

SITE PLAN REVIEW AGENDA

Tuesday, April 23, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-22-18-19
Applicant: Andy Melia
Address: 1727 Lyell Avenue
Zoning District: Industrial District (M-1)
Description: Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.
Requirement for Site Plan Review: 120-191D(3)(a)[12]: Any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating.
Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

File #: SP-23-18-19
Applicant: Arline Liberti
Address: 200-240 West Ridge Road et al. (31 parcels)
Zoning District: Planned Development (PD) 12 and Regional Destination Center District C-3.
Description: Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.
Requirement for Site Plan Review: 120-126A(4): Amendments to existing planned developments shall be subject to site plan review.
120-191D(3)(c)[3]: Amendments for planned development districts.
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.
102-191D(3)(c)[1]: All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.
Site Plan Type: Major
Quadrant: NW
Enforcement: No
SEQR: Type 1
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-19-18-19
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).
Contact Person: Jason Haremza, Jason.haremza@cityofrochester.gov, 585-428-7761

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
Notes: Site Plan Approval issued.

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
Notes: Site Plan Approval issued.

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: 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, and mixed use buildings A-D.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None