

SITE PLAN REVIEW AGENDA

Tuesday, August 4, 2020
Via Zoom Meeting (see email or calendar link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-02-20-21
Applicant: Paul Marfione, Conifer Realty LLC
Address: 302-304, 308, 310, 310.5, 312, 322 University Avenue, 96, 98 North Union Street
Zoning District: CCD-M Center City Main Street District
Description: Construct a 4 story, 53,275sf, 48 unit, multi-family structure, and a 19 space parking lot. The proposal includes demolition of a vacant two story building and one story garage, and resubdivision of eight properties.
Requirement for Site Plan Review: 120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria; 120-191D(3)(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(3)(a)[14] New construction of multifamily dwellings.
Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-33-19-20
Applicant: Steve Scherdin, Flower City Tree
Address: 764 Brooks Avenue
Zoning District: M-1 Industrial District
Description: Establish use as contractor storage (Flower City Tree); construct a 6,000sf, 9 bay garage; and establish outdoor storage of construction equipment and materials (firewood and wood chips).
Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov

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.

Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Matt Simonis, Matthew.Simonis@CityofRochester.Gov

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: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Special Permit granted temporary approval; variances denied; applicant will meet with staff to discuss project changes.

File #: **SP-31-19-20**
Applicant: Mike Czlonka, Morgan Charlotte Street LLC
Address: 170-176 Charlotte Street
Zoning District: CCD-E Center City East End District
Description: Install a standby generator in the Charlotte Street front yard to serve the office building onsite.

Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov

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; and rezoning from R-1 to R-2.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.gov
Notes: CPC will review rezoning in August and issue recommendation.

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
Notes: CPC will review rezoning in August and issue recommendation.

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 30 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
Notes: CPC will review special permit in August.

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

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

Zoning District: Loop Development Sites 4 and 5, 14607
Quadrant: Center City District, Base (CCD-B)
Description: SW
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: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Buildings A & B Site Plan Approval Amendment issued.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None