

SITE PLAN REVIEW AGENDA

Tuesday, July 20, 2021
Via Zoom Meeting (see email or calendar link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-16-15-16* Site Plan Amendment**
Notes: SP-16-15-16 was approved Feb 8, 2016, and amended March 10, 2020. The revisions submitted include an increase in building square footage from 14,000sf to 17,000sf, parking lot reconfiguration, and signage on western building facade.

Applicant: Fred Rainaldi, Whitney Baird Associates
Address: 145 and 155 Culver Road and 350 Rosedale Street
Zoning District: Culver Road Armory Planned Development District #15 (PD#15)
Revised Description: To construct a 17,000sf, one-story commercial building (known as building 3) at the rear of the Culver Road Armory site, to construct 33 parking spaces, and to amend the Planned Development District Sign program.

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

SITE PLAN REVIEW PROJECT UPDATES:

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: To construct a 20 space ancillary parking lot to serve the properties located at 1023, 1031-1035, 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.

Quadrant: SE
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: To construct a +/- 9,276sf gymnasium addition to an existing school. The proposal includes a new curb cut onto Park Avenue.

Quadrant: SE
Contact Person: Chris Snyder, Christopher.Snyder@CityofRochester.Gov
Notes: Waiting on revised drawings.

File #: **SP-27-20-21**
Applicant: Dan Brocht, LaBella Associates
Address: 1155 North Clinton Avenue, 313 Avenue D, and 24 Morrill Street
Zoning District: M-1 Industrial District; R-1 Low Density Residential
Description: To 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.

Quadrant: NE
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov
Notes: Site Plan Approval issued.

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
Notes: Amended Site Plan Approval pending.

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: Waiting on revised drawings.

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-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
Notes: Site Plan Approval issued.

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