

Site Plan Review Agenda

Date: January 18, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (1)

1	File Number: Applicant: Address: Zoning: Description: Review Requirement: Type: Quadrant: Enforcement: SEQR: Contact:	SP-011-21-22 Gillian Conde, DePaul Properties 536 Central Av, 365 North St, 115, and 141 Portland Av M-1 Industrial, C-2 Community Center, and R-3 High Density Residential To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av. 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)[14] New construction of multifamily dwellings. Minor Northeast No Unlisted Marcia Barry, marcia.barry@cityofrochester.gov
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Project Updates (12)

2	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-020-21-22 Angelo Ingrassia, Roc Goodman LLC 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St PDD Planned Development District No. 21 – The Vistas at Highland To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Minor Southeast No Unlisted Anna Keller, anna.keller@cityofrochester.gov
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3	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-018-21-22 Jennifer Higgins, Home Leasing 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av R-2 Medium Density Residential District To construct five multifamily buildings on five proposed lots. Minor Southeast No Unlisted Anna Keller, anna.keller@cityofrochester.gov
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4	File Number: Applicant: Address: Zoning: Description:	SP-017-21-22 Reza Hourmanesh, GRH Architecture, Engineering, and Construction 148 E Ridge Rd C-2 Community Center District To establish a vacant building as a vehicle service station.
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	Type: Minor Quadrant: Northeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov
5	<p>File Number: SP-016-21-22 Applicant: Eugenio Marlin, Ibero-American Development Corporation Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St Zoning: CCD-B Center City Base District Description: 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.</p> <p>Type: Major Quadrant: Southwest Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
6	<p>File Number: SP-015-21-22 Applicant: Kimberlie Burkhart, Landsman Real Estate Services, Inc. Address: 676, 720, and 744 N Clinton Av Zoning: R-2 Medium Density Residential Description: To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albrow Pl and Selling St and the resubdivision of the subject properties.</p> <p>Type: Minor Quadrant: Northeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
7	<p>File Number: SP-012-21-22 Applicant: John Cooper, Rochester Storage QOZ, LLC Address: 242, 246 Ormond St, and 3 Leopold St Zoning: M-1 Industrial District Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor Quadrant: Northeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
8	<p>File Number: SP-010-21-22 Applicant: Trish Rissone, ESL Federal Credit Union Address: 786 N Goodman St Zoning: C-2 Community Center Description: To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.</p>

	<p>Type: Minor Quadrant: Southeast Enforcement: Yes SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
9	<p>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 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St.</p> <p>Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Kate Powers, katherine.powers@cityofrochester.gov</p>
10	<p>File Number: SP-003-21-22 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.</p> <p>Type: Minor Quadrant: Southwest Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
11	<p>File Number: SP-001-21-22 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 +/- 2,000 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.</p> <p>Type: Major Quadrant: Southwest SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
12	<p>File Number: SP-008-19-20 Applicant: Erik Grimm, Suburban Disposal Address: 200 Ferrano St Zoning: M-1 Industrial District</p>

	<p>Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.</p> <p>Type: Major</p> <p>Quadrant: Northwest</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
13	<p>File Number: SP-028-17-18</p> <p>Applicant: Jennifer Ahrens, Bero Architecture PLLC</p> <p>Address: 1010 East Av</p> <p>Zoning: R-3 High Density Residential District, East Avenue Preservation District</p> <p>Description: To amend a previously approved site plan by reconfiguring the proposed parking lot to accommodate 12 vehicles rather than five as initially proposed and to remove three trees.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>

Site Plan Review Agenda

Date: February 1, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Application (1)

1	File Number: Applicant: Address: Zoning: Description: Review Requirement: Type: Quadrant: Enforcement: SEQR: Contact:	SP-018-21-22 Randy Bebout, Bohler Engineering and Landscape Architecture 1490 Hudson Av C-3 Regional Destination Center District To construct a 4,282 square foot bank building with a drive-through in the grocery store parking lot. 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. Minor Northeast No Unlisted Anna Keller, anna.keller@cityofrochester.gov
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Project Updates (8)

2	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-019-21-22 Zina Lagonegro, Passero Associates 110-170 and 210 Crittenden Blvd PDD Planned Development District No. 10 – University of Rochester City Campus To construct a one-story, 2,500 square foot, two-bay loading dock addition (includes storage, stock rooms, locker rooms, and offices) and to place a 616 square foot pre-fabricated building at an existing loading dock at a hospital. Minor Southwest Yes Unlisted Anna Keller, anna.keller@cityofrochester.gov
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3	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-014-21-22 Mike McCracken, Hospitality Service 358 Lake Av C-3 Regional Destination Center To demolish a 6,490 square foot carwash and to construct a one-story, 2,000 square foot, drive-through restaurant and a 40 space parking lot. Minor Northwest No Unlisted Marcia Barry, Marcia.Barry@CityofRochester.Gov
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4	File Number: SP-013-21-22 Applicant: Steve Scheutzow, WHEC-TV Address: 191-0201 and 205-0215 East Av Zoning: Center City East End District CCD-E Description: To install approximately 275 linear feet of a six foot tall black aluminum fence to secure the ancillary parking lot which serves the WHEC-TV television station at 171 East Av. Type: Minor Quadrant: Southwest Enforcement: No SEQR: Unlisted Contact: Matthew Simonis, matthew.simonis@cityofrochester.gov
5	File Number: SP-008-21-22 Applicant: Chris Wightman, Mer-Win Auto Service Address: 218, 222, and 226 Merchants Rd Zoning: C-2 Community Center District and R-1 Low-Density Residential District Description: To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov
6	File Number: SP-006-21-22 Applicant: Reza Hourmanesh, RA, CE, CDT, GRH Architecture, Engineering, and Construction Address: 362 W Main St Zoning: CCD-M Center City Main Street District Description: To construct a one-story, 2,130 square foot retail building and to reconfigure the existing gas station which includes the demolition of a one-story, 434 square foot building, the removal of four gas pumps, and the modification of the fuel canopy. The two existing gas pump islands are to remain. Type: Major Quadrant: Southwest Enforcement: No SEQR: Unlisted Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov
7	File Number: SP-002-21-22 Applicant: Reza Hourmanesh Address: 1291 Lyell Av Zoning: C-2 Community Center District Description: To establish a gas station and retail store including the installation of 3 pump islands and canopy, a 350 square foot building addition, façade renovations, and associated site improvements. Type: Minor Quadrant: Northwest Enforcement: No SEQR: Unlisted Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov

8	<p>File Number: SP-026-20-21</p> <p>Applicant: Chuck Smith, Design Works Architecture</p> <p>Address: 759 Park Av</p> <p>Zoning: R-1 Low Density Residential District</p> <p>Description: To construct a +/- 9,276 square foot gymnasium addition to an existing school. The proposal includes a new curb cut onto Park Avenue.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact Person: Kate Powers, katherine.powers@cityofrochester.gov</p>
9	<p>File Number: SP-025-20-21</p> <p>Applicant: Larry Wong, Pepic LLC</p> <p>Address: 1012 S Clinton Av and 350 Benton St</p> <p>Zoning: C-1 Neighborhood Center District and R-1 Low Density Residential District</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
10	<p>File Number: SP-022-20-21</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>

Site Plan Review Agenda

Date: March 1, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (2)

1	File Number: Applicant: Address: Zoning: Description: Review Requirement: Type: Quadrant: Enforcement: SEQR: Contact:	SP-020-21-22 Premier Metal Group, LLC 11 Cairn St M-1 Industrial District To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business. 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)[9]Any new construction on a vacant parcel of one acre or more. Minor Southwest No Unlisted Kate Powers, katherine.powers@cityofrochester.gov
2	File Number: Applicant: Address: Zoning: Description: Review Requirement: Type: Quadrant: Enforcement: SEQR: Contact:	SP-022-21-22 Seth Eshelman 29 Averill Av R-2 Medium Density Residential District To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot. 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. Minor Southeast No Unlisted Matthew Simonis, matthew.simonis@cityofrochester.gov

Project Updates (12)

3	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-023-21-22 Angelo Ingrassia, Roc Goodman LLC 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St PDD Planned Development District No. 21 – The Vistas at Highland To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Minor Southeast No Unlisted Anna Keller, anna.keller@cityofrochester.gov
4	File Number: Applicant: Address:	SP-019-21-22 Jennifer Higgins, Home Leasing 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av

Site Plan Review Agenda

March 1, 2022

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	<p>Zoning: R-2 Medium Density Residential District</p> <p>Description: To construct five multifamily buildings on five proposed lots.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
5	<p>File Number: SP-016-21-22</p> <p>Applicant: Eugenio Marlin, Ibero-American Development Corporation</p> <p>Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St</p> <p>Zoning: CCD-B Center City Base District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
6	<p>File Number: SP-015-21-22</p> <p>Applicant: Kimberlie Burkhart, Landsman Real Estate Services, Inc.</p> <p>Address: 676, 720, and 744 N Clinton Av</p> <p>Zoning: R-2 Medium Density Residential</p> <p>Description: To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albrow Pl and Selling St and the resubdivision of the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
7	<p>File Number: SP-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
8	<p>File Number: SP-011-21-22</p> <p>Applicant: Gillian Conde, DePaul Properties</p> <p>Address: 536 Central Av, 365 North St, 115, and 141 Portland Av</p> <p>Zoning: M-1 Industrial, C-2 Community Center, and R-3 High Density Residential</p>

	<p>Description: To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
9	<p>File Number: SP-010-21-22</p> <p>Applicant: Trish Rissone, ESL Federal Credit Union</p> <p>Address: 786 N Goodman St</p> <p>Zoning: C-2 Community Center</p> <p>Description: To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
10	<p>File Number: SP-005-21-22</p> <p>Applicant: Michael Slusser, Key Performance PM</p> <p>Address: 17, 19 Harwood St, and 954 Monroe Av</p> <p>Zoning: R-2 Medium Density Residential and C-1 Neighborhood Center</p> <p>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 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Kate Powers, katherine.powers@cityofrochester.gov</p>
11	<p>File Number: SP-003-21-22</p> <p>Applicant: Ralph A. DiTucci</p> <p>Address: 1201 Elmwood Av</p> <p>Zoning: PD #18 - 1201 Elmwood Av</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>

12	<p>File Number: SP-001-21-22</p> <p>Applicant: Mike McCracken, Hospitality Syracuse</p> <p>Address: 1737 Mount Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd</p> <p>Zoning: C-2 Community Center District, R-1 Low Density Residential District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
13	<p>File Number: SP-008-19-20</p> <p>Applicant: Erik Grimm, Suburban Disposal</p> <p>Address: 200 Ferrano St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.</p> <p>Type: Major</p> <p>Quadrant: Northwest</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
14	<p>File Number: SP-028-17-18</p> <p>Applicant: Jennifer Ahrens, Bero Architecture PLLC</p> <p>Address: 1010 East Av</p> <p>Zoning: R-3 High Density Residential District, East Avenue Preservation District</p> <p>Description: To amend a previously approved site plan by reconfiguring the proposed parking lot to accommodate 12 vehicles rather than five as initially proposed and to remove three trees.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>

Site Plan Review Agenda

Date: March 15, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (6)

1	<p>File Number: SP-021-18-19</p> <p>Applicant: Kim Brumber, East House Canal Street LLC</p> <p>Address: 67-89 Canal St</p> <p>Zoning: Center City Cascade-Canal District CCD-C / Preservation District</p> <p>Description: To change use of a five-story, 176,300 square foot retail and manufacturing building to mixed-use (residential and offices).</p> <p>Review Requirement: 120-191D(3)(a)[2] Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs. 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.</p> <p>Type: Minor</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
2	<p>File Number: SP-025-21-22</p> <p>Applicant: Muhammad Khan</p> <p>Address: 927-941 S Clinton Av</p> <p>Zoning: C-2 Community Center</p> <p>Description: To demolish a 1,560 square foot building and to construct a one-story, 2,488 square foot building with six parking spaces and three fuel pumps that can dispense fuel to no more than six vehicles at one time. Building to be established as a vehicle service station and retail sales and service.</p> <p>Review Requirement: 120-191D(3)(b)[a] Minor site plan review shall be required for the following: Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: Vehicle service stations, vehicle repair, vehicle sales/rental.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
3	<p>File Number: SP-026-21-22</p> <p>Applicant: George and Margo Novak</p> <p>Address: 99-105 Harvard St and 304-306 S Goodman St</p> <p>Zoning: R-2 Medium Density Residential District</p> <p>Description: To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.</p> <p>Review Requirement: 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.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>

4	<p>File Number: SP-027-21-22</p> <p>Applicant: Rochester Housing Authority</p> <p>Address: 2120 St Paul St and 35 Luther Cr</p> <p>Zoning: R-1 Low-Density Residential District</p> <p>Description: To demolish a 2.5 story, 8,300 square foot building and to construct a 4-story, 18,540 square foot, 15-unit multifamily dwelling and to reconfigure the parking lot.</p> <p>Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
5	<p>File Number: SP-028-21-22</p> <p>Applicant: Lamar Outdoor Advertising</p> <p>Address: 1374 Hudson Av</p> <p>Zoning: C-2 Community Center</p> <p>Description: To construct a 17'x48', 55' total height, double-sided monopole digital advertising sign (billboard) facing east and west.</p> <p>Review Requirement: 120-191D3(a)[15] New advertising sign structures.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, melissa.phillips@cityofrochester.gov</p>
6	<p>File Number: SP-029-21-22</p> <p>Applicant: Lamar Outdoor Advertising</p> <p>Address: 687 Lee Rd</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To construct a 12'x25', 23' total height, double-sided monopole digital advertising sign (billboard) facing north and south.</p> <p>Review Requirement: 120-191D3(a)[15] New advertising sign structures.</p> <p>Type: Minor</p> <p>Quadrant: Northwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, melissa.phillips@cityofrochester.gov</p>

Project Updates (7)

7	<p>File Number: SP-018-21-22</p> <p>Applicant: Randy Bebout, Bohler Engineering and Landscape Architecture</p> <p>Address: 1490 Hudson Av</p> <p>Zoning: C-3 Regional Destination Center District</p> <p>Description: To construct a 4,282 square foot bank building with a drive-through in the grocery store parking lot.</p> <p>Review Requirement: 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.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
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8	<p>File Number: SP-024-21-22</p> <p>Applicant: Zina Lagonegro, Passero Associates</p> <p>Address: 110-170 and 210 Crittenden Blvd</p> <p>Zoning: PDD Planned Development District No. 10 – University of Rochester City Campus</p> <p>Description: To construct a one-story, 2,500 square foot, building addition with a two-bay loading dock addition at 110-170 Crittenden Blvd and to place a 616 square foot pre-fabricated building at an existing loading dock at 210 Crittenden Blvd.</p> <p>Type: Minor</p> <p>Quadrant: Southwest</p> <p>Enforcement: Yes</p> <p>SEQR: Type II</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
9	<p>File Number: SP-014-21-22</p> <p>Applicant: Mike McCracken, Hospitality Service</p> <p>Address: 358 Lake Av</p> <p>Zoning: C-3 Regional Destination Center</p> <p>Description: To demolish a 6,490 square foot carwash and to construct a one-story, 2,000 square foot, drive-through restaurant and a 40 space parking lot.</p> <p>Type: Minor</p> <p>Quadrant: Northwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
10	<p>File Number: SP-008-21-22</p> <p>Applicant: Chris Wightman, Mer-Win Auto Service</p> <p>Address: 218, 222, and 226 Merchants Rd</p> <p>Zoning: C-2 Community Center District and R-1 Low-Density Residential District</p> <p>Description: To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
11	<p>File Number: SP-002-21-22</p> <p>Applicant: Reza Hourmanesh</p> <p>Address: 1291 Lyell Av</p> <p>Zoning: C-2 Community Center District</p> <p>Description: To establish a gas station and retail store including the installation of 3 pump islands and canopy, a 350 square foot building addition, façade renovations, and associated site improvements.</p> <p>Type: Minor</p> <p>Quadrant: Northwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>

12	<p>File Number: SP-025-20-21</p> <p>Applicant: Larry Wong, Pepic LLC</p> <p>Address: 1012 S Clinton Av and 350 Benton St</p> <p>Zoning: C-1 Neighborhood Center District and R-1 Low Density Residential District</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
13	<p>File Number: SP-022-20-21</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>

Site Plan Review Agenda

Date: March 29, 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: To be conducted virtually via zoom

New Applications (3)

1	File Number	SP-030-21-22
	Applicant	Jim Senger, Rochester Housing Authority
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St
	Zoning	R-1 Low-Density Residential District
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.
	Type	Minor
	Review Requirement	120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173.
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)
	Enforcement	Yes
	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov
2	File Number	SP-031-21-22
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School
	Address	1151 Ridgeway Av
	Zoning	M-1 Industrial
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.
	Type	Minor
	Review Requirement	120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173.
	Quadrant	Northwest
	Enforcement	Yes
	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov
3	File Number	SP-032-21-22
	Applicant	Dan Compitello, Windsor Trace LLC
	Address	135 University Av
	Zoning	CCD-GR / Preservation District
	Description	To install a 4 ft. ht. fence, 28 inches from grade and setback approximately 6 ft. from the front façade.
	Type	Minor
	Review Requirement	120-191D(3)(a)[2] Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.
	Quadrant	Southwest
	Enforcement	Yes

SEQR	Unlisted
Contact	Anna Keller, anna.keller@cityofrochester.gov

Project Updates (13)

4	File Number: SP-023-21-22 Applicant: Angelo Ingrassia, Roc Goodman LLC Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St Zoning: PDD Planned Development District No. 21 – The Vistas at Highland Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov
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5	File Number: SP-022-21-22 Applicant: Seth Eshelman Address: 29 Averill Av Zoning: R-2 Medium Density Residential District Description: To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Matthew Simonis, matthew.simonis@cityofrochester.gov
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6	File Number: SP-020-21-22 Applicant: Premier Metal Group, LLC Address: 11 Cairn St Zoning: M-1 Industrial District Description: To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business. Type: Major Quadrant: Southwest Enforcement: No SEQR: Type 1 Contact: Kate Powers, katherine.powers@cityofrochester.gov
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7	File Number: SP-019-21-22 Applicant: Jennifer Higgins, Home Leasing Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av Zoning: R-2 Medium Density Residential District Description: To construct five multifamily buildings on five proposed lots. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov
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8	<p>File Number: SP-016-21-22</p> <p>Applicant: Eugenio Marlin, Ibero-American Development Corporation</p> <p>Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St</p> <p>Zoning: CCD-B Center City Base District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
9	<p>File Number: SP-015-21-22</p> <p>Applicant: Kimberlie Burkhart, Landsman Real Estate Services, Inc.</p> <p>Address: 676, 720, and 744 N Clinton Av</p> <p>Zoning: R-2 Medium Density Residential</p> <p>Description: To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albow Pl and Selling St and the resubdivision of the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
10	<p>File Number: SP-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
11	<p>File Number: SP-011-21-22</p> <p>Applicant: Gillian Conde, DePaul Properties</p> <p>Address: 536 Central Av, 365 North St, 115, and 141 Portland Av</p> <p>Zoning: M-1 Industrial, C-2 Community Center, and R-3 High Density Residential</p> <p>Description: To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p>

	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov
12	File Number: SP-010-21-22 Applicant: Trish Rissone, ESL Federal Credit Union Address: 786 N Goodman St Zoning: C-2 Community Center Description: To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building. Type: Minor Quadrant: Southeast Enforcement: Yes SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov	
13	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 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Kate Powers, katherine.powers@cityofrochester.gov	
14	File Number: SP-003-21-22 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	
15	File Number: SP-001-21-22 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 +/- 2,000 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. Type: Major	

	Quadrant: SEQR: Contact:	Southwest Unlisted Marcia Barry, marcia.barry@cityofrochester.gov
16	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Contact:	SP-008-19-20 Erik Grimm, Suburban Disposal 200 Ferrano St M-1 Industrial District Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements. Major Northwest Anna Keller, anna.keller@cityofrochester.gov

Site Plan Review Agenda

Date: April 12, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (1)

1	File Number	SP-034-21-22
	Applicant	David Gleghorn, H.E.L.P. Development Corporation
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av
	Zoning	CCD-M Center City Main Street District
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.
	Type	Major
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.
	Quadrant	Southwest
	Enforcement	No
	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov

Project Updates (11)

2	File Number:	SP-029-21-22
	Applicant:	Lamar Outdoor Advertising
	Address:	687 Lee Rd
	Zoning:	M-1 Industrial District
	Description:	To construct a 12'x25', 23' total height, double-sided monopole digital advertising sign (billboard) facing north and south.
	Type:	Minor
	Quadrant:	Northwest
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Melissa Phillips, melissa.phillips@cityofrochester.gov

3	File Number:	SP-028-21-22
	Applicant:	Lamar Outdoor Advertising
	Address:	1374 Hudson Av
	Zoning:	C-2 Community Center
	Description:	To construct a 17'x48', 55' total height, double-sided monopole digital advertising sign (billboard) facing east and west.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	Yes
	SEQR:	Unlisted
	Contact:	Melissa Phillips, melissa.phillips@cityofrochester.gov

4	File Number:	SP-027-21-22
	Applicant:	Shawn Burr, Rochester Housing Authority
	Address:	2120 St Paul St and 35 Luther Cr
	Zoning:	R-1 Low-Density Residential District

	Description:	2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	Yes
	SEQR:	Unlisted
	Contact:	Anna Keller, anna.keller@cityofrochester.gov

5	File Number	SP-026-21-22
	Applicant	George and Margo Novak
	Address	99-105 Harvard St and 304-306 S Goodman St
	Zoning	R-2 Medium Density Residential District
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.
	Type	Minor
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov

6	File Number	SP-025-21-22
	Applicant	Muhammad Khan
	Address	927-941 S Clinton Av
	Zoning	C-2 Community Center
	Description	To demolish a 1,560 square foot building and to construct a one-story, 2,488 square foot building with six parking spaces and three fuel pumps that can dispense fuel to no more than six vehicles at one time. Building to be established as a vehicle service station and retail sales and service.
	Type	Minor
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov

7	File Number:	SP-018-21-22
	Applicant:	Randy Bebout, Bohler Engineering and Landscape Architecture
	Address:	1490 Hudson Av
	Zoning:	C-3 Regional Destination Center District
	Description:	To construct a 4,282 square foot bank building with a drive-through in the grocery store parking lot.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Anna Keller, anna.keller@cityofrochester.gov

8	File Number:	SP-014-21-22
	Applicant:	Mike McCracken, Hospitality Service
	Address:	358 Lake Av
	Zoning:	C-3 Regional Destination Center

	<p>Description: To demolish a 6,490 square foot carwash and to construct a one-story, 2,000 square foot, drive-through restaurant and a 28 space parking lot.</p> <p>Type: Minor</p> <p>Quadrant: Northwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
9	<p>File Number: SP-008-21-22</p> <p>Applicant: Chris Wightman, Mer-Win Auto Service</p> <p>Address: 218, 222, and 226 Merchants Rd</p> <p>Zoning: C-2 Community Center District and R-1 Low-Density Residential District</p> <p>Description: To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
10	<p>File Number: SP-002-21-22</p> <p>Applicant: Reza Hourmanesh</p> <p>Address: 1291 Lyell Av</p> <p>Zoning: C-2 Community Center District</p> <p>Description: To establish a gas station and retail store including the installation of 3 pump islands and canopy, a 350 square foot building addition, façade renovations, and associated site improvements.</p> <p>Type: Minor</p> <p>Quadrant: Northwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, Marcia.Barry@CityofRochester.Gov</p>
11	<p>File Number: SP-025-20-21</p> <p>Applicant: Larry Wong, Pepic LLC</p> <p>Address: 1012 S Clinton Av and 350 Benton St</p> <p>Zoning: C-1 Neighborhood Center District and R-1 Low Density Residential District</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
12	<p>File Number: SP-022-20-21</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p>

Site Plan Review Agenda

March 15, 2022

Page 4

	Type:	Major
	Quadrant:	Southeast
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Anna Keller, anna.keller@cityofrochester.gov

Site Plan Review Agenda

Date: May 10, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Application (1)

1	File Number	SP-032-21-22
	Applicant	Liberty Restaurants Holdings
	Address	770 E Main St
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.
	Type	Major
	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.
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, marcia.barry@cityofrochester.gov

Project Updates (15)

2	File Number	SP-031-21-22
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School
	Address	1151 Ridgeway Av
	Zoning	M-1 Industrial
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.
	Type	Minor
	Quadrant	Northwest
	Enforcement	Yes
	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov

3	File Number	SP-030-21-22
	Applicant	Jim Senger, Rochester Housing Authority
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St
	Zoning	R-1 Low-Density Residential District
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.
	Type	Minor
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)
	Enforcement	Yes
	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov

4	File Number: SP-023-21-22 Applicant: Angelo Ingrassia, Roc Goodman LLC Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St Zoning: PDD Planned Development District No. 21 – The Vistas at Highland Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov
5	File Number: SP-022-21-22 Applicant: Seth Eshelman Address: 29 Averill Av Zoning: R-2 Medium Density Residential District Description: To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Matthew Simonis, matthew.simonis@cityofrochester.gov
6	File Number: SP-020-21-22 Applicant: Premier Metal Group, LLC Address: 11 Cairn St Zoning: M-1 Industrial District Description: To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business. Type: Major Quadrant: Southwest Enforcement: No SEQR: Type 1 Contact: Kate Powers, katherine.powers@cityofrochester.gov
7	File Number: SP-019-21-22 Applicant: Jennifer Higgins, Home Leasing Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av Zoning: R-2 Medium Density Residential District Description: To construct five multifamily buildings on five proposed lots. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov
8	File Number: SP-016-21-22 Applicant: Eugenio Marlin, Ibero-American Development Corporation Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St Zoning: CCD-B Center City Base District

	<p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
9	<p>File Number: SP-015-21-22</p> <p>Applicant: Kimberlie Burkhart, Landsman Real Estate Services, Inc.</p> <p>Address: 676, 720, and 744 N Clinton Av</p> <p>Zoning: R-2 Medium Density Residential</p> <p>Description: To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albow Pl and Selling St and the resubdivision of the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
10	<p>File Number: SP-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
11	<p>File Number: SP-011-21-22</p> <p>Applicant: Gillian Conde, DePaul Properties</p> <p>Address: 536 Central Av, 365 North St, 115, and 141 Portland Av</p> <p>Zoning: M-1 Industrial, C-2 Community Center, and R-3 High Density Residential</p> <p>Description: To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
12	<p>File Number: SP-010-21-22</p> <p>Applicant: Trish Rissone, ESL Federal Credit Union</p>

	Address: 786 N Goodman St Zoning: C-2 Community Center Description: To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building. Type: Minor Quadrant: Southeast Enforcement: Yes SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov
13	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 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Kate Powers, katherine.powers@cityofrochester.gov
14	File Number: SP-003-21-22 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
15	File Number: SP-001-21-22 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 +/- 2,000 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. Type: Major Quadrant: Southwest SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov

16	File Number:	SP-008-19-20
	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, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot 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

Site Plan Review Agenda

Date: 7 June 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

Site Plan Review Distribution List Review

The following is the current referral list. Please review the list and notify Roseanne Khaleel of:

- Changes to the personnel assigned
- Errors or omissions in the “Required” list
- Confirm the preferred type of drawings to receive (digital or paper)
- Missing contacts for the “Additional” list
- Errors or omissions in the “Required” list

Required

DES, Environmental Quality	Joe Biondolillo or Jane Forbes	Joseph.biondolillo@cityofrochester.gov Jane.forbes@cityofrochester.gov	Digital
DES, Street Design	Donna Clements	Donna.Clements@CityofRochester.Gov	Paper
DES, Permit -Forestry -?	Bre’Asia Griffen Brian Liberti	BreAsia.Griffin@CityofRochester.Gov Brian.Liberti@CityofRochester.Gov	Digital
DES, Water Bureau	Michael Bushart	Michael.Bushart@CityofRochester.Gov	Digital
Monroe County DOT	Brent Penwarden	bpenwarden@monroecounty.gov	Paper?
Fire Department	Ted Kuppinger	Edward.Kuppinger@CityofRochester.Gov	Digital
Plan Review	Casmic Reid	Casmic.Reid@CityofRochester.Gov	Digital
Planning Office	Scott Thompson	Scott.Thompson@CityofRochester.Gov	Digital
Monroe County Pure Waters	Rich Biancci Nick Rinaldi?	RBianchi@monroecounty.gov nicholasrinaldi@monroecounty.gov	Digital

Additional (depending of project type)

NYSDOT			
NYSDEC			
DRYS			
Bureau of Business and Housing Development (Covered: -Housing -Business -Real Estate)	Project Manager		
RFD			
Monroe County Environmental Services			
Monroe County Department of Health			
GTC			
RGRTA/RTS			

Site Plan Review Drawing & SEQR Access/Uploads

To confirm that all current drawings and SEQR files for any SPR project are available to internal reviewers via the shared folder: NBD>Shared>SitePlanReview>Drawings. For external partners, they are available via interactive maps at <https://maps.cityofrochester.gov/portal/apps/MapSeries/index.html?appid=60068704d53b4a348727287e69986e12>. For outside partners, requests for specific drawings can also be made directly to the assigned plan reviewer.

Project Updates (15)



Heading to a discretionary hearing in the next month – final findings to be completed thereafter (if successful). All final comments should be in the hands of the site plan reviewer.



Ready to prepare final findings and complete SPR - all final comments should be in the hands of the site plan reviewer.

1	File Number:	SP-001-21-22
	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 +/- 2,000 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.
	Type:	Major
	Quadrant:	Southwest
	SEQR:	Unlisted
	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov

2	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 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St.
	Type:	Minor
	Quadrant:	Southeast
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Kate Powers, katherine.powers@cityofrochester.gov

3	File Number	SP-008-21-22
	Applicant	Chris Wightman, Mer-Win Auto Service
	Address	218, 222, and 226 Merchants Rd
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening

		an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.
	Type	Minor
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov

4	File Number:	SP-010-21-22
	Applicant:	Trish Rissone, ESL Federal Credit Union
	Address:	786 N Goodman St
	Zoning:	C-2 Community Center
	Description:	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.
	Type:	Minor
	Quadrant:	Southeast
	Enforcement:	Yes
	SEQR:	Unlisted
	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov

5	File Number:	SP-011-21-22
	Applicant:	Gillian Conde, DePaul Properties
	Address:	536 Central Av, 365 North St, 115, and 141 Portland Av
	Zoning:	M-1 Industrial, C-2 Community Center, and R-3 High Density Residential
	Description:	To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	No
	SEQR:	Unlisted
	Contacts:	Marcia Barry, marcia.barry@cityofrochester.gov

6	File Number:	SP-015-21-22
	Applicant:	Kimberlie Burkhart, Landsman Real Estate Services, Inc.
	Address:	676, 720, and 744 N Clinton Av
	Zoning:	R-2 Medium Density Residential
	Description:	To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albow Pl and Selling St and the resubdivision of the subject properties.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov

Site Plan Review Agenda

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7	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-019-21-22 Jennifer Higgins, Home Leasing 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av, 299-303, and 305 Webster Av R-2 Medium Density Residential District To construct five multifamily buildings on five proposed lots. Minor Southeast No Unlisted Marcia Barry, marcia.barry@cityofrochester.gov
8	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-020-21-22 Premier Metal Group, LLC 11 Cairn St M-1 Industrial District To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business. Major Southwest No Type 1 Kate Powers, katherine.powers@cityofrochester.gov
9	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-022-21-22 Seth Eshelman 29 Averill Av R-2 Medium Density Residential District To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot. Minor Southeast No Unlisted Matthew Simonis, matthew.simonis@cityofrochester.gov
10	File Number Applicant Address Zoning Description Type Quadrant Enforcement SEQR Contact	SP-025-21-22 Muhammad Khan 927-941 S Clinton Av C-2 Community Center To demolish a 1,560 square foot building and to construct a one-story, 2,488 square foot building with six parking spaces and three fuel pumps that can dispense fuel to no more than six vehicles at one time. Building to be established as a vehicle service station and retail sales and service. Minor Southeast No Unlisted Marcia Barry, Marcia.Barry@CityofRochester.Gov

11	File Number	SP-026-21-22
	Applicant	George and Margo Novak
	Address	99-105 Harvard St and 304-306 S Goodman St
	Zoning	R-2 Medium Density Residential District
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.
	Type	Minor
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov

12	File Number:	SP-028-21-22
	Applicant:	Lamar Outdoor Advertising
	Address:	1374 Hudson Av
	Zoning:	C-2 Community Center
	Description:	To construct a 17'x48', 55' total height, double-sided monopole digital advertising sign (billboard) facing east and west.
	Type:	Minor
	Quadrant:	Northeast
	Enforcement:	Yes
	SEQR:	Unlisted
	Contact:	Melissa Phillips, melissa.phillips@cityofrochester.gov

13	File Number:	SP-029-21-22
	Applicant:	Lamar Outdoor Advertising
	Address:	687 Lee Rd
	Zoning:	M-1 Industrial District
	Description:	To construct a 12'x25', 23' total height, double-sided monopole digital advertising sign (billboard) facing north and south.
	Type:	Minor
	Quadrant:	Northwest
	Enforcement:	No
	SEQR:	Unlisted
	Contact:	Melissa Phillips, melissa.phillips@cityofrochester.gov

14	File Number	SP-032-21-22
	Applicant	Liberty Restaurants Holdings
	Address	770 E Main St
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.
	Type	Major
	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.
	Quadrant	Southeast
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, marcia.barry@cityofrochester.gov

15	File Number	SP-034-21-22
	Applicant	David Gleghorn, H.E.L.P. Development Corporation
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av
	Zoning	CCD-M Center City Main Street District
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.
	Type	Major
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.
	Quadrant	Southwest
	Enforcement	No
	SEQR	Unlisted
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov Matthew Simonis, matthewsimonis@cityofrochester.gov

Site Plan Review Agenda

Date: 21 June 2022* *Amended
 Time: 10:00 a.m. – 12:00 p.m.
 Location: To be conducted virtually via zoom

Project Updates (9)



Heading to a discretionary hearing in the next month – final findings to be completed thereafter (if successful). All final comments should be in the hands of the site plan reviewer.



Ready to prepare final findings and complete SPR - all final comments should be in the hands of the site plan reviewer.

1	<p>File Number: S-003-21-22</p> <p>Applicant: Ralph A. DiTucci</p> <p>Address: 1201 Elmwood Av</p> <p>Zoning: PD #18 - 1201 Elmwood Av</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY LEGAL AND REAL ESTATE</p>	Start Date: 8/31/2021
2	<p>File Number: S-008-19-20</p> <p>Applicant: Erik Grimm, Suburban Disposal</p> <p>Address: 200 Ferrano St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.</p> <p>Type: Major</p> <p>Quadrant: Northwest</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY LEGAL</p>	Start Date: 10/8/2019
3	<p>File Number: S-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY APPLICANT</p>	Start Date: 11/23/2012

Site Plan Review Agenda

21 June 2022

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4	<p>File Number: S-016-21-22 Start Date: 12/21/2021</p> <p>Applicant: Eugenio Marlin, Ibero-American Development Corporation</p> <p>Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St</p> <p>Zoning: CCD-B Center City Base District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY STAFF</p>
5	<p>File Number: S-022-20-21 Start Date: 2/16/2021</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov APPLICANT ZBA APPLICATION</p>
6	<p>File Number: S-023-21-22 Start Date: 12/21/2021</p> <p>Applicant: Angelo Ingrassia, Roc Goodman LLC</p> <p>Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St</p> <p>Zoning: PDD Planned Development District No. 21 – The Vistas at Highland</p> <p>Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY STAFF</p>
7	<p>File Number: S-025-20-21 Start Date: 4/13/2021</p> <p>Applicant: Larry Wong, Pepic LLC</p> <p>Address: 1012 S Clinton Av and 350 Benton St</p> <p>Zoning: C-1 Neighborhood Center District and R-1 Low Density Residential District</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov ACTION BY STAFF</p>

Site Plan Review Agenda

21 June 2022

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8	File Number:	S-027-21-22	Start Date: 3/15/2022
	Applicant:	Shawn Burr, Rochester Housing Authority	
	Address:	2120 St Paul St and 35 Luther Cr	
	Zoning:	R-1 Low-Density Residential District	
	Description:	2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Anna Keller, anna.keller@cityofrochester.gov ACTION BY STAFF	

9	File Number	S-031-21-22	Start Date: 3/29/2022
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School	
	Address	1151 Ridgeway Av	
	Zoning	M-1 Industrial	
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Anna Keller, anna.keller@cityofrochester.gov ACTION BY STAFF	

10	File Number	S-034-21-22	Start Date: 6/20/2022
	Applicant	David Gleghorn H.E.L.P. Development Corp.	
	Address	99 W. Main St.	
	Zoning	CCD-M	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Marcia Barry, Marcia.Barry@CityofRochester.Gov / Melissa.Phillips@Cityofrochester.gov IN ACTIVE COMMUNICATION	

11	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Anna Keller, anna.keller@cityofrochester.gov	

New Application (1)

11	File Number	S-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	ACTION BY STAFF

Site Plan Review Agenda

Date: 5 July 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

Administration:

1. Site plan review to be weekly starting in August.
2. MOZ would prefer to have site plan review meetings in person starting next meeting – location to be confirmed.
3. Panel discussion on appropriate steps to track comments, updated drawings and confirm final comments prior to site plan review approval, approval on condition(s) or denial being issued.
4. Albow Pl. and Selling St.: Zoning has no objection to going forward with street abandonment continuing with City Council process. This associate project is changing but the reason for abandonment is not. This will not need to go back to CPC. The new project will be a new site plan review when ready for submission.

Projects Closed Out (3):

- SP-011-21-22: 536 Central Av, 365 North St, 115, and 141 Portland Av
- SP-005-21-22: 17, 19 Harwood St, and 954 Monroe Av
- SP-029-21-22: 687 Lee Rd

Project Updates (10):



Heading to a discretionary hearing in the next month – final findings to be completed thereafter (if successful). All final comments should be in the hands of the site plan reviewer.



Ready to prepare final findings and complete SPR - all final comments should be in the hands of the site plan reviewer.

1	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov REAL ESTATE/QUESTIONS	

Site Plan Review Agenda

5 July 2022

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2	File Number:	S-023-21-22	Start Date: 12/21/2021
	Applicant:	Angelo Ingrassia, Roc Goodman LLC	
	Address:	1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St	
	Zoning:	PDD Planned Development District No. 21 – The Vistas at Highland	
	Description:	To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Anna Keller, anna.keller@cityofrochester.gov	ACTION BY STAFF

3	File Number:	S-025-20-21	Start Date: 4/13/2021
	Applicant:	Larry Wong, Pepic LLC	
	Address:	1012 S Clinton Av and 350 Benton St	
	Zoning:	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.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Anna Keller, anna.keller@cityofrochester.gov	ACTION BY STAFF

4	File Number:	SP-020-21-22	START DATE: 3/1/2022
	Applicant:	Premier Metal Group, LLC	
	Address:	11 Cairn St	
	Zoning:	M-1 Industrial District	
	Description:	To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business.	
	Type:	Major	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Type 1	
	Contact:	Kate Powers, katherine.powers@cityofrochester.gov	WRAPPING UP

5	File Number:	SP-028-21-22	START DATE: 3/15/2022
	Applicant:	Lamar Outdoor Advertising	
	Address:	1374 Hudson Av	
	Zoning:	C-2 Community Center	
	Description:	To construct a 17'x48', 55' total height, double-sided monopole digital advertising sign (billboard) facing east and west.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Melissa Phillips, melissa.phillips@cityofrochester.gov	STATE CHECK

6	File Number	S-031-21-22	Start Date: 3/29/2022
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School	
	Address	1151 Ridgeway Av	
	Zoning	M-1 Industrial	
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov GOING TO PRC, POSSIBLE DOT	

7	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct five multifamily buildings on five proposed lots.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	TBD TO ZBA AUGUST MULTIFAMILY	

8	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	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.	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov TRAFFIC STUDY	

Site Plan Review Agenda

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9	File Number	SP-034-21-22	START DATE: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov NEW PLANS – ELEVATIONS?	

10	File Number	S-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov CODE REVIEW TO APPLICANT	

Site Plan Review Agenda

Date: 2 August 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

Administration:

1. Site plan review meetings will be weekly until further notice.
2. MOZ still exploring a hybrid meeting option.
3. Updated Spreadsheet on site plan review reassignments as a result of ongoing zoning staff changes has been uploaded to the shared file for reference. There is also a tab for projects in pre-application and site plan reviews closed out for your information.
4. Albow Pl. and Selling St.: Does DES need anything from zoning at this time?

Projects Closed Out (2):

- SP-020-21-22: 11 Cairn St
- SP-029-21-22: 687 Lee Rd

Project Updates (9):



Heading to a discretionary hearing in the next month – final findings to be completed thereafter (if successful). All final comments should be in the hands of the site plan reviewer.



Post discretionary process successful – applicant preparing final SPR drawings based on comments and results of discretionary review.



Ready to prepare final findings and complete SPR - all final comments should be in the hands of the site plan reviewer.

1	File Number:	S-023-21-22	Start Date: 12/21/2021
	Applicant:	Angelo Ingrassia, Roc Goodman LLC	
	Address:	1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St	
	Zoning:	PDD Planned Development District No. 21 – The Vistas at Highland	
	Description:	To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov /Anna Keller	

Engineer looking to finalize drawings. Need final comments. On his to do list is:

- Storm Water Prevention Plan – SWPP
- Revised site plans per comments received Feb-April 2022

2	File Number:	S-025-20-21	Start Date: 4/13/2021
	Applicant:	Larry Wong, Pepic LLC	
	Address:	1012 S Clinton Av and 350 Benton St	
	Zoning:	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.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Anna Keller, anna.keller@cityofrochester.gov	

Final findings being prepared. All comments should be in to site plan reviewer.

3	File Number	S-031-21-22	Start Date: 3/29/2022
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School	
	Address	1151 Ridgeway Av	
	Zoning	M-1 Industrial	
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Resolving DOT interest. Confirm updated drawings have been reviewed and any new comments to the site plan reviewer.

4	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

Resolving NYS DOT interest. Confirm updated drawings have been reviewed and any new comments to the site plan reviewer. Referred to REC. Returning to PRC August 17th.

5	File Number	S-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Should have received all comments by 7/15.

6	File Number:	SP-001-21-22	Start Date: 8/3/2021
	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 +/- 2,000 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.	
	Type:	Major	
	Quadrant:	Southwest	
	SEQR:	Unlisted	
	Contact:	Diamond Howard, diamond.howard@cityofrochester.gov	

Approved by ZBA. Applicant is preparing updated drawings based on comments. Final comments should be sent to site plan reviewer to share with the applicant.

7	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

Approved by ZBA. Final comments should be sent to site plan reviewer to share with the applicant. Confirm no new drawings required from applicant prior to finalizing SPR.

8	File Number:	SP-010-21-22	Start Date: 10/26/21
	Applicant:	Trish Rissone, ESL Federal Credit Union	
	Address:	786 N Goodman St	
	Zoning:	C-2 Community Center	
	Description:	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Kate Powers, Katherine.powers@cityofrochester.gov	

Approved by ZBA. Final comments should be sent to site plan reviewer to share with the applicant. Confirm no new drawings required from applicant prior to finalizing SPR.

9	File Number	SP-025-21-22	Start Date: 3/15/2022
	Applicant	Muhammad Khan	
	Address	927-941 S Clinton Av	
	Zoning	C-2 Community Center	
	Description	To demolish a 1,560 square foot building and to construct a one-story, 2,488 square foot building with six parking spaces and three fuel pumps that can dispense fuel to no more than six vehicles at one time. Building to be established as a vehicle service station and retail sales and service.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Mary Kerr, mary.kerr@cityofrochester.gov	

Approved by CPC on Condition. Approved by the ZBA. Working with applicant on condition, need assistance from landscaping and a legal determination. Final comments should be sent to site plan reviewer to share with the applicant. Confirm no new comments, and no new drawings required from applicant prior to finalizing SPR. Once CPC condition question resolved, we will be proceeding to final comments.

New Applications (3)

11	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rosenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Kate Powers, Katherine.powers@cityofrochester.gov	

11	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

10	File Number	SP-003-22-23	Start Date: 8/2/2022
	Applicant	Andrew Gallina	
	Address	131 Chestnut St (AKA 100-140 S. Clinton Ave. Innovation Square)	
	Zoning	CCD-T	
	Description	To Construct a new entry addition to the existing concourse level/building for the YMCA including an above ground structure approximately 20'x40'x18' tall and modifications to approximately 3,000 sf of the existing plaza.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 2 NYCRR Part 617.5 (c) (9)	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

Site Plan Review Agenda (w/MOZ notes)

Date: 9 August 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Project (0):

Project Updates (9):

1	File Number	S-031-21-22	Start Date: 3/29/2022
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School	
	Address	1151 Ridgeway Av	
	Zoning	M-1 Industrial	
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

2	File Number:	SP-010-21-22	Start Date: 10/26/21
	Applicant:	Trish Rissone, ESL Federal Credit Union	
	Address:	786 N Goodman St	
	Zoning:	C-2 Community Center	
	Description:	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Kate Powers, Katherine.powers@cityofrochester.gov	

3	File Number	SP-025-21-22	Start Date: 3/15/2022
	Applicant	Muhammad Khan	
	Address	927-941 S Clinton Av	
	Zoning	C-2 Community Center	
	Description	To demolish a 1,560 square foot building and to construct a one-story, 2,488 square foot building with six parking spaces and three fuel pumps that can dispense fuel to no more than six vehicles at one time. Building to be established as a vehicle service station and retail sales and service.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Mary Kerr, mary.kerr@cityofrochester.gov	

Site Plan Review Agenda

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4	<p>File Number: SP-028-21-22</p> <p>Applicant: Lamar Outdoor Advertising</p> <p>Address: 1374 Hudson Av</p> <p>Zoning: C-2 Community Center</p> <p>Description: To construct a 17'x48', 55' total height, double-sided monopole digital advertising sign (billboard) facing east and west.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, melissa.phillips@cityofrochester.gov</p>	START DATE: 3/15/2022
5	<p>File Number: S-003-21-22</p> <p>Applicant: Ralph A. DiTucci</p> <p>Address: 1201 Elmwood Av</p> <p>Zoning: PD #18 - 1201 Elmwood Av</p> <p>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.</p> <p>Type: Minor</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>	Start Date: 8/31/2021
6	<p>File Number: S-016-21-22</p> <p>Applicant: Eugenio Marlin, Ibero-American Development Corporation</p> <p>Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St</p> <p>Zoning: CCD-B Center City Base District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Diamond Howard, diamond.howard@cityofrochester.gov</p>	Start Date: 12/21/2021
7	<p>File Number: S-027-21-22</p> <p>Applicant: Shawn Burr, Rochester Housing Authority</p> <p>Address: 2120 St Paul St and 35 Luther Cr</p> <p>Zoning: R-1 Low-Density Residential District</p> <p>Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.</p> <p>Type: Minor</p>	Start Date: 3/15/2022

Site Plan Review Agenda

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	Quadrant:	Northeast
	Enforcement:	Yes
	SEQR:	Unlisted
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov

Site Plan Review Agenda

Date: 16 August 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: To be conducted virtually via zoom

New Applications (1):

1	File Number	S-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Project Updates (3):

Note:

Agenda is short due to number of cases in preparation of draft final findings phase.

2	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

3	File Number:	SP-010-21-22	Start Date: 10/26/21
	Applicant:	Trish Rissone, ESL Federal Credit Union	
	Address:	786 N Goodman St	
	Zoning:	C-2 Community Center	
	Description:	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.	
	Type:	Minor	

Quadrant:	Southeast
Enforcement:	Yes
SEQR:	Unlisted
Contact:	Kate Powers, Katherine.powers@cityofrochester.gov

4	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rosenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Kate Powers, Katherine.powers@cityofrochester.gov	

Site Plan Review Agenda

Date: 23 August 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (2):

1	File Number	SP-00X2-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Kate Powers, Katherine.powers@cityofrochester.gov	

2	File Number	SP-00X2-22-23	Start Date: 8/23/2022
	Applicant	Andrew Collini	
	Address	555 & 565 St. Paul St. (files under 555 St. Paul Street)	
	Zoning	CCD-R	
	Description	To construct a single story addition to Building 14 approximately 3,640 sf to be used for storage of class III liquids.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

Project Updates (1):

3	File Number:	SP-010-21-22	Start Date: 10/26/21
	Applicant:	Trish Rissone, ESL Federal Credit Union	
	Address:	786 N Goodman St	
	Zoning:	C-2 Community Center	
	Description:	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Kate Powers, Katherine.powers@cityofrochester.gov	

Site Plan Review Agenda

23 August 2022

Page 2

3	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

4	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Kate Powers, Katherine.powers@cityofrochester.gov	

Site Plan Review Agenda

Date: 30 August 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (0):

Project Updates (4):

1	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

2	File Number	SP-003-22-23	Start Date: 8/2/2022
	Applicant	Andrew Gallina	
	Address	131 Chestnut St (AKA 100-140 S. Clinton Ave. Innovation Square)	
	Zoning	CCD-T	
	Description	To Construct a new entry addition to the existing concourse level/building for the YMCA including an above ground structure approximately 20'x40'x18' tall and modifications to approximately 3,000 sf of the existing plaza.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 2 NYCRR Part 617.5 (c) (9)	
	Contact	Mary Kerr, Mary.Kerr@cityofrochester.gov	

Site Plan Review Agenda (w/ MOZ notes)

Date: 13 September 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (0):

Project Updates (4):

1	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

2	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

3	File Number:	SP-027-21-22	Start Date 3/15/2022
	Applicant:	Shawn Burr, Rochester Housing Authority	
	Address:	2120 St Paul St and 35 Luther Cr	
	Zoning:	R-1 Low-Density Residential District	
	Description:	2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.	
	Review Requirement:	120-191D3(a)[14] New construction of multifamily dwellings.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

4	File Number	S-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda (w/ MOZ notes)

Date: 20 September 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (0):

Project Updates (8):

1	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	SP-010-21-22 Trish Rissone, ESL Federal Credit Union 786 N Goodman St C-2 Community Center To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building. Minor Southeast Yes Unlisted Kate Powers, Katherine.powers@cityofrochester.gov	Start Date: 10/26/21
2	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-003-21-22 Ralph A. DiTucci 1201 Elmwood Av PD #18 - 1201 Elmwood Av 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. Minor Southwest No Unlisted Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	Start Date: 8/31/2021
3	File Number Applicant Address Zoning Description Type Quadrant Enforcement SEQR Contact	SP-008-21-22 Chris Wightman, Mer-Win Auto Service 218, 222, and 226 Merchants Rd C-2 Community Center District and R-1 Low-Density Residential District To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed. Minor Southeast No Unlisted Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	Start Date: 10/12/21

4	File Number:	S-023-21-22	Start Date: 12/21/2021
	Applicant:	Angelo Ingrassia, Roc Goodman LLC	
	Address:	1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St	
	Zoning:	PDD Planned Development District No. 21 – The Vistas at Highland	
	Description:	To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov /Anna Keller	

5	File Number:	S-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

6	File Number	SP-003-22-23	Start Date: 8/2/2022
	Applicant	Andrew Gallina	
	Address	131 Chestnut St (AKA 100-140 S. Clinton Ave. Innovation Square)	
	Zoning	CCD-T	
	Description	To Construct a new entry addition to the existing concourse level/building for the YMCA including an above ground structure approximately 20'x40'x18' tall and modifications to approximately 3,000 sf of the existing plaza.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 2 NYCRR Part 617.5 (c) (9)	
	Contact	Mary Kerr, Mary.Kerr@cityofrochester.gov	

7	File Number:	S-016-21-22	Start Date: 12/21/2021
	Applicant:	Eugenio Marlin, Ibero-American Development Corporation	
	Address:	101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St	
	Zoning:	CCD-B Center City Base District	
	Description:	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.	
	Type:	Major	
	Quadrant:	Southwest	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Diamond Howard, diamond.howard@cityofrochester.gov	

8	File Number:	SP-001-21-22
	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 +/- 2,000 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.
	Type:	Major
	Quadrant:	Southwest
	SEQR:	Unlisted
	Contact:	Diamond Howard, Diamond.Howard@cityofrochester.gov

END OF AGENDA

Site Plan Review Agenda (w/ MOZ notes)

Date: 11 October 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (0):

Project Updates (7):

1	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-003-21-22 Ralph A. DiTucci 1201 Elmwood Av PD #18 - 1201 Elmwood Av 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. Minor Southwest No Unlisted Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	Start Date: 8/31/2021
2	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-023-21-22 Angelo Ingrassia, Roc Goodman LLC 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St PDD Planned Development District No. 21 – The Vistas at Highland To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Minor Southeast No Unlisted Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov /Anna Keller	Start Date: 12/21/2021
3	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-012-21-22 John Cooper, Rochester Storage QOZ, LLC 242, 246 Ormond St, and 3 Leopold St M-1 Industrial District To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties. Minor Northeast No Unlisted Dennis Oke, dennis.oke@cityofrochester.gov	Start Date: 11/23/2012

4	File Number:	SP-001-21-22
	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 +/- 2,000 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.
	Type:	Major
	Quadrant:	Southwest
	SEQR:	Unlisted
	Contact:	Diamond Howard, Diamond.Howard@cityofrochester.gov

5	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

6	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

7	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 25 October 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: 223B + Zoom

New Applications (1):

1	File Number:	SP-XXX-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
	Contact:	Mary Kerr, Mary.Kerr@cityofrochester.gov	

Project Updates (2):

2	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

3	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 11 November 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: To be conducted virtually via zoom

New Applications (0):

Project Updates (4):

1	<p>File Number: SP-001-21-22</p> <p>Applicant: Mike McCracken, Hospitality Syracuse</p> <p>Address: 1737 Mount Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd</p> <p>Zoning: C-2 Community Center District, R-1 Low Density Residential District</p> <p>Description: 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.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>SEQR: Unlisted</p> <p>Contact: Diamond Howard, Diamond.Howard@cityofrochester.gov</p>
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2	<p>File Number: SP-027-21-22</p> <p>Applicant: Shawn Burr, Rochester Housing Authority</p> <p>Address: 2120 St Paul St and 35 Luther Cr</p> <p>Zoning: R-1 Low-Density Residential District</p> <p>Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.</p> <p>Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>	Start Date 3/15/2022
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3	<p>File Number: S-004-22-23</p> <p>Applicant: Reza Hourmanesh- Architect</p> <p>Address: 380 Park Ave</p> <p>Zoning: C-1</p> <p>Description: Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: TBD</p> <p>SEQR: 2, 6 CRR-NY 617.5 (c) (2) & (9)</p> <p>Contact: Dennis Oke, dennis.oke@cityofrochester.gov</p>	Start Date: 8/16/2022
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Site Plan Review Agenda

1 November 2022

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4	File Number	SP-006-22-23	Start Date: 8/23/2022
	Applicant	Andrew Collini	
	Address	555 & 565 St. Paul St. (files under 555 St. Paul Street)	
	Zoning	CCD-R	
	Description	To construct a single story addition to Building 14 approximately 3,640 sf to be used for storage of class III liquids.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 15 November 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom

New Applications (2):

1	File Number	S-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

2	File Number	S-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwiec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

Project Updates (9):

3	File Number:	S-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

4	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av, 299-303, and 305 Webster Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct five multifamily buildings on five proposed lots.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

5	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-022-20-21 Sabrina Pernalet, Store Space 14 Railroad St PMV Public Market Village District Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated. Major Southeast No Unlisted Melissa Phillips, Melissa.Phillips@cityofrochester.gov	Start Date: 2/16/2021
6	File Number: Applicant: Address: Zoning: Description: Type: Quadrant: Enforcement: SEQR: Contact:	S-023-21-22 Angelo Ingrassia, Roc Goodman LLC 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St PDD Planned Development District No. 21 – The Vistas at Highland To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Minor Southeast No Unlisted Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	Start Date: 12/21/2021
7	File Number: Applicant: Address: Zoning: Description: Review Requirement: Type: Quadrant: Enforcement: SEQR: Contact:	SP-027-21-22 Shawn Burr, Rochester Housing Authority 2120 St Paul St and 35 Luther Cr R-1 Low-Density Residential District 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications. 120-191D3(a)[14] New construction of multifamily dwellings. Minor Northeast Yes Unlisted Melissa Phillips, Melissa.Phillips@cityofrochester.gov	Start Date 3/15/2022
8	File Number Applicant Address Zoning Description Type Quadrant	S-035-21-22 Karl Schyuler (Taylor) 651 N. Plymouth Ave. (Zweigle's) M-1 A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line. Minor Southwest	Start Date: 6/20/2022

	Enforcement	No
	SEQR	Unlisted
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov

9	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

10	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

11	File Number	S-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 22 November 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom

New Applications (2):

1	File Number	S-0XX-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

2	File Number	S-0XX-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
	Contact	Mary Kerr, mary.kerr@cityofrochester.gov	

Project Updates (10):

3	File Number:	SP-001-21-22	Start Date: 8/3/2021
	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 +/- 2,000 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.	
	Type:	Major	
	Quadrant:	Southwest	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

4	File Number:	S-003-21-22	Start Date: 8/31/2021
	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:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

5	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

6	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

7	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

8	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov	

9	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	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.	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

10	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

11	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

12	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
	Contact:	Mary Kerr, Mary.Kerr@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 29 November 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom

New Applications (0):

Project Updates (11):

1	File Number	S-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	
2	File Number	S-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwiec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	
3	File Number:	S-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	Description:	To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, dennis.oke@cityofrochester.gov	

4	<p>File Number: SP-019-21-22 START DATE: 12/21/2021</p> <p>Applicant: Jennifer Higgins, Home Leasing</p> <p>Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av, 299-303, and 305 Webster Av</p> <p>Zoning: R-2 Medium Density Residential District</p> <p>Description: To construct five multifamily buildings on five proposed lots.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>
5	<p>File Number: S-022-20-21 Start Date: 2/16/2021</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>
6	<p>File Number: S-023-21-22 Start Date: 12/21/2021</p> <p>Applicant: Angelo Ingrassia, Roc Goodman LLC</p> <p>Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St</p> <p>Zoning: PDD Planned Development District No. 21 – The Vistas at Highland</p> <p>Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>
7	<p>File Number: SP-027-21-22 Start Date 3/15/2022</p> <p>Applicant: Shawn Burr, Rochester Housing Authority</p> <p>Address: 2120 St Paul St and 35 Luther Cr</p> <p>Zoning: R-1 Low-Density Residential District</p> <p>Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.</p> <p>Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: Yes</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>

8	File Number	S-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

9	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

10	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

11	File Number	S-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 6 December 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: Conference Room 223B and optional zoom

New Applications (1):

1	File Number	S-012-22-23	Start Date: 12/06/2022
	Applicant	Rich LeFrois	
	Address	110 Science Prkwy	
	Zoning	PD#7	
	Description	Construct an approximately 3,490 sf addition to the existing approximately 20,625 existing structure including reconfiguration of parking and four additional parkign spaces and relocated dumpster enclosure.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 617.5(c)(9)	
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov	

Project Updates (12):

2	File Number:	SP-001-21-22	Start Date: 8/3/2021
	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 +/- 2,000 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.	
	Type:	Major	
	Quadrant:	Southwest	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

3	File Number:	S-003-21-22	Start Date: 8/31/2021
	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	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

4	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

5	File Number:	SP-022-21-22	Start Date: 3/1/2022
	Applicant:	Seth Eshelman	
	Address:	29 Averill Av	
	Zoning:	R-2 Medium Density Residential District	
	Description:	To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot.	
	Type:	Minor	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

6	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

7	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	

	Type	Minor
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)
	Enforcement	Yes
	SEQR	Unlisted
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov

8	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	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.	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

9	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
	Contact	Dennis Oke, Dennis.Oke@cityofrochester.gov	

10	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov	

11	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
	Contact:	Mary Kerr, Mary.Kerr@cityofrochester.gov	

12	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

13	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
	Contact	Mary Kerr, mary.kerr@cityofrochester.gov	

END OF AGENDA

Site Plan Review Agenda

Date: 20 December 2022
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

Project Update (B – out of order):

1	File Number	SP-030-21-22	Start Date: 3/29/2022
	Applicant	Jim Senger, Rochester Housing Authority	
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St	
	Zoning	R-1 Low-Density Residential District	
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.	
	Type	Minor	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
	Contact	Diamond Howard, diamond.howard@cityofrochester.gov	

Project Updates (11):

1	File Number	S-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

2	File Number	S-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwiec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

3	<p>File Number: S-012-21-22 Start Date: 11/23/2012</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Dennis Oke, dennis.oke@cityofrochester.gov</p>
4	<p>File Number: SP-019-21-22 START DATE: 12/21/2021</p> <p>Applicant: Jennifer Higgins, Home Leasing</p> <p>Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av</p> <p>Zoning: R-2 Medium Density Residential District</p> <p>Description: To construct five multifamily buildings on five proposed lots.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>
5	<p>File Number: S-022-20-21 Start Date: 2/16/2021</p> <p>Applicant: Sabrina Pernalet, Store Space</p> <p>Address: 14 Railroad St</p> <p>Zoning: PMV Public Market Village District</p> <p>Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.</p> <p>Type: Major</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Melissa Phillips, Melissa.Phillips@cityofrochester.gov</p>
6	<p>File Number: S-023-21-22 Start Date: 12/21/2021</p> <p>Applicant: Angelo Ingrassia, Roc Goodman LLC</p> <p>Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St</p> <p>Zoning: PDD Planned Development District No. 21 – The Vistas at Highland</p> <p>Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr.</p> <p>Type: Minor</p> <p>Quadrant: Southeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Roseanne Khaleel, Roseanne.Khaleel@cityofrochester.gov</p>

7	File Number:	SP-027-21-22	Start Date 3/15/2022
	Applicant:	Shawn Burr, Rochester Housing Authority	
	Address:	2120 St Paul St and 35 Luther Cr	
	Zoning:	R-1 Low-Density Residential District	
	Description:	2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.	
	Review Requirement:	120-191D3(a)[14] New construction of multifamily dwellings.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	Yes	
	SEQR:	Unlisted	
	Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

8	File Number	S-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

9	File Number	SP-034-21-22	Start Date: 5/9/2022
	Applicant	David Gleghorn, H.E.L.P. Development Corporation	
	Address	99, 103, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av	
	Zoning	CCD-M Center City Main Street District	
	Description	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.	
	Type	Major	
	Review Requirement	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Melissa Phillips, Melissa.phillips@cityofrochester.gov	

10	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, Roseanne.khaleel@cityofrochester.gov	

11	File Number	S-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

END OF AGENDA