



Neighborhood and Business Development
30 Church St. Rm. 125-B
Rochester, NY 14614
www.cityofrochester.gov

Project Review Committee (PRC)
Agenda

Date: Wednesday, July 19, 2023
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
30 Church St. Rm. 223-B
Rochester, NY 14614

Table with 2 columns: Field Name, Value. Fields include Case Number, File Number, Case Type, Address, Zoning, Quadrant, Applicant, Request, Review Requirement, Enforcement, SEQR, Lead Agency, and Contact.

This project includes the renovation of a building that was once a restaurant but has recently been used as a storage area and workshop at the marina. The building is being renovated with an approximately 500 sq. ft. addition being made to restore its use back to a restaurant. The applicant originally was in site plan review for multiple projects on the parcel but has requested that the focus of the site plan review now be the restaurant only, with the other development phased in the future. This project is before the PRC based on it being a Major site plan review as a result of the type of development and the Type 1 SEQR classification.

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Westfall Brighton SRE, LLC is acquiring CityGate (except Costco, Five Star Bank and the Cogen plant) and intends to move forward to complete the development of CityGate. We are proposing an amendment to PDD #11 to update the development regulations and development concept plan in order to facilitate the development of CityGate in a

manner that remains consistent with the purpose and objectives of PDD #11, but that also responds to the changes in the market conditions and site conditions that have occurred over the past 10 years.

The proposed updates are limited to bulk requirements and uses driven by changes in the market, and subarea limit modifications effecting a land swap between the Central Commercial Subarea and the Canal Front Mixed-Use Subarea. The Canal Front Subarea originally included a parking garage and transit center, as well as multi-family development. Market conditions have changed over the past 10 years, with the development of significant amounts of market rate and affordable housing in the City of Rochester and surrounding area. There was no transit center. The proposed amendment is required to facilitate development of a mix of commercial, office, hotel and recreational uses that will complement the existing uses and development in CityGate and maintain CityGate as a premier mixed-use center.