

## SITE PLAN REVIEW AGENDA

Tuesday, November 5, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-12-19-20  
**Applicant:** Ahkilah Johnson, True North Rochester Mark Street LLC  
**Address:** 8-14 Mark Street; 3, 5, 7, 11, 13, 15, 17, 19, 21, 22, 24, 25-27, 26, 30 Mark Street; 13, 15, 17-19 Watkin Terrace; 540-544, 548-550 Hudson Avenue; 10, 12, 14, 16 Reed Park;  
**Zoning District:** R-1 Low Density Residential  
**Description:** Establish use as a charter school (grades 9-12); construct a two story, 35,000sf addition to existing school building; install 9 additional parking spaces onsite; establish outdoor recreation area; and construct a 76 space ancillary parking lot at 3-13 Mark Street and 10-16 Reed Park. Includes resubdivision of 24 parcels into two parcels.  
**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)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements; 120-191D(3)(a)[12] Any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating.  
**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**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.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval issued.

**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 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510  
**Notes:** Applicant has submitted revisions in response to PRC recommendations.

**File #:** SP-15-18-19  
**Applicant:** Joseph Verdi  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None