

SITE PLAN REVIEW AGENDA

Tuesday, April 27, 2021
Via Zoom Meeting (see email link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-28-20-21**
Applicant: Allan Stern, One Forty Five, LLC
Address: 145 College Avenue (aka 255 North Goodman Street)
Zoning District: C-2 Community Center District,
Description: To construct a five story +/- 80,500sf, mixed use building with 48 residential units, 1,706sf of commercial space, 30 indoor parking spaces, and a 24 space parking lot. The proposal includes the demolition of an existing two story office building.

Requirement for Site Plan Review: 120-191D(3)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts.

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

File #: **SP-29-20-21**
Applicant: Nick Coulter, Person Centered Housing Options Inc.
Address: 214, 216 Central Park, and 37 Niagara Street.
Zoning District: PMV Public Market Village District and R-2 Medium Density Residential District
Description: To change use from a three story retail building to a 15 unit multifamily building, and to construct a five space parking lot.

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; 120-191D(3)(a)[17] The conversion of floor area designed for nonresidential use to a residential use and vice versa in any commercial, village center, overlay, or residential district.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Anna Keller, Anna.Keller@CityofRochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-17-18* **Site Plan Amendment (Museum Expansion)**
Applicant: Steve Dubnik, Strong Museum
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
Notes: Site Plan Approval pending.

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
Notes: Site Plan Approval pending.

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
Notes: Proposal will be reviewed by CPC in May.

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-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

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
Notes: Site Plan Approval issued.

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 (12 spaces total). Two family dwelling, aka 255 Hamilton St, to remain. Total units on parcel will be reduced from 10 to 8.

Site Plan Type: Minor
Quadrant: SE
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Site Plan Approval issued.

File #: **SP-23-20-21**
Applicant: Andrew Gallina, Gallina Development Corp.
Address: 90 & 100-140 South Clinton Avenue and 131 Chestnut Street
Zoning District: CCD-T Center City Tower District
Description: Redevelopment of the former Xerox Plaza to facilitate the Innovation Square development including two new curb cuts for a vehicle drop-off loop with 14 parking spaces, pedestrian walkway improvements and amenities, and a plaza canopy.

Site Plan Type: Minor
Quadrant: SW
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Site Plan Approval issued.