

SITE PLAN REVIEW AGENDA

Tuesday, October 13, 2020
Via Zoom Meeting (see email link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-08-20-21**
Applicant: Carol Howland, PE, CPESC, Rochester Gas and Electric
Address: 101 Wyand Crescent & 1050 Garson Avenue
Zoning District: R-1 Low Density Residential
Description: Construct an electrical substation (RG&E Station 43), including a one story, 2,560sf building, two outdoor transformers and associated fencing and landscaping. Proposal includes the removal of the existing substation equipment.

Requirement for Site Plan Review: 120-191D(3)(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(3)(a) [11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District.

Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

File #: **SP-09-20-21**
Applicant: Ian Kaplan, ADDvirtue
Address: 1385 Highland Avenue
Zoning District: R-1 Low Density Residential
Description: Construct a three story addition, totaling 426sf, and expand an existing front porch on a single family home, which is 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

File #: SP-10-20-21
Applicant: Kim Roberson, Caring and Sharing Child Care Center
Address: 143 Webster Avenue
Zoning District: R-1 Low Density Residential
Description: To construct a 16 space ancillary parking lot to serve the 'Caring and Sharing' daycare center at 86-90 Webster Avenue, including associated fencing and landscaping.

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: Anna Keller, Anna.Keller@CityofRochester.Gov
Notes: This ancillary parking lot design was previously approved in 2015 per SP-29-14-15.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-07-20-21
Applicant: Barbara Brescia
Address: 456 Oxford Street
Zoning District: R-2 Medium-Density District
Description: Demolish an approximately 500sf garage at the rear of this two-family dwelling, which is classified as a Designated Building of Historic Value.

Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@cityofrochester.gov, 585-428-6510

File #: SP-03-20-21
Applicant: Scott Garceau, Catholic Family Center
Address: 385 East Ridge Road
Zoning District: C-2 Community Center District
Description: Construct a three story, 13,122sf residential care facility for women and children (28 beds) and an eight space parking lot. Proposal includes demolition of the existing residential care facility.

Site Plan Type: Minor
Quadrant: NE
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.gov

File #: SP-04-20-21
Applicant: Peter Landers, A50EB LLC
Address: 34-36, 42, 48, 50 Aqueduct Street
Zoning District: CCD-R Center City Riverfront
Description: Construct a two level parking structure with 76 spaces. Upper level will be a surface lot with an at-grade entrance on Aqueduct Street; lower level will have an at-grade entrance on Graves Street.
Site Plan Type: Major
Quadrant: SW
SEQR: Type 1
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov

File #: SP-05-20-21
Applicant: Manuel Ochoa, Council Rock
Address: 460 Buffalo Road
Zoning District: M-1 Industrial
Description: Install a 26ft tall wind turbine on the roof of an industrial building (western building onsite).
Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Matt Simonis, Matthew.Simonis@CityofRochester.Gov

File #: SP-01-20-21
Applicant: Ilias Diakomihalis, JD & Sons, Inc.
Address: 354 Whitney Street & 415 Orchard Street
Zoning District: M-1 Industrial
Description: Construct a two story, 30,000sf manufacturing, warehouse, and wholesale distribution facility for seafood (JD & Sons), two loading docks, a 61 space parking lot, two curb cuts onto Whitney Street, one curb cut onto Orchard Street, and resubdivision of 354 Whitney Street and 415 Orchard Street.
Site Plan Type: Minor
Quadrant: NW
SEQR: Negative Declaration issued 4/8/2020
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov

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.
Site Plan Type: Major
Quadrant: SW

SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.gov

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
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.Gov
Notes: CPC denied application. SPR to be terminated.

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
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, and 9 Karges PI
Zoning District: C-2 Community Center District
Description: Construct a 45 space ancillary parking lot at 655 & 667 South Goodman Street and 9 Karges PI 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

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: Tom Kicior, Thomas.Kicior@CityofRochester.gov
Notes: Applicant is working on drainage plan.

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
Notes: CPC will review subdivision in November

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

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None