

SITE PLAN REVIEW AGENDA

Tuesday, July 9, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-01-19-20
Applicant: Mike Zanghi (Highland Hospital)
Location: 1000 South Avenue
Zoning District: PD #17 Highland Hospital
Description: Construct a 72,100sf seven story addition to Highland Hospital in the south eastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).

Requirement for Site Plan Review: 120-191D(3)(a)[16]: In planned development districts, incremental development as defined in 120-126B of this chapter.
120-191D(3)(c)[1]: All Type I actions as identified in 48-4 of the City Code, excluding application requiring certificates of appropriateness.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Negative Declaration issued 2.28.19 for the creation of Planned Development District #17 Highland Hospital included this phase of incremental development.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-26-18-19 (**Revised Description**)
Applicant: Angelo Ingrassia, Roc Goodman LLC
Address: 1100-1120 South Goodman Street
Zoning District: Institutional Planned Development District – Colgate Divinity School
Description: Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a **four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (12 additional spaces onsite, 276 spaces total)**. Proposal includes the subdivision of one parcel to **six parcels**.

Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Project will be reviewed by Rochester Preservation Board 7.10.19, and City Planning Commission 7.15.19

File #: SP-34-17-18
Applicant: Tom Masaschi, DHD Ventures
Address: 89-95 Elm Street, SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Quadrant: SW
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-25-18-19
Applicant: Robert 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.
Quadrant: SW
Contact Person: Jason Haremza, Jason.haremza@cityofrochester.gov, 585-428-7761

File #: SP-21-18-19
Applicant: Kim Brumber, East House Canal Street LLC
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.
Quadrant: SW
Contact Person: Chris Snyder, Christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Project will be reviewed by Rochester Preservation Board 7.10.19

File #: SP-14-18-19
Applicant: Jennifer Balwin, University of Rochester
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.
Quadrant: SW
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Building design revisions have been submitted.

File #: SP-11-18-19
Applicant: Robert Fallone, CBL, LLC
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.
Quadrant: SE
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)
Quadrant: SE
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
Applicant: Carolyn Vitale, Urban League Rochester
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.
Quadrant: NE
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
Applicant: Aaron Malbone, Buckingham Properties
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:

260 Dr. Samuel McCree Way - Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.