

## SITE PLAN REVIEW AGENDA

Tuesday, February 26, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-12-18-19  
**Applicant:** John Sciarabba, Landtech Surveying & Planning LLC  
**Address:** 655 & 667 South Goodman Street  
**Zoning District:** C-2 Community Center District  
**Description:** Construct a 43 space ancillary parking lot at 655 & 667 South Goodman Street to be used for passenger and commercial vehicle parking in conjunction with the business at 896-902 South Clinton Avenue (John Betlem Heating and Cooling)

**Requirement for Site Plan Review:** 120-191D(3)(a)[5]: Parking lots over 10 spaces that do not meet the requirements for parking lots in 120-173

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**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 Jill Wiedrick by March 19, 2019.**

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-9-17-18  
**Location:** [58 University Avenue](#)  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan Review on hold while applicant continues to work on revisions.

**File #:** SP-33-17-18  
**Location:** [872 and 886 Hudson Avenue](#), NE Quad, 14621  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** **SP-30-17-18**  
**Location:** [240 Boxart Street](#), NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590  
**Notes:** Applicant is working on revisions to landscaping plan.

**File #:** **SP-23-17-18**  
**Address:** [230-250 Alexander Street](#), 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-20-17-18**  
**Address:** [700 Hollenbeck Street](#), 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None