

SITE PLAN REVIEW AGENDA

Tuesday, March 31, 2020
Via Zoom Meeting (see email or calendar link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-26-19-20
Applicant: Bishop Theodore Jordan, God's House of Refuge
Address: 606 Bay Street
Zoning District: R-1 Low Density Residential District
Description: Establish use as a place of worship, including a 240 seat sanctuary, offices, fellowship hall, and kitchen; and to construct a 22 space parking to the north, and a four space parking lot to the south.

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.

Site Plan Type: Minor
Quadrant: SE
Enforcement: Yes
SEQR: Unlisted
Contact Person: Matt Simonis, Matthew.Simonis@CityofRochester.Gov, 585-428-6637

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-24-19-20
Applicant: Jill Gussow
Address: 153 Averill Avenue
Zoning District: R-2 Medium Density Residential
Description: Demolish a single family home located at the rear of the property (AKA 153.5 Averill Ave), classified as a Designated Building of Historic Value.

Requirement for Site Plan Review: 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.

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

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, 585-428-6914

File #: **SP-13-19-20**
Applicant: Matt Denker
Address: 93 Marsh Street
Zoning District: R-1 Low Density Residential
Description: Construct five single family attached homes and an 11 space ancillary parking lot. Six family dwelling to remain. Proposal includes the subdivision of one lot to six lots.
Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov, 585-428-6510

File #: **SP-09-19-20**
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 576-590, 570, 562-566 Joseph Avenue; 615, 621, 625 Clifford Avenue; 1, 2, 3, 4, 6 Theodore Street; 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, 36 Maria Street.
Zoning District: C-1 Neighborhood Center and R-1 Low Density Residential
Description: Construct a five-story 25,400sf, mixed use building with 1st floor commercial and office space, and 94 units on floors 1-5; a four-story 6,900sf, 20 unit multi-family dwelling; seven three-story 4,100sf, 10 unit multi-family dwellings; three parking lots; and associated landscaping and site improvements (total: 164 units, 105 parking spaces). Proposal includes the rezoning of 22 properties from R-1 to R-2.
Site Plan Type: Major
Quadrant: NE
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 428-7762
Notes: Special Permits approved in March.

File #: **SP-19-18-19**
Applicant: Ray Trotta, The Holland Trotta Project
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).
Site Plan Type: Major
Quadrant: SE
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Special Permits approved on condition in March.

File #: SP-02-17-18
Applicant: Steve Dubnik, Strong Museum; Howard Konar, Konar Properties;
Jett Mehta, Indus Hospitality Group
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.*
Site Plan Type: Major
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Hotel approved, Site Plan Addendum issued.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None