

SITE PLAN REVIEW AGENDA
Tuesday, April 28, 2020
Zoom Meeting (see email or calendar link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-29-19-20
Applicant: Holly Barrett, City Engineer, City of Rochester
Address: 295, 305-365, 369 St Paul Street
Zoning District: CCD-R Center City Riverfront District
Description: Redevelop High Falls Terrace Park, and create the Brewery Line Trail, by expanding and shifting the existing Genesee Riverway Trail away from the edge of the Gorge onto an adjacent former rail corridor. The proposal includes improving access between St. Paul Street, Highfalls Overlook, and the Ponte De Rennes Bridge; improvements to the scenic overlook, including the addition of a roof structure; protection of the gorge edge; landscaping and wayfinding signage; and additional park upgrades.

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; 120-191D(3)(a)[13] Projects within 100 feet of waterfront.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Type 2
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-30-19-20
Applicant: Lin Stango, Rochester Housing Authority
Address: 55-99 Federal Street
Zoning District: R-1 Low Density Residential
Description: Construct two, 12,029sf, three story, nine unit multifamily dwellings; an 18 space parking lot; and a two story, 1,272sf single family dwelling with detached garage. Proposal includes: demolition of eight, two-family structures onsite; subdividing the property into two parcels, and rezoning one of the properties from R-1 to C-2.

Requirement for Site Plan Review: 120-191D(C)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter; 120-191D(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter, except those applications not meeting the residential building standards set forth in § 120-160A(2) to (4); 120-191D(C)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173; [14] New construction of multifamily dwellings.

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

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-27-19-20**
Applicant: Chris Wightman, Park Place Automotive
Address: 671-673, 679, 695-697 Culver Road
Zoning District: R-2 Medium Density Residential District
Description: Expand existing vehicle repair operation at 679 Culver Road to include 16 parking spaces at 671 Culver Road and 7 parking spaces at 695 Culver Road. Includes rezoning from R-2 to C-2; subdivision of 695 Culver Road into two properties; and resubdivision of 671, 679, and a portion of 695 Culver Road.

Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Anna Keller, anna.keller@cityofrochester.gov, 585-428-7761

File #: **SP-25-19-20**
Applicant: Steve DiMarzo, Mark IV Enterprises
Address: 854 South Clinton Avenue
Zoning District: C-2 Community Center District
Description: Construct a 33 space ancillary parking lot to serve the multi-family dwelling at 625 South Goodman Street, including a new one-way curb cut onto South Clinton Avenue.

Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Anna Keller, anna.keller@cityofrochester.gov, 585-428-7761

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

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
SEQR: Unlisted
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
SEQR: Unlisted
Contact Person: Anna Keller, anna.keller@cityofrochester.gov, 585-428-7761

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None