

## SITE PLAN REVIEW AGENDA

Tuesday, July 30, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-04-19-20  
**Applicant:** John Coraggioso, East Main Estates, Inc.  
**Location:** 1961-1985 East Main Street  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Demolish single family home and expand existing parking lot by 9 spaces (37 spaces total).  
**Requirement for Site Plan Review:** 120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in 120-173; 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.  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi (Highland Hospital)  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern 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).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project will go to the Project Review Committee in August.

**File #:** SP-26-18-19  
**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 (23 additional spaces onsite, 273 spaces total). Proposal includes the subdivision of one parcel to six parcels.

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** City Planning Commission recommended approval of the Planned Development District, City Council will review in August. The subdivision will be reviewed by CPC in August.

**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](mailto: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](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Rochester Preservation Board approved the Certificate of Appropriateness.

**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](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on additional drawings and information.

**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](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)  
**Quadrant:** SE  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Waiting on applicant to revise and resubmit.

**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](mailto: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](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**