



TOWN OF HENRIETTA

County of Monroe

State of New York

475 Calkins Road, Rochester, NY 14623

(585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA

APPLICATION TO TOWN BOARD

SPECIAL USE PERMIT - RESTAURANT

Appeal No. SP2024-023

Date 6/4/24

Applicant: Bradley Debraza [Redacted] Email [Redacted]

1344 UNIVERSITY DRIVE SUITE 210 Rochester, NY 14607 [Redacted]  
No. & Street City State Zip Code Phone Number

Business Owner: JEFF ROAD CAFE LLC [Redacted] Email [Redacted]

1344 UNIVERSITY AVE SUITE 210 Rochester, NY 14618 [Redacted]  
No. & Street City State Zip Code Phone Number

Business Name: DAVE'S HOT CHICKEN

Business Address: 942 Jefferson Road Rochester NY 14623  
No. & Street City State Zip Code

Property Owner: GENESE VALLEY REGIONAL MANAGER AUTHORITY [Redacted] Email [Redacted]

900 Jefferson Rd Rochester NY 14623 [Redacted]  
No. & Street City State Zip Code Phone Number

Architect/Engineer: Jefferson Henrietta Associates - David Dworthin [Redacted] Email [Redacted]

415 Park Ave. Rochester, NY 14607 [Redacted]  
No. & Street City State Zip Code Phone Number

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

942 Jefferson Road Rochester, NY 14623  
No. & Street City State Zip Code

162.06-1-10.1T Commercial B-1  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: N/A

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: XII Section: 295 Subsection: 54.1 Paragraph (A)(2)(D) of the Zoning Ordinance.

Description of Proposal: ADD OUTDOOR TABLES FOR SEATING

To modify Special Use Permits 95-1661 and 97-0607 to add outdoor seating  
(restaurant) (drive-thru)

**IMPORTANT:** Please check only those operational subtypes which you intend to operate now or in the very near future. The Town is required to assess each subtype for potential impacts, therefore if you select operational subtypes which are not truly intended to be utilized, you may unnecessarily subject your proposal to further mitigation which may not otherwise have been required.

- Sit Down Meal Service
- Take-Out Meal Service
- Drive-Through Service
- Outdoor Seating
- Bands, DJs, or Similar Loud Entertainment
- Alcohol to be Served

Printed Name: BRAD DEBRAZA Signature: [Signature]

TWENZEL July 10, 2024 6:00 pm  
Received By Date of Meeting\* (unless rescheduled) Time

\*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**Statement of Applicant and Owner with Respect to Reimbursement  
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant/Business Owner: Jeff Road Ctx LLC

By: BRAD DEONAZI

Title: MANAGER

Dated: 5/21/24

Signed: 

Property Owner: Genesee Valley Regional WATER AUTHORITY

By: BLENDEW Tydings

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: SEE ATTACHED

**Statement of Applicant and Owner with Respect to Reimbursement  
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Applicant/Business Owner: Jeff Road CHX LLC

By: BRAD DEONAZIA

Title: MANAGER

Dated: 5/21/24

Signed: 

Property Owner: GENESSEE Valley Regional MANAGER AUTHORITY

By: BLENDA Tydings

Title: Administrator

Dated: 6/12/24

Signed: ~~SEE ATTACHED~~ Blenda Tydings

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# Dave's Hot Chicken

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6/4/2024

Town of Henrietta  
475 Calkins Road  
Rochester, NY 14623

To whom it may concern:

This letter is to notify the Town of Henrietta of our intent for exterior seating at 942 Jefferson Road. Jeff Road CHX LLC, DBA Dave's Hot Chicken will be occupying the space and would appreciate your consideration for outside seating.

This seating will be removed for the winter months.

Our normal business hours will be:  
Monday- Thursday 10:30am – 11pm  
Friday- Sunday 10:30am-Midnight

Sincerely,



Bradley DeGrazia

Brad@DCJMfoods.com  
DCJM Management/Dave's Hot Chicken  
1344 University Ave  
Suite 210  
Rochester, NY 14607

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# Genesee Valley Regional Market Authority

900 JEFFERSON ROAD ROCHESTER, NEW YORK 14623 (585) 424-4600 Fax: (585) 427-2690

Brendan Tydings, Administrator

Matt,

Please let this letter serve as approval and authorization for Dave's Hot Chicken to operate at 942 Jefferson Rd, Rochester, NY 14623 which is situated on a parcel of land owned by GVRMA. Please do not hesitate to reach out with any questions.

Sincerely,



Brendan Tydings

# EXHIBIT A

## SITE PLAN



