

## SITE PLAN REVIEW AGENDA

Tuesday, March 12, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-13-18-19  
**Applicant:** City of Rochester  
**Address:** 814-844 North Clinton Avenue  
**Zoning District:** LaMarketa URD  
**Description:** To construct a plaza (public space).  
**Requirement for Site Plan Review:** 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more. 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.  
**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Applicant submitted building design revisions which will be reviewed by PRC 3.13.19.

**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](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted. Working towards Site Plan Approval.

**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](mailto: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](mailto: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](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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](mailto: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](mailto: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**