

## SITE PLAN REVIEW AGENDA

Tuesday, June 16, 2020  
Via Zoom Meeting (see email link)

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-32-19-20  
**Applicant:** Jason Dobbs, Pardi Partnership  
**Address:** 62 Scio Street  
**Zoning District:** CCD-E Center City East End District  
**Description:** Construct two buildings, each with two, 2,100 sq. ft., single family attached dwellings with first floor garages (four dwellings total), including the subdivision of one parcel into four parcels.

**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.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.gov](mailto:Anna.Keller@CityofRochester.gov)

### SITE PLAN REVIEW PROJECT UPDATES:

**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).

**Site Plan Type:** Major  
**Quadrant:** SE  
**SEQR:** Unlisted  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov)  
**Notes:** PRC recommended approval.

**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 1sf 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](mailto:Christopher.Snyder@CityofRochester.Gov)

**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:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov)

**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](mailto:Thomas.Kicior@cityofrochester.gov)  
**Notes:** CPC issued a rezoning approval recommendation to City Council at their May hearing.

**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](mailto:Matthew.Simonis@CityofRochester.Gov)

**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  
**SEQR:** Unlisted  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov)

**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  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov)

**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](mailto:jill.wiedrick@cityofrochester.gov)

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**