

SITE PLAN REVIEW AGENDA

Tuesday, February 19, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-11-18-19
Applicant: Robert Fallone, CBL, LLC
Address: 235, 237, 239, 245 North Winton Road, 650-656, 668 Blossom Road
Zoning District: C-1 Neighborhood Center District
Description: Construct a 3 story, 42,000sf mixed use building with 5 first floor commercial spaces and 26 residential units on floors 2 and 3; and an 83 space parking lot.

Requirement for Site Plan Review: 120-191D(3)(a)[1]: New construction that does not meet the City-wide design standards
120-191D(3)(a)[8]: Any new structure having a total floor area in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements
120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more
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

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by March 12, 2019.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-17-18
Location: 89-95 Elm Street, SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Revised drawings submitted.

File #: SP-08-18-19
Location: [900 East Avenue](#), SE Quad, 14607

Zoning District: PD #14
Description: Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

File #: **SP-07-18-19**
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: CPC recommended approval of Official Map Amendment for the abandonment of Pitkin Street. The abandonment will be reviewed by City Council in March.

File #: **SP-03-18-19**
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: City Planning Commission recommended approval of Official Map Amendment. City Council will review at their February meeting.

File #: **SP-14-17-18**
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Construct a two story, 22,000sf, 16-unit multifamily dwelling, with a 21 space parking lot, and 13 three-family dwellings with three parking spaces each, as part of the Pueblo Nuevo Development Project

Pueblo Nuevo Project includes additional development not subject to Site Plan Review including: new construction of five single-family, and 12 two-family homes; conversion of one single-family to a two-family home; conversion of the existing charter school at 938 Clifford Ave to an 18-unit

apartment building, use of an existing ancillary parking lot at 935-945 Clifford Ave; and the creation of a park/community space at 12 Hoeltzer St.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Variances for the one family and two family residences approved at 1/24/19 Zoning Board hearing. Special Permits for the multifamily buildings and the park approved on condition at the 2/11/19 City Planning Commission hearing.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. *See contact person for full project description or questions.*

Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None