

SITE PLAN REVIEW AGENDA

Tuesday, August 20, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-05-19-20
Applicant: Dave Christa
Address: 270 East Avenue
Zoning District: CCD-E Center City East End District
Description: Construct a five story 118,450SF, 114 unit multifamily building with 1st floor community space and 52 indoor parking spaces; a two story 8,380sf daycare building; and a 33 space parking lot.

Requirement for Site Plan Review 120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.

Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Zina Lagonegro, Zina.Lagonegro@CityofRochester.Gov, 585-428-7054

File #: SP-06-19-20
Applicant: Lethibe Walters
Address: 1400 Mt. Hope Ave
Zoning District: C-V Collegetown District
Description: Construct 530sf addition, patio, and drive-through in rear of existing restaurant.

Requirement for Site Plan Review 120-191D(3)(b)[3][d] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: Drive-through facilities and uses.

Site Plan Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-07-19-20
Applicant: Laura Stradley, Veterans Outreach Center, Inc.
Address: 789-793 and 785 South Avenue, 286 Cypress Street
Zoning District: C-2 Community Center
Description: Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total);

additional 1st floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.

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)(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)(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. 120-191D(3)(c)[5] A redevelopment plan contingent upon the demolition of a designated building of historic value, excluding applications requiring certificates of appropriateness.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov, 585-428-6510

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-03-19-20**
Address: 725 West Ridge Road
Zoning District: M-1 Industrial District
Description: Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).
Quadrant: NW
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Agency comments are due 8.20.19

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.
Quadrant: SW
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: **SP-22-18-19**
Address: 1727 Lyell Avenue
Zoning District: Industrial District (M-1)
Quadrant: NW

Description: Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Special Permit Approved on Condition 7.15.19.

File #: **SP-23-18-19**
Address: 200-240 West Ridge Road et al. (31 parcels)
Zoning District: Planned Development (PD) 12 and Regional Destination Center District C-3.
Quadrant: NW
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.

File #: **SP-19-18-19**
Address: 327-347 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
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: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

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)
Quadrant: SW
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