

SITE PLAN REVIEW AGENDA

Tuesday, April 13, 2021
Via Zoom Meeting (see email or calendar link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-24-20-21
Applicant: Tim Harris, Passero Associates
Address: 20-70 Phil Banks Way
Zoning District: M-1 Industrial District
Description: Construct a one story +/- 50,000sf, one story warehouse and distribution building with accessory office space, eight loading docks, and a 33 space parking lot.

Requirement for Site Plan Review: 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)[6] More than two loading spaces in an district adjacent to any residential district or Open Space District.

Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

File #: SP-25-20-21
Applicant: Larry Wong, Pepic LLC
Address: 1012 South Clinton Avenue & 350 Benton Street
Zoning District: C-1 Neighborhood Center District and R-1 Low Density Residential District
Description: Construct a 20 space ancillary parking lot to serve the properties located at 1025, 1031-1037, and 1045 South Clinton Avenue. The proposal includes a new curb cut on Benton Street, and the rezoning of 350 Benton Street from R-1 to C-1.

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: Anna Keller, Anna.Keller@CityofRochester.Gov

File #: SP-26-20-21
Applicant: Chuck Smith, Design Works Architecture
Address: 759 Park Avenue
Zoning District: R-1 Low Density Residential District
Description: Construct a +/- 9,276sf gymnasium addition to an existing school. The proposal includes a new curb cut onto Park Avenue.

Requirement for Site Plan Review: 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)[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: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov

File #: SP-27-20-21
Applicant: Dan Brocht, Labella PC
Address: 1155 North Clinton Avenue
Zoning District: M-1 Industrial District
Description: Change use of a portion of an existing four story manufacturing building to 133 apartments; 77,000sf of manufacturing floor area to remain (Hickey Freeman). The proposal includes interior and exterior building renovations and site improvements including reconfiguration of the parking lot to provide +/-267 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.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-17-18* **Site Plan Amendment (Museum Expansion)**
Notes: Site Plan Approval issued June 1, 2018 for the overall Strong Neighborhood of Play. Individual buildings needing CCD-B design waivers require Site Plan Approval Amendment.

Applicant: Steve Dubnik, Strong Museum; Howard Konar, Konar Properties; Jett Mehta, Indus Hospitality Group
Address: 1 Manhattan Square Drive
Zoning District: Center City District, Base (CCD-B)
Quadrant: SW
Original/overall Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood.
Permit Description: Construct a two story, 90,000sf, museum expansion including a pedestrian plaza and landscaping.
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

File #: **SP-21-18-19* Site Plan Amendment**
Notes: Site Plan Approval issued November 15, 2019. Approximately 9,400sf of previously proposed office space will be converted to an additional 10 residential units.

Applicant: Kim Brumber
Address: 67 & 89 Canal Street
Zoning District: CCD-C Center City Cascade-Canal District
Revised Description: Change use of 5 story, 176,300sf retail and manufacturing building to 123 residential units with office space for support services. Project includes development of a 62 space parking lot; interior and exterior renovations; demolition of a garage and portions of the building.
Quadrant: SW
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov

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.
Site Plan Type: Major
Quadrant: SE
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Applicant revising drawings.

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
Notes: Proposal will be reviewed by CPC in April.

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 4,117sf medical office, a 2,003sf drive-through restaurant, a 15,084 sf 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
Notes: Proposal will be reviewed by CPC and ZBA in May.

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
Notes: Site Plan Approval issued

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

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
Notes: Site Plan Approval issued.

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

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
Notes: Site Plan Approval pending.

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

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None