

SITE PLAN REVIEW AGENDA

Tuesday, October 8, 2019

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-08-19-20
Applicant: Eric Grimm, Suburban Disposal
Address: 200 Ferrano Street
Zoning District: M-1 Industrial District
Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

Requirement for Site Plan Review 120-191D(3)(b)[1] All junkyards or salvage yards, recycling centers and waste stations;
120-191D(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 I
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 428-7762

SITE PLAN REVIEW PROJECT UPDATES:

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

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

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, 585-428-7762

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, 585-428-6914
Notes: Planned Development District approved by City Council.

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

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: Applicant redesigned site and buildings, waiting on resubmission.

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: Applicant submitted drawings which still do not meet requirements and will need to be revised again.

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: Zina Lagonegro, Zina.Lagonegro@CityofRochester.Gov, 585-428-7054

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None