

SITE PLAN REVIEW AGENDA

Tuesday, Jan 5, 2021
Via Zoom Meeting (see email link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-21-20-21
Applicant: James Senger, Rochester Housing Authority
Address: 255 Hamilton Street
Zoning District: R-2 Medium Density Residential District
Description: Deconversion of a six unit building to four units (5-9 Bond St - Building 1) including partial demolition, and interior and exterior renovations; demolition of a 2-family dwelling (5-9 Bond St - Building 2) and construction of a new 3,300sf 2-family dwelling; and expansion of existing parking lot by three spaces (13 spaces total). Two family dwelling, aka 255 Hamilton St, to remain. Total units on parcel will be reduced from 10 to 8.

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: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-17-20-21
Applicant: Dawn Williams-Fuller, Ambassador Union Street, LLC
Address: 84 & 86 South Union Street
Zoning District: R-3 High Density Residential
Description: Construct a four story addition to an existing multi-family dwelling and establish use as a 90 room hotel. Proposal includes the construction of a new curb cut and guest drop off area; reconfiguration of parking; rezoning of 84 & 86 South Union Street to CCD-B; and demolition of two four-family dwellings.

Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@cityofrochester.gov

File #: SP-13-20-21
Applicant: Christian Duerr
Address: 300 Monroe Avenue
Zoning District: C-2 Community Center District
Description: Redevelopment of an existing drive-through restaurant and site (Dunkin Donuts) including: interior and exterior building renovations; improvements to onsite circulation, pedestrian access, and landscaping; and reconfiguration of 16 parking spaces.
Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

File #: SP-08-20-21
Applicant: Carol Howland, PE, CPESC, Rochester Gas and Electric
Address: 101 Wyand Crescent & 1050 Garson Avenue
Zoning District: R-1 Low Density Residential
Description: Construct an electrical substation (RG&E Station 43), including a one story, 2,560sf building, two outdoor transformers and associated walls, fencing, and landscaping. Proposal includes the removal of the existing substation equipment.
Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

File #: SP-09-20-21
Applicant: Ian Kaplan, ADDvirtue
Address: 1385 Highland Avenue
Zoning District: R-1 Low Density Residential
Description: Construct a three story addition, totaling 426sf, and expand an existing front porch on a single family home, which is classified as a Designated Building of Historic Value.
Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@cityofrochester.gov

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

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

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

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

File #: **SP-04-20-21**
Applicant: Peter Landers, A50EB LLC
Address: 34-36, 42, 48, 50 Aqueduct Street
Zoning District: CCD-R Center City Riverfront
Description: Construct a two level parking structure with 76 spaces. Upper level will be a surface lot with an at-grade entrance on Aqueduct Street; lower level will have an at-grade entrance on Graves Street.

Site Plan Type: Major
Quadrant: SW
SEQR: Type 1
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov
Notes: SPR Approval pending.

File #: **SP-01-20-21**
Applicant: Ilias Diakomihalis, JD & Sons, Inc.
Address: 354 Whitney Street & 415 Orchard Street
Zoning District: M-1 Industrial
Description: Construct a two story, 30,319sf manufacturing, warehouse, and wholesale distribution facility for seafood (JD & Sons), two loading docks, a 61 space parking lot, two curb cuts onto Whitney Street, one curb cut onto Orchard Street, and resubdivision of 354 Whitney Street and 415 Orchard Street.

Site Plan Type: Minor
Quadrant: NW
SEQR: Negative Declaration issued 4/8/2020
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov

File #: SP-32-19-20
Applicant: Jason Dobbs, Pardi Partnership
Address: 62 Scio Street
Zoning District: CCD-E Center City East End District
Description: Construct two buildings, each with two, 2,100 sq. ft., single family attached dwellings with first floor garages (four dwellings total), including the subdivision of one parcel into four parcels.
Site Plan Type: Major
Quadrant: SW
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.gov
Notes: SPR Approval pending.

File #: SP-15-18-19
Applicant: Joseph Verdi
Address: 95 Ames Street
Zoning District: M-1 Industrial District
Description: Establish outdoor storage of shipping containers, and semi-trailers (A-Verdi).
Quadrant: SW
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.Gov

File #: SP-12-18-19
Applicant: John Sciarabba, Landtech Surveying & Planning LLC
Address: 655 & 667 South Goodman Street, and 9 Karges PI
Zoning District: C-2 Community Center District
Description: Construct a 45 space ancillary parking lot at 655 & 667 South Goodman Street and 9 Karges PI to be used for passenger and commercial vehicle parking in conjunction with the business at 896-902 South Clinton Avenue (John Betlem Heating and Cooling)
Quadrant: SE
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.gov

File #: SP-23-19-20
Applicant: Joel Barrett
Address: 291 South Plymouth Avenue
Zoning District: R-3 High Density Residential
Description: Construct three, four-story, single family attached dwellings, each with two car garages. Subdivide a 0.31 acre parcel into four parcels (three for the new single family dwellings and one for the existing 6 unit multifamily dwelling).
Site Plan Type: Minor

Quadrant: SW
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov
Notes: SPR Approval issued.

File #: **SP-08-19-20**
Applicant: Erik Grimm, Suburban Disposal
Address: 200 Ferrano Street
Zoning District: M-1 Industrial District
Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.
Type: Major
Quadrant: NW
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

SP-17-19-20 - 95-121 Howell Street – project revisions