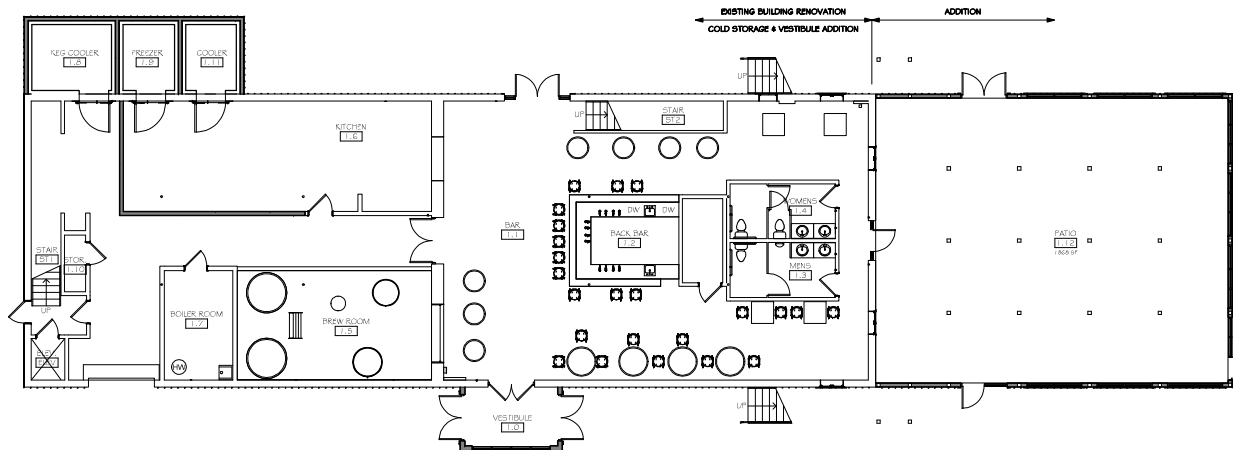
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Greater Living Architecture, P.C.



K2 BROTHERS BREWING

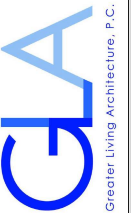


SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

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 CALL (585) 292-9170
 FAX (585) 292-1262
 www.greatliving.com

CONSULTANT:

CLIENT / LOCATION:
 K2 BROTHERS BREWING
 1321 EMPIRE BLDG,
 ROCHESTER, NY 14609

REVISIONS:

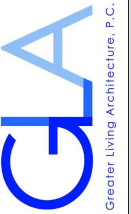
DATE	BY	DESCRIPTION

PROPOSED FLOOR PLANS

DRAWN:	DATE:
RN	8/18/22
PROJECT:	SHEET:
22154	AI.0

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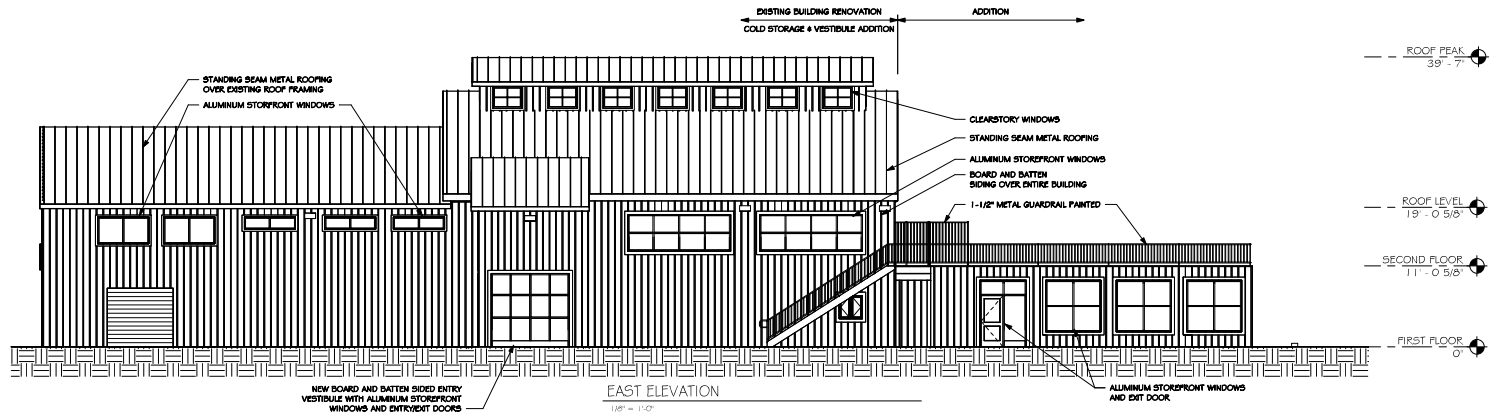
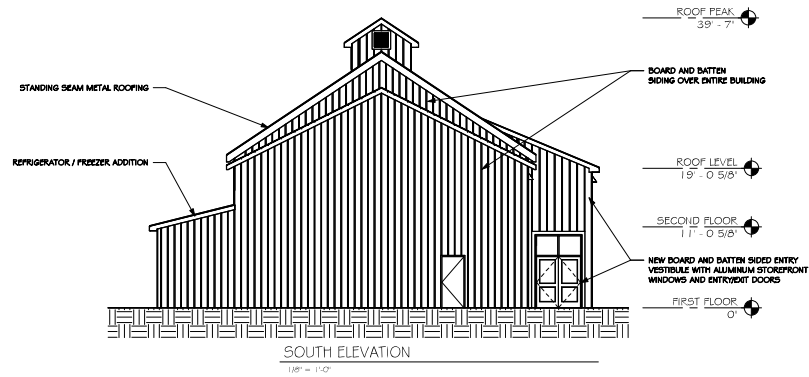
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REVISIONS:

DATE	BY	DESCRIPTION

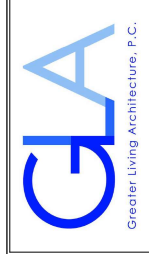
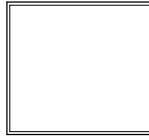
PROPOSED EXTERIOR
 ELEVATIONS

DRAWN: RN	DATE: 8/18/22
PROJECT: 22154	SHEET: A2.1



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CONSULTANT:

CLIENT / LOCATION:
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 1321 EMPIRE BLDG.,
 ROCHESTER, NY 14609

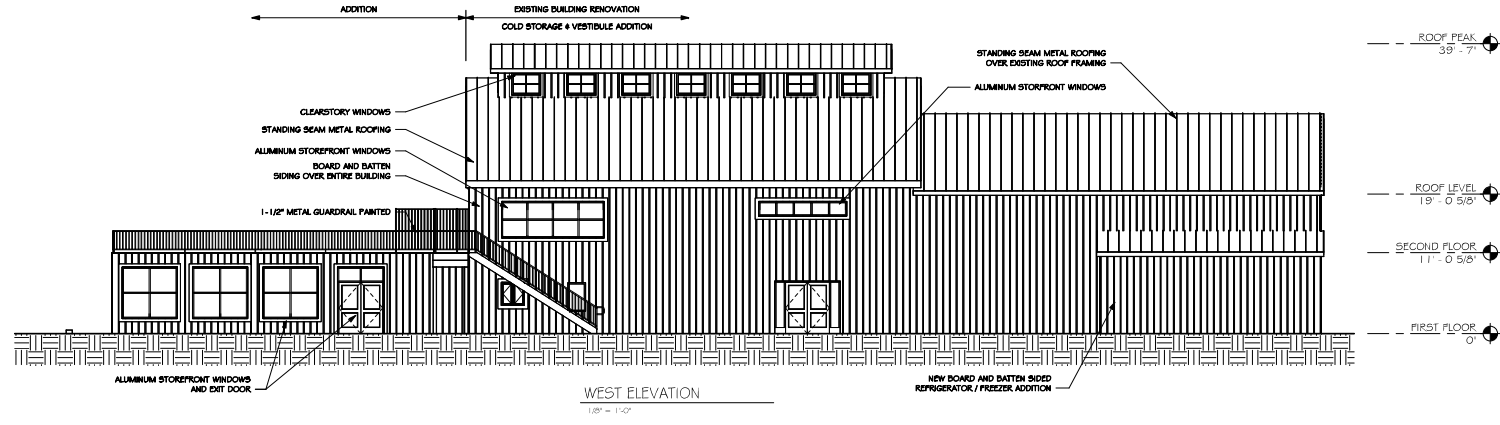
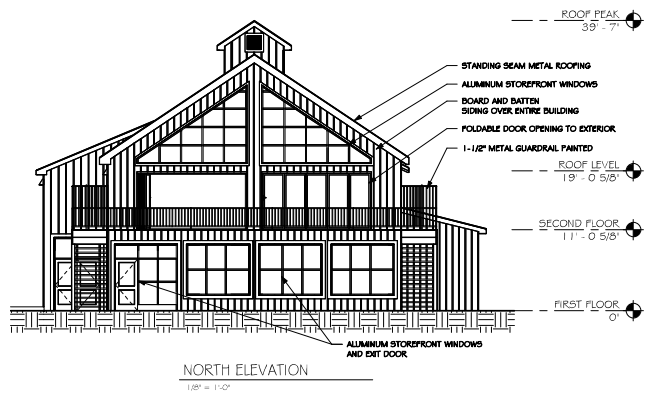
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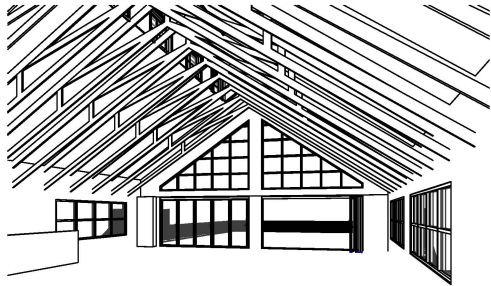
DATE	BY	DESCRIPTION

PROPOSED EXTERIOR ELEVATIONS

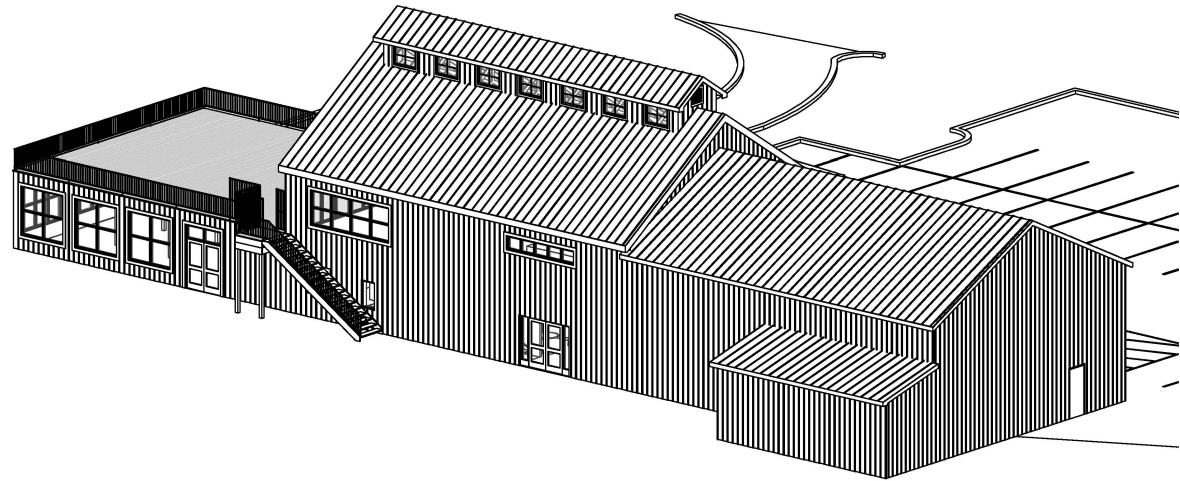
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PROJECT: 22154	SHEET: A2.2

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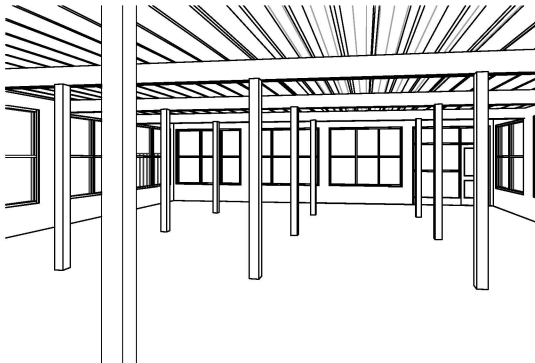




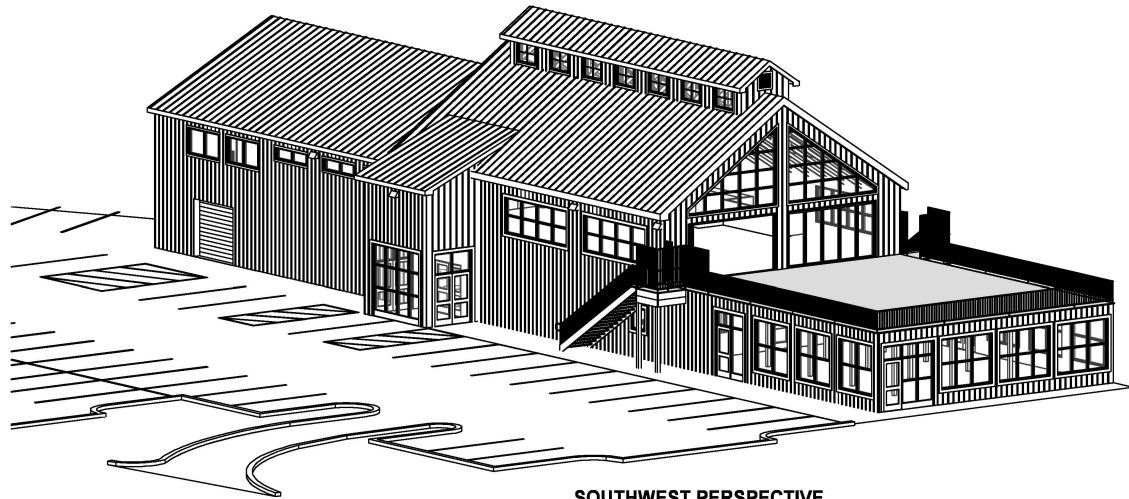
BANQUET PERSPECTIVE



SOUTHEAST PERSPECTIVE



PATIO PERSPECTIVE



SOUTHWEST PERSPECTIVE

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REVISIONS:

DATE	BY	DESCRIPTION

PERSPECTIVE VIEWS

DRAWN: RN	DATE: 8/18/22
PROJECT: 22154	SHEET: A3.0

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LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE, AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z66.1.
2. THE CONTRACTOR SHALL SECURE THE MOST RECENT PLANS AND/OR SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL, OF ALL LANDSCAPE ELEMENTS, INCLUDING HARDSCAPE ITEMS, PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO SUBMITTING A COST ESTIMATE.
4. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT. ACTUAL LOCATIONS MAY BE AS DIRECTED BY THE OWNERS/OWNERS REPRESENTATIVE AT THE TIME OF INSTALLATION, AND MAY REQUIRE THE CONTRACTOR TO PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL, AN SHRUB BEDS.
5. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. IF ANY TREE IS LOCATED CLOSER THAN 8' TO AN UNDERGROUND UTILITY, IT SHALL BE RELOCATED TO A LOCATION THAT IS A MINIMUM OF 8' AWAY AS MEASURED FROM THE ROOTBALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND SITE APPLIANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
6. SHOULD THE LOCATIONS OF TREES BE WITHIN 20' OF OVERHEAD WIRES, IMMEDIATELY NOTIFY THE OWNERS/OWNERS REPRESENTATIVE TO AVOID AND/OR MINIMIZE POTENTIAL CONFLICTS.
7. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF PROVISIONAL ACCEPTANCE.
8. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLORIATES (PRIOR TO FINAL AND FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY MEETING ALL PLANT LIST SPECIFICATIONS.
9. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL AND 1 PART COMPOST THOROUGHLY MIXED.
10. STAKE TREES IMMEDIATELY AFTER PLANTING.
11. ALL DISTURBED AREAS NOT RECEIVING PLANTING (INCLUDING RIGHT-OF-WAYS) SHALL HAVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED.

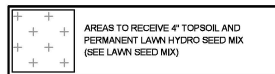
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
LARGE DECIDUOUS TREES						
5	N	ACER RUBRUM FRANK JR.	REDFRONT MAPLE	2.5-3" CAL.	BB	HT. 40', SP. 30'
SHRUBS						
44	NI	NEPETA FAASBENII	CAT'S MEADOW CATMINT	NO.3	CONT.	HT. 24-36", SP. 24-36"
19	Ca	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	NO.3	CONT.	HT. 2-4', SP. 1'-2"
6	Pa	PENNETSETUM ALOPECUROIDES 'FOUNTAIN GRASS'	FRANKE WINDS 'EMON SQUEEZE' FOUNTAIN GRASS	NO.2	CONT.	HT. 24-30", SP. 24-30"

ABBREVIATIONS: BB-BALLED & BURLAPPED CAL-CALIPER IN INCHES CONT-CONTAINER HT-HEIGHT NO-H-GALLON SIZE SP-SPREAD

NOTES: - CALIPER TO BE MEASURED 6" ABOVE GRADE - PLANT SYMBOLS REPRESENT 25 MATURE SIZE

LEGEND



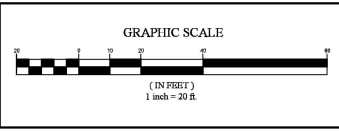
APPROVALS

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BY: _____ DATE: _____
 LANDSCAPE CONSULTANT

Call 811
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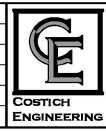
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 DRAWN BY: D.B.L.
 CHECKED BY: G.M.S.
 TITLED BY: M.G.
 DATE: 8/18/2022
 FILE: 1-27



PROJECT TITLE: **K2 BROTHERS BREWING 1221 EMPIRE BOULEVARD**

TITLE OF DRAWING: **LANDSCAPE PLAN**

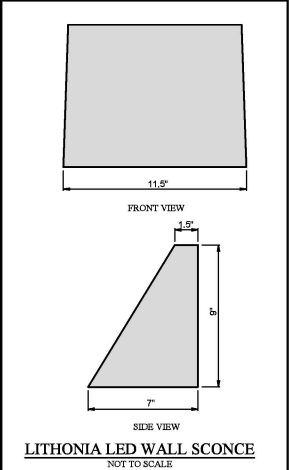
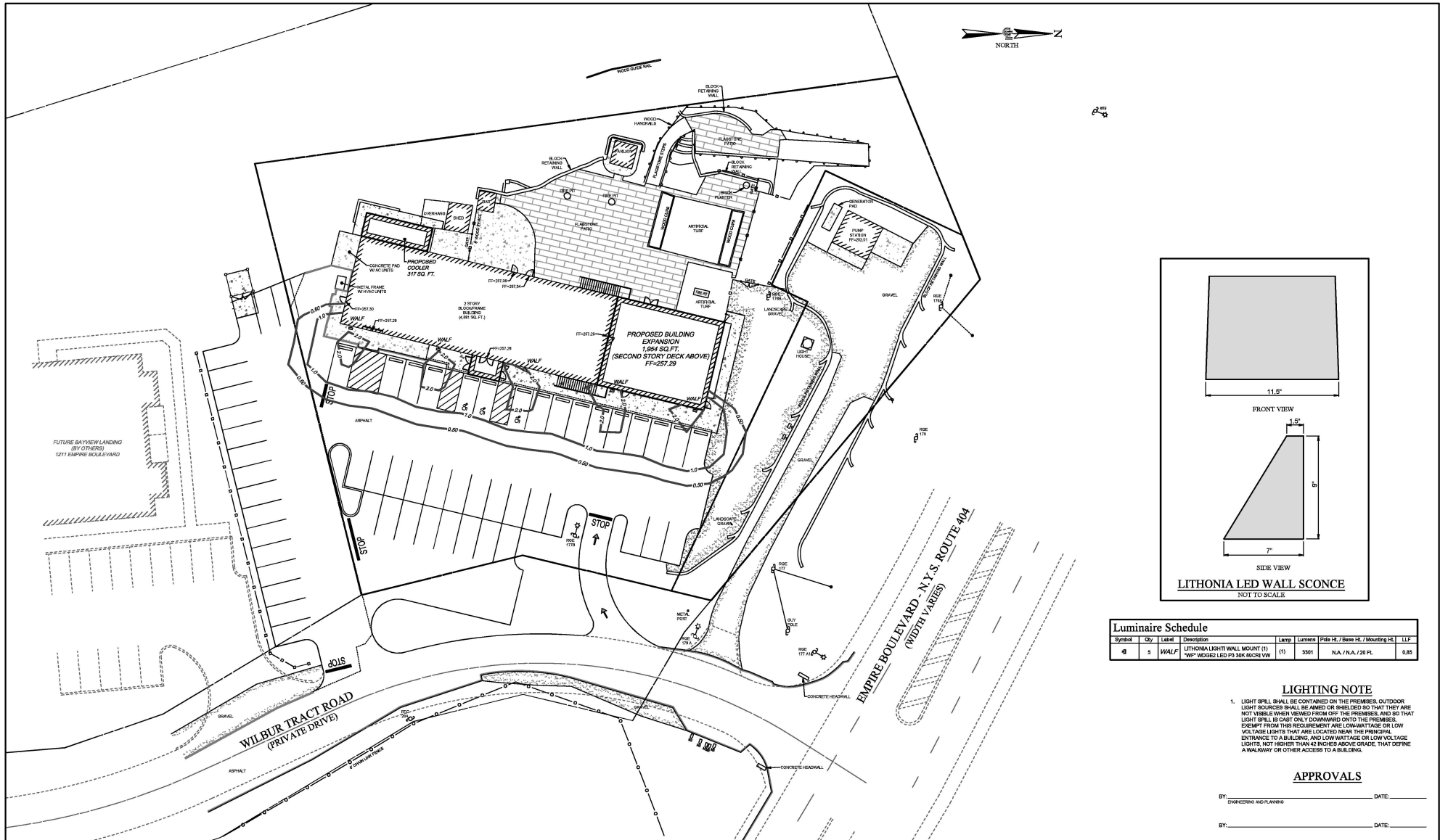
LOCATION OF PROJECT: TAX PARCELS 203 TO 208 ROSEBURY ST. 108-03-0411 RANGE 3, 108-03-0411 & 108-03-0412 RANGE 3, 108-03-0411 & 108-03-0412, TOWN OF FORTSALIDA, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: K2 BROTHERS BREWING 1221 EMPIRE BOULEVARD ROCHESTER, NEW YORK 14609

DRAWN BY: D.L.M.R. DATE: 8/18/2022

SCALE: 1"=20'

PROJECT NO: LA100



Symbol	Qty	Label	Description	Lamp	Lumens	Pole Ht. / Base Ht. / Mounting Ht.	LLF
4	5	WALF	LITHONIA LIGHT WALL MOUNT (1) "WF" W032Z LED P3 30K 60CRI VW	(1)	3301	N.A. / N.A. / 20 FT.	0.85

LIGHTING NOTE

1. LIGHT SPILL SHALL BE CONTAINED ON THE PREMISES. OUTDOOR LIGHT SOURCES SHALL BE ARMED OR SHIELDED SO THAT THEY ARE NOT VISIBLE WHEN VIEWED FROM OFF THE PREMISES, AND SO THAT LIGHT SPILL IS CAST ONLY DOWNWARD ONTO THE PREMISES. EXEMPT FROM THIS REQUIREMENT ARE LOW VOLTAGE OR LOW VOLTAGE LIGHTS THAT ARE LOCATED NEAR THE PRINCIPAL ENTRANCE TO A BUILDING, AND LOW VOLTAGE OR LOW VOLTAGE LIGHTS NOT HIGHER THAN 42 INCHES ABOVE GRADE, THAT DEFINE A WALKWAY OR OTHER ACCESS TO A BUILDING.

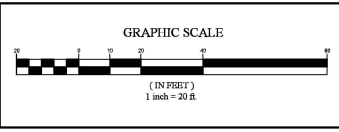
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ENGINEER AND PLANNING

BY: _____ DATE: _____



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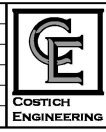
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CHECKED BY: G.M.S.
TOWNSHIP: M.C.I.
DATE: 8/18/2022
SCALE: 1"=20'



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

817 LANG AVENUE
ROCHESTER, NY 14608
(866) 459-9020

TITLE OF PROJECT: K2 BROTHERS BREWING
1221 EMPIRE BOULEVARD

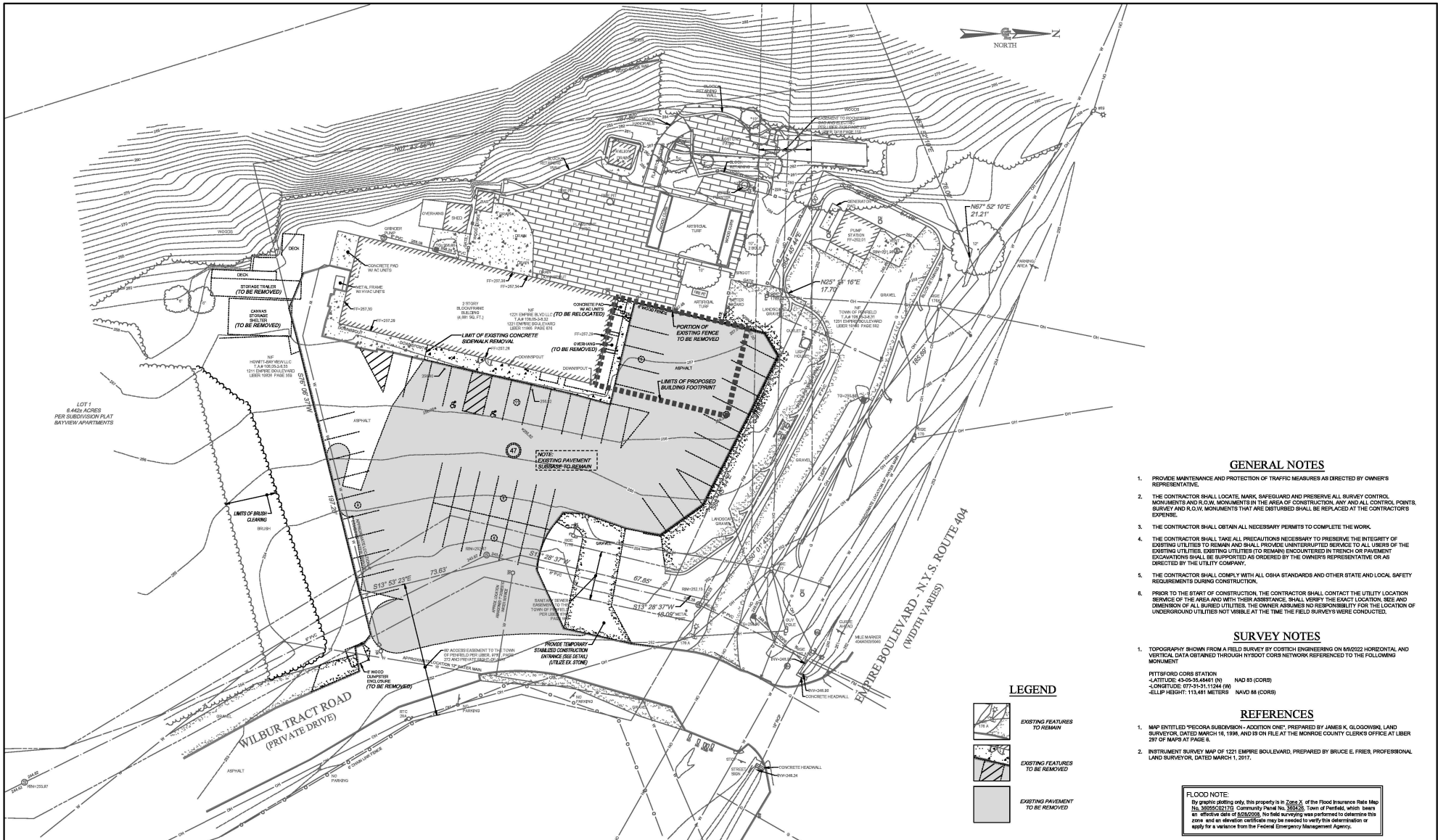
TITLE OF DRAWING: LIGHTING PLAN

LOCATION OF PROJECT: TAX PARCELS 2015 018 002 01 01 & 018 002 01 02
RANGE 5, TOWNSHIP 5, COUNTY OF MONROE, STATE OF NEW YORK

TOWN OF FORTS LAUDERDALE, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: K2 BROTHERS BREWING
1221 EMPIRE BOULEVARD
ROCHESTER, NEW YORK 14609

DWG # 7250.11
SHEET 1 OF 2



GENERAL NOTES

1. PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES AS DIRECTED BY OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION. ANY AND ALL CONTROL POINTS, SURVEY AND R.O.W. MONUMENTS THAT ARE DISTURBED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERRUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. EXISTING UTILITIES TO REMAIN ENCOUNTERED IN TRENCH OR PAVEMENT LOCATIONS SHALL BE SUPPORTED AS ORDERED BY THE OWNER'S REPRESENTATIVE OR AS DIRECTED BY THE UTILITY COMPANY.
5. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA STANDARDS AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
6. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE OF THE AREA AND WITH THEIR ASSISTANCE, SHALL VERIFY THE EXACT LOCATION, SIZE AND DIMENSION OF ALL BURIED UTILITIES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES NOT VISIBLE AT THE TIME THE FIELD SURVEYS WERE CONDUCTED.

SURVEY NOTES

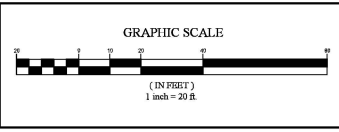
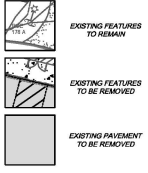
1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/2022 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
PITTSFORD CORRS STATION
-LATITUDE: 43-05-35.4461 (N) NAD 83 (CORRS)
-EASTING: 0703-011-11304 (W)
-ELLIP HEIGHT: 113.481 METERS NAVD 83 (CORRS)

REFERENCES

1. MAP ENTITLED "TECORA SUBDIVISION - ADDITION ONE", PREPARED BY JAMES K. GLOOVISKO, LAND SURVEYOR, DATED MARCH 16, 1998, AND IS ON FILE AT THE MONROE COUNTY CLERK'S OFFICE AT LIBER 297 OF MAPS AT PAGE 8.
2. INSTRUMENT SURVEY MAP OF 1221 EMPIRE BOULEVARD, PREPARED BY BRUCE L. FRIER, PROFESSIONAL LAND SURVEYOR, DATED MARCH 1, 2017.

FLOOD NOTE:
By graphic showing only, this property is in Zone X of the Flood Insurance Rate Map No. 30052C02175 Community Data No. 352125 Town of Perinton, which bears an effective date of 8/2020. No field mapping was performed to determine the zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND

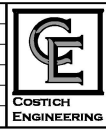


NO.	DATE	REVISION	BY	CHKD.	APPROV.

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PROJECT MANAGER: D.L.M.R.
DRAWN BY: D.B.L.
CHECKED BY: G.M.S.
TOLERANCE: M.G.
DATE: 8/18/2022
SCALE: 1"=20'



TITLE OF PROJECT: K2 BROTHERS BREWING 1221 EMPIRE BOULEVARD
TITLE OF DRAWING: EXISTING FEATURES / DEMOLITION PLAN
LOCATION OF PROJECT: TAX PARCEL 203 08 R03 R 01 E 10 R 02 S 01 T 4 N 03 S 01 E 01
RANGE 3, TOWNSHIP 4, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT: K2 BROTHERS BREWING 1221 EMPIRE BOULEVARD ROCHESTER, NEW YORK 14609
DRAWN BY: D.B.L.
DATE: 8/18/2022
SCALE: 1"=20'

Call 811 before you dig

EXISTING UTILITIES LOCATION, SIZE AND INVERTS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR DEPTHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.