

SITE PLAN REVIEW AGENDA

Tuesday, January 7, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-019-13-14
Applicant: Morgan Management, LLC
Address: 103 Court Street
Zoning District: CCD-Riverfront
Description: To construct a 5-story, 149,100 square foot mixed-use building, including 2 below grade levels of parking, 4,800 square feet of first floor retail/commercial and 124 residential units on levels 1-5.
Section of Code: 120-191D(3)(a)[2?], [9], [10], [13], [14], [19]; minor deviations in CCD; construction of a vacant parcel of one acre or more; project is proximate to National Register Property (Dinosaur BBQ); within 100 feet of the Genesee River; new multifamily dwelling; installation of a new curb cut on a minor arterial (South Avenue).
Case Type: Major
Quadrant: SW
Enforcement: No
SEQR: Type I (Ch. 48 Critical Environmental Area (river) and residential development of more than 10 units in a multifamily dwelling)
Application Date: 12/16/13
Process: In addition to Site Plan Review, this project requires a break in access approval from NYSDOT, easements, and careful consideration of access to the former subway tunnel. Traffic Impact Study provided to NYSDOT and MCDOT for review and comment. 239-m required.
Contact Person: Tim Raymond, 585-428-7770, tim.raymond@cityofrochester.gov

File #: SP-020-13-14
Applicant: Anthony J. Costello & Son
Address: 350 E. Henrietta Road (aka 255 and 275 Westfall Road and 350 and 390 E. Henrietta Road after subdivision map is filed in January 2014)
Zoning District: Planned Development District #11- CityGate (PD#11)
Description: To construct 4 spec buildings (aka Buildings A-D) for commercial tenants located in the Perimeter Commercial subarea along Westfall Road and E. Henrietta Road, and to develop the adjacent pocket park. Two of the buildings will have drive-through component requiring special permit approval; one is for food retail (Building B) and the other non-food retail (Building D).
Section of Code: 120-191D(3)(a)[16], incremental development in a PD.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 12/17/13
Process: In addition to Site Plan Review, this project requires a special permit for the drive-through uses. A 239-m referral is required and was sent to MCDP&D on 12/17/13.
Contact Person: Zina Lagonegro, 585-428-7054, zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, January 14, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-022-13-14
Applicant: Fred Rainaldi, Jr., Whitney Baird Associates
Address: 56 Hinsdale Street (Culver Road Armory)
Zoning District: Planned Development District #15-Culver Road Armory
(PD#15)
Description: To establish a sign program for Building B, this will initially include signage for Fleet Feet Sports, Consilium 1 and Arhaus furniture.
Section of Code: PD#15, a sign program is subject to Site Plan Review approval.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type II
Application Date: 12/23/13
Contact Person: Peter Siegrist, 585-428-7238, peter.siegrist@cityofrochester.gov

File #: SP-023-13-14
Applicant: Salim M. Nasim, Ariana Supermarket Inc
Address: 1004-1022 Culver Road
Zoning District: C-2 Community Center District
Description: To change the use of a drive-thru coffee operation to a standalone drive-thru ATM.
Section of Code: 120-191D(3)(b)[3], vehicle related use
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 01/10/14
Contact Person: Peter Unassigned

SITE PLAN REVIEW AGENDA

Tuesday, January 28, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-024-13-14 (Discussed at 01/14/14 Site Plan Review Meeting)
Applicant: Jeff Ching
Address: 830 S. Clinton Avenue
Zoning District: C-2 Community Center District
Description: To change the windows in a designated building of historic value in conjunction with a change of use from a church to a mixed-use facility.
Section of Code: 120-191D(3)(a)[10], the property is eligible for listing on the State and National Register of Historic Places.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 01/14/14
Contact Person: Jill Wiedrick, 428-6914, jill.wiedrick@cityofrochester.gov

File #: SP-025-13-14 (Discussed at 01/14/14 Site Plan Review Meeting)
Applicant: Scott Alexander, Architect
Address: 175 and 199 Hague Street
Zoning District: R-2 Medium Density Residential
Description: To establish vehicle related uses (storage, repair and sales) in a 20,000 sq. ft. portion of the building; print shop to remain (12,500 sq. ft. +/-).
Address: 175 and 199 Hague Street.
Section of Code: 120-191D(3)(b)[3], vehicle related use.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 01/07/14
Contact Person: Zina Lagonegro, 428-7054 zina.lagonegro@cityofrochester.gov

File #: SP-026-13-14
Applicant: Peter Damico, Owner
Address: 2245-2255 Culver Road
Zoning District: C-1 Neighborhood Center District
Description: To construct a 1900 sq. ft. addition (24' x 60') with three (3) new loading doors (a total of 5 loading doors) at rear of existing furniture store.
Section of Code: 120-191D(3)(a)[6], more than 2 loading spaces in any district adjacent to a residential district.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 01/15/14
Contact Person: Jill Wiedrick, 428-6914, jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, February 4, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-027-13-14
Applicant: Glenn Kellogg
Address: 10 Winthrop Street, 15-17 Pitkin Street and 75 Charlotte Street
Zoning District: Center City District-East End (CCD-E)
Description: To change the use of a 18,000 sq. ft. building from vehicle repair to a full-line food store with accessory storage and office, including minor façade changes and new door on north wall, and minor grade changes to 75 Charlotte Street relating to proposed door.

Section of Code: 120-191D(3)(b)[3] conversion from a vehicle related use
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted (COMIDA funding involved – requires coordination)
Application Date: 01/30/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

File #: SP-028-13-14
Applicant: Todd Hockenberger, Precision Grinding & Manufacturing, Inc.
Address: 1275 and 1305 Emerson Street
Zoning District: Mt. Read Urban Renewal District (M-1)
Description: To construct a 20,000 sq. ft. warehouse and manufacturing addition to the rear of the existing manufacturing operation. The existing storage containers on the site will be eliminated and the compactor will be relocated from the rear to the side of the building.

Process: The project includes work in a New York State wetland and is proximate to the former Emerson Street Landfill requiring referrals to NYSDEC, USACE and DES-DEQ.

Section of Code: 120-191D(3)(a)[8], a structure in excess of 20,000 sq. ft.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type I
Application Date: 01/30/14
Contact Person: Zina Lagonegro, 428-7054 zina.lagonegro@cityofrochester.gov

File #: SP-029-13-14
Applicant: Morgan Management, LLC.
Address: 21 Humboldt Street
Zoning District: M-1 Industrial
Description: To construct a new loading dock and a 7,000 square foot outdoor storage area for HVAC equipment at rear of existing building for a new tenant.
Process: The outdoor storage will require Special Permit approval by the City Planning Commission; scheduled for the March 10, 2014 meeting.
Section of Code: 120-191D(3)(a)[12], an outdoor activity area accessory to a nonresidential use.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 02/03/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

209-217 North Winton (northwest corner of Blossom), C-1. To establish an ABVI/Goodwill donation center in unused vehicle repair bays at Tops gas station. Donation center would be staffed. May include drive-up/drive-through lane for donations.

SITE PLAN REVIEW PROJECT UPDATES:

None

PRESENTATIONS:

None

SITE PLAN REVIEW AGENDA

**Tuesday, February 11, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-030-13-14
Applicant: Frank Imburgia, Jr., FSI General Contractors
Address: 75, 81, 85, 89, 91 and 95 Barrington (formerly known as 95 Barrington Street)
Zoning District: R-1 Low Density Residential District
Description: To construct two (2), 3-unit townhomes on the previously subdivided property known at 95 Barrington Street, in the East Avenue Preservation District.
Section of Code: 120-191D(3)(a)[10], project involves properties listed on the State and National Register of Historic Places
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Negative Declaration issued on March 3, 2006
Application Date: 02/07/14
Process: In addition to Site Plan Review, this project requires a Certificate of Appropriation from the Rochester Preservation Board, Cluster/Subdivision approval by the City Planning Commission, and Area Variance approval by the Zoning Board of Appeals.
Contact Person: Mitch Rowe, 428-6858 or mitch.rowe@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

PRESENTATIONS:

None

SITE PLAN REVIEW AGENDA

Tuesday, March 25, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-033-13-14
Applicant: Caroline Vitale, Urban League of Rochester Economic Development Corporation
Address: 287 Mill Street (aka 3 Brown Street)
Zoning District: Center City District-Riverfront (CCD-R)
Description: To change the use from a wholesale plumbing supply business to 19 residential units, including the demolition of the 1-story portion of the structure and construction of 12 off-street parking spaces.
Section of Code: 120-191D(3)(a)[10] National Register Property
Case Type: Major
Quadrant: SW
Enforcement: Yes, not zoning related
SEQR: Type I (SEQR completed on December 10, 2013)
Application Date: 03/18/14
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-034-13-14
Applicant: Aaron Malbone, Buckingham Properties
Address: 739 S. Clinton Avenue
Zoning District: C-2 Community Center District
Description: To change the use of a 4-story wholesale HVAC business, former Ward Supply, to 30 residential units and +/- 13,500 square feet of retail/office.
Section of Code: 120-191D(3)(a)[17] Conversion of floor area designed for nonresidential to residential use
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 03/11/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

SP-059-11-12, 4322 Lake Avenue. To review the revised project description for reuse of the former United States Post Office. The applicant has recently received the required easement from NYSDOT to install a driveway for access to the rear of the building. Preliminary Site Plan Findings were issued on 08/31/12.

SITE PLAN REVIEW AGENDA

**Tuesday, April 1, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-035-13-14
Applicant: Caroline Vitale, Urban League of Rochester Economic Development Corporation
Address: 182 Avenue D and 374 Conkey Avenue
Zoning District: M-1 Industrial
Description: To change the use of 4-story structure from a factory to a 40-unit apartment building. Project includes interior/exterior renovation, formalization of a 26-space surface parking lot, landscaping, fencing and a dumpster enclosure.
Section of Code: 120-191D(3)(a)[10] National Register Property
Case Type: Major
Quadrant: NE
Enforcement: No
SEQR: Type I (SEQR completed on December 10, 2013)
Application Date: 03/28/14
Contact Person: Jill Wiedrick at (585) 428-6914 or wiedricj@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

Tuesday, April 22, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-036-13-14
Applicant: Jeff Szkolnik, Fastrac Markets
Address: 375 W. Ridge Road
Zoning District: C-3 Regional Destination District
Description: To construct a 6,000 square foot convenience store (high-impact retail) with food preparation and indoor/outdoor seating, a drive-through, gas sales (16 fueling locations), and a 31 space parking area, approximately 2.6 acres.
Section of Code: 120-191D(3)(a)[9] new construction on vacant parcel of one acre or more; [19] installation of a new curb cut; (b)[3] vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 04/16/14
Contact Person: Zina Lagonegro, 428-7054, zina.lagonegro@cityofrochester.gov

File #: SP-037-13-14
Applicant: Karl Schuler, Taylor The Builders for Zweigle's
Zoning District: M-1 Industrial
Description: To construct a 4,367 square foot addition to the north side of the existing food processing operation, including one additional load dock facing N. Plymouth Avenue.
Section of Code: 120-191D(3)(a)[1] New construction not meeting city-wide design standards.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 04/16/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

Site Plan Review Staff – Kindly update the 2013-2014 SPR spreadsheet in preparation for this meeting.

SITE PLAN REVIEW AGENDA

Tuesday, May 6, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-038-13-14
Applicant: Dayne Kofod
Address: 525 West Avenue
Zoning District: M-1
Description: Maintain vehicle repair and add vehicle sales and commercial truck repair
Section of Code: 120-191D(3)(b)[3] Development or redevelopment of any sites devoted to vehicle related uses
Case Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Unlisted
Application Date: 05/05/14
Contact Person: Zina Lagonegro, 428-7054, zina.lagonegro@cityofrochester.gov

File #: SP-039-13-14
Applicant: Joe O'Donnell
Zoning District: C-1
Description: Change un-used vehicle service bays to drive-up, staffed, donation center for ABVI-Goodwill
Section of Code: 120-191D(3)(b)[3] Development or redevelopment of any sites devoted to vehicle related uses
Case Type: Minor
Quadrant: SE
Enforcement: Yes
SEQR: Unlisted
Application Date: 05/02/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

Tuesday, May 20, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-040-13-14
Applicant: James Turner, Gleason Works
Address: 1000 University Avenue
Zoning District: M-1 Industrial
Description: To construct a 172-space parking lot at the rear of the building adjacent to the railroad tracks.
Section of Code: 120-191D(3)(a)[5] a parking lot over 10 spaces that does not meet the requirements for parking lots in Section 120-173F. Acceptance of an alternative landscaping plan is required.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted (previously reviewed under SP-049-07-08 as part of a larger project). Negative declaration issued on 05/22/2008.
Application Date: 05/07/14
Contact Person: Mitch Rowe, 428-6562 or mitch.rowe@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 3, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-041-13-14
Applicant: Joe Graves, Rochester Museum and Science Center
Address: 657 East Avenue (East Avenue Preservation District and DBHV)
Zoning District: Planned Development District #4-Rochester Museum and Science Center (PD#4)
Description: To construct a +/- 4,000 sq. ft. entrance pavilion between the main museum building and the planetarium, to add a terrace to the north face of the main museum building, and to convert the existing planetarium driveway on East Avenue to a public plaza.
Section of Code: 120-191D(3)(a)[10] National Register Property
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type I
Application Date: 05/08/14
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-042-13-14
Applicant: Maye Development
Address: 660-668 W. Main Street
Zoning District: C-2 Community Center District
Description: To demolish a vacant 2 family dwelling and a vacant church (DBHV) to construct a 17,922 sq. ft. full-line food store with related parking and loading.
Section of Code: 120-191D(3)(a)[5] Parking lots that do not meet the design standards; 120-191D(3)(a)[7] Any loading space which does not meet the dimension requirements; 120-191D(3)(a)[19] Installation of a new cub cut; 120-191D(3)(c) A redevelopment plan that is contingent upon the demolition of a designated building of historic value (DBHV).
Case Type: Major
Quadrant: SW
Enforcement: Yes
SEQR: Unlisted
Application Date: 06/02/14
Contact Person: Mitch Rowe, 428-6858, mitch.rowe@cityofrochester.gov

File #: SP-043-13-14
Applicant: Aenon Baptist Church
Address: 138 and 142 Genesee Street
Zoning District: C-1 Neighborhood Center District
Description: To construct a 32-space ancillary parking lot to service the church at 175 Genesee Street.
Section of Code: 120-191D(3)(a)[5] National] Parking lots that do not meet the design standards
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 05/21/14
Contact Person: Jill Wiedrick, 428-6914 or jill.wiedrick@cityofrochester.gov

File #: SP-044-13-14
Applicant: Christopher Mangold
Address: 1275 Mt. Read Blvd.
Zoning District: M-1 Industrial
Description: To legalize a multi-tenant, multi-building facility which includes vehicle related uses and outdoor storage.
Section of Code: 120-191D(3)(a)[12] Outdoor activities accessory to a nonresidential use; 120-191D(3)(b)[3] Vehicle repair
Case Type: Minor
Quadrant: NW
Enforcement: Yes, unapproved vehicle repair
SEQR: Unlisted
Application Date: 05/21/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-045-13-14
Applicant: Rochester Self Storage LLC
Address: 265 Hayward Avenue
Zoning District: Public Market Village (PMV)
Description: To construct a 3-story stair tower and handicap ramp for existing self-storage facility, and install perimeter fencing and landscaping.
Section of Code: 120-191D(3)(a)[5] Parking lots that do not meet the design standards, 120-169A(10) An alternative landscaping plan requires minor site plan review as outlined in 120-191D.
Case Type: Minor
Quadrant: NE
Enforcement: Yes, unapproved parking lot and outdoor storage
SEQR: Unlisted
Application Date: 05/27/14
Contact Person: Mitch Rowe, 428-6858, mitch.rowe@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, July 15, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-001-14-15
Applicant: George Marek, Petroleum Services, Inc.
Address: 85 Stonewood Avenue
Zoning District: C-1 Neighborhood Center District
Description: To redevelop an existing service station consisting of tank, canopy, pumps and island replacements; no modifications to existing building - high impact retail to remain.
Section of Code: 120-191D(3)(b)[3] redevelopment of a vehicle related use
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 07/10/14
Contact Person: Zina Lagonegro, 428-7054, zina.lagonegro@cityofrochester.gov

DEPARTMENTAL REFERRALS:

A presentation will be given by Jeff Mroczek, Department of Environmental Services, with regard to the proposed public improvements to Genesee Valley Park aka Brooks Landing Phase II. There is no trigger for Site Plan Review. This item is being presented as an informational item.

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

**Tuesday, July 22, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-002-14-15
Applicant: Abdul Al-Maleki
Address: 1065 Culver Road
Zoning District: C-2 Community Center District
Description: To re-establish a 2-bay vehicle repair operation with gas sales.
Section of Code: 120-191D(3)(b)[3] redevelopment of a vehicle related use
Case Type: Minor
Quadrant: SE
Enforcement: Yes, fire damage
SEQR: Unlisted
Application Date: 07/17/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

**Tuesday, July 29, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-003-14-15
Applicant: Thomas Masaschi, DHD Ventures
Address: 88 Elm Street
Zoning District: Midtown Urban Renewal District (CCD)
Description: To change the use of a vacant 13-story office building to mixed-use; commercial on the 1st floor, 36 apartments on floors 2-12, and offices on the 13th floor.
Section of Code: 120-191D(3)(a)[2] Minor deviations from the design criteria for exterior alterations in the CCD
Case Type: Minor
Quadrant: SW
Enforcement: N
SEQR: Unlisted
Application Date: 07/23/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 12, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-004-14-15
Applicant: David Huck, Riverview Equity, 1, LLC
Address: 1218 South Plymouth Avenue
Zoning District: R-3
Description: To construct a new building within existing apartment complex. New building will be located in the center of the site, on existing surface parking, and be 5 stories (55') tall and match the style of the existing buildings. The new building will have 27 student apartments (2 and 4 bedroom units) containing a total of 98 bedrooms.

Section of Code: 120-191D(3)(a)[14] New construction of multifamily dwellings.
Case Type: Minor
Quadrant: SW
Enforcement: N
SEQR: Unlisted
Application Date: 08/6/14
Contact Person: Mitch Rowe, 585-428-6858 or mitch.rowe@cityofrochester.gov

File #: SP-005-14-15
Applicant: Reza Hourmanesh (First Genesis Baptist Church)
Address: 300 Hudson Avenue (project also includes 292 Hudson, 26 Wilson, 32 Wilson, and 38 Wilson)
Zoning District: R-1
Description: To reconstruct, reconfigure, and legalize an existing parking lot that is partially paved and partially gravel. 87 total parking spaces proposed. Includes associated landscaping. Parking lot covers several parcels: 292 Hudson (church), 300 Hudson, 26 Wilson, 32 Wilson, and 38 Wilson.

Section of Code: 120-191D(3)(a)[5] Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots
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 I actions as identified in Section 48-4 of the City Code

Case Type: Major
Quadrant: NE
Enforcement: N
SEQR: Type 1

Application Date: 08/8/14
Contact Person: Jason Haremza, 585-428-7761 or jason.haremza@cityofrochester.gov

File #: **SP-006-14-15**
Applicant: James B. Durfee (Bergmann Associates)
Address: 245 East Main Street
Zoning District: Midtown Urban Renewal District/CCD-M
Description: To construct a 3 story addition to an existing 3 story office building (Seneca/Windstream Building)
Section of Code: 120-65D Applications not meeting the design criteria, within the specified tolerance limits set forth in the Design Checklist tables at the end of this chapter, shall require site plan approval
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)[2] Applications in the CCD that include major deviations from the design criteria.
Case Type: Major
Quadrant: SW
Enforcement: N
SEQR: Type 1
Application Date: 08/8/14
Contact Person: Jason Haremza, 585-428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

None

SITE PLAN REVIEW AGENDA

**Tuesday, September 23, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-007-14-15
Applicant: Ken Glazer, Buckingham Properties
Address: 230-250 Alexander Street (Alexander Park)
Zoning District: C-2 Community Center District
Description: To prepare the northern portion of Alexander Park for development. Phase 1 includes land subdivision of the 7.4 acre property into 3 separate parcels; the change of use of the remaining portion of Genesee Hospital to restaurant (6,800 sq. ft.) and commercial/retail (44,700 sq. ft.) on the first floor and 51 residential units on floors 2-6 to be known as Center Wing; and to construct/install the utility infrastructure consisting of underground utilities, stormwater management and a street network. Phase II includes the construction of 3 new structures; a 2-story commercial building, a 4-story mixed-use building with commercial in 1.5 to 2 stories and 2 stories of residential above, and a 5-6 story residential building with commercial and related parking. Phase III included the construction of a 4-story residential structure, off street parking, and the balance of utility infrastructure improvements.

Section of Code: 120-191D(3)(a)[9] Any new construction on a vacant parcel of one acre or more.

Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Unlisted
Application Date: 08/27/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-008-14-15
Applicant: Daniel Morgenstern, HIVE@155 LLC
Address: 155 and 169 St. Paul Street, and 150 St. Paul Street
Zoning District: CCD-R Center City District-Riverfront
Description: To change the use on the 1st floor of an existing building to commercial and 6 residential units, and 12 apartments each on floors 2-5, and legalize the existing parking lot at 150 St. Paul Street.

Section of Code: 120-191D(3)(a)[10] Projects listing on the National Register of Historic Places.
120-191D(3)(c)[1] All Type I actions as identified in Section 48-4 of the City Code

Case Type: Major
Quadrant: SW
Enforcement: N
SEQR: Type 1
Application Date: 09/03/14
Contact Person: Jason Haremza, 585-428-7761 or jason.haremza@cityofrochester.gov

File #: **SP-009-14-15**
Applicant: Century Club and 550 East Avenue LLC
Address: 546, 566 and 586 East Avenue and 7 Strathallan Park
Zoning District: R-3/O-O High Density Residential/Office-Overlay
Description: To rezone the properties from R-3/O-O to PD#16 Century-Strathallan Planned Development District (PD#16).
Section of Code: 120-191D(3)(c)[3] Development concept plan approvals.
120-191D(3)(a)[10] Projects involving a site listed on the State or National Register of Historic Places.
Case Type: Major
Quadrant: SE
Enforcement: N
SEQR: Type 1
Application Date: 09/05/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: **SP-001-13-14 (Modification)**
Applicant: Adam Driscoll, DHD Ventures
Address: 2-4 Adwen Place
Zoning District: C-2 Community Center District
Description: To demolish the 2-family structure at 2-4 Adwen Place and expand the parking lot at 340 Rutgers Street to create 14 additional parking spaces serving the Button Loft Apartments at 340 Rutgers Street.
Section of Code: 120-191D(3)(c)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots.
Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Unlisted
Application Date: 09/12/14
Contact Person: Mitch Rowe, 428-6858 or mitch.rowe@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, October 7, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-010-14-15

Applicant: Greg Weykamp, Edgewater Resources, LLC

Address: 4752 Lake Avenue

Zoning District: M-D Marina District

Description: The subject site is approximately 3.6 acres and will be development in three phases. This review is for **Phase 1** (northeast corner): to construct a 75,650 sq. ft., 10-story, 52 room boutique hotel, with a restaurant, event space, 2nd floor rooftop deck, 18 condominiums on upper floors, and structured and surface parking; and to construct, adjacent to the hotel, a 5,400 sq. ft. spa and 900 sq. ft. retail/coffee shop.

The remaining phases are as follows:

Phase 2 (northwest corner) includes the construction of a 10-story structure with 48 condos on floors 3-10. The base of the structure is a 2-story podium containing 14 townhouses and 7,800 sq. ft. of commercial space. Structured parking under the building will be provided to serve the uses.

Phase 3 (southern portion) includes civic space for outdoor public gathering connecting Lake Avenue and River Street, the construction of a 10-story structure with 50 condos on floors 3-10. The base of the structure is a 2-story podium containing 20 townhouses and 20,000 sq. ft. of commercial space, interior structure parking for the building is included. This project is located on "Development Parcel 1" of the City of Rochester Port Public Marina & Mixed Use Development Project, the subject of a Generic Environmental Impact Statement (GEIS), completed in 2012.

Section of Code: 120-191D(3)(a)[9] Any new construction on a vacant parcel of one acre or more.
120-191D(3)(c)[1] Any Unlisted Action that exceeds 25 percent of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publically owned or operated parkland, recreation area or designated open space (Charlotte Beach).

Case Type: Major

Quadrant: NW

Enforcement: N

Lead Agency: Director of Planning and Zoning

SEQR: Type I. This project is located on "Development Parcel 1" of the City of Rochester Port Public Marina & Mixed Use Development Project, the subject of a Generic Environmental Impact Statement (GEIS), completed in 2012. An environmental review will be conducted for all three phases of construction.

Application Date: 10/03/14

Contact Person: Mitch Rowe, 428-6858 or mitch.rowe@cityofrochester.gov

File #: SP-011-14-15
Applicant: Jose A. Fontanez, JF Comfort Heating & Cooling
Address: 176 Child Street
Zoning District: R-2 Medium Density Residential District
Description: To change the use from vehicle repair to storage for heating and cooling business.
Section of Code: 120-191D(3)(b)[3] Eliminating a vehicle related use.
Case Type: Minor
Quadrant: SW
Enforcement: Y
SEQR: Unlisted
Application Date: 10/01/14
Contact Person: Jill Wiedrick, 428-6914 or jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, October 14, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-012-14-15
Applicant: Benderson Development on behalf of Delta Sonic
Address: 990 W. Ridge Road
Zoning District: C-3 Regional Destination Center District
Description: To remove and replace underground tanks, pumps, pump islands, piping and conduit and the gas canopy with integrated signage.
Section of Code: 120-191D(3)(b)[3] Vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: N
SEQR: Unlisted
Application Date: 10/10/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, October 21, 2014
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-013-14-15
Applicant: James Rockell, Owner
Address: 1851 Dewey Avenue
Zoning District: C-3 Regional Destination Center District
Description: To add vehicle sales to an existing repair operation.
Section of Code: 120-191D(3)(b)[3] vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: N
SEQR: Unlisted
Application Date: 10/15/14
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, November 4, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-014-14-15
Applicant: Highland Hospital
Address: 1000 South Avenue
Zoning District: Former Institutional Planned Development District #8 (IPD#8)
Description: To construct a 2-story, 30,000 square foot addition, with mechanical penthouse on the 3rd floor, to the southeast corner of Highland Hospital over an existing parking lot. The project includes relocation of existing parking to other Highland Hospital parking facilities, on-site, subsurface stormwater management, and landscaping and fencing to screen and buffer the additional from the nearby residential uses.

Section of Code: 120-191D(3)(a)[10] substantially contiguous to a site listed on the National Register (Highland Park); and 120-191D(3)(a)[11] adjacent to an Open-Space District (Highland Park).

Case Type: Major
Quadrant: SE
Enforcement: N
SEQR: Type I
Application Date: 10/29/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, November 25 2014
10:00 AM City Hall Room 223B

*****REVISED 11/24/14*****

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-015-14-15
Applicant: Anthony J. Costello & Son Development
Address: 255-355 Westfall Road and 350-460 E. Henrietta Road (AKA 350 E. Henrietta Road)
Zoning District: Planned Development District #11-GityGate (PD#11)
Description: To create an alternative sign program for CityGate (PD#11) and to approve LED reader board signage for a proposed liquor store (Building D).
Section of Code: PD#11J(2), Signs, subject to Site Plan Review 120-191D
Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Type II
Application Date: 11/18/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-016-14-15
Applicant: Steve Abramson, Pace Windows and Doors
Address: 246 W. Ridge Road
Zoning District: Planned Development District #12-Eastman Business Park (PD#12)
Description: To legalize (1) internally illuminated channel letter sign on the east elevation for "Pace Window Showroom" and to install (1) sign, same type and size on the west elevation for "Estrella Tax Service".
Section of Code: PD#12L(4), the Director of Planning and Zoning may waive the requirements of PD#12 through Site Plan Review, Section 120-191D
Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Type II
Application Date: 11/24/14
Contact Person: Jason Haremza, 428-7054 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, December 9, 2014
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-017-14-15
Applicant: Frank Imbursia, FSI General Contracting
Address: 186 Atlantic Avenue
Zoning District: M-1 Industrial
Description: To construct a 19,500 sq. ft. brewery at the corner of Atlantic Avenue and Anderson Avenue (Phase 1) and a 10,000 sq. ft. manufacturing building at the corner of Anderson Avenue and Norwood Street on a 2 acre parcel.
Section of Code: 120-191D(3)(a)[1] New construction not meeting the city-wide design standard (Anderson Avenue);
120-191D(3)(a)[8] Any structure or structures covering a contiguous land area in excess of 20,000 sq. ft.;
120-191D(3)(a)[9] New construction on a vacant parcel of one acre or more;
120-191D(3)(a)[12] Any outdoor activity area accessory to a nonresidential use;
Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Unlisted
Application Date: 12/05/14
Contact Person: Jason Haremza, 428-7054 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, December 16, 2014
10:00 AM City Hall Room 223B
(REVISED 12/15/14)

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-018-14-15
Applicant: Phil Saunders, Saunders Management
Address: 762 Brooks Avenue
Zoning District: M-1 Industrial
Description: To construct a 15,000 sq. ft. warehouse with related parking. The proposal requires issuance of a permit from NYS Canal Corp for discharge of stormwater to an existing lateral on State land that then discharges to the Barge Canal. A Stormwater Pollution Prevention Plan (SWPPP) is required for disturbance of one acre or more.
Section of Code: 120-191D(3)(a)[9] New construction on a vacant parcel of one acre or more.
Case Type: Minor
Quadrant: SW
Enforcement: N
SEQR: Type I Substantially contiguous to a National Register property, the Barge Canal, listed on 10/22/14.
Application Date: 12/09/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-019-14-15
Applicant: Steve Cleason, APD Engineering for ALDI Food
Address: 235, 237, 239 and 245 N. Winton Road & 650 and 668 Blossom Road
Zoning District: C-1 Neighborhood Center District
Description: To construct a 17,000 sq. ft. retail store (Aldi's) with relating parking. Project includes the land assembly of 6 parcels totaling 1.64 acres and the demolition of 9 structures. A Stormwater Pollution Prevention Plan (SWPPP) is required for disturbance of one acre or more.
Section of Code: 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards.
120-191D(3)(a)[5] Parking lots over 10 spaces that do not comply with the requirements for parking lots in Section 120-173F.
120-191D(3)(a)[9] New construction on a vacant parcel of one acre or more.
Case Type: Minor
Quadrant: SE
Enforcement: N
SEQR: Unlisted
Application Date: 12/15/14
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov