

**Project Review Committee (PRC)
Agenda**

Date: Wednesday, March 16, 2022
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
30 Church St. Rm. 223-B
Rochester, NY 14614

Case Number:	1
File Number:	SP-016-21-22
Case Type:	Major Site Plan Review
Address:	101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St
Zoning:	CCD-B Center City Base District
Quadrant	Southwest
Applicant:	Eugenio Marlin, Ibero-American Development Corporation
Request:	To construct a six-story, 14,800 square foot, mixed-use building with a 36-space parking area. When completed the building will offer 76 dwelling units and 2,810 square feet of commercial space. Work scope includes a new curb cut and the resubdivision of the subject properties.
Review Requirement:	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Anna Keller, siteplanreview@cityofrochester.gov

Case Number:	2
File Number:	SP-001-21-22
Case Type:	Major Site Plan Review
Address:	1737 Mt Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd
Zoning:	C-2 Community Center District
Quadrant	Southwest
Applicant:	Mike McCracken, Hospitality Syracuse
Request:	To construct a one story +/- 2,000 square foot, 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 4,300 square foot commercial building and a 1,470 square foot single family dwelling.
Review Requirement:	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.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Marcia Barry, siteplanreview@cityofrochester.gov