

Site Plan Review Agenda

Mtg. Date: 5-21-24
Mtg. Time: 10a-11:30a
Mtg. Room: 223B

NEW

058-23-24

INITIAL COMMENTS DUE: 6/18/24

Applicant: Reza Hourmanesh for Aamir Choudhary Qadar
Address: 1686 Norton Street
Zoning: C-1
Quadrant: SE
SEQR: Type 2 per 617.5(c)(9)
239: Y submitted 5-16-24
LWRP: N
Type: Minor
Enforcement: No
Flagged: No
Contact: Wes Grooms
Project: Renovation and expansion of gas/auto repair/retail store
Permit: B-23-3745
CZC: Z-23-1507
Trigger(s): 120-191D3(b)[3][a]
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/21/24 Introduced into site plan. Drawings in share file. **Comments 6/18/24**

Site Plan Review Agenda

057-23-24

INITIAL COMMENTS DUE: 6/18/24

Applicant: Reza Hourmanesh for Alawi A. Salem
Address: 430 Mt Read Blvd
Zoning: R-1
Quadrant: NW
SEQR: Type 2 per 617.5(c)(9)
239: N
LWRP: N
Type: Minor
Enforcement: No
Flagged: No
Contact: Jasmine Myers
Project: Renovation and expansion of gas/auto repair/retail store
Permit: B-24-3364
CZC: Z-24-0868
Trigger(s): 120-191D3(b)[3][a]
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/21/24 Introduced into site plan. Drawings in share file. **Comments 6/18/24**

Site Plan Review Agenda

056-23-24

INITIAL COMMENTS DUE: 6/18/24

Applicant: Reza Hourmanesh for Mohammed Hussain
Address: 370 Norton Street
Zoning: C-2
Quadrant: NE
SEQR: Type 2 per 617.5(c)(9)
239: Y submitted 5-16-24
LWRP: N
Type: Minor
Enforcement: No
Flagged: No
Contact: Wes Grooms
Project: Renovation and expansion of gas/auto repair/retail store
Permit: B-24-3351
CZC: Z-24-0865
Trigger(s): 120-191D3(b)[3][a]
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/21/24 Introduced into site plan. Drawings in share file. **Comments 6/18/24**

Site Plan Review Agenda

055-23-24

INITIAL COMMENTS DUE: 6/18/24

Applicant: SAA/EVI
Address: 150 E Main Street
Zoning: CCD-M
Quadrant: SW
SEQR: Type 2 617.5(c)(2) or 617.5(c)(18) and 48-5A
239: Y submitted 5-15-24
LWRP: N
Type: Minor
Enforcement: No
Flagged: No
Contact: Wes Grooms
Project: Site Plan Review
Permit: B-24-3315
CZC: Z-24-0854
Trigger(s): 120-191D3c[2] major deviations from CCD design criteria
Postcard: Mailed: 5/15/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/21/24 Introduced into site plan. Drawings in share file. **Comments 6/18/24**

Site Plan Review Agenda

054-23-24

INITIAL COMMENTS DUE: 6/18/24

Applicant: City of Rochester
Address: 123 E Main Street
Zoning: CCD-R
Quadrant: SW
SEQR: Type 1
239: N
LWRP: Y
Type: Minor
Enforcement: No
Flagged: No
Contact: Wes Grooms
Project: Site Plan Review
Permit: B-24-3309
CZC: Z-24-0839
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.

Postcard: Mailed: 5/15/24 Comments Due: 5/31/24

Code Review: Completed: **x/x/24**

UPDATES

5/21/24 Introduced into site plan. Hard copies to DES from DES. Drawings in share file.

Comments 6/18/24

Site Plan Review Agenda

ACTIVE

053-23-24

INITIAL COMMENTS DUE: 6/11/24

Applicant: Univ of Rochester
Address: 1500 South Plymouth Avenue & 970 Genesee St
Zoning: URD Brooks Landing / C-2 / Airport Overlay
Quadrant: SW
SEQR: Type 2
239: N
LWRP: Y
Type: Minor
Enforcement: No
Flagged: DEQ request for environmental AUL to notify future owner, tenants, developers
Contact: Wes Grooms
Project: Site Plan Review
Permit: B-24-2905
CZC: Z-24-0721
Trigger(s): 120-191D3(a)[13] within 100' of waterfront
Postcard: Mailed: 5/14/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/14/24 Introduced into site plan. Drawings in share file. **Comments 6/11/24**

Site Plan Review Agenda

052-23-24

INITIAL COMMENTS DUE: 6/11/24

Applicant: Dave McCleary
Address: 47 Thurston Road
Zoning: C-1
Quadrant: SW
SEQR: Type 2
239: N
LWRP: N
Type: Minor
Enforcement: No
Flagged: Abandoned use; requires site plan for re-establishment
Contact: Melissa Phillips
Project: Site Plan Review – establish abandoned use (auto repair)
Permit: B-24-3279
CZC: Z-24-0832
Trigger(s): 120-191D3(b)(3)[a]
Postcard: Mailed: 5/14/24 Comments Due: 5/31/24
Code Review: Completed: x/x/24

UPDATES

5/14/24 Introduced into site plan. Drawings in share file. **Comments 6/11/24**

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: Jasmine Myers
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

050-23-24

INITIAL COMMENTS DUE: 6/4/24

Applicant: SteelSafe Rochester LLLC
Address: 666 Driving Park Ave
Zoning: M-1
Quadrant: NW
SEQR: Unlisted
239: N
LWRP: N
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

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

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: Izzy Morale
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

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

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: Melissa Phillips
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

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

1/30/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

045-23-24

INITIAL COMMENTS DUE: 5/7/24

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: Jasmine Myers
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: xx/xx/xx
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

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: Izzy Morale
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

5/7/24 preliminary findings being drafted; will go to June CPC and ZBA

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: Melissa Phillips
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

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

5/3/24 Preliminary Findings issued; applicant to be on June 27 docket.

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: Wes Grooms
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

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: Izzy Morale
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: Jasmine Myers
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

Site Plan Review Agenda

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

5/20/24 Preliminary findings issued; applicant to appear before RPB in June

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

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:

5/20/24 preliminary findings issued; applicant to go to June ZBA

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

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, 1st 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: Izzy Morale
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.

5/13/24 APPLICANT NOTIFIED CITY THAT PROJECT ON HOLD

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.

12/12/23 UPDATE: no change from 12/5/23

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: Izzy Morale
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: Izzy Morale
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: Wes Grooms
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

011-22-23

Site Plan Review Agenda

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: Jasmine Myers
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.