

# Site Plan Review Agenda

**Mtg. Date:** 4/2/24  
**Mtg. Time:** 10a-11:30a  
**Mtg. Room:** 223B

**NEW**

**044-23-24**

**INITIAL COMMENTS DUE: 4/16/24**

**Applicant:** City of Rochester  
**Address:** 719-775 Exchange Street and 632 S Plymouth Ave  
**Zoning:** O-S (Exchange St) and R-3 (S Plymouth Ave)  
**Quadrant:** SW  
**SEQR:** Type 1  
**239m:** Y  
**LWRP:** Y  
**Type:** Major  
**Enforcement:** N  
**Contact:** Wes Grooms  
**Project:** Renovate/move trail/asphalt; remove fencing, grading, plantings, limbing.  
**Permit:** B-24-2258  
**CZC:** Z-24-0491  
**Postcards:** Mailed 4/5/24  
**Code Review:** Completed: xx/xx/xx  
**Trigger(s):** 120-191D3(a)[11] Open Space project.

**UPDATES:**

4/2/24 Introduced into site plan review

# Site Plan Review Agenda

## ACTIVE

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

CZC:

Code Review: Completed: 3/10/24

Trigger(s): 120-191D3(a)[5]

Project involving parking lots with more than 10 spaces that do not comply with 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.

12/12/23 UPDATE: Introduced into site plan

# 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: TBD  
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.  
Permit:  
CZC:  
Trigger(s):  
Postcard: Mailed: xx/xx/24  
Online: Posted: xx/xx/24  
Flag:  
Code Review: COMPLETED: xx/xx/24

## UPDATES

3/20/24 Applicant submitting revised drawings to start review process over;

# Site Plan Review Agenda

**043-23-24**

**INITIAL COMMENTS DUE: 4/2/24**

Applicant: Mitchell Design Build for Maguire Family Properties  
Address: 1671 Lyell Avenue  
Zoning: PD-9  
Quadrant: NW  
SEQR: Unlisted  
239: Y  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Proposed project is for Atlantic Plywood for a 39,500 SF pre-engineered metal building for warehousing; bldg. will have two roof planes, the shorter portion housing loading docks, and the taller portion housing the main warehousing area and will feature a metal panel exterior with an accent band and a galvalume low-slope metal roof with doors and loading docks as shown on the drawings. Loading docks will be on the west elevation and two grade doors will be on the west and east facades creating an interior drive thru. The eave heights of the building vary between 21'-5", 23'-9" and 28'-0" with the ridge height is approximately 29'-8" above finish grade. Parking for the site will be relocated to the east side of the new addition which will utilize a previously paved area. The new entrance to the building will be relocated from the west side of the building to the east side, through existing parking areas for CanalSide Business Ctr. bldg.

Permit: B-24-1593  
CZC: Z-24-0345  
Trigger(s): 120-191D3a[16] PDD incremental development is a site plan trigger  
120-126B2 Incremental Development in PDDs require site plan approval  
Postcard: Mailed: 3/8/24  
Online: Posted: 3/11/24  
Flag: NYSDEC: Request for Environmental AUL to protect human health by limiting exposure  
Code Review: COMPLETED: xx/xx/24

3/12/24 Introduced into site plan

# Site Plan Review Agenda

**042-23-24**

**INITIAL COMMENTS DUE: 3/26/24**

Applicant: SWBR for Riedman Companies  
Address: 25, 45-47, 49-57, and 61 East Avenue  
Zoning: CCD-M  
Quadrant: SW  
SEQR: Type 2 per 617.5B(19)  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: James Walkup  
Project: To renovate 49-57 East Ave into apartments, site improvements to 25 and 61 East Ave, and minor interior and exterior renovations to 35-47 East Ave.  
Trigger(s): 120-191D3(a)[2]; 120-191D3(a)[5]; 120-191D3(a)[10]  
DBHV: 25 and 45 East Ave DBHVs  
Landmark: N  
Pres. Dist.: N  
CRIS: 25, 45, 49-57 all LISTED  
Postcard: Mailed 2/23/24  
Permit: B-24-1173  
CZC: Z-24-0249  
Posted to GIS: 2/22/24  
Code Review: COMPLETED: xx/xx/24

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

**INITIAL COMMENTS DUE: 3/26/24**

## 041-23-24

Applicant: Colliers Engineering for Costco  
Address: 335-345 Westfall Road  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y (submitted 2/22/24)  
LWRP: Y (submitted to Dorraine for review 2/XX/24)  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To expand Costco gas station to 12 pumping islands with 24 pump stations, expanding canopy to match.  
Trigger(s): 120-191D; PDD-11D1(a)  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed 2/23/24  
Permit: B-24-0252  
CZC: Z-24-0111  
Posted to GIS: 2/22/24  
Code Review: COMPLETED: xx/xx/24

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

**040-23-24**

**INITIAL COMMENTS DUE: 3/26/24**

Applicant: Matt Lester / Streamline Real Estate  
Address: 400 E Henrietta Rd  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y (submitted 2/22/24)  
LWRP: Y (submitted to Dorraine for review 2/22/24)  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To construct 2,300 +/- SF Chipotle with drive-thru pick-up window  
Trigger(s): 120-192D; PDD-11F7  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Permit: B-24-1185  
CZC: Z-24-0250  
Posted to GIS: 02/22/24  
Postcard(s): Mailed 02/23/24  
Code Review: COMPLETED: xx/xx/24

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

## ACTIVE

039-23-24

INITIAL COMMENTS DUE: 3/5/24

Applicant: Lamar  
Address: 161 Norris Drive  
Zoning: C-1  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To remove the current billboard from the rooftop and erect a new stealth monopole with two 14' x 48' sign faces reading to I490 E/W. One face to be a digital sign and one face to be a conventional static sign. The digital sign to be equipped with siteline light blocking technology.  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0766  
CZC: Z-24-0166  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 2/9/24

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**INITIAL COMMENTS DUE: 3/5/24**

**038-23-24**

Applicant: Lamar  
Address: 25 Canterbury Road  
Zoning: C-2  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To erect a stealth monopole with two 14'x48' sign faces reading to I490 E/W. Both sign faces will be digital signs equipped with siteline light blocking technology  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0130  
CZC: Z-24-0029  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 3/5/24

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**037-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Landsman Real Estate Services, Inc.  
Address: 675, 676, 720, & 740 North Clinton Ave.  
Zoning: Medium Density Residential (R-2) 676, 720, & 744 North Clinton Avenue  
High-Density Residential (R-3) 675 North Clinton Avenue  
Quadrant: NE  
SEQR: Type 1  
239: N  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Redevelopment of residential towers, townhouses, and apartments.  
Trigger(s): 120-191D(3)(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  
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/05/24  
Permit: B-24-0704  
CZC: Z-24-0162  
Posted to GIS: 2-6-24  
Code Review: COMPLETED: 3/28/24 for 675 N Clinton, 4/1/24 for 676, 730, and 744 N Clinton

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**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): 120-191D3c1  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Hist. "Listed": Y (but not contributing due to age per CRIS)  
Postcard: Mailed: 1/29/24  
Code Review: Completed: 3/19/24  
Permit: B-24-0459  
CZC: Z-24-0117

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  
Code Review: Completed: x/x/24

1/30/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 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 on ground ~~on the roof~~  
Permit: B-24-0312  
CZC: Z-24-0071  
Trigger(s): 120-177M  
120-191D  
Postcard: Mailed: 1/18/24  
Code Review: Completed: x/x/24

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  
Permit:  
CZC:  
Code Review: Completed: 2/27/24  
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

## **UPDATES**

3/19/24 applicant received latest comments/requests from DES; waiting on reply

# Site Plan Review Agenda

**028-23-24**

**INITIAL COMMENTS DUE: 1/23/24**

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-23-5983  
CZC: Z-23-2222  
Code Review: Completed: 3/12/24  
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.

## **UPDATES**

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: N495  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate Tent City Building into 88 1-br residential rental units, 1<sup>st</sup> floor commercial space, installation of green space and repaving of parking lot.  
Permit: B-23-5969  
CZC: Z-23-2216  
Code Review: Completed: 2/15/24  
Trigger(s): 120-191D3(c)[1]  
- Type I SEQR action per 48-4 Rochester Municipal Code

## **UPDATES**

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  
Code Review: Completed: 3/25/24  
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.

## **UPDATES:**

12/19/23 UPDATE: Introduced into site plan

# 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  
Code Review: Completed: 2/6/24  
Trigger(s): 120-191D3(a)[1]      Project not meeting Design Guidelines

## UPDATES

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

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 1580 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  
Code Review: Completed: 3/21/24  
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

## **UPDATES**

10/31/23 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.

3/19/24 UPDATE; applicant preparing response to comments and code review

# 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  
Permit:  
CZC:  
Code Review: Completed: x/x/24  
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  
Permit:  
CZC:  
Code Review: Completed: x/x/24  
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

## 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**

# Site Plan Review Agenda

## 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

12/12/23 UPDATE: no change from 12/5/23

12/5/23 UPDATE; Preliminary findings being written.

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

10/31/23 UPDATE. No update.

10/24/23 UPDATE: No update.

9/19/23 UPDATE: Code review completed.

9/12/23 UPDATE: Water Bureau indicated concerns; preliminary findings were put on hold; applicant and water bureau communicated directly to resolve issue. Water Bureau indicated on 9/8/23 they have no objections with applicant plans and that they continue to work with applicant to approve their plans for service taps on site. Drafting of preliminary findings will resume.

8/29/23 UPDATE: Drafting preliminary findings

8/15/23 UPDATE: Drafting preliminary findings

8/8/23 UPDATE: Drafting preliminary findings

7/25/23 UPDATE: no updates

7/18/23 UPDATE: Project formally introduced

# 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]

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

# Site Plan Review Agenda

## **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

# Site Plan Review Agenda

## FINAL APPROVAL LETTERS BEING DRAFTED

### 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