

SITE PLAN REVIEW AGENDA

Tuesday, April 2, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-19-18-19
Applicant: Ray Trotta
Address: 327-347 Monroe Avenue
Zoning District: C-2 Community Center District
Description: Construct a 2,600sf restaurant (Burger King) with double drive through and 19 parking spaces at 327-341 & 347 Monroe Avenue. Project includes the demolition of the existing restaurant at 327-341 (Arby's).

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)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.
120-191D(3)(b)[2]: Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: Drive-through facilities and uses.
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: Type II
Contact Person: Jason Haremza, Jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-13-18-19
Address: 814-844 North Clinton Avenue
Zoning District: LaMarketa URD
Description: To construct a plaza (public space).
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

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, 585-428-6510

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, 585-428-7770

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

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

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: Waiting on revised drawings.

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 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.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan Approval Issued.

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. Current review focuses on the Museum expansion.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None