

## SITE PLAN REVIEW AGENDA

Tuesday, February 16, 2021  
Via Zoom Meeting (see email or calendar link)

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-22-20-21  
**Applicant:** Sabrina Pernalete, Store Space  
**Address:** 14 Railroad Street  
**Zoning District:** PMV Public Market Village District  
**Description:** Construct a three story 46,856sf self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.

**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)(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:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [Thomas.Kicior@CityofRochester.Gov](mailto:Thomas.Kicior@CityofRochester.Gov)

### SITE PLAN REVIEW PROJECT UPDATES:

**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)  
**Notes:** Site redesigned to meet NYSDOT requirements.

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

**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.  
**Site Plan Type:** Minor  
**Quadrant:** SE  
**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:** Construction of a 6,000sf, three bay garage for the repair and maintenance of metal roll-off dumpsters (Flower City Roll-Off), and to establish use as outdoor storage of approximately 60 metal roll-off dumpsters.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**SEQR:** Unlisted  
**Contact Person:** Chris Snyder, [Christopher.Snyder@cityofrochester.gov](mailto:Christopher.Snyder@cityofrochester.gov)

**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)  
**Notes:** Site Plan Approved 1-22-21

**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-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)  
**Notes:** Proposal was reviewed at February CPC hearing and held.

**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)  
**Notes:** Proposal will be reviewed at March CPC hearing.

**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-33-19-20**  
**Applicant:** Steve Scherdin, 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)

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None