

Site Plan Review Agenda

Date: 24 January 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: B

Project Updates (14):

1	File Number:	S-003-21-22	Start Date: 8/31/2021
	Applicant:	Ralph A. DiTucci	
	Address:	1201 Elmwood Av	
	Zoning:	PD #18 - 1201 Elmwood Av	
	Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

2	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

3	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

4	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

5	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
Contact	Diamond Howard, diamond.howard@cityofrochester.gov		

6	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.	
	Quadrant	Southeast	
	Enforcement	No	
SEQR	Unlisted		
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

7	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov		

8	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

9	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

10	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

11	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

12	File Number	S-012-22-23	Start Date: 12/06/2022
	Applicant	Rich LeFrois	
	Address	110 Science Prkwy	
	Zoning	PD#7	
	Description	Construct an approximately 3,490 sf addition to the existing approximately 20,625 existing structure including reconfiguration of parking and four additional parking spaces and relocated dumpster enclosure.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 617.5(c)(9)	
Contact	Diamond Howard, diamond.howard@cityofrochester.gov		

13	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
Contact	Linda Taylor-Newton, linda.taylor-newton@cityofrochester.gov		

14	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 31 January 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

Project Updates (10):

1	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

2	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

3	File Number:	SP-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

4	<p>File Number: SP-019-21-22 Applicant: Jennifer Higgins, Home Leasing Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspen St, 257, 263 Garson Av, 299-303, and 305 Webster Av Zoning: R-2 Medium Density Residential District Description: To construct five multifamily buildings on five proposed lots. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	<p>START DATE: 12/21/2021</p>
5	<p>File Number: SP-022-20-21 Applicant: Sabrina Pernalette, Store Space Address: 14 Railroad St Zoning: PMV Public Market Village District Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated. Type: Major Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	<p>Start Date: 2/16/2021</p>
6	<p>File Number: SP-023-21-22 Applicant: Angelo Ingrassia, Roc Goodman LLC Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St Zoning: PDD Planned Development District No. 21 – The Vistas at Highland Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	<p>Start Date: 12/21/2021</p>
7	<p>File Number: SP-027-21-22 Applicant: Shawn Burr, Rochester Housing Authority Address: 2120 St Paul St and 35 Luther Cr Zoning: R-1 Low-Density Residential District Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications. Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings. Type: Minor Quadrant: Northeast Enforcement: Yes SEQR: Unlisted Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	<p>Start Date 3/15/2022</p>

8	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

9	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

10	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 7 February 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: B

Project Updates (14):

1	File Number:	S-003-21-22	Start Date: 8/31/2021
	Applicant:	Ralph A. DiTucci	
	Address:	1201 Elmwood Av	
	Zoning:	PD #18 - 1201 Elmwood Av	
	Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

2	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

3	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

4	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

5	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov	

6	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.	
	Quadrant	Southeast	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

7	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov		

8	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

9	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

10	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

11	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

12	File Number	S-012-22-23	Start Date: 12/06/2022
	Applicant	Rich LeFrois	
	Address	110 Science Prkwy	
	Zoning	PD#7	
	Description	Construct an approximately 3,490 sf addition to the existing approximately 20,625 existing structure including reconfiguration of parking and four additional parking spaces and relocated dumpster enclosure.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 617.5(c)(9)	
Contact	Diamond Howard, diamond.howard@cityofrochester.gov		

13	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
Contact	Linda Taylor-Newton, linda.taylor-newton@cityofrochester.gov		

14	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 14 February 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

Project Updates (10):

1	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

2	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

3	File Number:	SP-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

4	<p>File Number: SP-019-21-22 Applicant: Jennifer Higgins, Home Leasing Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspen St, 257, 263 Garson Av, 299-303, and 305 Webster Av Zoning: R-2 Medium Density Residential District Description: To construct five multifamily buildings on five proposed lots. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	START DATE: 12/21/2021
5	<p>File Number: SP-022-20-21 Applicant: Sabrina Pernalette, Store Space Address: 14 Railroad St Zoning: PMV Public Market Village District Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated. Type: Major Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	Start Date: 2/16/2021
6	<p>File Number: SP-023-21-22 Applicant: Angelo Ingrassia, Roc Goodman LLC Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St Zoning: PDD Planned Development District No. 21 – The Vistas at Highland Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	Start Date: 12/21/2021
7	<p>File Number: SP-027-21-22 Applicant: Shawn Burr, Rochester Housing Authority Address: 2120 St Paul St and 35 Luther Cr Zoning: R-1 Low-Density Residential District Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications. Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings. Type: Minor Quadrant: Northeast Enforcement: Yes SEQR: Unlisted Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	Start Date 3/15/2022

8	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

9	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

10	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 21 February 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: B

Project Updates (13):

1	File Number:	S-003-21-22	Start Date: 8/31/2021
	Applicant:	Ralph A. DiTucci	
	Address:	1201 Elmwood Av	
	Zoning:	PD #18 - 1201 Elmwood Av	
	Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

2	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

3	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

4	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

5	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
Contact	Diamond Howard, diamond.howard@cityofrochester.gov		

6	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.	
	Quadrant	Southeast	
	Enforcement	No	
SEQR	Unlisted		
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

7	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov		

8	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, Dennis.Oke@CityofRochester.gov		

9	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

10	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

11	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

12	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
Contact	Linda Taylor-Newton, linda.taylor-newton@cityofrochester.gov		

13	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov		

END OF AGENDA

Site Plan Review Agenda

Date: 28 February 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

New Projects Updates (1):

1	File Number	SP-016-22-23	Start Date: 02/14/2023
	Applicant	Charles Nadler	
	Address	655 and 667 South Goodman Street	
	Zoning	C-2	
	Description	TO CONSTRUCT A SINGLE STORY APPROX. 1800 SF RESTAURANT/CAFE WITH ACCESSORY DRIVE THROUGH AND 19 PARKING SPACES. PROJECT INCLUDES RESUBDIVISION OF 667 S. GOODMAN WITH 655 S. GOODMAN AND 9 KARGES PL.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Phillips, Melissa, Melissa.Phillips@cityofrochester.gov	

Project Updates (10):

2	File Number	SP-015-22-23	Start Date: 02/14/2023
	Applicant	Jim Buckhardt	
	Address	221 Alvanar Road	
	Zoning	M-1	
	Description	To construct a 50' x 100' vehicle storage building on a vacant parcel.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Wes Grooms, Wes.Grooms@cityofrochester.gov	

3	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	

4	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

5	File Number:	SP-012-21-22	Start Date: 11/23/2022
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

6	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av 299-303, and 305 Webster Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct five multifamily buildings on five proposed lots.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

7	File Number:	SP-022-20-21	Start Date: 2/16/2021
	Applicant:	Sabrina Pernalete, Store Space	
	Address:	14 Railroad St	
	Zoning:	PMV Public Market Village District	
	Description:	Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov		

8	File Number:	SP-023-21-22	Start Date: 12/21/2021
	Applicant:	Angelo Ingrassia, Roc Goodman LLC	
	Address:	1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St	
	Zoning:	PDD Planned Development District No. 21 – The Vistas at Highland	
	Description:	To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

9	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

10	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov		

11	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

END OF AGENDA

Site Plan Review Agenda

Date: 7 March 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: B

New Projects (1):

1	File Number	SP-017-22-23	Start Date: 03/07/2023
	Applicant	Adam Driscoll (Home Leasing)	
	Address	216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street	
	Zoning	CCD-M	
	Description	To rehabilitate 216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street. With first floor commercial and upper floors residential use. The project includes interior and exterior rehabilitation	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2	
Contact	Wes Grooms, Wes.Grooms@cityofrochester.gov		

Project Updates (11):

2	File Number:	S-003-21-22	Start Date: 8/31/2021
	Applicant:	Ralph A. DiTucci	
	Address:	1201 Elmwood Av	
	Zoning:	PD #18 - 1201 Elmwood Av	
	Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

3	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

4	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

5	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

6	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

7	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, Dennis.Oke@CityofRochester.gov	

8	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

9	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

10	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov		

11	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
Contact	Linda Taylor-Newton, linda.taylor-newton@cityofrochester.gov		

12	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov		

END OF AGENDA

Site Plan Review Agenda

Date: **14 March 2023**
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

New Project Updates (0):

Project Updates (10):

1	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	AKA (2000 East Ave) 0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

2	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	4	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Site Plan Review Agenda

14 March 2023

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3	<p>File Number: SP-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Dennis Oke, dennis.oke@cityofrochester.gov</p>	<p>Start Date: 11/23/2022</p>

4	<p>File Number: SP-019-21-22</p> <p>Applicant: Jennifer Higgins, Home Leasing</p> <p>Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av 299-303, and 305 Webster Ave (AKA Beechwood)</p> <p>Zoning: R-2 Medium Density Residential District</p> <p>Description: To construct five multifamily buildings on five proposed lots.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	<p>START DATE: 12/21/2021</p>

5	<p>File Number: SP-022-20-21</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	<p>Start Date: 2/16/2021</p>

6	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

7	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov		

8	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

9	File Number	SP-015-22-23	Start Date: 02/14/2023
	Applicant	Jim Buckhardt	
	Address	221 Alvanar Road	
	Zoning	M-1	
	Description	To construct a 50' x 100' vehicle storage building on a vacant parcel.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Wes Grooms, Wes.Grooms@cityofrochester.gov		

10	File Number	SP-016-22-23	Start Date: 02/14/2023
	Applicant	Charles Nadler	
	Address	655 and 667 South Goodman Street and 9 Karges Place	
	Zoning	C-2	
	Description	TO CONSTRUCT A SINGLE STORY APPROX. 1800 SF RESTAURANT/CAFE WITH ACCESSORY DRIVE THROUGH AND 19 PARKING SPACES. PROJECT INCLUDES RESUBDIVISION OF 667 S. GOODMAN WITH 655 S. GOODMAN AND 9 KARGES PL.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Phillips, Melissa, Melissa.Phillips@cityofrochester.gov		

Site Plan Review Agenda

Date: 21 March 2023
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: B

New Projects (0):

Project Updates (12):

1	File Number:	S-003-21-22	Start Date: 8/31/2021
	Applicant:	Ralph A. DiTucci	
	Address:	1201 Elmwood Av	
	Zoning:	PD #18 - 1201 Elmwood Av	
	Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	Contact:	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

2	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

Site Plan Review Agenda

21 March 2023

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3	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

4	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

5	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

6	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, Dennis.Oke@CityofRochester.gov		

7	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
Contact:	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov		

8	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

9	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
	Contact	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

10	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
	Contact	Linda Taylor-Newton, linda.taylor-newton@cityofrochester.gov	

11	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov	

12	File Number	SP-017-22-23	Start Date: 03/07/2023
	Applicant	Adam Driscoll (Home Leasing)	
	Address	216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street	
	Zoning	CCD-M	
	Description	To rehabilitate 216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street. With first floor commercial and upper floors residential use. The project includes interior and exterior rehabilitation	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2	
Contact	Wes Grooms, Wes.Grooms@cityofrochester.gov		

END OF AGENDA

Site Plan Review Agenda

Date: **28 March 2023**
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

New Project Updates (2):

1	File Number	SP-017-22-23	Start Date: 03/28/23
	Applicant	Erik Grimm Suburban Disposal Group	
	Address	1525 Lyell Avenue	
	Zoning	PD #8	
	Description	To construct 30,000 square feet for warehousing. The pre-engineers metal building will be unheated (cold spring storage) except for a small designated rest room and utilities room.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

2	File Number	SP-08-19-20	Re-introduction	Start Date: 03/28/2023
				Original Start Date: 10/8/2019
	Applicant	Erik Grimm : Suburban Disposal Group		
	Address	200 Ferrano Street		
	Zoning	M-1		
	Description	Construction of a Waste Transfer Station Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.		
	Type	Major		
	Quadrant	Northwest		
	Enforcement	No		
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov		

Project Updates (9):

3	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	AKA (2000 East Ave) 0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

4	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	4	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

5	File Number:	SP-012-21-22	Start Date: 11/23/2022
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

6	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av 299-303, and 305 Webster Ave (AKA Beechwood)	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct five multifamily buildings on five proposed lots.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
Contact:	Matthew Simonis, Matthew Simonis@CityofRochester.Gov		

7	File Number:	SP-022-20-21	Start Date: 2/16/2021
	Applicant:	Sabrina Pernalete, Store Space	
	Address:	14 Railroad St	
	Zoning:	PMV Public Market Village District	
	Description:	Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.	
	Type:	Major	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov		

8	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Site Plan Review Agenda

28 March 2023

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9	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Matthew Simonis, Matthew Simonis@CityofRochester.Gov	

10	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

11	File Number	SP-016-22-23	Start Date: 02/14/2023
	Applicant	Charles Nadler	
	Address	655 and 667 South Goodman Street and 9 Karges Place	
	Zoning	C-2	
	Description	TO CONSTRUCT A SINGLE STORY APPROX. 1800 SF RESTAURANT/CAFE WITH ACCESSORY DRIVE THROUGH AND 19 PARKING SPACES. PROJECT INCLUDES RESUBDIVISION OF 667 S. GOODMAN WITH 655 S. GOODMAN AND 9 KARGES PL.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Phillips, Melissa, Melissa.Phillips@cityofrochester.gov	

END OF AGENDA

Internal to the City of Rochester

Site Plan Review Agenda

Date: **11 April 2023**
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

New Projects (2):

1	File Number	SP-019-22-23	Start Date: 4/11/2023
	Applicant	Don Apfel	
	Address	399 Gregory Street	
	Zoning	C-2/CCD District	
	Description	To expand an existing parking lot from 16 parking spaces to 34 parking spacing. This parking lot sits next to a 385 Gregory Street a property listed on the National and State Historic Register.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

2	File Number	SP-020-22-23	Start Date: 04/11/2023
	Applicant	Rex Cameron	
	Address	1196 Portland Avenue	
	Zoning	C-2	
	Description	To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new (24"x72') canopy. The instillation of a split 20K/5K gallon tank with new product lines, pumps and all fuel assets.	
	Type	Minor	
	Quadrant		
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

Project Updates (11):

3	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	AKA (2000 East Ave) 0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

4	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	4	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

5	File Number:	SP-012-21-22	Start Date: 11/23/2022
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

Site Plan Review Agenda

11 April 2023

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6	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av 299-303, and 305 Webster Ave (AKA Beechwood)	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct five multifamily buildings on five proposed lots.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Matthew Simonis, Matthew Simonis@CityofRochester.Gov	

7	File Number:	SP-022-20-21	Start Date: 2/16/2021
	Applicant:	Sabrina Pernalete, Store Space	
	Address:	14 Railroad St	
	Zoning:	PMV Public Market Village District	
	Description:	Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.	
	Type:	Major	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

8	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Site Plan Review Agenda

11 April 2023

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9	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Matthew Simonis, Matthew Simonis@CityofRochester.Gov		

10	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
Contact	Dennis Oke, dennis.oke@cityofrochester.gov		

Site Plan Review Agenda

11 April 2023

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11	File Number	SP-016-22-23	Start Date: 02/14/2023
	Applicant	Charles Nadler	
	Address	655 and 667 South Goodman Street and 9 Karges Place	
	Zoning	C-2	
	Description	TO CONSTRUCT A SINGLE STORY APPROX. 1800 SF RESTAURANT/CAFE WITH ACCESSORY DRIVE THROUGH AND 19 PARKING SPACES. PROJECT INCLUDES RESUBDIVISION OF 667 S. GOODMAN WITH 655 S. GOODMAN AND 9 KARGES PL.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Phillips, Melissa, Melissa.Phillips@cityofrochester.gov	

12	File Number	SP-018-22-23	Start Date: 03/28/23
	Applicant	Erik Grimm Suburban Disposal Group	
	Address	1525 Lyell Avenue	
	Zoning	PD #8	
	Description	To construct 30,000 square feet for warehousing. The pre-engineers metal building will be unheated (cold spring storage) except for a small designated rest room and utilities room.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

13	File Number	SP-08-19-20 Re-introduction	Start Date: 03/28/2023 Original Start Date: 10/8/2019
	Applicant	Erik Grimm : Suburban Disposal Group	
	Address	200 Ferrano Street	
	Zoning	M-1	
	Description	Construction of a Waste Transfer Station Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: **18 April 2023**
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: A

NO New Projects:

Site Plan Review Agenda

Date: 18 April 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: B

New Projects (0):

Site Plan Review Agenda

Date: **25 April 2023**
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: A

NO New Projects:

Site Plan Review Agenda

Date: 25 April 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: B

New Projects (0):

Site Plan Review Agenda

Date: 2 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: A

NO NEW PROJECTS

Site Plan Review Agenda

Date: 2 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: B

NO NEW PROJECTS

Site Plan Review Agenda

Date: 9 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: A

NO NEW PROJECTS

Site Plan Review Agenda

Date: 9 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: B

NO NEW PROJECTS

Site Plan Review Agenda

Date: 16 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: B

NO NEW PROJECTS

Site Plan Review Agenda

Date: 16 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom
List: A

NO NEW PROJECTS

Site Plan Review Agenda

Date: 23 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 208A and optional zoom
List: A

NO NEW PROJECTS

Site Plan Review Agenda

Date: 23 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 208A and optional zoom
List: B

NEW: discussed, not introduced formally (an add on to the existing contract)

1	File Number:	S-021-21-22	Start Date: 8/31/2021
	Applicant:	City of Rochester DES	
	Address:	151 Mt. Hope Avenue	
	Zoning:	CCD-R Center City Riverfront District	
	Description:	To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.	
	Type:	Minor	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Wes Groom, Wes.Grooms@CityofRochester.Gov	

Site Plan Review Agenda

Date: 30 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 208A and optional zoom
List: A

NO NEW PROJECTS

Site Plan Review Agenda

Date: 30 May 2023
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 208A and optional zoom
List: B

NO NEW PROJECTS

Site Plan Review Agenda

Mtg. Date: 6/6/23
Mtg. Time: 10a-12p
Mtg. Room: 223B
List: A & B

NEW

021-21-22

COMMENTS DUE: 6/27/23

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

Site Plan Review Agenda

Mtg. Date: 6/13/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

SP-131029

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

6/13/23 UPDATE: Project formally introduced.

FINAL APPROVAL LETTERS SENT

007-22-23

Applicant: Peter Landers, A50EB, LLC
Address: 24 and 36-68 Graves Street and 47-59 East Main Street
Zoning: CCD-R
Quadrant: SE
SEQR: Type 1; 48-4B(1)(a) and (2)(h)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To convert six existing parallel parking spaces along the east side of Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of Graves Street ROW between Race Street and East Main Street.

5-30-23 UPDATE: Findings went out 5-19-23.

004-22-23

Applicant: Reza Hourmanesh, Architect
Address: 380 Park Avenue
Zoning: C-1
Quadrant: SE

Site Plan Review Agenda

SEQR: Type 2; 617.5(c)(2) and (9)
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Redevelop existing vacant service station including removal/replacement of tanks, pumps, and canopies; elimination of auto repair bays and conversion to a convenience store; resurfacing of parcel

6-2-23 UPDATE: Final findings issued 5-18-23.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a multiphase project including an approx. 24,000 SF two-story interpretive center for the Susan B Anthony Museum and House at the corner of Brown and Jefferson. A staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

6/13/23 UPDATE: Final approval sent 6/13/23.

Site Plan Review Agenda

Mtg. Date: 6/20/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NO MEETING HELD

Site Plan Review Agenda

Mtg. Date: 6/27/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

SP131133

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

6/27/23 UPDATE: Project formally introduced.

FINAL APPROVAL LETTERS BEING DRAFTED

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

Site Plan Review Agenda

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a multiphase project including an approx. 24,000 SF two-story interpretive center for the Susan B Anthony Museum and House at the corner of Brown and Jefferson. A staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

Mtg. Date: 7/4/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NO MEETING HELD

Site Plan Review Agenda

Mtg. Date: 7/11/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

XXXXXXXX

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

019-21-22

issue new #? SP-13-1282

COMMENTS DUE: 8/1/23

Applicant: Jenifer Higgins, Home Leasing
Address: Scattered Site infill Development: 639 Bay Street and others (revised in 2023 in response to new housing RFP)
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

SP130899

COMMENTS DUE: 8/1/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

7/11/23 UPDATE: Project formally introduced.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

FINAL APPROVAL LETTER SENT

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

Site Plan Review Agenda

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

Site Plan Review Agenda

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a multiphase project including an approx. 24,000 SF two-story interpretive center for the Susan B Anthony Museum and House at the corner of Brown and Jefferson. A staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

Mtg. Date: 7/18/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

7/18/23 UPDATE: Project formally introduced

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman
156 Ackerman
1500 East Main
1506 East Main
1604 East Main
263 Grand
264-268 Webster
276 Webster
366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

7/18/23 UPDATE: Project formally (re)introduced. Mostly cosmetic modifications.

005-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

7/18/23 UPDATE: All previously introduced into site plan on SP-019-21-22. Formally re-introduced as they have been downsized to six units.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

Site Plan Review Agenda

Mtg. Date: 7/25/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

No introductions into site plan 7/25/23

ACTIVE

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman
156 Ackerman
1500 East Main
1506 East Main
1604 East Main

Site Plan Review Agenda

263 Grand
264-268 Webster
276 Webster
366 Parsells

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

Site Plan Review Agenda

003-23-24

COMMENTS DUE: 8/1/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

Site Plan Review Agenda

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay
107-109 Chamberlain
435-437 Garson
378 Hayward
425 Garson
421 Garson
25 Chamberlain
19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

Site Plan Review Agenda

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)

Site Plan Review Agenda

Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubidviision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

7/25/23 UPDATE: Final Site Plan Approval letter issued 7-25-23.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

7/7/23 UPDATE: Final Site Plan Approval letter issued 6-30-23.

022-20-21

Applicant: Sabrina Pernaletto, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

Site Plan Review Agenda

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

6/16/23 UPDATE: Final Approval sent 6/16/23

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

6/16/23 UPDATE: Final Site Plan Approval completed and transmitted to applicant.

Site Plan Review Agenda

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

6/4/23 UPDATE: Final Site Plan Approval transmitted.

NOT YET INTRODUCED BUT ON RADAR

020-22-23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

XXXXXXX

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

Site Plan Review Agenda

Mtg. Date: 8/01/23 **no meeting – cancelled – no new projects introduced**
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

ACTIVE

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman
156 Ackerman
1500 East Main
1506 East Main
1604 East Main
263 Grand
264-268 Webster
276 Webster
366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

Site Plan Review Agenda

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

Site Plan Review Agenda

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

003-23-24

COMMENTS DUE: 8/1/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay
107-109 Chamberlain
435-437 Garson
378 Hayward
425 Garson
421 Garson
25 Chamberlain
19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

Site Plan Review Agenda

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

009-22-23

Applicant: Mark Siwiec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

Site Plan Review Agenda

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

NOT YET INTRODUCED BUT ON RADAR

020-22-23

COMMENTS DUE: N/A

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

XXXXXXX

COMMENTS DUE: N/A

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

Mtg. Date: 8/08/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24’ x 72’ canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

ACTIVE

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

Site Plan Review Agenda

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

Site Plan Review Agenda

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

Site Plan Review Agenda

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

Site Plan Review Agenda

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis

Site Plan Review Agenda

Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

NOT YET INTRODUCED BUT ON RADAR

XXXXXXX

COMMENTS DUE: 8/15/23

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

Mtg. Date: 8/15/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

COMMENTS DUE: 9/12/23

013-23-24

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

8/15/23 UPDATE: Project introduced into site plan review

ACTIVE

COMMENTS DUE: 8/29/23

012-23-24

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE

Site Plan Review Agenda

SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

8/8/23 UPDATE: Project introduced into site plan review; review code – may need ZBA for build-out/site layout.

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No

Site Plan Review Agenda

Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263 Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the

Site Plan Review Agenda

Elmwood Avenue sidewalk. The site plan indicates “on-site” parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

8/14/23 UPDATE: Applicant submitted responses and revised drawings.

8/8/23 UPDATE: Comments and zoning code review sent to applicant 8/4/23

7/25/23 UPDATE: No update.

7/18/23 UPDATE: Hard copy of earlier drawing received and hand delivered to Donna/DES

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of the earlier drawings submitted to distribute to DES. Applicant providing hard copy of additional drawings done earlier by architect; Wes will deliver to Donna in DES. Landscaping plan to be put together and submitted by 7/18/23.

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

Site Plan Review Agenda

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
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Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

Site Plan Review Agenda

022-21-22

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Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
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Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
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Quadrant: SE
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Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

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Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
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Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

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Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

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Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
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SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

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Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
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Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

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Applicant: Rochester Housing Authority
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Quadrant: NE
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Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

Site Plan Review Agenda

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
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Quadrant: SW
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Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

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Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
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Quadrant: SW
SEQR: Unlisted
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Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

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Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

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Quadrant: SW
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Contact: Matt Simonis
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Site Plan Review Agenda

022-20-21

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Address: 14 Railroad Street
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SEQR: Unlisted
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Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

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Address: 2000 East Avenue
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Contact: Melissa Phillips
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Contact: James Walkup
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Applicant: George and Margo Novak
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Contact: Matt Simonis
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Site Plan Review Agenda

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Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
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Enforcement: No
Contact: Matt Simonis
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COMMENTS DUE: 8/15/23

Applicant: Costco
Address: 345 Westfall Rd
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Zoning: PDD-11
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Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

7/24/23 UPDATE: Application not received yet.

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

Mtg. Date: 8/22/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NO MEETING HELD

Site Plan Review Agenda

Mtg. Date: 8/29/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

0XX-23-24

COMMENTS DUE: 9/19/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad & 600 West Broad
Zoning: C-2 (593 W Broad) and M-1 (600 W Broad)
Quadrant: NW (593 W Broad) and SW (600 W Broad)
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.

8/29/23 UPDATE: Project introduced into site plan review **NOT FORMALLY INTRODUCED YET**

Site Plan Review Agenda

ACTIVE

013-23-24

COMMENTS DUE: 9/11/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24’ x 72’ canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

Site Plan Review Agenda

005-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

Site Plan Review Agenda

007-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263 Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

008-23-24

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

Site Plan Review Agenda

009-23-24

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

003-23-24

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

Site Plan Review Agenda

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

008-19-20

Applicant: Erik Grimm, Suburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

Site Plan Review Agenda

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis

Site Plan Review Agenda

Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum

Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).

Zoning: R-2

Quadrant: SW

SEQR: Unlisted

Type: Minor

Enforcement: No

Contact: Matt Simonis

Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

NOT YET INTRODUCED BUT ON RADAR

XXXXXXX

COMMENTS DUE: 8/15/23

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

7/24/23 UPDATE: Application not received yet.

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

Mtg. Date: 9/5/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NO MEETING HELD

Site Plan Review Agenda

Mtg. Date: 9/12/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW NONE

ACTIVE

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 "tiny" home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

Site Plan Review Agenda

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

Site Plan Review Agenda

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263 Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

Site Plan Review Agenda

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

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Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

Site Plan Review Agenda

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
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Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

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Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
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Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

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Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

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Applicant: Erik Grimm, Suburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

NOT YET INTRODUCED BUT ON RADAR

OXX-23-24

COMMENTS DUE: N/A

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad & 600 West Broad
Zoning: C-2 (593 W Broad) and M-1 (600 W Broad)
Quadrant: NW (593 W Broad) and SW (600 W Broad)
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.

XXXXXXXX

COMMENTS DUE: N/A

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

6/27/2023 UPDATE: Jane Forbes spoke with DEC on this, DEC still has not signed off on phase 1 or 2 of development as of 6/22/2023. Seems concern is that not enough testing to inform decision, empty promises from developers to DEC. Concerns about whether the retention pond should go where proposed. DEC says only certain development can occur on phase 2 land, proposed road has to be private and owned by same as land owners because of annual reporting requirements.

6/13/23 UPDATE: BME has to provide document from Labella/DEC confirming can move forward.

6/6/23 UPDATE: Applicant seeking to move forward with phase 1; says Labella dealing with NYSDEC as they understand they are close to resolving environmental issue on parcel and can move forward. Jane Forbes indicates it is NYSDEC authority that dictates proper development in response to environmental easement. Will request from applicant official comment from NYSDEC approving moving forward for phase 1. Easement precludes single-family development ever. Must show that DEC is OK with whatever is being proposed. Phase one work related to road must also be at city design standards.

5-30-23 UPDATE: Stalled waiting for update from application about resolution of environmental issues with NYSDEC.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

Site Plan Review Agenda

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms

Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

Site Plan Review Agenda

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

Site Plan Review Agenda

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

Mtg. Date: 9/19/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

017-23-24

COMMENTS DUE: 10/10/23

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

015-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

9/19/23 UPDATE: Initial concerns about proximity to historic buildings expressed at 8/29/23 SPR meeting resolved; formally introduced into site plan review.

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

016-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

9/19/23 UPDATE: Initial concerns about proximity to historic buildings expressed at 8/29/23 SPR meeting resolved; formally introduced into site plan review.

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

ACTIVE

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 "tiny" home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE

Site Plan Review Agenda

SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

Site Plan Review Agenda

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height
of 61' 10". Vehicular access for the hotel will be off of the private internal road network
and will provide three driveways. We are providing a pedestrian connection to the
Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces,
however, as part of PD-18, shared parking and on-street parking is encouraged and will
be utilized as needed for overflow. Parking visible from Elmwood Avenue will be
screened appropriately. As a hotel it will be open 24 hours a day and will adhere to
requirements set forth in PD-18.

Site Plan Review Agenda

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

Site Plan Review Agenda

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdiviision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

Site Plan Review Agenda

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

NOT YET INTRODUCED BUT ON RADAR

XXXXXXX

COMMENTS DUE: N/A

Applicant: Costco
Address: 345 Westfall Rd
Gas Station Expansion
Zoning: PDD-11
Quadrant: SW
SEQR:
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

7/24/23 UPDATE: Application not received yet.

SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.
Address: 370 South Avenue
Zoning: CCD-R
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.

Site Plan Review Agenda

Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

022-20-21

Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor

Site Plan Review Agenda

Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

Mtg. Date: 9/26/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NO MEETING HELD

Site Plan Review Agenda

Mtg. Date: 10/17/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

019-23-24

COMMENTS DUE: 11/7/23

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rawley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

0XY-23-24

COMMENTS DUE: 11/7/23

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

ACTIVE

017-23-24

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

016-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

Site Plan Review Agenda

014-23-24

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

013-23-24

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

012-23-24

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

Site Plan Review Agenda

011-23-24

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

005-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

Site Plan Review Agenda

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units and three 6-unit multifamily buildings.

007-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

Site Plan Review Agenda

006-23-24

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

009-23-24

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

Site Plan Review Agenda

003-23-24

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

Mtg. Date: 10/24/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

NO NEW PROJECTS INTRODUCED

ACTIVE

019-23-24

COMMENTS DUE: 11/7/23

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

020-23-24

COMMENTS DUE: 11/7/23

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

Site Plan Review Agenda

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

017-23-24

COMMENTS DUE: 10/10/23

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

015-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

Site Plan Review Agenda

016-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: **Type II**
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

Site Plan Review Agenda

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24’ x 72’ canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

Site Plan Review Agenda

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

Site Plan Review Agenda

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

Site Plan Review Agenda

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

Site Plan Review Agenda

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

Mtg. Date: 10/31/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § **120-173**
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

ACTIVE

020-23-24

COMMENTS DUE: 11/7/23

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

019-23-24

COMMENTS DUE: 11/7/23

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

Site Plan Review Agenda

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

017-23-24

COMMENTS DUE: 10/10/23

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

Site Plan Review Agenda

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

COMMENTS DUE: 10/10/23

016-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

COMMENTS DUE: 10/10/23

014-23-24

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

COMMENTS DUE: 9/19/23

Site Plan Review Agenda

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

Site Plan Review Agenda

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

Site Plan Review Agenda

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

Site Plan Review Agenda

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

Site Plan Review Agenda

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

Site Plan Review Agenda

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubidviision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

Mtg. Date: 11/07/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

No new projects being introduced 11/7/23

ACTIVE

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

020-23-24

COMMENTS DUE: 11/7/23

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

008-19-20

Applicant: Erik Grimm, Suburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No

Site Plan Review Agenda

Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

017-23-24

COMMENTS DUE: 10/10/23

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N

Site Plan Review Agenda

LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

COMMENTS DUE: 10/10/23

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

016-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

7/11/23 UPDATE: Project formally introduced.

019-23-24

COMMENTS DUE: 11/7/23

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor

Site Plan Review Agenda

Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

6/27/23 UPDATE: Project formally introduced.

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells

Zoning: R-2
Quadrant: SE

Site Plan Review Agenda

SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

Site Plan Review Agenda

NO UPDATES

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

Mtg. Date: 11/14/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

No new projects being introduced 11/14/23

ACTIVE

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

020-23-24

COMMENTS DUE: 11/7/23

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

008-19-20

Applicant: Erik Grimm, Suburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No

Site Plan Review Agenda

Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

014-23-24

COMMENTS DUE: 9/19/23

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

012-23-24

COMMENTS DUE: 8/29/23

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

017-23-24

COMMENTS DUE: 10/10/23

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N

Site Plan Review Agenda

LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

011-23-24

COMMENTS DUE: 8/29/23

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

COMMENTS DUE: 10/10/23

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

016-23-24

COMMENTS DUE: 10/10/23

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

006-23-24

COMMENTS DUE: 8/8/23

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

7/11/23 UPDATE: Project formally introduced.

019-23-24

COMMENTS DUE: 11/7/23

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor

Site Plan Review Agenda

Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

6/27/23 UPDATE: Project formally introduced.

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

005-23-24

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

COMMENTS DUE: 8/15/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

007-23-24

COMMENTS DUE: 8/8/23

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263 Grand; 264-268 Webster; 276 Webster; 366 Parsells

Zoning: R-2
Quadrant: SE

Site Plan Review Agenda

SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

008-23-24

COMMENTS DUE: 8/8/23

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

013-23-24

COMMENTS DUE: 9/12/23

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

Site Plan Review Agenda

NO UPDATES

001-23-24

COMMENTS DUE: 7/11/23

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

Site Plan Review Agenda

Mtg. Date: 11/28/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

024-23-24

COMMENTS DUE: 12/19/23

Applicant: City of Rochester
Address: 736 N Goodman Ave
Zoning: C-2
Quadrant: NE
SEQR: Type II
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add to and renovate fire station, including site work (parking lot and sidewalk)
Permit: B-23-5584
CZC: Z-23-2125
Trigger(s): 120-191D3(a)[1] Project not meeting Design Guidelines

11/28/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

ACTIVE

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

020-23-24

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

11/7/23 UPDATE: Revised plans never provided to team for review; comments from departments provided to applicant with request to update plans to address them and submit new revised set for review.

10/24/23 UPDATE: Zoning working on determining status of project in site plan. Appears a second set of plans were never introduced for review.

10/17/23 UPDATE: City Counsel approved easements. Next steps communicated to applicant.

9/12/23 UPDATE: Met with applicant 9/6/23. Need noise easements to move forward with NYSDEC. Applicant sending latest communication from NYSDEC to Zoning. Indicate has met NYSDEC technical requirements. Now subject to CLCPA (climate Leadership and community protection act). Two easements needed: 110 Colfax St and 945 Mt Read Blvd. Indicated had been before REC and received approval (?) and needed to go before PRC. Do not see record of REC hearing the case. Received feedback from DES (Donna) this Spring (2023) on revised drawings. City has not issued SEQRA determination.

6-2-23 UPDATE: Need to check on status of noise easement with legal.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

6-2-23 UPDATE: Waiting on results of traffic study (must be approved)

014-23-24

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

012-23-24

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

017-23-24

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

011-23-24

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

8/8/23 UPDATE: Project introduced into site plan review; review code – may need ZBA for build-out/site layout.

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

006-23-24

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

11/7/23 UPDATE: Preliminary findings being written.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

PRELIMINARY FINDINGS ISSUED

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

11/21/23 UPDATE; preliminary findings issued.

8/29/23 UPDATE: Project introduced into site plan review

016-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

11/21/23 UPDATE; preliminary findings issued.

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

019-23-24

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

013-23-24

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

8/15/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

NO UPDATES

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

11/7/23 UPDATE: No update. Zoning to follow up with applicant.

10/31/23 UPDATE: No update. Zoning to follow up with applicant.

10/24/23 UPDATE: No update. Zoning to follow up with applicant.

9/12/23 UPDATE: Wes to confirm more drawings requested of applicant.

8/29/2023 UPDATE: Applicant submitted response 8/21/23; Will produce preliminary findings. Applicant missed submission deadline for Sept CPC so will appear before CPC in Oct.

8/17/2023 UPDATE: Applicant met with Wes – will complete response to comments /questions and submit for review.

8/15/23 UPDATE: Applicant requested more info about comments.

8/8/23 UPDATE: No response from applicant.

7/24/23 UPDATE: All comments sent to applicant; no response.

7/18/23 UPDATE: Comments received from 239m referral, agencies, MCPW, and zoning code review is complete – all will be sent to application week of 7/17/23.

7/7/23 UPDATE: No update.

6/27/2023 UPDATE: Project referred week of 6/13/23 to Monroe County due to being in O-A.

6/13/23 UPDATE: Project formally introduced.

Site Plan Review Agenda

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

11/7/23 UPDATE: No update until after Dec RPB hearing

10/31/23 UPDATE: No update.

10/24/23 UPDATE: No update.

9/12/23 UPDATE: Sept case before RPB now Dec 2023.

8/29/23 UPDATE: no updates

8/15/23 UPDATE: no updates

8/8/23 UPDATE: No update.

7/25/23 UPDATE: NO UPDATE.

7/18/23 UPDATE: Case moved to Sept 13, 2023 for RPB

7/11/23 UPDATE: Case going back before RPB Aug 2, 2023.

7/7/23 UPDATE: No update.

6/14/2023 UPDATE: Applicant's case heard before RPB, RPB voted no decision so applicant returning to RPB August 2, 2023.

6-2-23 UPDATE: Applicant will appear before RPB on 6-14-23 as planned and continue to move toward their approval and through site plan review.

6-1-23 UPDATE: Repaving of East Avenue will continue on schedule as applicant indicates that installation of utilities ahead of the repaving due to a subsequent 3 year moratorium on cutting newly paved roads cannot be accommodated due to market conditions on contractor availability and construction costs, and these factors will likely keep construction start from happening for at least 1-2 years after site-plan approval.

Site Plan Review Agenda

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

11/7/23 UPDATE: no update until after CPC hearing 11-27-23.

10/31/23 UPDATE: Application to CPC to appear at November hearing made.

10/25/23 UPDATE: Applicant indicated they will be applying to appear before the CPC at November hearing for an ancillary parking special permit for the expansion of the parking lot onto the residential parcel portion.

10/17/23 UPDATE: Applicant deciding course of action.

9/19/23 UPDATE: Project requires either special permit as ancillary parking lot from CPC or resubdivision of 251 N Winton Rd into 277 N Winton Rd. Applicant considering options and deciding path forward.

8/29/23 UPDATE: Appeared applicant began work on front parking lot after having communicated it should not until next year. No updates re: site plan rear parking lot expansion and repaving.

8/8/23 UPDATE: comment review period extended to 8/15/23 based on new drawings received

7/24/23; Wes asked about lot being for company vehicles and employees only 8/8/23 (YES)

7/25/23 UPDATE: Wes to confirm employee parking only, only passenger type vehicles.

7/24/23 UPDATE: Updated drawings received including traffic flow and description of plans/thinking. Hard copy requested for DES.

7/18/23 UPDATE: Applicant responded to 7/11/23 email by asking if showing grass swales would suffice. Wes indicated they should propose what they thought appropriate, but that a) bioswales would be better, b) even though the project didn't abut public row they should provide a landscape plan, and c) we needed drawings showing access/traffic patterns. No further response from applicant as of 7/18/23.

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of drawings showing access to parking lot.

Site Plan Review Agenda

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

11/7/23 UPDATE: No update.

10/31/23 UPDATE: No update.

10/24/23 UPDATE: No update.

9/12/23 UPDATE: no update.

8/29/2023 UPDATE: no updates

8/15/23 UPDATE: no updates

8/8/23 UPDATE: no updates.

7/25/23 UPDATE: no updates.

7/18/23 UPDATE: No further update.

7/11/23 UPDATE: Casmic Matt S and Commissioner Miller met with applicant; working on providing what city needs to review/approve.

7/7/23 UPDATE: No update.

6/27/2023 UPDATE: Still awaiting revised drawings from applicant.

6/13/23 UPDATE: Applicant is revising drawings to reflect current intentions.

6/6/23 UPDATE: Matt meeting with application on 6/8/23 to discuss moving forward/status.

5-30-23 UPDATE: Had been long quiet, but applicant resurfaced last week with update meeting taking place week of 6/5/23.

Site Plan Review Agenda

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

11/7/23 UPDATE: No update

10/31/23 UPDATE: No update.

10/24/23 UPDATE: No update.

9/12/23 UPDATE: no update

8/29/23 UPDATE: no updates

8/15/23 UPDATE: no updates

8/8/23 UPDATE: No update.

7/25/23 UPDATE: No update.

7/18/23 UPDATE: Matt assigned to Melissa P to follow-up/move forward.

7/7/23 UPDATE: No update.

6/27/2023 UPDATE: No update. Matt Simonis reaching out to applicant week of 6/26/23.

6/13/23 UPDATE: NO update this week

6/6/23 UPDATE: Bre'Asia to contact applicant to push response to site plan process to eliminate hazard created by rip rap in public ROW.

6-2-23 UPDATE: Forwarded Matt application and contact info to reach out to applicant.

5-30-23 UPDATE: Waiting on updated drawings from applicant.

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

11/7/23 UPDATE: No update

10/31/23 UPDATE: No update.

10/24/23 UPDATE: no update

9/12/23 UPDATE: no update

8/29/23 UPDATE: no updates

8/15/23 UPDATE: no updates

8/8/23 UPDATE: No update.

7/25/23 UPDATE: No update

7/7/23 UPDATE: No update.

6/13/23 UPDATE: requires CPC for ancillary parking

6/12/23 UPDATE: comments received; Wes to review and assemble findings.

6/6/23 UPDATE: NO update.

5-30-23 UPDATE: Comments received from Casmic.

Site Plan Review Agenda

INACTIVE

014-22-23

Applicant: Rochester Housing Authority
Address: 100 Fernwood Avenue (Rosewood Estates)
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

6/27/2023 UPDATE: Jane Forbes spoke with DEC on this, DEC still has not signed off on phase 1 or 2 of development as of 6/22/2023. Seems concern is that not enough testing to inform decision, empty promises from developers to DEC. Concerns about whether the retention pond should go where proposed. DEC says only certain development can occur on phase 2 land, proposed road has to be private and owned by same as land owners because of annual reporting requirements.

6/13/23 UPPDATE: BME has to provide document from Labella/DEC confirming can move forward.

6/6/23 UPDATE: Applicant seeking to move forward with phase 1; says Labella dealing with NYSDEC as they understand they are close to resolving environmental issue on parcel and can move forward. Jane Forbes indicates it is NYSDEC authority that dictates proper development in response to environmental easement. Will request from applicant official comment from NYSDEC approving moving forward for phase 1. Easement precludes single-family development ever. Must show that DEC is OK with whatever is being proposed. Phase one work related to road must also be at city design standards.

5-30-23 UPDATE: Stalled waiting for update from application about resolution of environmental issues with NYSDEC.

Site Plan Review Agenda

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

8/15/23 UPDATE: Issue site plan cancellation notice letter

5-30-23 UPDATE: Likely not moving forward; waiting on redesign proposal from applicant in response to city and county requirements related to access/egress onto parcel from roadways, etc.

Site Plan Review Agenda

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms

Project: A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

8/15/23 UPDATE: Issue site plan cancellation notice letter.

6-2-23 UPDATE: No word from applicant for months. Close/remove from site plan review.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

008-23-24

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

11/28/23 UPDATE: site plan approval issued.

11/7/23 UPDATE: Site plan approval to be issued.

10/24/23 UPDATE: Council passed amendments; site plan approval to be issued.

10/17/23 UPDATE: Council to vote on final week of 10/16/23; site plan approval to be issued if passed.

9/19/23 UPDATE: Council committee to vote 9/20/23.

9/12/23 UPDATE: Council package being prepped for Sept 18 hearing

8/29/23 UPDATE: Appeared before CPC Aug 28; CPC recommended City Council approve after considering impact to vehicular traffic levels and flow and pedestrian access resulting from modification of subarea boundaries.

8/17/2023 UPDATE: Preliminary findings issued 8/17/23.

8/15/23 UPDATE: PRC voted to approve on condition; REC voted to recommend pos dec. Preliminary findings drafted

8/8/23 UPDATE: No update.

8/2/23 UPDATE: Applicant agreed to remove option for drive-thrus in Erie Canal sub-area

7/25/23 UPDATE: PRC recommended approval with elimination of drive thru possibilities in canal front sub area

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

11/21/23: Site plan approval issued.

11/7/23: Site plan approval under review.

10/31/23 UPDATE: Site plan to be approved after close of public comment period.

10/24/23 UPDATE: AA's finalized. Public notice defect; site plan notification mailed 10/21/23; comment period ends 5pm 11/3/23; site plan approval cannot be issued until public notice comment period completed.

9/12/23 UPDATE:

8/29/23 UPDATE: Zoning determined only AA's needed; will draft final site plan approval.

8/15/23 UPDATE: Zoning reviewing applicant responses received.

8/8/23 UPDATE: Comments and code review sent to applicant 7/31/23; responses to some comments/questions received from applicant 8/7/23 but not on all.

7/25/23 UPDATE: DES comments to be sent 7/25/23.

7/24/23 UPDATE: Only comments from Landscape received, which was no comment.

7/7/23 UPDATE: No update.

6/27/23 UPDATE: Project formally introduced.

Site Plan Review Agenda

005-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

11/28/23 UPDATE: site plan approval issued.

11/7/23 UPDATE: Site plan approval to be issued.

10/24/23 UPDATE: AA's finalized. Site plan approval to be issued.

10/17/23 UPDATE: CPC and ZBA approved; AAs to be finalized before site plan approval.

9/12/23 UPDATE: Preliminary Findings issued; cases going to CPC Sept 26 and ZBA Sept 28

8/29/23 UPDATE: Preliminary Findings being drafted; cases going to CPC Sept 18 and ZBA Sept 28

8/15/23 UPDATE: Comments Due

8/8/23 UPDATE: No update

7/18/23 UPDATE: All previously introduced into site plan on SP-019-21-22. Formally re-introduced as they have been downsized to six units.

Site Plan Review Agenda

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units and three 6-unit multifamily buildings.

11/28/23 UPDATE: site plan approval issued.

11/7/23 UPDATE: Site plan approval to be issued.

10/24/23 UPDATE: AA's finalized. Site plan approval to be issued.

10/17/23 UPDATE: Site plan approval to occur with SP-005-23-24 and SP-007-23-24.

9/12/23 UPDATE: Preliminary Findings issued; cases going to CPC Sept 26 and ZBA Sept 28

8/29/23 UPDATE: Preliminary Findings being drafted; cases going to CPC Sept 18 and ZBA Sept 28

8/15/23 UPDATE: Comments Due

7/24/23 UPDATE: Current drawings received 7/21/23; will distribute to DES.

7/18/23 UPDATE: Project formally re-introduced. Wes to request updated drawings for these parcels.

6/27/2023 UPDATE: applicant submitting final SPR application week of 6/26/2023.

6/13/23 UPDATE: Revised drawings received; determining next steps

6/6/23 UPDATE: no revised multi-drawing plans; Wes to inquire status

6-2-23 UPDATE: Wes inquired about progress for updated plans/elevations for multi-family units (6-unit).

5-30-23 UPDATE: Applicant indicated willingness to revise plans for 6-unit buildings to further accommodate previous neighbor concerns about bulk, and height and design concerns expressed by zoning

Site Plan Review Agenda

007-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

11/28/23 UPDATE: site plan approval issued.

11/7/23 UPDATE: Site plan approval to be issued.

10/24/23 UPDATE: AA's finalized. Site plan approval to be issued.

10/17/23 UPDATE: CPC and ZBA approved; AAs to be finalized before site plan approval.

9/19/23 UPDATE: Wes to notify applicant E Main Street is moratorium til Oct 13 2025 and ask for a preliminary construction schedule after Sept CPC and ZBA hearings are completed.

9/12/23 UPDATE: Preliminary Findings issued; cases going to CPC Sept 26 and ZBA Sept 28

8/29/23 UPDATE: Preliminary Findings being drafted; cases going to CPC Sept 18 and ZBA Sept 28

8/15/23 UPDATE: Drafting preliminary findings

8/8/23 UPDATE: No update

7/18/23 UPDATE: Project formally (re)introduced. Mostly cosmetic modifications.

Site Plan Review Agenda

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

11/21/23 UPDATE: site plan approval issued.

11/7/23 UPDATE: Draft Site plan approval under review.

10/31/23 UPDATE: ZBA approved variances on condition they use most recent plans to proceed; site plan approval to be issued.

10/24/23 UPDATE: No update.

10/17/23 UPDATE: Going before ZBA Oct hearing.

9/19/23 UPDATE: Preliminary site plan review findings issued; applicant to appear before ZBA in Oct.

8/29/23 UPDATE: Reviewing applicant submissions and responses; applicant revised landscaping satisfactorily.

8/14/23 UPDATE: Applicant submitted responses and revised drawings.

8/8/23 UPDATE: Comments and zoning code review sent to applicant 8/4/23

7/25/23 UPDATE: No update.

7/18/23 UPDATE: Hard copy of earlier drawing received and hand delivered to Donna/DES

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of the earlier drawings submitted to distribute to DES. Applicant providing hard copy of additional drawings done earlier by architect; Wes will deliver to Donna in DES. Landscaping plan to be put together and submitted by 7/18/23.

Site Plan Review Agenda

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

11/8/23 UPDATE: site plan approval issued.

10/31/23 UPDATE: Final Site plan approval letter drafted and under review.

10/24/23 UPDATE: Final Site plan approval letter drafted and to be issued NLT 10/27/23.

9/12/23 UPDATE:

8/9/2023 UPDATE:

8/8/23 UPDATE: final site plan review approval letter being drafted by Matt Simonis.

7/25/23 UPDATE: Doug McCord dropped hard copies off for review with DES 7/21/23.

7/18/23 UPDATE: Bre'Asia requested hard copy drawings/plans from Doug McCord.

7/7/23 UPDATE: No update.

6/26/2023 UPDATE: revised drawings submitted. Bre'Asia confirming receipt of needed drawing. Applicant says MCPW has approved already.

6/13/23 UPDATE: Applicant making changes requested by DES. Funding not secured yet.

6/12/23 UPDATE: No update.

6/7/2023 UPDATE: Matt sent comments to Doug McCord, who responded indicating the requested changes should not be any problem getting them done.

6/6/2023 UPDATE: Matt asked DES comments to review. Will need new drawings to review from Doug McCord)

Site Plan Review Agenda

5-30-23 UPDATE: Comments due to be transmitted to application. Casmic had comments earlier in May 2023. Draft approval written but comments since. Wes requested comments from Donna / Bre'Asia that they believe had not been transmitted to applicant.

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

9/18/23 UPDATE: site plan approval issued.

9/12/23 UPDATE:

8/29/2023 UPDATE: Final findings drafted; Water Bureau raised questions 8/21/23 and contacting applicant to discuss.

8/15/23 UPDATE: no update – easements issues still needs resolved.

8/8/23 UPDATE: no update – easements issues still needs resolved.

7/25/23 UPDATE: Tyler has reviewed and finds most details acceptable. Retention pond built with drawings from 1980s. Need to contact STantec. Looking for original stormwater details.

7/16/23 UPDATE: Tyler indicates still have not received revisions to SWMP as requested; Wes requested delineation of those to attempt to receive; Donna reviewing plans to determine need of easement language beyond that already in place.

7/11/2023 UPDATE: Storm water management plan – still do not have information needed.

7/10/23 UPDATE: Spoke with Stephanie Prince on phone and re-forwarded easement proposal and language.

7/7/23 UPDATE: Wes emailed Stephanie Prince a second time without response. Margot indicated RE would not normally arrange maintenance agreements for city owned property. I'm inclined to issue final approval listing the easement descriptions as initially proposed – final thoughts before I proceed?

6/12/2023 UPDATE: Wes emailed Stephanie Prince and Margot Garcia 6/12/23. No response from Andrew Place as of 6/12/2023.

Site Plan Review Agenda

6/6/2023: UPDATE: Wes to check with Stephanie Prince in legal to confirm easement covers those under discussion for final approval. Check with real estate about maintenance agreement. Tyler Burke to review drainage report.

6/5/23 UPDATE: Andrew Place suggests trees planted on city property become the city's responsibility. Wes asked Tom K for info/insights for maintenance agreement on retention pond built on city property. Would that also become our responsibility and what about legal liability?

6/2/23 UPDATE: Ready for FINAL approval letter to be drafted and mailed. Wes to revise DRAFT final approval letter for MoZ review.

6/1/23 UPDATE: Applicant checked in to see if comments were ready yet on their latest submitted plans. Donna Clements responded to applicant inquiry, indicating most earlier comments had been addressed, but that a drainage report needed to be submitted for review. Donna also noted that they also commented that the following be included as part of the Site Plan Approval: 1) 50' wide access easement and maintenance agreement for the private drive that will traverse across City property, 2) 30' wide easements for maintenance of all utilities including water main, storm water sewer and lateral pipes that will traverse across City owned property, 3) Maintenance agreement for all private trees that will be planted on City property, and 4) Maintenance agreement to be responsible for and to mitigate any and all issues with the existing retention pond located on City property. Applicant responded that drainage report had been submitted but that another would be provided. Also inquired if an approval could be received conditioned on the easements and maintenance agreements being submitted later to speed construction start.

5/30/23 UPDATE: Need to see drainage report. Comments from DES need to be transmitted to applicant. Need easement information.

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

8/8/23 UPPDATE: Final approval letter transmitted.

6/6/2023 UPDATE: Comments received from agencies, code review completed.

6/6/2023 UPDATE: Formally introduced.

Site Plan Review Agenda

6/5/23 UPDATE: Two sets hard copies received for distribution at 6/6/23 SPR meeting. Electronic copies placed in shared file as well.

6/2/23 UPDATE: Applicant replied indicating the “errors” are caused by this project being an extension of an existing, older project. Applicant cannot correct, but will make note on the cover sheet for the drawings for this project. Sending two hard copies and electronic copies for distribution.

6/1/23 UPDATE: E-mailed ROC contact and engineer requesting electronic versions and corrections to cover sheet (incorrect Mayor and DES Commission names on cover).

5/30/23 UPDATE: Need electronic drawings submitted and distributed via shared drive.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

8/8/23 UPDATE: Final Site Plan Approval sent 8-4-23. Water Bureau approved applicant’s agreement to put in place conditions approved by water bureau in 2016. Site Plan Review Final Approval sent out 8/3/23.

7/24/23 UPDATE: Water Bureau requested changes / information; PRC approved with recommendation (requiring new drawing of site). Applicant indicated would produce and submit as of 7/24/23.

7/18/23 UPDATE: As-Built site plan received from application 7/17/23 and forwarded to Water Bureau. REC recommended neg dec; PRC meeting 7/19/23.

7/7/23 UPDATE: Water Bureau requested new, up-to-date site plan drawing as the “as built” versus the 2016 approved site plan differ. Applicant made aware of request on 7/7/23 and has requested updated site plan from Marathon.

6/23/23 UPDATE: Applicant revised Site Plan Review Application to be for restaurant only now, phased development of remainder later.

6/20/23 UPDATE: Applicant contacted Zoning 6/19/23 after being issued a stop work order. Site Plan Review Coordinator informed applicant new, up to date drawings showing CURRENT conditions and planned work must be submitted and review by the committee. Site plan

Site Plan Review Agenda

review coordinator sent all agency comments and zoning code review from projects folder to applicant via email. Applicant indicated interest in cancelling all proposed work except restaurant. Was told probably could not to avoid permitting something now that thwarted something else in the future; suggested perhaps a phased approach might be acceptable.

6/14/23 UPDATE: Learned building/construction had been commenced without site plan approval or permits; enforcement engaged.

6/13/23 UPDATE: No update

6/8/23 UPDATE: No update

5-30-23 UPDATE: No response from applicant from multiple attempts to reach.

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

8/8/23 UPDATE: Final site plan approval delivered to applicant.

6/26/2023 UPDATE: Re-review of findings and approval necessary.

6/23/2023 UPDATE: Final Site Plan Approval Letter written.

6/13/23 UPDATE: Being heard by preservation board 6/14/23.

6/6/23 UPDATE: no update

6-2-23 UPDATE: Matt received final drawings from application. Will prepare final site plan approval.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No

Site Plan Review Agenda

Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

7/7/23 UPDATE: Final Site Plan Approval letter issued 6-30-23.

022-20-21

Applicant: Sabrina Pernalet, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No

Site Plan Review Agenda

Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

6/16/23 UPDATE: Final Approval sent 6/16/23

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

6/16/23 UPDATE: Final Site Plan Approval completed and transmitted to applicant.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

6/4/23 UPDATE: Final Site Plan Approval transmitted.

Site Plan Review Agenda

Mtg. Date: 12/5/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

025-23-24

COMMENTS DUE: 12/26/23

Applicant: La Macchia Group for NextTier Bank
Address: 390 E Henrietta Road
Zoning: PD-11
Quadrant: SW
SEQR: Type II
239n: N (exempt accessory structure)
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Install a drive-through ATM in the parking lot of an existing bank building in the City Gate Planned Development District
Permit: B-23-XXXX
CZC: Z-23-XXXX
Trigger(s): 120-126A(4); 120-191D3(a)[16] Planned Development District Incremental Development

12/5/23 UPDATE: Project introduced into site plan review

ACTIVE

024-23-24

COMMENTS DUE: 12/19/23

Applicant: City of Rochester
Address: 736 N Goodman Ave
Zoning: C-2
Quadrant: NE
SEQR: Type II
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add to and renovate fire station, including site work (parking lot and sidewalk)
Permit: B-23-5584
CZC: Z-23-2125
Trigger(s): 120-191D3(a)[1] Project not meeting Design Guidelines

11/28/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

020-23-24

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

008-19-20

Applicant: Erik Grimm, Suburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Site Plan Review Agenda

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

014-23-24

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

012-23-24

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

017-23-24

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

011-23-24

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

8/8/23 UPDATE: Project introduced into site plan review; review code – may need ZBA for build-out/site layout.

PRELIMINARY FINDINGS BEING DRAFTED

006-23-24

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

11/7/23 UPDATE: Preliminary findings being written.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

PRELIMINARY FINDINGS ISSUED

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

016-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

019-23-24

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

013-23-24

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

8/15/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

NO UPDATES

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

6/13/23 UPDATE: Project formally introduced.

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

6-1-23 UPDATE: Repaving of East Avenue will continue on schedule as applicant indicates that installation of utilities ahead of the repaving due to a subsequent 3 year moratorium on cutting newly paved roads cannot be accommodated due to market conditions on contractor availability and construction costs, and these factors will likely keep construction start from happening for at least 1-2 years after site-plan approval.

Site Plan Review Agenda

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of drawings showing access to parking lot.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

5-30-23 UPDATE: Had been long quiet, but applicant resurfaced last week with update meeting taking place week of 6/5/23.

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

5-30-23 UPDATE: Waiting on updated drawings from applicant.

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

FINAL APPROVAL LETTER SENT

008-23-24

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

Site Plan Review Agenda

005-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

Site Plan Review Agenda

007-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to
entrance.

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work
scope includes the creation of a 17-space parking lot, widening an existing curb cut, and
removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to
C-2 is also proposed.

Site Plan Review Agenda

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

Site Plan Review Agenda

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

022-20-21

Applicant: Sabrina Pernalette, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

Site Plan Review Agenda

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

Site Plan Review Agenda

Mtg. Date: 12/12/23
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

021-23-24

COMMENTS DUE: 1/9/24

Applicant: The Eugenio Maria de Hostos Charter School
Address: 1069-1089 and 1119 Joseph Avenue
Zoning: R-1
Quadrant: NE
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovations, construction of new building, additions to charter school
Permit: B-23-5095
Trigger(s): 120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places.

12/12/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

ACTIVE

025-23-24

COMMENTS DUE: 12/19/23

Applicant: La Macchia Group for NextTier Bank
Address: 390 E Henrietta Road
Zoning: PD-11
Quadrant: SW
SEQR: Type II
239n: N (exempt accessory structure)
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Install a drive-through ATM in the parking lot of an existing bank building in the City Gate Planned Development District
Permit: B-23-XXXX
CZC: Z-23-XXXX
Trigger(s): 120-126A(4); 120-191D3(a)[16] Planned Development District Incremental Development

12/5/23 UPDATE: Project introduced into site plan review

024-23-24

COMMENTS DUE: 12/19/23

Applicant: City of Rochester
Address: 736 N Goodman Ave
Zoning: C-2
Quadrant: NE
SEQR: Type II
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add to and renovate fire station, including site work (parking lot and sidewalk)
Permit: B-23-5584
CZC: Z-23-2125
Trigger(s): 120-191D3(a)[1] Project not meeting Design Guidelines

11/28/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

023-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Add and renovate public library, move parking lot and expand it.
Permit: B-23-5105
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

022-23-24

COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: Durand Eastman Beach 1342 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C
239n: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Renovate path, provide beach access, improve stormwater management
Permit: B-23-5104
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

10/31/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

020-23-24

Applicant: Tower at Park Square, LLC by Marathon Engineering
Address: 463, 475, and 495 East Broad Street
Zoning: CCD-B
Quadrant: SW
SEQR: Unlisted
239n: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.
Trigger(s): 120-191D3(c)[2] Applications in the CCD that include major deviations from the design criteria.

10/17/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

008-19-20

Applicant: Erik Grimm, Surburban Disposal Group
Address: 200 Ferrano Street
Zoning: M-1
Quadrant: NW
SEQR: Type 1
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

016-22-23

Applicant: Charles Nadler
Address: 655 and 667 South Goodman Street and 9 Karges Place
Zoning: C-2
Quadrant: SE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdiviision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

Site Plan Review Agenda

014-23-24

Applicant: Jason Dobbs, Pardi Partnerships Architects
Address: 50 Prince St
Zoning: C-2
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

012-23-24

Applicant: Reach Tiny Home Village
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)
Zoning: R-1
Quadrant: NW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

8/8/23 UPDATE: Project introduced into site plan review

017-23-24

Applicant: Mitchell Design Build for Buckingham Properties
Address: 1701-1713 Lyell Avenue
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239n: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Flex Warehouse Building
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

9/19/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

011-23-24

Applicant: Rex Cameron
Address: 1196 Portland Avenue & 1452 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

8/8/23 UPDATE: Project introduced into site plan review; review code – may need ZBA for build-out/site layout.

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

006-23-24

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

PRELIMINARY FINDINGS ISSUED

015-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 600 West Broad
Zoning: M-1 (600 W Broad)
Quadrant: SW (600 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

016-23-24

Applicant: Kyle Scritchfield, Greyline Outdoor Advertising
Address: 593 West Broad (aka 37 Romeyn St)
Zoning: C-2 (593 W Broad)
Quadrant: NW (593 W Broad)
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Erect Advertising Signs (billboards) at each location.
Trigger(s): 120-191D3(a)[15]

8/29/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

008-23-24

Applicant: Matt Lester
Address:
Zoning: PD-11
Quadrant: SW
SEQR: Type 1 (UPDATED FROM "UNLISTED")
Type: Major
Enforcement: No
Contact: Wes Grooms
Project: To amend PD-11 to revise focus away from residential to commercial development.

7/18/23 UPDATE: Project formally introduced

019-23-24

Applicant: Dino Vasalos, Vasalos Holdings LLC
Address: 510 Monroe, 516-518 Monroe; 64 Rowley
Zoning: C-2; R-2
Quadrant: SE
SEQR: Type II: 617.5(c)(1)
239n: N
LWRP: N
Type: Minor
Enforcement: Y (work without permit; without ROW permit)
Contact: Wes Grooms
Project: parking lot repaving
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

013-23-24

Applicant: Hamilton Stern Construction
Address: 33 Litchfield Street
Zoning: CCD-C
Quadrant: SW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

8/15/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

NO UPDATES

001-23-24

Applicant: Gary Germeo, GR Concrete LLC
Address: 104 Cairn Street and 1100 Chili Avenue
Zoning: M-1, O-A
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.
Contact: Wes Grooms
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

6/13/23 UPDATE: Project formally introduced.

002-22-23

Applicant: Tim Crilly, Park Grove Realty
Address: 1545 East Avenue
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

Site Plan Review Agenda

003-23-24

COMMENTS DUE: 8/15/23

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer
Address: 251 and 277 N Winton Rd
Zoning: C-1
Quadrant: SE
SEQR: UNLISTED
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit:
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of drawings showing access to parking lot.

022-21-22

Applicant: Seth Eshelman
Address: 29 Averill Ave
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

011-22-23

Applicant: David Zmuda, GM Rochester Operations
Address: 1000 Lexington Avenue
Zoning: M-1
Quadrant: NW
SEQR: Type 2; 48-5B(16)
Type: Minor
Enforcement: No
Contact: Melissa P.
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

Site Plan Review Agenda

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No
Contact: James Walkup
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

Site Plan Review Agenda

FINAL APPROVAL LETTER SENT

002-23-24

COMMENTS DUE: 7/18/23

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects
Address: 447-459 South Avenue
Zoning: C-2
Quadrant: SE
SEQR: 2; 617.5(c)(9)
Type: Minor
Enforcement: No
Contact: Wes Grooms
Permit: B-23-2511
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

11/21/23: Site plan approval issued.

6/27/23 UPDATE: Project formally introduced.

005-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
257 Garson
263 Garson
12 Lampson
16 Lampson

299-303 Webster
305 Webster

430 Garson (requested drawings)

Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct three six-unit multi-family buildings.

11/28/23 UPDATE: site plan approval issued.

7/18/23 UPDATE: All previously introduced into site plan on SP-019-21-22. Formally re-introduced as they have been downsized to six units.

Site Plan Review Agenda

019-21-22

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;
25 Chamberlain; 19-21 Chamberlain
Zoning: R-3
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units and three 6-unit multifamily buildings.

11/28/23 UPDATE: site plan approval issued.

7/18/23 UPDATE: Project formally re-introduced. Wes to request updated drawings for these parcels.

007-23-24

Applicant: Jenifer Higgins, Home Leasing
Addresses: Scattered Site infill Development:
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263
Grand; 264-268 Webster; 276 Webster; 366 Parsells
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,
to four townhouse units.

11/28/23 UPDATE: site plan approval issued.

7/18/23 UPDATE: Project formally (re)introduced. Mostly cosmetic modifications.

Site Plan Review Agenda

009-23-24

COMMENTS DUE: 8/1/23

Applicant: RF Peck Company
Address: 889 Atlantic Ave
Zoning: C-1
Quadrant: SE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

11/21/23 UPDATE: site plan approval issued.

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of the earlier drawings submitted to distribute to DES. Applicant providing hard copy of additional drawings done earlier by architect; Wes will deliver to Donna in DES. Landscaping plan to be put together and submitted by 7/18/23.

008-21-22

Applicant: Chris Wrightman, Mer-Win Auto Service
Address: 218, 222, and 226 Merchants Road
Zoning: C-2 and R-1
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a 2,400 SF addition to an existing 1,334 SF vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Road from R-1 to C-2 is also proposed.

11/8/23 UPDATE: site plan approval issued.

Site Plan Review Agenda

003-21-22

Applicant: Brian Burri
Address: 1201 Elmwood Avenue
Zoning: PD-18
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To install private roadways in order to facilitate future development within PD-18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.

9/18/23 UPDATE: site plan approval issued.

021-21-22

Applicant: City of Rochester, DES
Address: 151 Mount Hope Avenue
Zoning: CCD-R
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

8/8/23 UPPDATE: Final approval letter transmitted.

Site Plan Review Agenda

013-22-23

Applicant: Steve Gibbs
Address: 118 Petten Street
Zoning: H-V
Quadrant: NW
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)
Type: Major
Enforcement: No
Contact: Matt Simonis
Project: To construct a 125' x 80' x 20' office/workshop building

8/8/23 UPDATE: Final Site Plan Approval sent 8-4-23. Water Bureau approved applicant's agreement to put in place conditions approved by water bureau in 2016. Site Plan Review Final Approval sent out 8/3/23.

009-22-23

Applicant: Mark Siwec
Address: 51-55, 59 Windsor St.
Zoning: CCD-GR
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

8/8/23 UPDATE: Final site plan approval delivered to applicant.

012-21-22

Applicant: John Cooper, Rochester Storage QOZ, LLC
Address: 242, 246 Ormond Street and 3 Leopold Street
Zoning: M-1
Quadrant: NE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.

7/7/23 UPDATE: Final Site Plan Approval letter issued 6-30-23.

Site Plan Review Agenda

022-20-21

Applicant: Sabrina Pernaletе, Store Space
Address: 14 Railroad Street
Zoning: PMV
Quadrant: NE
SEQR: Unlisted
Type: Major
Enforcement: No
Contact: Melissa Phillips
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

008-22-23

Applicant: Angelo Ingrassia
Address: 2000 East Avenue
Zoning: M-1
Quadrant: SE
SEQR: Type 2; 617.5 (c)(9)
Type: Minor
Enforcement: No
Contact: Melissa Phillips
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

010-22-23

Applicant: Chris West
Address: 20 Windsor Street
Zoning: CCD-G
Quadrant: SW
SEQR: Type 2; 48-5B(19)
Type: Minor
Enforcement: No
Contact: James Walkup
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

6/16/23 UPDATE: Final Approval sent 6/16/23

Site Plan Review Agenda

026-21-22

Applicant: George and Margo Novak
Address: 99-105 Harvard Street and 304-306 South Goodman Street
Zoning: R-2
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

6/16/23 UPDATE: Final Site Plan Approval completed and transmitted to applicant.

001-22-23

Applicant: Deborah Hughes, The National Susan B Anthony Museum
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).
Zoning: R-2
Quadrant: SW
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

6/4/23 UPDATE: Final Site Plan Approval transmitted.