

## SITE PLAN REVIEW AGENDA

Tuesday, December 29, 2020  
Via Zoom Meeting (see email or calendar link)

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-18-20-21  
**Applicant:** Matt Lester, Winton Blossom Partners, LLC  
**Address:** 235, 237, 239, 245 North Winton Road, 650-656, 668 Blossom Road  
**Zoning District:** C-1 Neighborhood Center District  
**Description:** Construct a 3,500sf medical office, a 2,003sf drive-through restaurant, an 8,000sf office and retail building, and a 77 space parking lot.

**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; 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)[9] Any new construction on a vacant parcel of one acre or more.

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)  
**Notes:** The project originally proposed at this property under SP-11-18-19 has changed substantially, therefore a new Site Plan has been created.

**File #:** SP-19-20-21  
**Applicant:** Anthony Daniele  
**Address:** 34 North Winton Road  
**Zoning District:** C-2 Community Center District  
**Description:** Redevelopment and modernize existing single bay automatic car wash for "Royal Car Wash", including interior and exterior building renovations; partial building demolition; site improvements to enhance appearance, drainage, and circulation on site; and new signage.

**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: car washes.

**Site Plan Type:** Minor  
**Quadrant:** SE

**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.Gov](mailto:Anna.Keller@CityofRochester.Gov)

**File #:** **SP-20-20-21**  
**Applicant:** James Hulse, Flower City Roll-Off  
**Address:** 25 Cairn Street  
**Zoning District:** M-1 Industrial District  
**Description:** Establish use as outdoor storage of approximately 60 metal roll-off dumpster containers (Flower City Roll-Off); construct a 6,000sf, 3-bay repair garage; and establish use as manufacturing for the repair and maintenance of metal roll-off containers.

**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)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District; 120-191D(3)(a)[12] Any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating.

**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Chris Snyder, [Christopher.Snyder@cityofrochester.gov](mailto:Christopher.Snyder@cityofrochester.gov)

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

**File #:** **SP-14-20-21**  
**Applicant:** Lindsay McClutchen  
**Address:** 19-23 Cambridge Street  
**Zoning District:** R-2 Medium Density Residential District / O-O Overlay Office District  
**Description:** Redevelopment of an existing office building including the construction of a 583sf first floor addition to a building classified as a Designated Building of Historic Value.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**SEQR:** Unlisted  
**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.Gov](mailto:Anna.Keller@CityofRochester.Gov)

**File #:** **SP-15-20-21**  
**Applicant:** Jeff Mroczek, RLA, Senior Landscape Architect, City of Rochester  
**Address:** 171, 173, 175, 177, 191, 425, 435 Mt. Hope Avenue and 562 & 600 Ford Street  
**Zoning District:** O-S Open Space District & CCD-R Center City Riverfront District  
**Description:** Erie Harbor Park enhancements including walkways, signage, landscaping, improved access, regrading, and the installation of a hand

carry boat launch. Project includes improvements to the northern, central and southern portions of the park.

**Site Plan Type:** Major  
**Quadrant:** SW  
**SEQR:** Type 1  
**Contact Person:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)

**File #:** **SP-16-20-21**  
**Applicant:** Trish Rissone, ESL Federal Credit Union  
**Address:** 250 Lake Avenue  
**Zoning District:** C-3 Regional Destination Center  
**Description:** Construct a one story 5,800sf bank (ESL) with drive-through and a 28 space parking lot. Proposal includes the demolition of an existing 14,839sf retail and service station building.

**Site Plan Type:** Minor  
**Quadrant:** NW  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)

**File #:** **SP-11-20-21**  
**Applicant:** Bradford Strine  
**Address:** 235 Alexander Street  
**Zoning District:** R-3 High Density Residential District / OB Overlay Boutique District  
**Description:** To change of use of rear carriage house to a 1,480sf bar/restaurant including the construction of a 247sf first floor building addition with rooftop outdoor seating above, and an 80sf patio for outdoor seating. Proposal includes shared use of 14 parking spaces with the office building onsite.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**SEQR:** Unlisted  
**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.Gov](mailto:Anna.Keller@CityofRochester.Gov)

**File #:** **SP-12-20-21**  
**Applicant:** Edward Parrone, P.E., Parrone Engineering  
**Address:** 412, 432, 448, 464 Portland Avenue  
**Zoning District:** M-1 Industrial District  
**Description:** Construct a one story 44,000sf manufacturing building; a one story 6,815sf office addition to the building located at 432 Portland Ave; a 56 space parking lot; and a gravel trailer storage area. The proposal includes associated fencing, landscaping, and the demolition of an existing manufacturing building onsite at 448 Portland Avenue.

**Site Plan Type:** Minor  
**Quadrant:** NE  
**SEQR:** Unlisted

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

**File #:** **SP-10-20-21**

**Applicant:** Kim Roberson, Caring and Sharing Child Care Center

**Address:** 143 Webster Avenue

**Zoning District:** R-1 Low Density Residential

**Description:** To construct a 16 space ancillary parking lot to serve the 'Caring and Sharing' daycare center at 86-90 Webster Avenue, including associated fencing and landscaping.

**Site Plan Type:** Minor

**Quadrant:** SE

**SEQR:** Unlisted

**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.Gov](mailto:Anna.Keller@CityofRochester.Gov)

**Notes:** This ancillary parking lot design was previously approved in 2015 per SP-29-14-15.

**File #:** **SP-02-20-21**

**Applicant:** Paul Marfione, Conifer Realty LLC

**Address:** 302-304, 308, 310, 310.5, 312, 322 University Avenue, 96, 98 North Union Street

**Zoning District:** CCD-M Center City Main Street District

**Description:** Construct a 4 story, 53,275sf, 48 unit, multi-family structure, and a 19 space parking lot. The proposal includes demolition of a vacant two story building and one story garage, and resubdivision of eight properties.

**Site Plan Type:** Major

**Quadrant:** SW

**SEQR:** Unlisted

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

**Notes:** Site Plan Approval Issued.

**File #:** **SP-33-19-20**

**Applicant:** Steve Scherдин, Flower City Tree

**Address:** 764 Brooks Avenue

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

**Description:** Establish use as contractor storage (Flower City Tree); construct a 6,000sf, 9 bay garage; and establish outdoor storage of construction equipment and materials (firewood and wood chips).

**Site Plan Type:** Minor

**Quadrant:** SW

**SEQR:** Unlisted

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

**File #:** **SP-30-19-20**

**Applicant:** Lin Stango, Rochester Housing Authority

**Address:** 55-99 Federal Street

**Zoning District:** R-1 Low Density Residential

**Description:** Construct two, 12,029sf, three story, nine unit multifamily dwellings; an 18 space parking lot; and a two story, 1,272sf single family dwelling with detached garage. Proposal includes: demolition of eight, two-family structures onsite; and rezoning from R-1 to R-2.

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)  
**Notes:** Site Plan Approval Pending

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

**Site Plan Type:** Minor  
**Quadrant:** SE  
**SEQR:** Unlisted  
**Contact Person:** Anna Keller, [Anna.Keller@CityofRochester.Gov](mailto:Anna.Keller@CityofRochester.Gov)  
**Notes:** Site Plan Approval Pending

**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:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None