

SITE PLAN REVIEW AGENDA

August 3, 2021
Via Zoom Meeting (see email link)

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-01-21-22
Applicant: Mike McCracken, Hospitality Syracuse
Address: 1737 Mount Hope Avenue, 20 Elmerston Road, & 35 Shelbourne Road
Zoning District: C-2 Community Center District, R-1 Low Density Residential District
Description: To construct a one story +/- 2,000sf, two lane drive-through restaurant and a 32 space parking lot. The proposal includes the rezoning of 20 Elmerston Road, & 35 Shelbourne Road from R-1 to C-2, and the demolition of a 4,300sf commercial building and a 1,470sf single family dwelling.

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)(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; 120-191D(3)(b)[3][d] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: drive-through facilities and uses.

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

SITE PLAN REVIEW PROJECT UPDATES:

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.

Site Plan Type: Minor
Quadrant: NE

Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

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