

## SITE PLAN REVIEW AGENDA

Tuesday, March 26, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-15-18-19  
**Applicant:** Joseph Verdi  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).

**Requirement for Site Plan Review:** 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)(a)[11]: Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-16-18-19  
**Applicant:** Leon Cuff  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.

**Requirement for Site Plan Review:** 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations.

**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Type II  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct three single family attached dwellings. Subdivide 0.3 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling). Legalize four front yard parking spaces for the multifamily dwelling.

**Requirement for Site Plan Review:** 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:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-18-18-19  
**Applicant:** Joseph O'Donnell  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: [a] Vehicle service stations, vehicle repair, vehicle sales/rental.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type II  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

### **SITE PLAN REVIEW PROJECT UPDATES:**

**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

**File #:** **SP-06-18-19**  
**Location:** 1000 South Avenue, SE Quad, 14620  
**Zoning District:** Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.  
**Description:** Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PD 17 Approved by Council 3/19/19. Phase 1 of development will return for Site Plan Review.

**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

**File #:** **SP-05-18-19**  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-04-18-19**  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None