

## SITE PLAN REVIEW AGENDA

Tuesday, January 8, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-9-17-18  
**Location:** [58 University Avenue](#)  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Application deemed incomplete. Waiting on additional drawing to resume review.

**File #:** SP-33-17-18  
**Location:** [872 and 886 Hudson Avenue](#), NE Quad, 14621  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-32-17-18  
**Location:** [426-430 South Avenue](#), SE Quad, 14620  
**Zoning District:** Center City District-Riverfront (CCD-R)  
**Description:** Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan approved 12/17/18.

**File #:** SP-23-17-18  
**Address:** [230-250 Alexander Street](#), 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-17-17-18  
**Address:** [19 Sunshine Street](#), 14621  
**Zoning District:** Industrial (M-1)  
**Description:** Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Termination letter issued. Site Plan will be terminated if additional information is not provided by January 30, 2019.

**File #:** SP-20-17-18  
**Address:** [700 Hollenbeck Street](#), 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, Jason.haremza@cityofrochester.gov, 585-428-7761  
**Notes:** Site Plan Termination letter issued. Applicant provided additional information within deadline. Zoning will review and determine if submission is acceptable.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, January 15, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Applicant is working on building design revisions.

**File #:** SP-34-16-17  
**Address:** 270 East Avenue, SW Quad, 14604  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct 3-5 story, 217,000 square foot, mixed use building with retail, office, 107 dwelling units, 5 live/work townhomes, and a 140 space parking garage.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval in draft form.

**File #:** SP-06-18-19  
**Location:** 1000 South Avenue, SE Quad, 14620  
**Zoning District:** Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.  
**Description:** Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.

**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Waiting on revised drawings.

**File #:** **SP-34-17-18**  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on revised drawings.

**File #:** **SP-24-16-17**  
**Location:** 1535 Hudson Avenue and 611 East Ridge Road, NE Quad, 14621  
**Zoning District:** Regional Center (C3)  
**Description:** Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Site Plan approval issued 12/27/18.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, January 22, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-08-18-19  
**Location:** [900 East Avenue](#), SE Quad, 14607  
**Zoning District:** PD #14  
**Description:** Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-07-18-19  
**Location:** [275 East Avenue](#), SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Official Map Amendment for the abandonment of Pitkin St will be reviewed by City Planning Commission 2/11/19.

**File #:** SP-03-18-19  
**Location:** [26 and 52 Broadway](#), et al., SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** City Planning Commission recommended approval of Official Map Amendment. City Council will review at their February meeting.

**File #:** SP-04-18-19  
**Location:** [1540-1550 and 1560 Lake Avenue](#), NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-30-17-18  
**Location:** [240 Boxart Street](#), NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590  
**Notes:** Applicant is working on revisions to landscaping plan.

**File #:** SP-14-17-18  
**Address:** [59 Sullivan Street](#) et al., 14605  
**Zoning District:** Medium Density Residential (R2)  
**Description:** Construct a two story, 22,000sf, 16-unit multifamily dwelling, with a 21 space parking lot, and 13 three-family dwellings with three parking spaces each, as part of the Pueblo Nuevo Development Project  
  
Pueblo Nuevo Project includes additional development not subject to Site Plan Review including: new construction of five single-family, and 12 two-family homes; conversion of one single-family to a two-family home; conversion of the existing charter school at 938 Clifford Ave to an 18-unit apartment building, use of an existing ancillary parking lot at 935-945 Clifford Ave; and the creation of a park/community space at 12 Hoeltzer St.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan in review. Variances for the one family and two family residences will be reviewed at 1/24/19 Zoning Board hearing. Special Permits for the multifamily buildings and the park will be reviewed at the 2/11/19 City Planning Commission hearing.

**File #:** SP-02-17-18  
**Address:** [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)

**Description:** 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*.

**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, January 29, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-9-17-18  
**Location:** [58 University Avenue](#)  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Application deemed incomplete. Waiting on additional drawing to resume review.

**File #:** SP-33-17-18  
**Location:** [872 and 886 Hudson Avenue](#), NE Quad, 14621  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Address:** [230-250 Alexander Street](#), 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.  
Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building

- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-17-17-18**

**Address:** [19 Sunshine Street](#), 14621

**Zoning District:** Industrial (M-1)

**Description:** Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Site Plan Termination letter issued. Site Plan will be terminated if additional information is not provided by January 30, 2019.

**File #:** **SP-20-17-18**

**Address:** [700 Hollenbeck Street](#), 14621

**Zoning District:** Community Center (C-2)

**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan Termination letter issued. Applicant provided additional information within deadline. Zoning will review and determine if submission is acceptable.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, February 5, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Applicant is working on building design revisions.

**File #:** SP-34-16-17  
**Address:** 270 East Avenue, SW Quad, 14604  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct 3-5 story, 217,000 square foot, mixed use building with retail, office, 107 dwelling units, 5 live/work townhomes, and a 140 space parking garage.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approved 1/24/19.

**File #:** SP-06-18-19  
**Location:** 1000 South Avenue, SE Quad, 14620  
**Zoning District:** Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.  
**Description:** Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project will be reviewed by CPC at their 2/11/19 hearing.

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on revised drawings.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, February 19, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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.

**Requirement for Site Plan Review:** 120-191D(3)(a)[1]: New construction that does not meet the City-wide design standards  
120-191D(3)(a)[8]: Any new structure having a total floor area in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements  
120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more  
120-191D(3)(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

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

**Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by March 12, 2019.**

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted.

**File #:** SP-08-18-19  
**Location:** [900 East Avenue](#), SE Quad, 14607

**Zoning District:** PD #14  
**Description:** Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** **SP-07-18-19**  
**Location:** [275 East Avenue](#), SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** CPC recommended approval of Official Map Amendment for the abandonment of Pitkin Street. The abandonment will be reviewed by City Council in March.

**File #:** **SP-03-18-19**  
**Location:** [26 and 52 Broadway](#), et al., SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** City Planning Commission recommended approval of Official Map Amendment. City Council will review at their February meeting.

**File #:** **SP-14-17-18**  
**Address:** [59 Sullivan Street](#) et al., 14605  
**Zoning District:** Medium Density Residential (R2)  
**Description:** Construct a two story, 22,000sf, 16-unit multifamily dwelling, with a 21 space parking lot, and 13 three-family dwellings with three parking spaces each, as part of the Pueblo Nuevo Development Project  
  
Pueblo Nuevo Project includes additional development not subject to Site Plan Review including: new construction of five single-family, and 12 two-family homes; conversion of one single-family to a two-family home; conversion of the existing charter school at 938 Clifford Ave to an 18-unit

apartment building, use of an existing ancillary parking lot at 935-945 Clifford Ave; and the creation of a park/community space at 12 Hoeltzer St.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Variances for the one family and two family residences approved at 1/24/19 Zoning Board hearing. Special Permits for the multifamily buildings and the park approved on condition at the 2/11/19 City Planning Commission hearing.

**File #:** **SP-02-17-18**  
**Address:** [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Description:** 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.*

**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, February 26, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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)

**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:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jill Wiedrick by March 19, 2019.**

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-9-17-18  
**Location:** [58 University Avenue](#)  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan Review on hold while applicant continues to work on revisions.

**File #:** SP-33-17-18  
**Location:** [872 and 886 Hudson Avenue](#), NE Quad, 14621  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** **SP-30-17-18**  
**Location:** [240 Boxart Street](#), NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590  
**Notes:** Applicant is working on revisions to landscaping plan.

**File #:** **SP-23-17-18**  
**Address:** [230-250 Alexander Street](#), 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-20-17-18**  
**Address:** [700 Hollenbeck Street](#), 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, March 5, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-06-18-19  
**Location:** 1000 South Avenue, SE Quad, 14620  
**Zoning District:** Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.  
**Description:** Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** CPC recommended approval at their 2/11/19 hearing. The PD is on the March City Council agenda.

**File #:** SP-30-17-18  
**Location:** 240 Boxart Street, NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590  
**Notes:** Applicant is working on revisions to landscaping plan.

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, March 12, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-13-18-19  
**Applicant:** City of Rochester  
**Address:** 814-844 North Clinton Avenue  
**Zoning District:** LaMarketa URD  
**Description:** To construct a plaza (public space).  
**Requirement for Site Plan Review:** 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more. 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:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Applicant submitted building design revisions which will be reviewed by PRC 3.13.19.

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted. Working towards Site Plan Approval.

**File #:** SP-08-18-19  
**Location:** 900 East Avenue, SE Quad, 14607  
**Zoning District:** PD #14  
**Description:** Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-07-18-19  
**Location:** 275 East Avenue, SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** CPC recommended approval of Official Map Amendment for the abandonment of Pitkin Street. The abandonment will be reviewed by City Council in March.

**File #:** SP-03-18-19  
**Location:** 26 and 52 Broadway, et al., SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-14-17-18  
**Address:** 59 Sullivan Street et al., 14605  
**Zoning District:** Medium Density Residential (R2)  
**Description:** Construct a two story, 22,000sf, 16-unit multifamily dwelling, with a 21 space parking lot, and 13 three-family dwellings with three parking spaces each, as part of the Pueblo Nuevo Development Project  
  
Pueblo Nuevo Project includes additional development not subject to Site Plan Review including: new construction of five single-family, and 12 two-family homes; conversion of one single-family to a two-family home; conversion of the existing charter school at 938 Clifford Ave to an 18-unit

apartment building, use of an existing ancillary parking lot at 935-945 Clifford Ave; and the creation of a park/community space at 12 Hoeltzer St.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Variances for the one family and two family residences approved at 1/24/19 Zoning Board hearing. Special Permits for the multifamily buildings and the park approved on condition at the 2/11/19 City Planning Commission hearing.

**File #:** **SP-02-17-18**  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Description:** 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.*

**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, March 19, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-14-18-19  
**Applicant:** Jennifer Baldwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.

**Requirement for Site Plan Review:** 120-191D(3)(a)[16] Incremental development in a planned development district.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-11-18-19  
**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.

**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**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)

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-33-17-18  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

## **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**1465 Hudson Ave – Recycling Center**

## SITE PLAN REVIEW AGENDA

Tuesday, March 26, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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).

**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)[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:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-16-18-19  
**Applicant:** Leon Cuff  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.

**Requirement for Site Plan Review:** 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations.

**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Type II  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct three single family attached dwellings. Subdivide 0.3 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling). Legalize four front yard parking spaces for the multifamily dwelling.

**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:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-18-18-19  
**Applicant:** Joseph O'Donnell  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: [a] Vehicle service stations, vehicle repair, vehicle sales/rental.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type II  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-20-17-18  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-06-18-19  
**Location:** 1000 South Avenue, SE Quad, 14620  
**Zoning District:** Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.  
**Description:** Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PD 17 Approved by Council 3/19/19. Phase 1 of development will return for Site Plan Review.

**File #:** SP-30-17-18  
**Location:** 240 Boxart Street, NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, April 2, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-19-18-19  
**Applicant:** Ray Trotta  
**Address:** 327-347 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**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).

**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)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.  
120-191D(3)(b)[2]: Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: Drive-through facilities and uses.  
120-191D(3)(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.

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** \*Unlisted  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-13-18-19  
**Address:** 814-844 North Clinton Avenue  
**Zoning District:** LaMarketa URD  
**Description:** To construct a plaza (public space).  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-9-17-18  
**Location:** 58 University Avenue  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-08-18-19  
**Location:** 900 East Avenue, SE Quad, 14607  
**Zoning District:** PD #14  
**Description:** Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-07-18-19  
**Location:** 275 East Avenue, SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-03-18-19  
**Location:** 26 and 52 Broadway, et al., SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Waiting on revised drawings.

**File #:** SP-14-17-18  
**Address:** 59 Sullivan Street et al., 14605  
**Zoning District:** Medium Density Residential (R2)  
**Description:** Construct a two story, 22,000sf, 16-unit multifamily dwelling, with a 21 space parking lot, and 13 three-family dwellings with three parking spaces each, as part of the Pueblo Nuevo Development Project. Pueblo Nuevo includes additional development not subject to Site Plan Review including: new construction of five single-family, and 12 two-family homes; conversion of one single-family to a two-family home; conversion of the existing charter school at 938 Clifford Ave to an 18-unit apartment building, use of an existing ancillary parking lot at 935-945 Clifford Ave; and the creation of a park/community space at 12 Hoeltzer St.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval Issued.

**File #:** SP-02-17-18  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, April 9, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-20-18-19  
**Applicant:** Ken Glazer  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.

**Requirement for Site Plan Review:** 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)[8]: Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements.  
120-191D(3)(c)[1]: Applications in the CCD that include major deviations from the design criteria.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; **and abandonment of R-O-W on Wiley Street.**

**Requirement for Site Plan Review:** 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)[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)(c)[1]: All Type I actions as identified in § 48-4 of the City

Code.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type I  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-14-18-19**  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Proposal will be reviewed at April PRC meeting.

**File #:** **SP-11-18-19**  
**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.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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)  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Waiting on revisions.

**File #:** **SP-33-17-18**  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping,

sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.

**Contact Person:**  
**Notes:**

Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:**

**SP-23-17-18**

**Address:**

230-250 Alexander Street, 14607

**Zoning District:**

Community Center (C-2)

**Description:**

Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:**

Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, April 16, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

- File #:** SP-15-18-19  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914
- File #:** SP-16-18-19  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Preliminary Finding issued. Project will be reviewed by CPC at their May 13, 2019 hearing.
- File #:** SP-17-18-19  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct three single family attached dwellings. Subdivide 0.3 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling). Legalize four front yard parking spaces for the multifamily dwelling.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761
- File #:** SP-18-18-19  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-20-17-18  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-30-17-18  
**Location:** 240 Boxart Street, NW Quad, 14612  
**Zoning District:** Industrial (M1)  
**Description:** Construct 172 unit self-storage facility with office.  
**Contact Person:** Mary Kerr, [mary.kerr@cityofrochester.gov](mailto:mary.kerr@cityofrochester.gov), 585-428-6590  
**Notes:** Site Plan Approved 3/29/19

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, April 23, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-22-18-19  
**Applicant:** Andy Melia  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Requirement for Site Plan Review:** 120-191D(3)(a)[12]: Any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating.  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-23-18-19  
**Applicant:** Arline Liberti  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.  
**Requirement for Site Plan Review:** 120-126A(4): Amendments to existing planned developments shall be subject to site plan review.  
120-191D(3)(c)[3]: Amendments for planned development districts.  
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.  
102-191D(3)(c)[1]: All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.  
**Site Plan Type:** Major  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 1  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

## **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-19-18-19  
**Address:** 327-347 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**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).  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-13-18-19  
**Address:** 814-844 North Clinton Avenue  
**Zoning District:** LaMarketa URD  
**Description:** To construct a plaza (public space).  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-9-17-18  
**Location:** 58 University Avenue  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-08-18-19  
**Location:** 900 East Avenue, SE Quad, 14607  
**Zoning District:** PD #14  
**Description:** Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan Approval issued.

**File #:** SP-07-18-19  
**Location:** 275 East Avenue, SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Approval issued.

**File #:** SP-03-18-19  
**Location:** 26 and 52 Broadway, et al., SW Quad, 14607  
**Zoning District:** Center City District-East End (CCD-E)  
**Description:** Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Approval issued.

**File #:** SP-02-17-18  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be

subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, April 30, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-21-18-19  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

**File #:** SP-14-18-19  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC recommended approval with recommendations at their 4/10/19 meeting.

**File #:** SP-11-18-19  
**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.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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)  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Applicant will revise and submit.

**File #:** SP-33-17-18  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building

- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:**

Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, May 7, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-15-18-19  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-16-18-19  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Preliminary Finding issued. Project will be reviewed by CPC at their May 13, 2019 hearing.

**File #:** SP-17-18-19  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct three single family attached dwellings. Subdivide 0.3 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling). Legalize four front yard parking spaces for the multifamily dwelling.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-18-18-19  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-20-17-18  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-05-18-19  
**Location:** 185 University Avenue, SW Quad, 14605  
**Zoning District:** Center City District-Main (CCD-M)  
**Description:** Legalize a 61 space parking lot.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, May 14, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-22-18-19  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-23-18-19  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-19-18-19  
**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).  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-9-17-18  
**Location:** 58 University Avenue  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Quadrant:** SW  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-10-18-19  
**Address:** 390 East Ave  
**Zoning District:** Center City District – East End (CCD-E)  
**Quadrant:** SE  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-34-17-18  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Quadrant:** SW  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-02-17-18  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, May 21, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.

**Requirement for Site Plan Review:** 120-191D(3)(a)[12]: Any outdoor activity area accessory to a nonresidential use.

**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-25-18-19  
**Applicant:** Bob Napier  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.

**Requirement for Site Plan Review:** 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations. 120-191D(3)(b)[3][a]: Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: vehicle service stations, vehicle repair, vehicle sales/rental.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

## **SITE PLAN REVIEW PROJECT UPDATES:**

- File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Project was reviewed at 5-8-19 PRC meeting.
- File #:** SP-21-18-19  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510
- File #:** SP-14-18-19  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Building designs being revised.
- File #:** SP-11-18-19  
**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.  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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)  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Applicant will revise and submit.

**File #:** SP-33-17-18  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

56 Cambria Street - Modifications to existing multifamily housing complex site (parking, circulation) to reduce cut-through traffic from Garland Street to Rochester Street.

## SITE PLAN REVIEW AGENDA

Tuesday, May 28, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-26-18-19  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a five story 23,800 +/- sq.ft. multifamily building with 78 underground parking spaces, and a two story 16,300 +/- sq.ft. multifamily building with 45 underground parking spaces. The proposal will increase the number of parking spaces by 128 for a total of 392 parking spaces.

**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)(c)[1]: All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness; 120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type I  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-17-18-19  
**Address:** 291 South Plymouth Avenue (Revised Proposal)  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-15-18-19  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-16-18-19  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Applicant requested application to be held at the May 13, 2019 CPC hearing. Case will be heard at the June 10, 2019 CPC hearing.

**File #:** SP-18-18-19  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** SP-20-17-18  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

1961-1985 East Main Street – Demolish single family dwelling to expand parking lot for bar/restaurant (Salvatore's) by 6-9 spaces.

## SITE PLAN REVIEW AGENDA

Tuesday, June 4, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-22-18-19  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Preliminary Findings issued 5/29/19.

**File #:** SP-23-18-19  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Proposal will be reviewed at the 6/10/19 City Planning Commission Hearing

**File #:** SP-19-18-19  
**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).  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-9-17-18

**Location:** 58 University Avenue  
**Zoning District:** Center City District-Grove Place (CCD-G)  
**Quadrant:** SW  
**Description:** Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan Approval issued 5/30/19.

**File #:** **SP-10-18-19**  
**Address:** 390 East Ave  
**Zoning District:** Center City District – East End (CCD-E)  
**Quadrant:** SE  
**Description:** Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Approval issued 5/14/19.

**File #:** **SP-34-17-18**  
**Location:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Quadrant:** SW  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-02-17-18**  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, June 11, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-24-18-19  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-25-18-19  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.  
**Quadrant:** SW  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-21-18-19  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and

9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.

**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** **SP-14-18-19**  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.

**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Building designs being revised.

**File #:** **SP-11-18-19**  
**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Applicant will revise and submit.

**File #:** SP-33-17-18  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

2260 Lake Avenue – Conversion of office and daycare in R-3 to 12 additional dwelling units.

## SITE PLAN REVIEW AGENDA

Tuesday, June 18, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-26-18-19 (Revised text in red)  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a five story 23,800 +/- sq.ft. multifamily building with 78 underground parking spaces, and a **five story** 16,300 +/- sq.ft. multifamily building with 45 underground parking spaces. The proposal will increase the number of parking spaces by 128 for a total of 392 parking spaces. **Proposal includes the subdivision of one parcel to seven parcels.**  
**Quadrant:** SE  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-17-18-19  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-15-18-19  
**Address:** 95 Ames Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-16-18-19  
**Address:** 1465-1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Description:** Change use from two retail spaces to a 3,900sf (+/-) recycling center. Includes resubdivision of 1465, 1469, 1471, 1473 & 1475 Hudson Avenue.  
**Quadrant:** NE  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** CPC approved one year temporary Special Permit on condition.

**File #:** SP-18-18-19  
**Address:** 209-217 North Winton Road  
**Zoning District:** C-1 Neighborhood Center  
**Description:** Redevelop vehicle related site. Change use of 3 bay vehicle service station with gas sales to 1570 (+/-) retail store with gas sales. Includes interior and exterior renovation.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan terminated 6.12.19.

**File #:** SP-20-17-18  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Quadrant:** NE  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-04-18-19  
**Location:** 1540-1550 and 1560 Lake Avenue, NW Quad, 14615  
**Zoning District:** Regional Destination Center (C3)  
**Description:** Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.  
**Quadrant:** NW  
**Contact Person:** Chris Snyder, [christopher.snyder@cityofrochester.gov](mailto:christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Waiting on additional drawings.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, June 25, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-22-18-19  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Preliminary Findings issued 5/29/19. Project scheduled for the 7/15/19 CPC hearing.

**File #:** SP-23-18-19  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Proposal will be reviewed at the July City Council hearing.

**File #:** **SP-19-18-19**  
**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).  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-02-17-18**  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, July 9, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi (Highland Hospital)  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the south eastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).

**Requirement for Site Plan Review:** 120-191D(3)(a)[16]: In planned development districts, incremental development as defined in 120-126B of this chapter.  
120-191D(3)(c)[1]: All Type I actions as identified in 48-4 of the City Code, excluding application requiring certificates of appropriateness.

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Negative Declaration issued 2.28.19 for the creation of Planned Development District #17 Highland Hospital included this phase of incremental development.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-26-18-19 (**Revised Description**)  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a **four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (12 additional spaces onsite, 276 spaces total)**. Proposal includes the subdivision of one parcel to **six parcels**.

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Project will be reviewed by Rochester Preservation Board 7.10.19, and City Planning Commission 7.15.19

**File #:** SP-34-17-18  
**Applicant:** Tom Masaschi, DHD Ventures  
**Address:** 89-95 Elm Street, SW Quad, 14604  
**Zoning District:** Center City District-Tower (CCD-T)/Midtown Urban Renewal District  
**Quadrant:** SW  
**Description:** Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-25-18-19  
**Applicant:** Robert Napier  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.  
**Quadrant:** SW  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Project will be reviewed by Rochester Preservation Board 7.10.19

**File #:** SP-14-18-19  
**Applicant:** Jennifer Balwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Building design revisions have been submitted.

**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Applicant will revise and submit.

**File #:** SP-33-17-18  
**Applicant:** Carolyn Vitale, Urban League Rochester  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

260 Dr. Samuel McCree Way - Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.

## SITE PLAN REVIEW AGENDA

Tuesday, July 16, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-02-19-20  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Requirement for Site Plan Review** 120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1 Districts.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard

parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** **SP-20-17-18**  
**Applicant:** Ray Drouin  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Quadrant:** NE  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

250 East Main Street (Sibley Square), CCD-M - Remove portion of first floor Main Street façade to create recessed entry area as part of renovation for first floor tenant space. Also signage proposal for potential first floor tenant at SW corner of building (Main/Clinton corner).

## SITE PLAN REVIEW AGENDA

Tuesday, July 23, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-03-19-20  
**Applicant:** Anthony Daniele  
**Location:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).  
**Requirement for Site Plan Review:** 120-191D(3)(b)[3][a]: Conversion to or from any vehicle-related use or development of any sites devoted to such uses including: car washes.  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-22-18-19  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Special Permit Approved on Condition 7.15.19.

**File #:** SP-23-18-19  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Proposal will be reviewed at the July City Council hearing.

**File #:** SP-19-18-19  
**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).  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** SP-02-17-18  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, July 30, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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).  
**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; 120-191D(3)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi (Highland Hospital)  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project will go to the Project Review Committee in August.

**File #:** SP-26-18-19  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate

(PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (23 additional spaces onsite, 273 spaces total). Proposal includes the subdivision of one parcel to six parcels.

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** City Planning Commission recommended approval of the Planned Development District, City Council will review in August. The subdivision will be reviewed by CPC in August.

**File #:** **SP-25-18-19**  
**Applicant:** Robert Napier  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.  
**Quadrant:** SW  
**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**File #:** **SP-21-18-19**  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Rochester Preservation Board approved the Certificate of Appropriateness.

**File #:** **SP-14-18-19**  
**Applicant:** Jennifer Balwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on additional drawings and information.

**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC, neighborhood, and agency comments submitted to applicant. Waiting on revisions.

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Agency comments submitted to applicant. Revisions submitted, still do not meet required drawing changes/additions. Waiting on applicant to revise and resubmit.

**File #:** SP-33-17-18  
**Applicant:** Carolyn Vitale, Urban League Rochester  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Jason Haremza, [Jason.haremza@cityofrochester.gov](mailto:Jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, August 6, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-02-19-20  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-20-17-18  
**Applicant:** Ray Drouin  
**Address:** 700 Hollenbeck Street, 14621  
**Zoning District:** Community Center (C-2)  
**Description:** Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.  
**Quadrant:** NE  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, August 20, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-05-19-20  
**Applicant:** Dave Christa  
**Address:** 270 East Avenue  
**Zoning District:** CCD-E Center City East End District  
**Description:** Construct a five story 118,450SF, 114 unit multifamily building with 1st floor community space and 52 indoor parking spaces; a two story 8,380sf daycare building; and a 33 space parking lot.

**Requirement for Site Plan Review** 120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054

**File #:** SP-06-19-20  
**Applicant:** Lethibe Walters  
**Address:** 1400 Mt. Hope Ave  
**Zoning District:** C-V Collegetown District  
**Description:** Construct 530sf addition, patio, and drive-through in rear of existing restaurant.

**Requirement for Site Plan Review** 120-191D(3)(b)[3][d] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: Drive-through facilities and uses.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-07-19-20  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total);

additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.

**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; 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)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts. 120-191D(3)(c)[5] A redevelopment plan contingent upon the demolition of a designated building of historic value, excluding applications requiring certificates of appropriateness.

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

**SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-03-19-20**  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Agency comments are due 8.20.19

**File #:** **SP-20-18-19**  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-22-18-19**  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW

**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Special Permit Approved on Condition 7.15.19.

**File #:** **SP-23-18-19**  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.

**File #:** **SP-19-18-19**  
**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).  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-02-17-18**  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, August 27, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Agency comments are due.

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi (Highland Hospital)  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC reviewed in August and recommended approval.

**File #:** SP-26-18-19  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (23 additional spaces onsite, 273

spaces total). Proposal includes the subdivision of one parcel to six parcels.

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Planned Development District approved by City Council.

**File #:** **SP-25-18-19**  
**Applicant:** Robert Napier  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**File #:** **SP-21-18-19**  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Rochester Preservation Board approved the Certificate of Appropriateness, needs to go to CPC from ROW abandonment recommendation.

**File #:** **SP-14-18-19**  
**Applicant:** Jennifer Balwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on additional drawings and information.

**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto: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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Applicant submitted revised drawings which are under review.

**File #:** SP-33-17-18  
**Applicant:** Carolyn Vitale, Urban League Rochester  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Review on hold. Waiting for environmental management plan before SEQR determination can be issued.

**File #:** SP-23-17-18  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building

- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, September 3, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-02-19-20  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Preliminary Findings issued 8.23.19. Project will go to CPC for Special Permit in October.

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**Notes:** Variances approved on condition that more detailed landscaping plan be submitted

**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

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, September 10, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-19-20  
**Applicant:** Dave Christa  
**Address:** 270 East Avenue  
**Zoning District:** CCD-E Center City East End District  
**Description:** Construct a five story 118,450SF, 114 unit multifamily building with 1st floor community space and 52 indoor parking spaces; a two story 8,380sf daycare building; and a 33 space parking lot.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054  
**Notes:** Agency comments are due 9.10.19

**File #:** SP-06-19-20  
**Applicant:** Lethibe Walters  
**Address:** 1400 Mt. Hope Ave  
**Zoning District:** C-V Collegetown District  
**Description:** Construct 530sf addition, patio, and drive-through in rear of existing restaurant.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Agency comments are due 9.10.19

**File #:** SP-07-19-20  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510  
**Notes:** Agency comments are due 9.10.19

**File #:** SP-03-19-20  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-20-18-19  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-22-18-19  
**Address:** 1727 Lyell Avenue  
**Zoning District:** Industrial District (M-1)  
**Quadrant:** NW  
**Description:** Legalize existing small engine repair and equipment rental, including legalization and expansion of parking lot, and establishment of outdoor storage.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Special Permit Approved on Condition 7.15.19.

**File #:** SP-23-18-19  
**Address:** 200-240 West Ridge Road et al. (31 parcels)  
**Zoning District:** Planned Development (PD) 12 and Regional Destination Center District C-3.  
**Quadrant:** NW  
**Description:** Amend the existing Development Concept Plan and zoning text for PD 12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain. This proposal includes the re-opening of Eastman Avenue between Goodwill Street and Lake Avenue to public traffic although ownership and jurisdiction of this portion of Eastman Avenue will remain private.

**File #:** SP-19-18-19  
**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).  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-02-17-18**  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. Current review focuses on the Museum expansion, and mixed use buildings A-D.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, September 17, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-33-17-18  
**Applicant:** Carolyn Vitale, Urban League Rochester  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.  
**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Revised EAF and additional environmental information submitted. Site Plan Review is resuming.

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi (Highland Hospital)  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-26-18-19  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (23 additional spaces onsite, 273 spaces total). Proposal includes the subdivision of one parcel to six parcels.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Planned Development District approved by City Council.

**File #:** SP-25-18-19  
**Applicant:** Robert Napier  
**Address:** 525 West Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Change use from vehicle repair and sales, to recycling center (redemption center), truck rental, and vehicle repair and sales.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan terminated 9.5.19.

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** CPC will review ROW abandonment in October.

**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

**Quadrant:** space parking lot.  
SE  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto: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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Applicant submitted drawings which still do not meet requirements and will need to be revised again.

**File #:** **SP-23-17-18**  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, September 24, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-06-19-20  
**Applicant:** Lethibe Walters  
**Address:** 1400 Mt. Hope Ave  
**Zoning District:** C-V Collegetown District  
**Description:** Construct 530sf addition, patio, and drive-through in rear of existing restaurant.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval issued 9-17-19

**File #:** **SP-14-18-19**  
**Applicant:** Jennifer Baldwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.  
**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-02-19-20**  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Preliminary Findings issued 8.23.19. Project will go to CPC for Special Permit in October.

**File #:** SP-17-18-19  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, October 1, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-19-20  
**Applicant:** Dave Christa, Christa Construction  
**Address:** 270 East Avenue  
**Zoning District:** CCD-E Center City East End District  
**Description:** Construct a five story 118,450SF, 114 unit multifamily building with 1st floor community space and 52 indoor parking spaces; a two story 8,380sf daycare building; and a 33 space parking lot.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054

**File #:** SP-07-19-20  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510  
**Notes:** PRC recommended revising building design. Applicant will revise and submit changes.

**File #:** SP-03-19-20  
**Applicant:** Anthony Daniele, Daniele Family Companies  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).

**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-20-18-19**  
**Applicant:** Ken Glazer, Buckingham Properties  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.

**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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).  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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 Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, October 8, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

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

**Requirement for Site Plan Review** 120-191D(3)(b)[1] All junkyards or salvage yards, recycling centers and waste stations;  
120-191D(3)(c)[1] All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.

**Site Plan Type:** Major  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type I  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-33-17-18  
**Applicant:** Carolyn Vitale, Urban League Rochester  
**Location:** 872 and 886 Hudson Avenue  
**Zoning District:** Neighborhood Center (C1)  
**Description:** Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.

**Quadrant:** NE  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-01-19-20**  
**Applicant:** Mike Zanghi, Highland Hospital  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-26-18-19**  
**Applicant:** Angelo Ingrassia, Roc Goodman LLC  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** Institutional Planned Development District – Colgate Divinity School  
**Description:** Rezone 22.42 acres from Institutional Planned Development District – Colgate Divinity School, to Planned Development District #21 - Colgate (PD#21). The PD will facilitate the reuse of five existing buildings, and the construction of a four story 52 unit multifamily building (no underground parking), and a four story 52 unit multifamily building with 32 underground parking spaces (23 additional spaces onsite, 273 spaces total). Proposal includes the subdivision of one parcel to six parcels.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Planned Development District approved by City Council.

**File #:** **SP-21-18-19**  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto: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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Applicant submitted drawings which still do not meet requirements and will need to be revised again.

**File #:** SP-23-17-18  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Address:** 230-250 Alexander Street, 14607  
**Zoning District:** Community Center (C-2)  
**Description:** Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development. Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will

be approximately 250 dwelling units and 16,573 SF square feet of retail space. The new development will have two new private streets.

**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**None**

## SITE PLAN REVIEW AGENDA

Tuesday, October 15, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-14-18-19  
**Applicant:** Jennifer Baldwin, University of Rochester  
**Address:** 400 Elmwood Ave (SE corner of Joseph Wilson Blvd & Alumni Rd)  
**Zoning District:** PD 10 University of Rochester  
**Description:** Construct 15,000sf (+/-) single story performing arts center (Sloan Performing Arts Center) at the SE corner of Joseph Wilson Blvd & Alumni Rd. Includes removal of 26 space parking lot.

**Quadrant:** SW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval issued.

**File #:** SP-02-19-20  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.

**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.

**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** City Planning Commission approved on condition. Site Plan Approval pending.

**File #:** **SP-17-18-19**  
**Applicant:** Joel Barrett  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Description:** Construct a three unit multifamily dwelling and legalize for front yard parking spaces for the existing six unit multifamily dwelling.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Approved.

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, October 22, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-09-19-20  
**Applicant:** Ray Wetherbee, CDS Life Transitions  
**Address:** 576-590, 570, 562-566 Joseph Avenue; 615, 621, 625 Clifford Avenue; 1, 2, 3, 4, 6 Theodore Street; 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, 36 Maria Street.  
**Zoning District:** C-1 Neighborhood Center and R-1 Low Density Residential  
**Description:** Construct a five-story 25,400sf, mixed use building with 1<sup>st</sup> floor commercial and office space, and 94 units on floors 1-5; a four-story 6,900sf, 20 unit multi-family dwelling; seven three-story 4,100sf, 10 unit multi-family dwellings; three parking lots; and associated landscaping and site improvements (total: 164 units, 105 parking spaces). Proposal includes the rezoning of 22 properties from R-1 to R-2.

#### **Requirement for Site Plan Review**

120-191D(3)(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(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)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements;  
120-191D(3)(a)[14] New construction of multifamily dwellings;  
120-191D(3)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.

**Site Plan Type:** Major  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-19-20  
**Applicant:** Dave Christa, Christa Construction  
**Address:** 270 East Avenue  
**Zoning District:** CCD-E Center City East End District

**Description:** Construct a five story 118,450SF, 114 unit multifamily building with 1st floor community space and 52 indoor parking spaces; a two story 8,380sf daycare building; and a 33 space parking lot.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Zina Lagonegro, [Zina.Lagonegro@CityofRochester.Gov](mailto:Zina.Lagonegro@CityofRochester.Gov), 585-428-7054  
**Notes:** Site Plan Approval issued.

**File #:** **SP-07-19-20**  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510  
**Notes:** Applicant has submitted revisions in response to PRC recommendations.

**File #:** **SP-03-19-20**  
**Applicant:** Anthony Daniele, Daniele Family Companies  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on comments from DEC.

**File #:** **SP-20-18-19**  
**Applicant:** Ken Glazer, Buckingham Properties  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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).  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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 Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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.*  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

\*REVISED

Tuesday, October 29, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-10-19-20  
**Applicant:** Kamal Crues, P.E. Department of Environmental Services  
**Address:** 300-508 Exchange Blvd (even) and 102 Violetta Street (aka 466 Exchange Blvd); total of 19 parcels.  
**Zoning District:** O-S Open Space  
**Description:** To rebuild the Genesee River West River Wall from Ford Street to Corn Hill Landing. The West River Wall Corn Hill Project objectives include; improving flood protection and stabilizing the existing wall through rehabilitation and reconfiguration; enhancements to the public recreational area and trail along the river; and improving visual and physical connections to the riverfront area and to the Genesee Riverway Trail from the adjacent Corn Hill neighborhood. (Note: this portion of the Genesee River is part of the NYS Canal System, which is a National Historic Landmark).

**Requirement for Site Plan Review:** 120-191D(3)(a)[11] Projects within an O-S Open Space District; 120-191D(3)(a)[13] Projects within 100 feet of waterfront; All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.

**Additional Requirements:** LWRP Consistency Review  
**Site Plan Type:** Major (120-191D(3)(c)[1] All Type I actions)  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type I (Mayor of the City of Rochester)  
**Contact Person:** Zina Lagonegro, [zina.lagonegro@cityofrochester.gov](mailto:zina.lagonegro@cityofrochester.gov), 428-7054

**File #:** SP-11-19-20  
**Applicant:** Laura Civiletti, P.E. Department of Environmental Services  
**Address:** 69 Andrews Street (Charles Carroll Plaza//Genesee Crossroads Garage)  
**Zoning District:** Center City District-Riverfront (CCD-R)  
**Description:** To repair the parking garage roof slab waterproofing system and reconstruct the overlying public park. The Charles Carroll Plaza and Genesee Crossroads Garage Roof Slab Reconstruction Project objectives include; stabilizing and waterproofing the garage roof; improving pedestrian accessibility to and within the park for public use and programming opportunities of the park; rehabilitation of the Sister Cities Bridge **and construction of an ADA accessible flyover bridge connection to the Sister Cities Bridge to connect** Charles Carroll Park on the west side of the river to Bragdon Place on the east side of

the river.

**Requirement for Site Plan Review:** 120-191D(3)(a)[13] Projects within 100 feet of waterfront;  
**Additional Requirements:** LWRP Consistency Review  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type II (617.5(c)(1) maintenance or repair involving no substantial change in an existing structure or facility.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 428-6914

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-02-19-20**  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** **SP-08-19-20**  
**Applicant:** Eric 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.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi, Highland Hospital  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW  
**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510

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

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Applicant submitted drawings which still do not meet requirements and will need to be revised again.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, November 5, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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.  
**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; 120-191D(3)(a)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements; 120-191D(3)(a)[12] Any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating.  
**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-24-18-19  
**Applicant:** Louis Ferrari  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use of three vacant parcels at 378, 382, and 390 Lombard Street as a parking lot to serve the contractor office and storage at 45 Steel Street, and establish outdoor storage of trucks and heavy equipment. Includes resubdivision of all four parcels.  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval issued.

**File #:** SP-07-19-20  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510  
**Notes:** Applicant has submitted revisions in response to PRC recommendations.

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, November 12, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-13-19-20  
**Applicant:** Matt Denker  
**Address:** 93 Marsh Street  
**Zoning District:** R-1 Low Density Residential  
**Description:** Construct five single family attached homes and an 11 space ancillary parking lot. Six family dwelling to remain. Proposal includes the subdivision of one lot to six lots.

**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; 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);

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-09-19-20  
**Applicant:** Ray Wetherbee, CDS Life Transitions  
**Address:** 576-590, 570, 562-566 Joseph Avenue; 615, 621, 625 Clifford Avenue; 1, 2, 3, 4, 6 Theodore Street; 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, 36 Maria Street.

**Zoning District:** C-1 Neighborhood Center and R-1 Low Density Residential  
**Description:** Construct a five-story 25,400sf, mixed use building with 1<sup>st</sup> floor commercial and office space, and 94 units on floors 1-5; a four-story 6,900sf, 20 unit multi-family dwelling; seven three-story 4,100sf, 10 unit multi-family dwellings; three parking lots; and associated landscaping and site improvements (total: 164 units, 105 parking spaces). Proposal includes the rezoning of 22 properties from R-1 to R-2.

**Site Plan Type:** Major  
**Quadrant:** NE  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

**File #:** SP-03-19-20  
**Applicant:** Anthony Daniele, Daniele Family Companies  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting on comments from DEC.

**File #:** SP-20-18-19  
**Applicant:** Ken Glazer, Buckingham Properties  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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 Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, November 19, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-19-20  
**Applicant:** Kamal Crues, P.E. Department of Environmental Services  
**Address:** 300-508 Exchange Blvd (even) and 102 Violetta Street (aka 466 Exchange Blvd); total of 19 parcels.  
**Zoning District:** O-S Open Space  
**Description:** To rebuild the Genesee River West River Wall from Ford Street to Corn Hill Landing. The West River Wall Corn Hill Project objectives include; improving flood protection and stabilizing the existing wall through rehabilitation and reconfiguration; enhancements to the public recreational area and trail along the river; and improving visual and physical connections to the riverfront area and to the Genesee Riverway Trail from the adjacent Corn Hill neighborhood. (Note: this portion of the Genesee River is part of the NYS Canal System, which is a National Historic Landmark).  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-11-19-20  
**Applicant:** Laura Civiletti, P.E. Department of Environmental Services  
**Address:** 69 Andrews Street (Charles Carroll Plaza//Genesee Crossroads Garage)  
**Zoning District:** Center City District-Riverfront (CCD-R)  
**Description:** To repair the parking garage roof slab waterproofing system and reconstruct the overlying public park. The Charles Carroll Plaza and Genesee Crossroads Garage Roof Slab Reconstruction Project objectives include; stabilizing and waterproofing the garage roof; improving pedestrian accessibility to and within the park for public use and programming opportunities of the park; rehabilitation of the Sister Cities Bridge and construction of an ADA accessible flyover bridge connection to the Sister Cities Bridge to connect Charles Carroll Park on the west side of the river to Bragdon Place on the east side of the river.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 428-6914

**File #:** SP-02-19-20  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Address:** 260-266, 270, 272, 276, and 278 Dr. Samuel McCree Way, 69-71 Wooden Street  
**Zoning District:** R-1 Low Density Residential (proposed C-1 Neighborhood Center)  
**Description:** Construct a 47,700 sf, 2-3 story, mixed use building with 44 dwelling units and first floor office space. Includes 11 space surface parking lot. Includes rezoning of 260-266, 270, 272, 276, and 278 McCree Way, 69-71 Wooden Street, and 2 and 6 Wooden Place from R-1 to C-1.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914  
**Notes:** Site Plan Approval issued.

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** SP-01-19-20  
**Applicant:** Mike Zanghi, Highland Hospital  
**Location:** 1000 South Avenue  
**Zoning District:** PD #17 Highland Hospital  
**Quadrant:** SE  
**Description:** Construct a 72,100sf seven story addition to Highland Hospital in the southeastern corner of the site. The addition will include a physical therapy suite and 58 new patient rooms to facilitate the conversion of double patient rooms to single patient rooms (no net increase in beds).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan Approval issued.

**File #:** SP-21-18-19  
**Applicant:** Kim Brumber, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** CCD-C Center City Cascade-Canal District  
**Description:** Change use of 5 story, 176,300sf retail and manufacturing building to mixed use, including 113 residential units with support services, and 9,400sf of leasable office space. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building; and abandonment of R-O-W on Wiley Street.  
**Quadrant:** SW

**Contact Person:** Chris Snyder, [Christopher.snyder@cityofrochester.gov](mailto:Christopher.snyder@cityofrochester.gov), 585-428-6510  
**Notes:** Site Plan Approval issued.

**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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto: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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, November 26, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**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.

**Requirement for Site Plan Review** 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)[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(c)[2] Applications in the CCD that include major deviations from the design criteria.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**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](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

**File #:** **SP-08-19-20**

**Applicant:** Eric 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), 585-428-6914

**File #:** **SP-07-19-20**

**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.

**Address:** 789-793 and 785 South Avenue, 286 Cypress Street

**Zoning District:** C-2 Community Center

**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.

**Quadrant:** SE

**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

**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

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

641-645 W. Broad Street & 4 Orange Street – Rezoning / expansion of vehicle sales and repair

649-653 W. Broad Street – Rezoning / change use to gas station

## SITE PLAN REVIEW AGENDA

**\*REVISED**

**Tuesday, December 3, 2019**

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** **SP-15-19-20**  
**Applicant:** Michael Greene, Lamar Advertising  
**Address:** 1881-1887 East Avenue  
**Zoning District:** C-2 Community Center District  
**Description:** Construct new 56ft tall, 378sf, double-sided, monopole advertising sign (billboard) facing east and west.  
**Requirement for Site Plan Review** 120-191D(3)(a)[15] New advertising sign structures.  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-16-19-20**  
**Applicant:** Michael Greene, Lamar Advertising  
**Address:** 161 Norris Drive  
**Zoning District:** C-1 Neighborhood Center District  
**Description:** Construct a 65ft tall, 378sf, single-sided, monopole digital advertising sign (billboard) facing west. Proposal includes removal of the existing 378sf, one sided, 65ft tall, roof mounted static (non-digital) advertising sign facing west.  
**Requirement for Site Plan Review** 120-191D(3)(a)[15] New advertising sign structures.  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** **SP-13-19-20**  
**Applicant:** Matt Denker  
**Address:** 93 Marsh Street  
**Zoning District:** R-1 Low Density Residential  
**Description:** Construct five single family attached homes and an 11 space ancillary parking lot. Six family dwelling to remain. Proposal includes the subdivision of one lot to six lots.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**SEQR:** Unlisted  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**File #:** **SP-09-19-20**  
**Applicant:** Ray Wetherbee, CDS Life Transitions  
**Address:** 576-590, 570, 562-566 Joseph Avenue; 615, 621, 625 Clifford Avenue; 1, 2, 3, 4, 6 Theodore Street; 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, 36 Maria Street.

**Zoning District:** C-1 Neighborhood Center and R-1 Low Density Residential  
**Description:** Construct a five-story 25,400sf, mixed use building with 1<sup>st</sup> floor commercial and office space, and 94 units on floors 1-5; a four-story 6,900sf, 20 unit multi-family dwelling; seven three-story 4,100sf, 10 unit multi-family dwellings; three parking lots; and associated landscaping and site improvements (total: 164 units, 105 parking spaces). Proposal includes the rezoning of 22 properties from R-1 to R-2.

**Site Plan Type:** Major  
**Quadrant:** NE  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

**File #:** **SP-03-19-20**  
**Applicant:** Anthony Daniele, Daniele Family Companies  
**Address:** 725 West Ridge Road  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a 4,096sf automated car wash with 12 parking spaces and 16 outdoor vacuum stations. Proposal includes subdivision of the 1.47 acre site from 725 West Ridge Road (73 acres).

**Site Plan Type:** Minor  
**Quadrant:** NW  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** **SP-20-18-19**  
**Applicant:** Ken Glazer, Buckingham Properties  
**Address:** 260 East Broad Street  
**Zoning District:** Midtown Urban Renewal District/Center City Tower District  
**Description:** Construct a five story, 106,542sf, mixed use building with retail on the first floor, offices on the second and third floors, and 28 residential units on the fourth and fifth floors.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

**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 Loop Development Sites 4 and 5, 14607  
**Zoning District:** Center City District, Base (CCD-B)  
**Quadrant:** SW  
**Description:** 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:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Revised

Tuesday, December 10, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-17-19-20  
**Applicant:** Amelia Casciani, PathStone Development Corp  
**Address:** 95-121 Howell Street, AKA 150 Monroe Avenue  
**Zoning District:** CCD-B Center City Base District  
**Description:** Construct a four story mixed use building with 7,252sf of first floor commercial space, 56 apartments, and 16 below grade parking spaces.

**Requirement for Site Plan Review** 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) [8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** *SEQR review was completed as part of the Inner Loop Transformation Project. The proposed development at 95-121 Howell Street falls within the parameters of the Negative Declaration issued for the Inner Loop Transformation Project, December 23, 2013.*

**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-19-20  
**Applicant:** Kamal Crues, P.E. Department of Environmental Services  
**Address:** 300-508 Exchange Blvd (even) and 102 Violetta Street (aka 466 Exchange Blvd); total of 19 parcels.  
**Zoning District:** O-S Open Space  
**Description:** To rebuild the Genesee River West River Wall from Ford Street to Corn Hill Landing. The West River Wall Corn Hill Project objectives include; improving flood protection and stabilizing the existing wall through rehabilitation and reconfiguration; enhancements to the public recreational area and trail along the river; and improving visual and physical connections to the riverfront area and to the Genesee Riverway Trail from the adjacent Corn Hill neighborhood. (Note: this portion of the Genesee River is part of the NYS Canal System, which is a National Historic Landmark).

**Site Plan Type:** Major

**Quadrant:** SW  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto:tim.raymond@cityofrochester.gov), 585-428-7770  
**Notes:** Site Plan Approval issued.

**File #:** **SP-11-19-20**  
**Applicant:** Laura Civiletti, P.E. Department of Environmental Services  
**Address:** 69 Andrews Street (Charles Carroll Plaza//Genesee Crossroads Garage)  
**Zoning District:** Center City District-Riverfront (CCD-R)  
**Description:** To repair the parking garage roof slab waterproofing system and reconstruct the overlying public park. The Charles Carroll Plaza and Genesee Crossroads Garage Roof Slab Reconstruction Project objectives include; stabilizing and waterproofing the garage roof; improving pedestrian accessibility to and within the park for public use and programming opportunities of the park; rehabilitation of the Sister Cities Bridge and construction of an ADA accessible flyover bridge connection to the Sister Cities Bridge to connect Charles Carroll Park on the west side of the river to Bragdon Place on the east side of the river.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 428-6914  
**Notes:** Site Plan Approval issued.

**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  
**Contact Person:** Tim Raymond, [tim.raymond@cityofrochester.gov](mailto: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  
**Contact Person:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto: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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, December 17, 2019

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**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:** Tom Kicior, [Thomas.kicior@cityofrochester.gov](mailto:Thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** PRC recommended approval with recommendations.

**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](mailto:Thomas.kicior@cityofrochester.gov), 428-7762

**File #:** SP-08-19-20  
**Applicant:** Eric 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), 585-428-6914

**File #:** SP-07-19-20  
**Applicant:** Laura Stradley, Veterans Outreach Center, Inc.  
**Address:** 789-793 and 785 South Avenue, 286 Cypress Street  
**Zoning District:** C-2 Community Center  
**Description:** Construct an 8,421sf, three story addition to the Richardson building (Veterans Outreach transitional housing). The project includes: reconfiguration of the existing building; 10 additional beds (34 total); additional 1<sup>st</sup> floor office space; reconfiguration of the shared parking lot with 785 South Avenue (17 spaces total); and demolition of the rear carriage house.  
**Quadrant:** SE  
**Contact Person:** Chris Snyder, [Christopher.Snyder@CityofRochester.Gov](mailto:Christopher.Snyder@CityofRochester.Gov), 585-428-6510

**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  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None