

## SITE PLAN REVIEW AGENDA

Tuesday, April 9, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-20-18-19  
**Applicant:** Ken Glazer  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.

**Requirement for Site Plan Review:** 120-191D(3)(a)[2]: Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.  
120-191D(3)(a)[8]: Any new structure or structures having a total floor area, or covering a contiguous land 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)(c)[1]: Applications in the CCD that include major deviations from the design criteria.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; **and abandonment of R-O-W on Wiley Street.**

**Requirement for Site Plan Review:** 120-191D(3)(a)[2]: Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.  
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)(c)[1]: All Type I actions as identified in § 48-4 of the City

Code.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type I  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

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

**File #:** **SP-14-18-19**  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Proposal will be reviewed at April PRC meeting.

**File #:** **SP-11-18-19**  
**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.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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)  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Waiting on revisions.

**File #:** **SP-33-17-18**  
**Location:** 872 and 886 Hudson Avenue  
**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:**  
**Notes:**

Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:**  
**Address:**  
**Zoning District:**  
**Description:**

**SP-23-17-18**

230-250 Alexander Street, 14607

Community Center (C-2)

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

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None