

Site Plan Review Agenda

Mtg. Date: 1/30/24
Mtg. Time: 10a-12p
Mtg. Room: 223B

NEW

034-23-24

INITIAL COMMENTS DUE: 2/27/24

Applicant: City of Rochester
Address: 350 Maplewood Drive
Zoning: O-S
Quadrant: NW
SEQR: Type 1
239: Y
LWRP: Y
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate 350 Maplewood Drive City of Rochester training center into Maplewood Park Nature Center to include parking lots
Trigger(s): 120-191D
DBHV: N
Landmark: N
Pres. Dist.: N
Hist. "Listed": Y (but not contributing due to age per CRIS)
Postcard: Mailed: 1/29/24
Permit: B-24-0459
CZC: Z-24-0117

2/27/24 UPDATE:

1/30/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

033-23-24

INITIAL COMMENTS DUE: 2/27/24

Applicant: RocOut Advertising LLC
Address: 1999 Mt Read Blvd
Zoning: M-1
Quadrant: NW
SEQR: Type 2
239: Y
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: 10'4" x 36'5 two-sided digital advertising sign on a monopole
Trigger(s): 120-177M
120-191D
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 1/26/24
Permit: B-24-0454
CZC: Z-24-0115

2/27/24 UPDATE:

1/30/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

ACTIVE

032-23-24

Applicant: RocOut Advertising, LLC
Address: 10 Mt. Read Blvd
Zoning: M-1
Quadrant: SW
SEQR: Type 2
239: Y
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Digital Advertising Sign
Permit: B-24-0312
CZC: Z-24-0071
Trigger(s): 120-177M
120-191D
Postcard: Mailed: 1/18/24

INITIAL COMMENTS DUE: 2/27/24

2/27/24 UPDATE:

1/23/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

016-22-23

COMMENTS DUE: 2/27/24

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

1/23/24 UPDATE: Revised plans received and under review

Site Plan Review Agenda

INITIAL COMMENTS DUE: 1/23/24

031-23-24

Applicant:

Address: 305 Andrews Street

Zoning: CCD-B

Quadrant: SW

SEQR: Type II

239: N

LWRP: N

Type: Minor

Enforcement: N

Contact: Wes Grooms

Project: Fence Installation

Permit: B-23-

CZC: Z-23-

Trigger(s): 120-66D CCD-B Design Guidelines

120-191D3(a)[2]

Site plan is specified for uses in CCD that do not meet design guidelines and otherwise utilize land use boards for relief.

Postcard: Mailed: XX/XX/XX

1/30/UPDATE: Drafting site plan approval

1/9/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

029-23-24

INITIAL COMMENTS DUE: 1/16/24

Applicant: Town of Irondequoit for Camp Eastman Park
Address: 1301 Lake Shore Blvd
Zoning: O-S
Quadrant: SE
SEQR: Type I
239: Y (submitted 12-18-23)
LWRP: Y
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovations of five lodging cabins, construction of splash pad, demolition of bathroom facilities, construction of new bathroom facilities, utility connections to and construction of bathroom facilities near soccer fields.
Permit: B-23-5984
CZC: Z-23-2223
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.

1/30/UPDATE: Project will be reviewed by REC 2/5/24 and PRC on 2/14/24

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

INITIAL COMMENTS DUE: 1/23/24

028-23-24

Applicant: City of Rochester
Address: 123 E. Main St
Zoning: CCD-R and URD Genesee Crossroads(?)
Quadrant: NW
SEQR: Unlisted
239: N
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Repair and renovate existing riverside walkway and terracing at Rochester Convention Center.
Permit: B-23-XXXX
CZC: Z-23-2222
Trigger(s): 120-191D3(a)[13]
Projects within 100 feet of waterfront.

120-191D3(a)[1]

New construction that does not meet the City-wide design standards set forth in this chapter.

120-191D3(a)[2]

Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

027-23-24

INITIAL COMMENTS DUE: 1/30/24

Applicant: Lyell Avenue Lofts, LLC (Gilbert Winn)
Address: 280 Lyell Ave (280, 286, 266-268 Lyell Ave and 55 and 57 Dewey Ave)
Zoning: M-1 (280 and 286 Lyell Ave and 55 and 57 Dewey Ave)
C-2 (266-268 Lyell Ave)
FMU after ZAP (all parcels involved)
Quadrant: NW
SEQR: Type I
239: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Renovate Tent City Building into 88 1-br residential rental units, 1st floor commercial space, installation of green space and repaving of parking lot.
Permit: B-23-5969
CZC: Z-23-2216
Trigger(s): 120-191D3(c)[1]
- Type I SEQR action per 48-4 Rochester Municipal Code

1/30/UPDATE: Comments due today.

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

026-23-24

INITIAL COMMENTS DUE: 1/16/24

Applicant: Fetzner Collision Center Inc.
Address: 2485 Dewey Avenue
Zoning: C-2
Quadrant: NW
SEQR: Unlisted
239: N
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Construct a building to enlarge an existing non-conforming vehicle collision center (repair) include parts storage space
Permit: B-23-5947
Trigger(s): 120-191D3(b)[3][a]
Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including:
- Vehicle service stations, vehicle repair, vehicle sales/rental.

1/30/UPDATE: Will begin drafting preliminary findings

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

025-23-24

INITIAL 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
239: 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

1/30/UPDATE: Applicant appeared before CPC 1/29/24 for drive-up/through ATM in PD-11. Approved. Final site plan approval will be drafted and issued.

12/5/23 UPDATE: Project introduced into site plan review

Site Plan Review Agenda

024-23-24

INITIAL COMMENTS DUE: 12/19/23

Applicant: City of Rochester
Address: 736 N Goodman Ave
Zoning: C-2
Quadrant: NE
SEQR: Type II
239: 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

1/30/UPDATE: preliminary findings to be drafted and issued.

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

Site Plan Review Agenda

023-23-24

INITIAL COMMENTS DUE: 11/28/23

Applicant: City of Rochester
Address: 1113 Dewey Ave
Zoning: R-1
Quadrant: NW
SEQR: Type II
239: 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

12/19/23 UPDTE: Revised drawings received and distributed.

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

Site Plan Review Agenda

022-23-24

INITIAL 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
239: 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

021-23-24

INITIAL 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
239: 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

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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
239: 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.

1/5/24 UPDATE: received revised plans from applicant and distributed to site plan review team for review.

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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

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

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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

1/30/UPDATE: Revised site plan received and sent to DES to review to confirm has required content.

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

PRELIMINARY FINDINGS ISSUED

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.

1/30/UPDATE: Preliminary findings issued; awaiting response from applicant

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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]

12/5/23 UPDATE: preliminary findings issued and applicant to appear before Dec ZBA.

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]

12/5/23 UPDATE: preliminary findings issued and applicant to appear before Dec ZBA.

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

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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

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.

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

12/5/23 UPDATE; No update.

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.

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1/30/24 UPDATE: Applicant appeared before CPC and was granted special permit for ancillary parking lot at rear of 251 N Winton Rd.

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

12/5/23 UPDATE: no update.

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

12/5/23 UPDATE: no update.

019-22-23

Applicant: Dan Apfel
Address: 399 Gregory Street
Zoning: C-2 / CCD
Quadrant: SE
SEQR: Type 2
Type: Minor
Enforcement: No

Site Plan Review Agenda

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.

12/5/23 UPDATE: no update.

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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.

1/30/24 UPDATE: site plan approval issued 1/8/24

7/18/23 UPDATE: Project formally introduced

030-23-24

INITIAL COMMENTS DUE: 1/16/24

Applicant: Nabil Abdullah
Address: 750 West Ridge Road
Zoning: C-3
Quadrant: NW
SEQR: Type II
239: Y (could be exempt but unclear so referred to MCPD) (submitted 12-27-23)
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Change of use from auto-related to grocery/deli. No interior or exterior changes planned. No changes to parking lot/curb cuts planned.
Permit: B-23-4628
CZC: Z-23-1788
Trigger(s): 120-191D3(b)[3][a]
Conversion **from** vehicles sales to another use.
Postcard: Mailed: 12/27/23

1/26/24 UPDATE: Conditional Site Plan Approval issued 1/26/24

1/9/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

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).

12/20/23 UPDATE: Site Plan approval issued 12/20/23

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.

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.

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.

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.

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.

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.

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.

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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 UPDATE: Final approval letter transmitted.

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.

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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.

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.

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.

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.

Site Plan Review Agenda

TERMINATED

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.

12/13/23 UPDATE: Site plan termination letter issued.

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.

12/13/23 UPDATE: Site plan termination letter issued.

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.