

SITE PLAN REVIEW AGENDA

Tuesday, April 14, 2020
Via Zoom Meeting (see email link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-28-19-20
Applicant: Don Lasher, Capstone
Address: 125 Howell Street
Zoning District: CCD-B Center City Base District
Description: Construct a 9,500sf, four story, five unit multi-family dwelling, with five 1st floor parking spaces (1 space per unit).
Requirement for Site Plan Review: 120-191D(c)[2] Applications in the CCD that include major deviations from the design criteria; 120-191D(a)[2] Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs; 120-191D(a)[14] New construction of multifamily dwellings.
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-22-19-20
Applicant: Craig Webster, Webster Property Management & Atlantic Ventures
Address: 303 Congress Ave
Zoning District: R-1 Low Density Residential
Description: Change use of 6,069sf of 1st floor office space in a mixed use building, to seven dwelling units and 1,000sf of office space; and construct a rooftop patio with access stairway. Three 2nd floor dwelling units to remain (10 units total).
Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov, 585-428-6510

File #: SP-23-19-20
Applicant: Joel Barrett
Address: 291 South Plymouth Avenue

Zoning District: R-3 High Density Residential
Description: Construct three, four-story, single family attached dwellings, each with two car garages. Subdivide a 0.31 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling).
Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: **SP-19-19-20**
Applicant: Lillian Forte, City of Rochester Architectural Services
Address: 1200, 1214-1216, 1222, 1228-1230, 1240, 1252 East Main St; 1-5, 4-6, 7-9, 8-8.5, 10, 11-15 Laura Street
Zoning District: C-2 Community Center; R-1 Low Density Residential; R-2 Medium Density Residential
Description: Construct a 20,000sf, two story police station and neighborhood service center; an 87 space onsite parking lot; and a 61 space ancillary parking lot. Proposal includes the abandonment of Laura Street to vehicular traffic; and the rezoning of three properties from R-1 to C-2, and three properties from R-1 to R-2.
Site Plan Type: Major
Quadrant: SE
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@cityofrochester.gov, 585-428-7762
Notes: CPC will review rezoning application in May and provide recommendation to City Council.

File #: **SP-20-19-20**
Applicant: Blake Gianniny, FGB Property
Address: 409 Alexander Street
Zoning District: R-2 Medium Density Residential
Description: Establish seven space ancillary parking lot to serve 727 East Main Street. Includes new curb cut on Alexander Street.
Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: CPC will review Special Permit in May.

File #: **SP-21-19-20**
Applicant: Christian Boley, Quick Cans Recycling
Address: 1230-1244 Lyell Avenue
Zoning District: M-1 Industrial District
Description: Establish use as 1,398sf recycling center (can and bottle redemption) in

front portion of southeastern building onsite, aka 1230 Lyell Ave.
Site Plan Type: Minor
Quadrant: NW
SEQR: Unlisted
Contact Person: Matt Simonis, Matthew.Simonis@CityofRochester.Gov, 585-428-6637

File #: **SP-14-19-20**
Applicant: Neville Greaves
Address: 350-358, 360-362 State Street
Zoning District: CCD-R Center City Riverfront District
Description: Establish use as a 13,455sf, 16 unit multifamily dwelling, including demolition of a portion of the existing building on Factory Street, and construction of a two/three story addition. Includes resubdivision of two properties.

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

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.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 428-7762
Notes: ZBA will review variances in May.

File #: **SP-08-19-20**
Applicant: Erik 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.

Type:

Major

Quadrant:

NW

Contact Person:

Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None