



PRC AGENDA

January 20, 2021

4:00PM

Zoom Link via email (for members and applicants only)

Broadcast Live at:

<https://www.youtube.com/user/CityOfRochesterNY>

1. Case 1

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

Notes: The project originally proposed at this property under SP-11-18-19 has changed substantially, therefore a new Site Plan has been created.