

SITE PLAN REVIEW AGENDA

Tuesday, May 21, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-24-18-19
Applicant: Louis Ferrari
Address: 378, 382, 390 Lombard Street and 45 Steel Street
Zoning District: M-1 Industrial District
Description: Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.

Requirement for Site Plan Review: 120-191D(3)(a)[12]: Any outdoor activity area accessory to a nonresidential use.

Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-25-18-19
Applicant: Bob Napier
Address: 525 West Avenue
Zoning District: M-1 Industrial District
Description: Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.

Requirement for Site Plan Review: 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations. 120-191D(3)(b)[3][a]: Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: vehicle service stations, vehicle repair, vehicle sales/rental.

Site Plan Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, Jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-20-18-19
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.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Project was reviewed at 5-8-19 PRC meeting.

File #: SP-21-18-19
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.
Contact Person: Chris Snyder, Christopher.snyder@cityofrochester.gov, 585-428-6510

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, 585-428-7762
Notes: Building designs being revised.

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, 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, 585-428-6914
Notes: Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Applicant will revise and submit.

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

File #: SP-23-17-18
Address: 230-250 Alexander Street, 14607
Zoning District: Community Center (C-2)
Description: 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, 585-428-7761

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

56 Cambria Street - Modifications to existing multifamily housing complex site (parking, circulation) to reduce cut-through traffic from Garland Street to Rochester Street.