

# Site Plan Review Agenda

**Mtg. Date:** 5-7-24  
**Mtg. Time:** 10a-11:30a  
**Mtg. Room:** 223B

## **NEW**

**048-23-24**

**INITIAL COMMENTS DUE: 6/4/24**

**Applicant:** Bob Napier  
**Address:** 42 Independence Street  
**Zoning:** M-1  
**Quadrant:** SW  
**SEQR:** Unlisted  
**239:** Y (transmitted 5-6-24)  
**LWRP:** N  
**Type:** Minor  
**Enforcement:** N (BIS)  
**Flagged:** **INFOR says fire damaged vacant structure**  
**Contact:** Wes Grooms  
**Project:** To construct a 4,239 SF steel building along the eastern property line and a 5,472 SF steel building along the western property line both for cold storage rented to tenants and some site work (parking lot paving and striping).  
**Permit:** B-23-5484  
**CZC:** Z-24-0256  
**Trigger(s):** 120-191D3a[1] Not meeting design standards  
**Postcard:** Mailed: 5/6/24 Comments Due: 5/24/24  
**Code Review:** Completed: **x/x/24**

## **UPDATES**

5/7/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**049-23-24**

**INITIAL COMMENTS DUE: 6/4/24**

Applicant: University of Rochester  
Address: 420 Elmwood Avenue  
Zoning: PD-10  
Quadrant: SW  
SEQR: Type 1 (neg dec issued 12/19/22)  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: Construction of a replacement of the existing steam turbine Cooling Tower system with a new electric Cooling Tower and Chiller at the Central Utilities Plant (CUP) on Elmwood Avenue to serve the University of Rochester.  
Permit: B-24-2957  
CZC: Z-24-0730  
Trigger(s): 120-191D3a[16]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: x/x/24

## UPDATES

5/7/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**050-23-24**

**INITIAL COMMENTS DUE: 6/4/24**

Applicant: SteelSafe Rochester LLLC  
Address: 666 Driving Park Ave  
Zoning: M-1  
Quadrant: NW  
SEQR:  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: No  
Flagged: **INFOR says NYSDEC calls for Environmental AUL**  
Contact: Wes Grooms  
Project: Construct a self-storage facility using re-purposed shipping containers and parking spaces for leasing for storage of RVs, mobile homes, trailers, and the like.  
Permit: B-24-0383  
CZC: Z-24-0086  
Trigger(s): 120-191D3a[5]; 120-191D3b[3][b]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: **x/x/24**

## UPDATES

5/7/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**051-23-24**

**INITIAL COMMENTS DUE: 5/21/24**

Applicant: Luke Dutton  
Address: 55 Elton Street  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted; Neg Dec issued 11-13-2017  
239: N  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: **INFOR says NYSDEC calls for Environmental AUL**  
Contact: Wes Grooms  
Project: Ancillary Parking lot for 34 Elton St.  
Permit: B-24-3091  
CZC: Z-24-0769  
Trigger(s): 120-191D3a[9]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: **x/x/24**

## **UPDATES**

5/7/24 Introduced into site plan. Drawings in share file. **Comments 5/21/24**

# Site Plan Review Agenda

## **ACTIVE**

**046-23-24**

**INITIAL COMMENTS DUE: 5/14/24**

Applicant: West Herr Auditorium Theater  
Address: 875-885 E Main St  
Zoning: C-2  
Quadrant: SE  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct rear entrance foyer for ADA accessibility; site improvemetns  
Permit: B-24-2731  
CZC: Z-24-0645  
Trigger(s): 120-191D3a[10]  
Postcard: Mailed: 4/26/24  
Code Review: Completed: x/x/24

## **UPDATES**

4/23/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**047-23-24**

**INITIAL COMMENTS DUE: 5/21/24**

Applicant: National Susan B Anthony Museum and House  
Address: 1 (formerly 33) Jefferson Avenue  
Zoning: R-2  
Quadrant: SW  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct 14,000 +/- SF Susan B Anthony Interpretive Museum on resubdivided 6 parcels at Jefferson Ave and Brown St  
Permit: B-24-2744  
CZC: Z-24-0654  
Trigger(s): 120-191D3a[1]  
Postcard: Mailed: 4/26/24  
Code Review: Completed: x/x/24

## **UPDATES**

5/7/24 no update

4/23/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**032-23-24**

**INITIAL COMMENTS DUE: 5/14/24**

Applicant: RocOut Advertising, LLC  
Address: 10 Mt. Read Blvd  
Zoning: M-1  
Quadrant: SW  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Digital Advertising Sign on ground ~~on the roof~~  
Permit: B-24-0312  
CZC: Z-24-0071  
Trigger(s): 120-177M  
120-191D  
Postcard: Mailed: 1/18/24; updated mailed 4/26/24  
Code Review: Completed: **x/x/24**

## **UPDATES**

5/14/24 no update

4/23/24 Correct application and drawings received. New introduction into site plan 4/23/24.  
Drawings in share file

1/23/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

034-23-24

INITIAL COMMENTS DUE: 2/27/24

COMMENTS DUE: 5/14/24

Applicant: City of Rochester  
Address: 350 Maplewood Drive  
Zoning: O-S  
Quadrant: NW  
SEQR: Type 1  
239: Y  
LWRP: Y  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate 350 Maplewood Drive City of Rochester training center into Maplewood Park Nature Center to include parking lots  
Trigger(s): 120-191D3c1  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Hist. "Listed": Y (but not contributing due to age per CRIS)  
Postcard: Mailed: 1/29/24  
Code Review: Completed: 3/19/24  
Permit: B-24-0459  
CZC: Z-24-0117

## UPDATES

5/7/24 no update

4/23/24 revised drawings received 4/19/24

1/30/24 UPDATE: Introduced into site plan



# Site Plan Review Agenda

**INITIAL COMMENTS DUE: 5/7/24**

## **045-23-24**

Applicant: Marco Riveros  
Address: 676 Bay Street  
Zoning: R-1  
Quadrant: NE  
SEQR: Type 2 per 48-5B16  
239m: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Convert vacant former auto repair building to auto sales (already received CNC and CPC special permit). Parking lot striping and landscape installation.  
Permit: B-1204943  
CZC: Z-24-0603  
Postcards: Mailed 4/16/24  
Code Review: Completed: 5-7-24  
Trigger(s): 120-191D3b3a

## **UPDATES:**

4/16/24 Introduced into site plan review

# Site Plan Review Agenda

**021-23-24**

**INITIAL COMMENTS DUE: 1/9/24**

Applicant: The Eugenio Maria de Hostos Charter School  
Address: 1069-1089 and 1119 Joseph Avenue  
Zoning: R-1  
Quadrant: NE  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovations, construction of new building, additions to charter school  
Permit: B-23-5095  
CZC:  
Code Review: Completed: 3/10/24  
Trigger(s): 120-191D3(a)[5] Project involving parking lots with more than 10 spaces that do not comply with 120-173.  
120-191D3(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.

## UPDATES

5/7/24 no update

12/12/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 019-22-23

Applicant: Dan Apfel  
Address: 399 Gregory Street  
Zoning: C-2 / CCD  
Quadrant: SE  
SEQR: Type 2  
Type: Minor  
Enforcement: No  
Contact: TBD  
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.  
Permit:  
CZC:  
Trigger(s):  
Postcard: Mailed: xx/xx/24  
Online: Posted: xx/xx/24  
Flag:  
Code Review: COMPLETED: xx/xx/24

## UPDATES

5/7/24 no update

# Site Plan Review Agenda

## 042-23-24

INITIAL COMMENTS DUE: 3/26/24

Applicant: SWBR for Riedman Companies  
Address: 25, 45-47, 49-57, and 61 East Avenue  
Zoning: CCD-M  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(18)  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To renovate 49-57 East Ave into apartments, site improvements to 25 and 61 East Ave, and minor interior and exterior renovations to 35-47 East Ave.  
Trigger(s): 120-191D3(a)[2]; 120-191D3(a)[5]; 120-191D3(a)[10]  
DBHV: 25 and 45 East Ave DBHVs  
Landmark: N  
Pres. Dist.: N  
CRIS: 25, 45, 49-57 all LISTED  
Postcard: Mailed 2/23/24  
Permit: B-24-1173  
CZC: Z-24-0249  
Posted to GIS: 2/22/24  
Code Review: COMPLETED: 4/16/24

## UPDATES

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

**039-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Lamar  
Address: 161 Norris Drive  
Zoning: C-1  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To remove the current billboard from the rooftop and erect a new stealth monopole with two 14' x 48' sign faces reading to I490 E/W. One face to be a digital sign and one face to be a conventional static sign. The digital sign to be equipped with siteline light blocking technology.  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0766  
CZC: Z-24-0166  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 2/9/24

## **UPDATES**

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**038-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Lamar  
Address: 25 Canterbury Road  
Zoning: C-2  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To erect a stealth monopole with two 14'x48' sign faces reading to I490 E/W. Both sign faces will be digital signs equipped with siteline light blocking technology  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0130  
CZC: Z-24-0029  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 3/5/24

## **UPDATES**

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**037-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Landsman Real Estate Services, Inc.  
Address: 675, 676, 720, & 740 North Clinton Ave.  
Zoning: Medium Density Residential (R-2) 676, 720, & 744 North Clinton Avenue  
High-Density Residential (R-3) 675 North Clinton Avenue  
Quadrant: NE  
SEQR: Type 1  
239: N  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Redevelopment of residential towers, townhouses, and apartments.  
Trigger(s): 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  
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/05/24  
Permit: B-24-0704  
CZC: Z-24-0162  
Posted to GIS: 2-6-24  
Code Review: COMPLETED: 3/28/24 for 675 N Clinton, 4/1/24 for 676, 730, and 744 N Clinton

## UPDATES

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**033-23-24**

**INITIAL COMMENTS DUE: 2/27/24**

Applicant: RocOut Advertising LLC  
Address: 1999 Mt Read Blvd  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: 10'4" x 36'5 two-sided digital advertising sign on a monopole  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 1/26/24  
Permit: B-24-0454  
CZC: Z-24-0115  
Code Review: Completed: x/x/24

## UPDATES

1/30/24 UPDATE: Introduced into site plan



# Site Plan Review Agenda

**016-22-23**

**COMMENTS DUE: 2/27/24**

Applicant: Charles Nadler  
Address: 655 and 667 South Goodman Street and 9 Karges Place  
Zoning: C-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Major  
Enforcement: No  
Contact: Melissa Phillips  
Permit:  
CZC:  
Code Review: Completed: 2/27/24  
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

## UPDATES

# Site Plan Review Agenda

**026-23-24**

**INITIAL COMMENTS DUE: 1/16/24**

Applicant: Fetzner Collision Center Inc.  
Address: 2485 Dewey Avenue  
Zoning: C-2  
Quadrant: NW  
SEQR: Unlisted  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct a building to enlarge an existing non-conforming vehicle collision center (repair) include parts storage space  
Permit: B-23-5947  
Code Review: Completed: 3/25/24  
Trigger(s): 120-191D3(b)[3][a]  
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.

## **UPDATES:**

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

**024-23-24**

**INITIAL COMMENTS DUE: 12/19/23**

Applicant: City of Rochester  
Address: 736 N Goodman Ave  
Zoning: C-2  
Quadrant: NE  
SEQR: Type II  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Add to and renovate fire station, including site work (parking lot and sidewalk)  
Permit: B-23-5584  
CZC: Z-23-2125  
Code Review: Completed: 2/6/24  
Trigger(s): 120-191D3(a)[1]      Project not meeting Design Guidelines

## UPDATES

11/28/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

**023-23-24**

**INITIAL COMMENTS DUE: 11/28/23**

Applicant: City of Rochester  
Address: 1113 Dewey Ave  
Zoning: R-1  
Quadrant: NW  
SEQR: Type II  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Add and renovate public library, move parking lot and expand it.  
Permit: B-23-5105  
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § **120-173**  
120-191D3(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

## **UPDATES**

10/31/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## **008-19-20**

Applicant: Erik Grimm, Surburban Disposal Group  
Address: 200 Ferrano Street  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 1  
Type: Major  
Enforcement: No  
Contact: Matt Simonis  
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.

## **UPDATES**

4-13-23 UPDATE: post cards mailed out

# Site Plan Review Agenda

## **014-23-24**

Applicant: Jason Dobbs, Pardi Partnerships Architects  
Address: 50 Prince St  
Zoning: C-2  
Quadrant: SE  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit:  
CZC:  
Code Review: Completed: x/x/24  
Project: Renovations of building to include conversion of space to apartments

## **UPDATES**

8/29/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## 012-23-24

Applicant: Reach Tiny Home Village  
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)  
Zoning: R-1  
Quadrant: NW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit:  
CZC:  
Code Review: Completed: x/x/24  
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

## UPDATES

8/8/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## 011-23-24

Applicant: Rex Cameron  
Address: 1196 Portland Avenue & 1452 Norton Street  
Zoning: C-2  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

## UPDATES

**PRELIMINARY FINDINGS BEING DRAFTED**



# Site Plan Review Agenda

## PRELIMINARY FINDINGS ISSUED

**027-23-24**

**INITIAL COMMENTS DUE: 1/30/24**

Applicant: Lyell Avenue Lofts, LLC (Gilbert Winn)  
Address: 280 Lyell Ave (280, 286, 266-268 Lyell Ave and 55 and 57 Dewey Ave)  
Zoning: M-1 (280 and 286 Lyell Ave and 55 and 57 Dewey Ave)  
C-2 (266-268 Lyell Ave)  
***FMU after ZAP (all parcels involved)***  
Quadrant: NW  
SEQR: Type I  
239: N495  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate Tent City Building into 88 1-br residential rental units, 1<sup>st</sup> floor commercial space, installation of green space and repaving of parking lot.  
Permit: B-23-5969  
CZC: Z-23-2216  
Code Review: Completed: 2/15/24  
Trigger(s): 120-191D3(c)[1]  
- Type I SEQR action per 48-4 Rochester Municipal Code

## UPDATES

4/23/24 preliminary findings issued

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 040-23-24

INITIAL COMMENTS DUE: 3/26/24

Applicant: Matt Lester / Streamline Real Estate  
Address: 400 E Henrietta Rd  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y (submitted 2/22/24)  
LWRP: Y (submitted to Dorraine for review 2/22/24)  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To construct 2,300 +/- SF Chipotle with drive-thru pick-up window  
Trigger(s): 120-192D; PDD-11F7  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Permit: B-24-1185  
CZC: Z-24-0250  
Posted to GIS: 02/22/24  
Postcard(s): Mailed 02/23/24  
Code Review: COMPLETED: 4/23/24

## UPDATES

4/23/24 preliminary findings issued  
2/27/24 Introduced into site plan.

# Site Plan Review Agenda

## **006-23-24**

Applicant: Brian Burri  
Address: 1201 Elmwood Avenue  
Zoning: PD-18  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

1/30/UPDATE: Preliminary findings issued; awaiting response from applicant

7/18/23 UPDATE: Project formally introduced

# Site Plan Review Agenda

## FINAL APPROVAL LETTERS UNDER REVIEW

### **019-23-24**

Applicant: Dino Vasalos, Vasalos Holdings LLC  
Address: 510 Monroe, 516-518 Monroe; 64 Rowley  
Zoning: C-2; R-2  
Quadrant: SE  
SEQR: Type II: 617.5(c)(1)  
239n: N  
LWRP: N  
Type: Minor  
Enforcement: Y (work without permit; without ROW permit)  
Contact: Wes Grooms  
Project: parking lot repaving  
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.  
120-191D3(a)[10] Projects involving or abutting a designated landmark.

10/17/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## FINAL APPROVAL LETTERS BEING DRAFTED

### **003-23-24**

**COMMENTS DUE: 8/15/23**

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer  
Address: 251 and 277 N Winton Rd  
Zoning: C-1  
Quadrant: SE  
SEQR: UNLISTED  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit:  
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

### **UPDATES**

5/7/24 final site plan approval being drafted

7/11/23 UPDATE: Project formally introduced. Wes emailed applicant requesting landscape plan and hard copies of drawings showing access to parking lot.

# Site Plan Review Agenda

## **NO UPDATES / INACTIVE**

### **017-23-24**

Applicant: Mitchell Design Build for Buckingham Properties  
Address: 1701-1713 Lyell Avenue  
Zoning: M-1  
Quadrant: NW  
SEQR: Unlisted  
239n: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Flex Warehouse Building  
Trigger(s): 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more.

### **UPDATES:**

4/3/24 Applicant notified that project is on hold; may be reactivated or may be terminated with a new project entered into review instead.

9/19/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## 001-23-24

Applicant: Gary Germeo, GR Concrete LLC  
Address: 104 Cairn Street and 1100 Chili Avenue  
Zoning: M-1, O-A  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.  
Contact: Wes Grooms  
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

6/13/23 UPDATE: Project formally introduced.

# Site Plan Review Agenda

## **002-22-23**

Applicant: Tim Crilly, Park Grove Realty  
Address: 1545 East Avenue  
Zoning: R-3  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark



# Site Plan Review Agenda

## 014-22-23

Applicant: Rochester Housing Authority  
Address: 100 Fernwood Avenue (Rosewood Estates)  
Zoning: M-1  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: A mixed use development including commercial, multifamily and single-family uses. Phase I includes new construction of a +/- 20,355 SF (footprint) 4-story building with 65 residential units, and a +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development and a proposed road accessing them that would be taken over by the city as a city road.

# Site Plan Review Agenda

## 022-21-22

Applicant: Seth Eshelman  
Address: 29 Averill Ave  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

# Site Plan Review Agenda

## 011-22-23

Applicant: David Zmuda, GM Rochester Operations  
Address: 1000 Lexington Avenue  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 2; 48-5B(16)  
Type: Minor  
Enforcement: No  
Contact: Melissa P.  
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

# Site Plan Review Agenda

**036-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Rochester City School District  
Address: 130 Jay Street (Verona Street Park) & 375 Smith Street  
Zoning: Open Space (O-S) 130 Jay Street  
Low-Density Residential (R-1) 375 Smith Street  
Quadrant: SW  
SEQR: Type 1  
239: N  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Parking Lot off the alleyway on 375 Smith Street (extending into O-S district); addition of a playground, moving existing baseball field and rebuilding baseball field; installing boulders around park perimeter to prevent vehicular access to park grounds.  
Trigger(s): 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  
120-191D(3)(a)[11]: Projects within an Open Space District  
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.  
DBHV: Y (555 N Plymouth)  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/05/24  
Permit: B-24-0389  
CZC: Z-24-0092  
Posted to GIS: 2-6-24

## **UPDATES**

3/29/24 Received comments from DES street design. Transmitted these comments to RCSD and asked them if they planned to make revisions as discussed at the field meeting or if they planned to terminate

2/6/24 UPDATE: Introduced into site plan.

# Site Plan Review Agenda

## FINAL APPROVAL LETTER SENT

**022-23-24**

**INITIAL COMMENTS DUE: 11/28/23**

Applicant: City of Rochester  
Address: Durand Eastman Beach 1580 Lake Shore Blvd  
Zoning: O-S  
Quadrant: SE  
SEQR: Type I: 48.4B(1)(c) and 48.4B(2)(c) and/or 48.4B(2)(e) or 48.4C  
239: Y  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate path, provide beach access, improve stormwater management  
Permit: B-23-5104  
Code Review: Completed: 3/21/24  
Trigger(s): 120-191D3(a)[11] Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District

## UPDATES

PRC recd approval, REC recommended neg dec; **site plan approval issued 4/22/24**

# Site Plan Review Agenda

**028-23-24**

**INITIAL COMMENTS DUE: 1/23/24**

Applicant: City of Rochester  
Address: 123 E. Main St  
Zoning: CCD-R and URD Genesee Crossroads(?)  
Quadrant: NW  
SEQR: Unlisted  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Repair and renovate existing riverside walkway and terracing at Rochester Convention Center.  
Permit: B-23-5983  
CZC: Z-23-2222  
Code Review: Completed: 3/12/24  
Trigger(s): 120-191D3(a)[13]  
Projects within 100 feet of waterfront.

120-191D3(a)[1]

New construction that does not meet the City-wide design standards set forth in this chapter.

120-191D3(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.

## UPDATES

5/7/24 site plan approval issued 5/7/24

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

**INITIAL COMMENTS DUE: 3/26/24**

## **041-23-24**

Applicant: Colliers Engineering for Costco  
Address: 335-345 Westfall Road  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y (submitted 2/22/24)  
LWRP: Y (submitted to Dorraine for review 2/XX/24)  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To expand Costco gas station to 12 pumping islands with 24 pump stations, expanding canopy to match.  
Trigger(s): 120-191D; PDD-11D1(a)  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed 2/23/24  
Permit: B-24-0252  
CZC: Z-24-0111  
Posted to GIS: 2/22/24  
Code Review: COMPLETED: 4/10/24

## **UPDATES**

4/22/24 Site Plan approved

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

**044-23-24**

**INITIAL COMMENTS DUE: 4/16/24**

Applicant: City of Rochester  
Address: 719-775 Exchange Street and 632 S Plymouth Ave  
Zoning: O-S (Exchange St) and R-3 (S Plymouth Ave)  
Quadrant: SW  
SEQR: Unlisted  
239m: Y  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate/move trail/asphalt; remove fencing, grading, plantings, limbing.  
Permit: B-24-2258  
CZC: Z-24-0491  
Postcards: Mailed 4/5/24  
Code Review: Completed: 4/5/24  
Trigger(s): 120-191D3(a)[11] Open Space project.

## **UPDATES:**

4/23/24 PRC recommended approval. Site Plan Approval issued 4/22/24

4/2/24 Introduced into site plan review



# Site Plan Review Agenda

**043-23-24**

**INITIAL COMMENTS DUE: 4/2/24**

Applicant: Mitchell Design Build for Maguire Family Properties  
Address: 1671 Lyell Avenue  
Zoning: PD-9  
Quadrant: NW  
SEQR: Unlisted  
239: Y  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Proposed project is for Atlantic Plywood for a 39,500 SF pre-engineered metal building for warehousing; bldg. will have two roof planes, the shorter portion housing loading docks, and the taller portion housing the main warehousing area and will feature a metal panel exterior with an accent band and a galvalume low-slope metal roof with doors and loading docks as shown on the drawings. Loading docks will be on the west elevation and two grade doors will be on the west and east facades creating an interior drive thru. The eave heights of the building vary between 21'-5", 23'-9" and 28'-0" with the ridge height is approximately 29'-8" above finish grade. Parking for the site will be relocated to the east side of the new addition which will utilize a previously paved area. The new entrance to the building will be relocated from the west side of the building to the east side, through existing parking areas for CanalSide Business Ctr. bldg.

Permit: B-24-1593  
CZC: Z-24-0345  
Trigger(s): 120-191D3a[16] PDD incremental development is a site plan trigger  
120-126B2 Incremental Development in PDDs require site plan approval  
Postcard: Mailed: 3/8/24  
Online: Posted: 3/11/24  
Flag: NYSDEC: Request for Environmental AUL to protect human health by limiting exposure  
Code Review: COMPLETED: 4/5/24

## **UPDATES**

4/16/24 DEQ confirmed DEC OK'd; site plan approval issued 4-16-24.

3/12/24 Introduced into site plan

# Site Plan Review Agenda

## 020-23-24

**SPR approval needed by 3/22**  
**Bldg Permit needed by 4/26**

Applicant: Tower at Park Square, LLC by Marathon Engineering  
Address: 463, 475, and 495 East Broad Street  
Zoning: CCD-B  
Quadrant: SW  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Permit: B-23-4856  
CZC: Z-24-0398  
Project: Renovate 475 E Broad; construct four-story building with 40 affordable rental units on 463 E Broad; renovate existing parking lot on 495 E Broad.  
Trigger(s): 120-191D3(a)[2] Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from 191D3the design criteria, excluding deviations pertaining to signs. (Note: Refer to the pertinent Design Checklist at the end of this chapter for a list of deviations.)

3/27/24 site plan approval issued.

10/17/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

**029-23-24**

**INITIAL COMMENTS DUE: 1/16/24**

Applicant: Town of Irondequoit for Camp Eastman Park  
Address: 1301 Lake Shore Blvd  
Zoning: O-S  
Quadrant: SE  
SEQR: Type I  
239: Y (submitted 12-18-23)  
LWRP: Y  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovations of five lodging cabins, construction of splash pad, demolition of bathroom facilities, construction of new bathroom facilities, utility connections to and construction of bathroom facilities near soccer fields.  
Permit: B-23-5984  
CZC: Z-23-2223  
Trigger(s): 120-191D3(a)[11]  
Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District.

## **UPDATES**

3/18/24 Site Plan Approval issued

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

**025-23-24**

**INITIAL COMMENTS DUE: 12/19/23**

Applicant: La Macchia Group for NextTier Bank  
Address: 390 E Henrietta Road  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type II  
239: N (exempt accessory structure)  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Install a drive-through ATM in the parking lot of an existing bank building in the City Gate Planned Development District  
Permit: B-23-6207  
CZC: Z-23-2156  
Trigger(s): 120-126A(4); 120-191D3(a)[16] Planned Development District Incremental Development

2/20/24 UPDATE: Site plan approval issued.

12/5/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

**035-23-24**

**INITIAL COMMENTS DUE: 1/23/24**

Applicant: Scott Fiske, Pardi Partnership Architects  
Address: 305 Andrews Street  
Zoning: CCD-B  
Quadrant: SW  
SEQR: Type II  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Fence Installation  
Permit: B-23-  
CZC: Z-23-  
Trigger(s): 120-66D CCD-B Design Guidelines  
120-191D3(a)[2]  
Site plan is specified for uses in CCD that do not meet design guidelines and otherwise utilize land use boards for relief.  
Postcard: Mailed: 01/23/24

2/20/2024 UPDATE: site plan approval issued.

1/30/UPDATE: Drafting site plan approval

1/9/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 008-23-24

Applicant: Matt Lester  
Address:  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 1 (UPDATED FROM "UNLISTED")  
Type: Major  
Enforcement: No  
Contact: Wes Grooms  
Project: To amend PD-11 to revise focus away from residential to commercial development.

Project approved and amendments adopted by city council

# Site Plan Review Agenda

**030-23-24**

**INITIAL COMMENTS DUE: 1/16/24**

Applicant: Nabil Abdullah  
Address: 750 West Ridge Road  
Zoning: C-3  
Quadrant: NW  
SEQR: Type II  
239: Y (could be exempt but unclear so referred to MCPD) (submitted 12-27-23)  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Change of use from auto-related to grocery/deli. No interior or exterior changes planned. No changes to parking lot/curb cuts planned.  
Permit: B-23-4628  
CZC: Z-23-1788  
Trigger(s): 120-191D3(b)[3][a]  
Conversion **from** vehicles sales to another use.  
Postcard: Mailed: 12/27/23

1/26/24 UPDATE: Conditional Site Plan Approval issued

1/9/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## **013-23-24**

Applicant: Hamilton Stern Construction  
Address: 33 Litchfield Street  
Zoning: CCD-C  
Quadrant: SW  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

12/20/23 UPDATE: Site Plan approval issued 12/20/23

## **002-23-24**

**COMMENTS DUE: 7/18/23**

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects  
Address: 447-459 South Avenue  
Zoning: C-2  
Quadrant: SE  
SEQR: 2; 617.5(c)(9)  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit: B-23-2511  
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

11/21/23: Site plan approval issued.



# Site Plan Review Agenda

## **005-23-24**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
257 Garson  
263 Garson  
12 Lampson  
16 Lampson  
  
299-303 Webster  
305 Webster

### **430 Garson (requested drawings)**

Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct three six-unit multi-family buildings.

11/28/23 UPDATE: site plan approval issued.

## **019-21-22**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;  
25 Chamberlain; 19-21 Chamberlain

Zoning: R-3  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

11/28/23 UPDATE: site plan approval issued.

# Site Plan Review Agenda

## **007-23-24**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263  
Grand; 264-268 Webster; 276 Webster; 366 Parsells  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct several infill residential dwelling buildings, from single-family, to doubles,  
to four townhouse units.

11/28/23 UPDATE: site plan approval issued.

## **009-23-24**

**COMMENTS DUE: 8/1/23**

Applicant: RF Peck Company  
Address: 889 Atlantic Ave  
Zoning: C-1  
Quadrant: SE  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to  
entrance.

11/21/23 UPDATE: site plan approval issued.

# Site Plan Review Agenda

## **008-21-22**

Applicant: Chris Wrightman, Mer-Win Auto Service  
Address: 218, 222, and 226 Merchants Road  
Zoning: C-2 and R-1  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a 2,400 SF addition to an existing 1,334 SF 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 Road from R-1 to C-2 is also proposed.

11/8/23 UPDATE: site plan approval issued.

## **003-21-22**

Applicant: Brian Burri  
Address: 1201 Elmwood Avenue  
Zoning: PD-18  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: 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.

9/18/23 UPDATE: site plan approval issued.

# Site Plan Review Agenda

## **021-21-22**

Applicant: City of Rochester, DES  
Address: 151 Mount Hope Avenue  
Zoning: CCD-R  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

8/8/23 UPPDATE: Final approval letter transmitted.

## **013-22-23**

Applicant: Steve Gibbs  
Address: 118 Petten Street  
Zoning: H-V  
Quadrant: NW  
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)  
Type: Major  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a 125' x 80' x 20' office/workshop building

8/8/23 UPDATE: Final Site Plan Approval sent 8-4-23. Water Bureau approved applicant's agreement to put in place conditions approved by water bureau in 2016. Site Plan Review Final Approval sent out 8/3/23.

# Site Plan Review Agenda

## **009-22-23**

Applicant: Mark Siwiec  
Address: 51-55, 59 Windsor St.  
Zoning: CCD-GR  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

8/8/23 UPDATE: Final site plan approval delivered to applicant.

## **012-21-22**

Applicant: John Cooper, Rochester Storage QOZ, LLC  
Address: 242, 246 Ormond Street and 3 Leopold Street  
Zoning: M-1  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: 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.

7/7/23 UPDATE: Final Site Plan Approval letter issued 6-30-23.

## **022-20-21**

Applicant: Sabrina Pernalete, Store Space  
Address: 14 Railroad Street  
Zoning: PMV  
Quadrant: NE  
SEQR: Unlisted  
Type: Major  
Enforcement: No  
Contact: Melissa Phillips  
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

# Site Plan Review Agenda

## **008-22-23**

Applicant: Angelo Ingrassia  
Address: 2000 East Avenue  
Zoning: M-1  
Quadrant: SE  
SEQR: Type 2; 617.5 (c)(9)  
Type: Minor  
Enforcement: No  
Contact: Melissa Phillips  
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

6/23/2023 UPDATE: Final Site Plan Approval Letter sent.

## **010-22-23**

Applicant: Chris West  
Address: 20 Windsor Street  
Zoning: CCD-G  
Quadrant: SW  
SEQR: Type 2; 48-5B(19)  
Type: Minor  
Enforcement: No  
Contact: James Walkup  
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

6/16/23 UPDATE: Final Approval sent 6/16/23

## **026-21-22**

Applicant: George and Margo Novak  
Address: 99-105 Harvard Street and 304-306 South Goodman Street  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

6/16/23 UPDATE: Final Site Plan Approval completed and transmitted to applicant.

# Site Plan Review Agenda

## **001-22-23**

Applicant: Deborah Hughes, The National Susan B Anthony Museum  
Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).  
Zoning: R-2  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

6/4/23 UPDATE: Final Site Plan Approval transmitted.

# Site Plan Review Agenda

**TERMINATED**