

Site Plan Review Agenda

Date: September 28, 2021
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Application

File Number:	SP-005-21-22
Applicant:	Michael Slusser, Key Performance PM
Address:	17, 19 Harwood St, and 954 Monroe Av
Zoning:	R-2 Medium Density Residential and C-1 Neighborhood Center
Description:	To construct a 23-space ancillary parking lot at 17 and 19 Harwood St and a 19-space ancillary parking lot at 954 Monroe Av (42 spaces total) to serve the seven buildings at 17 and 19 Harwood St and 954, 962, 970, 976-982, 984-990 Monroe Av. Work scope includes demolition of an approximately 3,500 sq. ft. garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St.
Review Requirement:	120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173. 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.
Type:	Minor
Quadrant:	Southeast
Enforcement:	No
SEQR:	Unlisted
Contact:	Anna Keller, anna.keller@cityofrochester.gov

Project Updates

File Number:	SP-03-21-22
Applicant:	Ralph A. DiTucci
Address:	1201 Elmwood Av
Zoning:	PD #18 - 1201 Elmwood Av
Description:	To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/-17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting.
Type:	Minor
Quadrant:	Southwest
Enforcement:	No
SEQR:	Unlisted
Contact:	Anna Keller, anna.keller@cityofrochester.gov

File Number:	SP-04-21-22
Applicant:	Jason Randall, Ramar Steel
Address:	432, 464 Portland Av, and 36 Council St
Zoning:	R-1 Low Density Residential District and M-1 Industrial District
Description:	To establish outdoor storage at 36 Council St to serve Ramar Steel at 432, 464 Portland Av. The proposal includes the rezoning of 36 Council St from R-1 to M-1.
Type:	Minor
Quadrant:	Northeast
Enforcement:	No
SEQR:	Unlisted
Contact:	Chris Snyder, christopher.snyder@cityofrochester.gov

File Number:	SP-01-21-22
Applicant:	Mike McCracken, Hospitality Syracuse
Address:	1737 Mount Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd
Zoning:	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 Rd, and 35 Shelbourne Rd from R-1 to C-2, and the demolition of a 4,300sf commercial building and a 1,470sf single family dwelling.
Type:	Major
Quadrant:	Southwest
SEQR:	Unlisted
Contact:	Anna Keller, anna.keller@cityofrochester.gov

File Number:	SP-28-20-21
Applicant:	Allan Stern, One Forty Five, LLC
Address:	145 College Av (aka 255 N Goodman St)
Zoning:	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.
Type:	Minor
Quadrant:	Northeast
Enforcement:	No
SEQR:	Unlisted
Contact:	Anna Keller, anna.keller@cityofrochester.gov

File Number:	SP-17-20-21
Applicant:	Dawn Williams-Fuller, Ambassador Union Street, LLC
Address:	84 and 86 S Union St
Zoning:	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 and 86 S Union Street to CCD-B; and demolition of two four-family dwellings.
Type:	Minor
Quadrant:	Southeast
SEQR:	Unlisted
Contact:	Chris Snyder, christopher.snyder@cityofrochester.gov

File Number:	SP-08-19-20
Applicant:	Erik Grimm, Suburban Disposal
Address:	200 Ferrano St
Zoning:	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:	Northwest
Contact:	Anna Keller, anna.keller@cityofrochester.gov