

## SITE PLAN REVIEW AGENDA

Tuesday, January 5, 2016  
10:00AM City Hall

# Room 309A, Not 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-024-15-16  
**Applicant:** Mark Minunni, High Falls Operating Company  
**Address:** 471, 479 and 495 St. Paul Street  
**Zoning District:** CCD-R Center City Design River District  
**Description:** Along St. Paul Street, remove a parking lot at #471, storage tanks at #479, and a 2-story designated building of historic value at #495. Across all three parcels, construct a 30,000SF brewing building and install new storage tanks.  
**Section of Code:** 120-191D(3)(c)[5]  
**Case Type:** Major (demolition of DBHV)  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 12/23/15  
**Contact Person:** TBD

**File #:** SP-025-15-16  
**Applicant:** Bruce Cimino  
**Address:** 340 Culver Road  
**Zoning District:** C-2 Community Center Commercial District  
**Description:** To legalize use of 5,525SF on the east side of the building as vehicle repair, and to establish the remaining +/-2300SF of the east side as an expansion of an existing retail use on the building's west side.  
**Section of Code:** 120-191D(3)(b)[3][a] Site plan review is required for development of vehicle repair.  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Application Date:** 12/21/15  
**Contact Person:** Tom Kicior, 428-7762 or [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

## SITE PLAN REVIEW AGENDA

Tuesday, January 26, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-026-15-16  
**Applicant:** Louie Carini  
**Address:** 937 N. Clinton Avenue and 127 Flower Street  
**Zoning District:** C-2 and R-1  
**Description:** To demolish a block garage on #937 and replace with parking to expand an existing parking lot, to rezone 127 Flower Street, combine with #937 and install +/-5 parking spaces to expand an existing parking lot.  
**Section of Code:** 120-191D(3)(a)[8]  
**Case Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 1/15/16  
**Contact Person:** TBD

**File #:** S-027-15-16  
**Applicant:** Bob Monteneri  
**Address:** 1096 W. Ridge Road  
**Zoning District:** C-3  
**Description:** To establish use in the front portion of the building known as #1100 as auto sales with outdoor auto display and rear portion as a 5-bay auto repair shop. Establish use of the western portion of the building (known as #1102) as auto doll-up. Retain use of building known as #1096 as Arieno's Collision Shop.  
**Section of Code:** 120-191D(3)(b)[3][a]  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 1/20/16  
**Contact Person:** TBD

**File #:** S-028-15-16  
**Applicant:** Gail Morelle, Christa Construction  
**Address:** 586 and 600 East Avenue  
**Zoning District:** PD16, R-3/0-0  
**Description:** To append #600 to PD16, remove the existing school building and construct a 4-story mixed-use building for 10-12 apartments, +/-8000SF of office space, and indoor parking for +/-17 vehicles. The new building would extend onto #586, eliminating the surface parking lot for the Century Club.  
**Section of Code:** 120-191D(3)(c)[3]  
**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1  
**Application Date:** 1/21/16  
**Contact Person:** Peter Siegrist, AIA, 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

**File #:** S-029-15-16  
**Applicant:** Spencer Read  
**Address:** 2 and 6 Griffith Street  
**Zoning District:** CCD-R  
**Description:** To convert a vacant office building to a single-family dwelling.  
**Section of Code:** 120-191D(3)(a)[2]  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 1/22/16  
**Contact Person:** TBD

## SITE PLAN REVIEW AGENDA

**Tuesday, February 8, 2016  
10:00AM City Hall Room 223B**

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-030-15-16  
**Applicant:** Jim DeLuca, Abundance Co-op  
**Address:** 553-557, 561-563, 571-585, 591 South Avenue and 206 Averill Street  
**Zoning District:** C-2  
**Description:** To change use of a music instrument store and recording studio to a full-line food store with a sit-down deli and teaching kitchen, reconstruct and expand an existing parking lot, and combine 3 of 5 parcels into one while retaining two as separate parcels.

**Section of Code:** 120-191D(3)(c)[1]  
**Case Type:** Major, due to Type 1 SEQR action  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1, within a National Register Historic District  
**Application Date:** 2/01/16  
**Contact Person:** TBD

**File #:** S-028-15-16  
**Applicant:** Gail Morelle, Christa Construction  
**Address:** 586 and 600 East Avenue  
**Zoning District:** PD16, R-3/0-0  
**Description:** To append #600 to PD16, remove the existing school building and construct a 4-story mixed-use building for 10-12 apartments, +/-8000SF of office space, and indoor parking for +/-17 vehicles. The new building would extend onto #586, eliminating the surface parking lot for the Century Club.  
**Section of Code:** 120-191D(3)(c)[3]  
**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1  
**Application Date:** 1/21/16  
**Contact Person:** Peter Siegrist, AIA, 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

**File #:** S-029-15-16  
**Applicant:** Spencer Read  
**Address:** 2 and 6 Griffith Street  
**Zoning District:** CCD-R  
**Description:** To convert a vacant office building to a single-family dwelling.  
**Section of Code:** 120-191D(3)(a)[2]  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 1/22/16  
**Contact Person:** TBD

## **SITE PLAN REVIEW AGENDA**

**Tuesday, February 23, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** S-031-15-16  
**Applicant:** Scott Spring  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** To legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.  
**Section of Code:** 120-191D(3)(b)[3][a and b]  
**Case Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 2/08/16  
**Contact Person:** Tom Kicior, 428-7762 or [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**File #:** S-032-15-16  
**Applicant:** Chris Brett  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Description:** To rezone 1009-11 Jay Street from R-1 to M-1, combine with 1037 Jay Street, and construct a 7-building ministorage facility and a separate flex-space building.  
**Section of Code:** 120-191D(3)(a)[9]  
**Case Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 2/18/16  
**Contact Person:** Tom Kicior, 428-7762 or [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

Possibility of acquiring extra-wide ROW at the southeast corner of East Main and Goodman, adjacent to 1075 East Main.

Process for abandoning Trowbridge Street off West Main Street and selling to Morse Lumber.

### **SITE PLAN REVIEW PROJECT UPDATES:**

None

## SITE PLAN REVIEW AGENDA

Tuesday, March 15, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-033-15-16  
**Applicant:** James Glogowski  
**Address:** 118-124, 132, 134, 136, 138 and 144 Reynolds Street  
**Zoning District:** R-1  
**Description:** To construct a +/-2500SF addition to the north side of the church at #144, and construct a parking lot on 138, 136, 134 and 132 Reynolds Street to expand an ancillary lot at 118-124 Reynolds.  
**Section of Code:** 120-191D(3)(a)[5] parking lot does not meet requirements  
**Case Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 3/01/16  
**Contact Person:** Jill Wiedrick, 428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

**File #:** S-034-15-16  
**Applicant:** Scott Fiske  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-1  
**Description:** To reestablish use as a one-bay vehicle repair shop, and add a 266sf addition for an office and restrooms.  
**Section of Code:** 120-191D(3)(b)[3][a] redevelopment of vehicle related use  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 3/8/16  
**Contact Person:** Peter Siegrist, 428-7238 or [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

None

## SITE PLAN REVIEW AGENDA

Tuesday, March 29, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-035-15-16  
**Applicant:** Andy Hart, Bergmann Associates  
**Address:** 645 Norris Drive  
**Zoning District:** R-3  
**Description:** To construct a 4-story, +/-16,000SF multifamily apartment building and associated parking.  
**Section of Code:** 120-191D(3)(a)[10] project abuts City landmark Cobbs Hill Park and 120-191D(3)(c)[1] project is a Type 1 SEQRA action  
**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1, critical environmental area  
**Application Date:** 3/18/16  
**Contact Person:** TBD

**File #:** S-036-15-16  
**Applicant:** Sabri Serbetci  
**Address:** 1132 and 1148 W. Ridge Road  
**Zoning District:** C-3  
**Description:** To construct a 30' x 73', 1-story addition on the west side of an existing auto repair shop, to complete improvements on #1148 for auto sales, and to combine both parcels.  
**Section of Code:** 120-191D(3)(b)[3][a] development of vehicle repair and sales  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 2  
**Application Date:** 3/22/16  
**Contact Person:** TBD

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

None



## **SITE PLAN REVIEW AGENDA**

**Tuesday, April 5, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** S-037-15-16  
**Applicant:** Mike Papp, Regency Fence  
**Address:** 41 Culdorf Street  
**Zoning District:** M-1  
**Description:** To legalize the change of use from vehicle repair to a fence company.  
**Section of Code:** 120-191D(3)(b)[a] conversion from vehicle repair  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** Yes, expired C of O for vehicle repair  
**SEQR:** Type 2, NYCRR 617.5(c)[1]  
**Application Date:** 3/29/16  
**Contact Person:** Tom Kicior, 428-7762 or [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**File #:** S-038-15-16  
**Applicant:** Reza Hourmanesh  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To combine 359, 365, 371 and 377 into a single parcel, and change use to vehicle repair and sales.  
**Section of Code:** 120-191D(3)(b)[3][a] development of vehicle repair and sales  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** Yes, work without permit  
**SEQR:** Type 2, NYCRR 617.5(c)[2]  
**Application Date:** 3/30/16  
**Contact Person:** TBD

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

391 North River Street/32-48 Stutson Street

### **SITE PLAN REVIEW PROJECT UPDATES:**

1176-1188 Mt. Hope Avenue, 10-24 Gold Street, 17 Langslow Street

## SITE PLAN REVIEW AGENDA

Tuesday, April 19, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-039-15-16  
**Applicant:** Andrew Crossed, Park Grove LLC  
**Address:** 1255 University Avenue  
**Zoning District:** C-2  
**Description:** Change use from manufacturing, office, and retail to 36,000 sf of commercial space and 18 dwelling units. Includes new overhead door on north wall leading to 21 indoor parking spaces and new overhead door on west wall leading to 25 indoor parking spaces.  
**Section of Code:** 120-191D(3)(a)[17] Conversion of floor area designed for nonresidential use to a residential use  
120-191D(3)(c)[1] All Type I actions  
**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1 6 CRR-NY 617.4(b)(9)  
**Application Date:** 4-12-2016  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**File #:** S-040-15-16  
**Applicant:** Jessica Laing  
**Address:** 1037 Bay Street  
**Zoning District:** C-1  
**Description:** To redevelop a vehicle related use and legalize parking area on western half of property (formerly a separate parcel) as part of the vehicle repair operation on the eastern half.  
**Section of Code:** 120-191D(3)(b)[3][a] Redevelopment of vehicle repair  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** Yes, unapproved parking, previous site plan conditions not met, others  
**SEQR:** Unlisted  
**Application Date:** 4-12-2016  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** S-035-15-16  
**Address:** 645 Norris Drive

**File #:** S-036-15-16  
**Address:** 1132 and 1148 W. Ridge Road

## **SITE PLAN REVIEW AGENDA**

**Tuesday, April 26, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** S-037-15-16  
**Address:** 41 Culdorf Street  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** S-038-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**SITE PLAN REVIEW AGENDA**

**Tuesday, May 3, 2016  
10:00AM City Hall Room 223B**

**NEW SITE PLAN REVIEW APPLICATIONS**

None

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

**SITE PLAN REVIEW PROJECT UPDATES:**

None

## SITE PLAN REVIEW AGENDA - Revised

Tuesday, May 10, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-042-15-16  
**Applicant:** Craig Schneider  
**Address:** 389 Park Avenue  
**Zoning District:** C-1  
**Description:** Change use of front portion of building from dwelling unit to office. Rear dwelling unit (AKA 15 Rutgers St) to remain. Project includes reconfiguration of rear parking area shared with 383 Park Ave.  
**Section of Code:** 120-191D(3)(a)[17] Conversion of floor area designed for nonresidential use to a residential use  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 2 6 CRR-NY 617.5(c)(7)  
**Application Date:** 5-6-2016  
**Contact Person:** Peter Siegrist, 585-428-7238, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

89-95 Elm Street, Midtown URD/CCD-T. Proposed surface parking lot.

1961 East Main Street, C-1. Proposed demolition and parking lot expansion.

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** S-035-15-16  
**Address:** 645 Norris Drive  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**File #:** S-036-15-16  
**Address:** 1132 and 1148 W. Ridge Road  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**File #:** S-039-15-16  
**Address:** 1255 University Avenue  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**File #:** S-040-15-16  
**Address:** 1037 Bay Street  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

## SITE PLAN REVIEW AGENDA

Tuesday, May 17, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-43-15-16  
**Applicant:** Mark Fuller (DePaul Properties, Inc.)  
**Address:** 396, 402, 404-408 Hudson Avenue, 26, 30, 36, 42, 48, 54, and 58 Cleveland Street, and 101, 111, 121, and 127, 168-172 Merrimac Street.  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3 (except for 168-172 Merrimac). Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements. Construct a 45 space ancillary parking lot at 168-172 Merrimac.  
**Section of Code:** 120-191D(3)(a)[5]. Parking lots over 10 spaces that do not meet the requirements for parking lots in Section 120-173F.  
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. (368-372 Hudson is eligible)  
120-191D(3)(a)[14]. New construction of multifamily dwellings.  
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:** No  
**SEQR:** Type 1, 6 CRR-NY 617.4(b)(9)  
**Application Date:** 5-13-2016  
**Contact Person:** Peter Siegrist, 585-428-7238, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

**File #:** S-44-15-16  
**Applicant:** Local 1071 International Association of Fire Fighters (IAFF)  
**Address:** 45 and 65 Hudson Avenue  
**Zoning District:** M-1  
**Description:** Construct 10,500 sf single story union headquarters with administrative offices and meeting space with associated utility and landscaping improvements. Project includes outdoor picnic pavilion and 119 space parking lot.  
**Section of Code:** 120-191D(3)(a)[5]. Parking lots over 10 spaces that do not meet the requirements for parking lots in Section 120-173F.  
120-191D(3)(a)[9]. Any new construction on a vacant parcel of one acre or more.  
120-191D(3)(a)[19]. Any development or redevelopment in all districts that involves the installation of a new curb cut in the public right-of-way

of principal arterials, minor arterials and collector streets. (Hudson Avenue is a minor arterial).

**Case Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 5-13-2016  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

10 Felix Street, M-1. Proposed full enclosure of existing City Water Bureau three-sided structure

**SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** S-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** S-37-15-16  
**Address:** 41 Culdorf Street  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** S-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761



## **SITE PLAN REVIEW AGENDA**

**Tuesday, May 24, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **S-10-14-15 (originally introduced on October 3, 2014)**  
**Applicant:** Greg Weykamp (Edgewater Resources, LLC.)  
**Address:** 4752 Lake Avenue  
**Zoning District:** M-D  
**Description:** To review the revised drawings to construct a 129,100 sf, 11 story structure at the northwest portion of the property containing: 69 hotel rooms, 29 residential (condominium) units, a 5,000 sf restaurant, 5,000 sf spa, and 2,950 sf of additional retail space. Project includes 124 underground parking spaces and 10 surface parking spaces.  
**Section of Code:** 120-191D(3)[9]. Any new construction on a vacant parcel of one acre or more.  
120-191D(3)(a)[11]. Commercial development adjacent to the O-S Open Space District.  
120-191D(3)(a)[14]. New construction of multifamily dwellings  
120-191D(3)(c)[1]. All Type I actions as identified in Section 48-4 of the City Code.  
**Case Type:** Major  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Environmental Determination made 12-10-2014  
**Contact People:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
Zina Lagonegro, [zina.lagonegro@cityofrochester.gov](mailto:zina.lagonegro@cityofrochester.gov), 585-428-7054

## SITE PLAN REVIEW AGENDA

Tuesday, May 31, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-45-15-16  
**Applicant:** Joe Gianforti  
**Address:** 194 Smith Street  
**Zoning District:** CCD-R  
**Description:** Change use of vacant office and storage building to live/work space. Ground floor will be work space. Second floor will be a dwelling unit.  
**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.  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 2, Rochester City Code 48-5B(19)  
**Application Date:** 5-27-2016  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-35-15-16  
**Address:** 645 Norris Drive  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**File #:** SP-36-15-16  
**Address:** 1132 and 1148 W. Ridge Road  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**File #:** SP-39-15-16  
**Address:** 1255 University Avenue  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**File #:** SP-42-15-16  
**Address:** 389 Park Avenue  
**Contact Person:** Peter Siegrist, 585-428-7238, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)

## SITE PLAN REVIEW AGENDA

Tuesday, June 7, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-46-15-16  
**Applicant:** Michael Tandoi  
**Address:** 111 Industrial Street  
**Zoning District:** CCD-C  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chain-link security fencing, security lighting, and constructing a surface of gravel/asphalt millings.  
**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.  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Application Date:** 5-27-2016  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-31-15-16  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-34-15-16  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-3  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

## SITE PLAN REVIEW AGENDA

Tuesday, June 14, 2016  
10:00AM City Hall Room 223B

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-43-15-16  
**Applicant:** Mark Fuller (DePaul Properties, Inc.)  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8, 10, 12 Putnam Street.  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3 (except for 168-172 Merrimac St. and 8, 10, 12 Putnam St). Demolish existing structures. Construct a three to four story, 114 unit multifamily dwelling with a 46 space on-site parking lot, and a three story 36 unit multifamily dwelling, with associated utility and landscaping improvements. Construct a 45 space ancillary parking lot at 168-172 Merrimac St, and a 25 space ancillary parking lot at 8, 10 & 12 Putnam St.  
**Section of Code:** 120-191D(3)(a)[5]. Parking lots over 10 spaces that do not meet the requirements for parking lots in Section 120-173F.  
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. (368-372 Hudson is eligible)  
120-191D(3)(a)[14]. New construction of multifamily dwellings.  
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:** No  
**SEQR:** Type 1, 6 CRR-NY 617.4(b)(9)  
**Application Date:** 6-8-2016  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-022-15-16  
**Address:** 1176-1188 Mt. Hope Avenue, 10-24 Gold Street and 17 Langslow Street  
**Zoning District:** C-1, R-1  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

## **SITE PLAN REVIEW AGENDA**

**Tuesday, June 21, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** S-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted for review

**File #:** S-37-15-16  
**Address:** 41 Culdorf Street  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** S-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-35-15-16  
**Address:** 645 Norris Drive  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan Review on hold

**File #:** SP-36-15-16  
**Address:** 1132 and 1148 West Ridge Road  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan findings drafted

**File #:** SP-39-15-16  
**Address:** 1255 University Avenue  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-42-15-16  
**Address:** 389 Park Avenue  
**Contact Person:** Peter Siegrist, 585-428-7238, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov)  
**Notes:** Site Plan approval issued 6-16-2016

## **SITE PLAN REVIEW AGENDA**

**Tuesday, June 28, 2016  
10:00AM City Hall Room 223B**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**Address:** 970 Genesee Street  
**Zoning District:** Brooks Landing URD/C-2  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Construct 1 story credit union with drive-through operation.

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-31-15-16**  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** **SP-34-15-16**  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-3  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Site Plan findings issued; project requires ZBA approval

**File #:** **SP-46-15-16**  
**Address:** 111 Industrial Street  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

## SITE PLAN REVIEW AGENDA

Tuesday, July 5, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-01-16-17  
**Applicant:** Mike Broccolo  
**Address:** 19 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Section of Code:** 120-191D(3)(b)[1]. All junkyards or salvage yards, recycling centers and waste stations.  
120-191D(3)(b)[3]. 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 storage, wrecking, towing.  
120-191D(3)(c)[1]. Major site plan review will be required for any site plan meeting one or more of the thresholds of minor site plan review and one of the following: All Type I actions as identified in Section 48-4 of the City Code.  
**Case Type:** Major  
**Quadrant:** NE  
**Enforcement:** Yes  
**SEQR:** Type 1, 48-4H  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**Address:** R Joseph C. Wilson Boulevard  
**Zoning District:** PD #10  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Construct a single level parking structure on an existing U of R surface parking lot along Intercampus Drive.

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** S-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8, 10, 12 Putnam Street.  
**Zoning District:** C-1, R-1  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Recent revisions to project scope



**File #:** SP-022-15-16  
**Address:** 1176-1188 Mt. Hope Avenue, 10-24 Gold Street and 17 Langslow Street  
**Zoning District:** C-1, R-1  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Recent revisions to project scope

## SITE PLAN REVIEW AGENDA

Tuesday, July 12, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-02-16-17  
**Applicant:** Ray Trotta, HollandTrotta, Inc.  
**Address:** 21 Humboldt Street  
**Zoning District:** M-1  
**Description:** Construct a 3000 sf single story sit-down restaurant with drive-through operation.  
**Section of Code:** 120-191D(3)(b)[3][d]. Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including drive-through facilities and uses.  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 2, NYCRR 617.5(c)(7)  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** S-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Revised drawings submitted by applicant

**File #:** SP-34-15-16  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-3  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Revised drawings submitted by applicant

**File #:** S-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Revised drawings submitted for review

**File #:** S-37-15-16  
**Address:** 41 Culdorf Street  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** S-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-36-15-16  
**Address:** 1132 and 1148 West Ridge Road  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan findings issued

**File #:** SP-39-15-16  
**Address:** 1255 University Avenue  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

## SITE PLAN REVIEW AGENDA

Tuesday, July 19, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** S-03-16-17  
**Applicant:** David Norbut  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Section of Code:** 120-191D(3)[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.  
**Case Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1, NYCRR 617.4(b)(9)  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**File #:** S-04-16-17  
**Applicant:** Eric Smart, Jefferson Avenue Seventh Day Adventist Church  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church.  
**Section of Code:** 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.  
**Case Type:** Minor  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type 1, NYCRR 617.4(b)(9)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761,

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**File #:** SP-24-13-14  
**Address:** 42 Independence Street  
**Zoning District:** M-1  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Modification of existing Site Plan Approval

**SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-31-15-16  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** SP-34-15-16  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-3  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Site Plan findings issued; project is returning to ZBA 8/11/2016.  
Resolution of site layout issues pending.

**File #:** SP-46-15-16  
**Address:** 111 Industrial Street  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

## SITE PLAN REVIEW AGENDA

Tuesday, August 2, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**File #:** SP-35-14-15  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Modification of existing Site Plan Approval for Charlotte Square development, Phase 2. Phase 2 consists of 10 for-sale town houses.

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-02-16-17  
**Address:** 21 Humboldt Street  
**Zoning District:** M-1  
**Description:** Construct a 3000 sf single story sit-down restaurant with drive-through operation.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** MCDOT requested traffic study

**File #:** SP-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Project reviewed by REC and PRC; rezoning request on 8-8-2016 CPC agenda

**File #:** SP-34-15-16  
**Address:** 800 Atlantic Avenue  
**Zoning District:** R-1

**Description:** To reestablish use as a one-bay vehicle repair shop, and add a 266sf addition for an office and restrooms.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**Notes:** Project on 8-11-2016 ZBA agenda

**File #:** **SP-32-15-16**

**Address:** 1009-11 and 1037 Jay Street

**Zoning District:** R-1 and M-1

**Description:** To rezone 1009-11 Jay Street, combine with 1037 Jay Street, and construct a 7-building ministorage facility and a separate flex-space building.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Revised drawings submitted for review

**File #:** **SP-37-15-16**

**Address:** 41 Culdorf Street (AKA Culdorf Alley)

**Zoning District:** M-1

**Description:** To legalize the change of use from vehicle repair to a fence company.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Site Plan findings issued

**File #:** **SP-38-15-16**

**Address:** 359, 365, 371 and 377 Whitney Street

**Zoning District:** M-1

**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan findings pending

**File #:** **SP-36-15-16**

**Address:** 1132 and 1148 West Ridge Road

**Zoning District:** C-3

**Description:** To construct a 30' x 73', 1-story addition on the west side of an existing vehicle sales operation (with accessory repair), complete improvements on 1148 for auto sales, and combine both parcels.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings issued

**File #:** **SP-39-15-16**

**Address:** 1255 University Avenue

**Zoning District:** C-2

**Description:** To change use from manufacturing, office, and retail to 36,000 sf of commercial space and 18 dwelling units. Includes new overhead door on north wall leading to 21 indoor parking spaces and new overhead door on west wall leading to 25 indoor parking spaces.

**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)

**Notes:** Site Plan findings pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan findings pending



## SITE PLAN REVIEW AGENDA

Tuesday, August 9, 2016

**NOTE TIME CHANGE TO 11AM**

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-05-16-17  
**Applicant:** Nelson Leenhouts  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**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.  
**Case Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Unlisted (SEQR conducted for both phases; see SP-35-14-15)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-03-16-17  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** SPR on hold per advice of Law Department. Applicant needs to resolve restrictive covenant on property.

**File #:** SP-04-16-17  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church.  
**Contact Person:** TBD  
**Notes:** Meeting with applicant scheduled for 8-9-2016 to discuss process and resolution for church-owned lots across Jefferson.

**File #:** **SP-31-15-16**  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** Legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings issued; applicant will try for September ZBA

**File #:** **SP-46-15-16**  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings completed and in review; applicant will return to ZBA in September for second part of use variance

## SITE PLAN REVIEW AGENDA-REVISED

Tuesday, August 16, 2016  
**NOTE ROOM CHANGE**

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-06-16-17  
**Applicant:** Greg Stahl  
**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements. Project also includes proposed abandonment of Chippewa Street by the City of Rochester and aquisition by the applicant and integration into the site. The boundary between Rochester and Greece runs north-south through the site and a portion of the existing vehicle sales operation is in the Town of Greece.  
**Section of Code:** 120-191D(3)(b)[3] Redevelopment of any sites devoted to such uses, including: vehicle service stations, vehicle repair, vehicle sales/rental.  
**Case Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-01-16-17  
**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Project reviewed by PRC 8-3-2016; going to REC 9-15-2016

**File #:** SP-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.  
**Zoning District:** C-1, R-1  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Project went to CPC 8-8-2016 for recommendation on rezoning. CPC recommended R-2.

**File #:** SP-22-15-16  
**Address:** 1176-1188 Mt. Hope Avenue, 10-24 Gold Street and 17 Langslow Street  
**Description:** To demolish a 2-story building at #1176, combine 6 parcels into one, and construct a 5-story, 63,000SF multifamily/retail building, a 4-story, 8300SF multifamily building and a 55 space parking lot.  
**Zoning District:** C-1, R-1  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** CPC denied ancillary parking 7-11-2016, variance request withdrawn

## SITE PLAN REVIEW AGENDA

Tuesday, August 23, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**Address:** 40 Donald Street  
**Zoning District:** M-1  
**Description:** Construct self storage facility  
**Notes:** Confirm SPR trigger and SEQR categorization

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** **SP-06-16-17**  
**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements. ~~Project also includes proposed abandonment of Chippewa Street by the City of Rochester and the dead-end portion of West Outer Drive by the State of New York and acquisition by the applicant and integration into the site.~~ The boundary between Rochester and Greece runs north-south through the site and a portion of the existing vehicle sales operation is in the Town of Greece.  
**Section of Code:** 120-191D(3)(b)[3] Redevelopment of any sites devoted to such uses, including: vehicle service stations, vehicle repair, vehicle sales/rental.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Applicant has proposed to remove the ROW abandonment from the project. Review SEQR and other process implications.

**File #:** **SP-02-16-17**  
**Address:** 21 Humboldt Street  
**Zoning District:** M-1  
**Description:** Construct a 3000 sf single story sit-down restaurant with drive-through operation.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** MCDOT requested traffic study

**File #:** SP-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Description:** To rezone 1009-11 Jay Street, combine with 1037 Jay Street, and construct a 7-building ministorage facility and a separate flex-space building.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings issued

**File #:** SP-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-39-15-16  
**Address:** 1255 University Avenue  
**Zoning District:** C-2  
**Description:** To change use from manufacturing, office, and retail to 36,000 sf of commercial space and 18 dwelling units. Includes new overhead door on north wall leading to 21 indoor parking spaces and new overhead door on west wall leading to 25 indoor parking spaces.  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan Approval drafted

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan findings pending

## SITE PLAN REVIEW AGENDA

Tuesday, August 30, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**Address:** 284 Cottage Street  
**Zoning District:** R-1  
**Description:** Reconfigure parking

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** **SP-05-16-17**  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Subdivision submitted. Will go through subdivision process before going to CPC

**File #:** **SP-03-16-17**  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** SPR on hold per advice of Law Department. Applicant needs to resolve restrictive covenant on property.

**File #:** **SP-04-16-17**  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** TBD  
**Notes:** Per meeting with applicant on 8-9-2016, new drawings incorporating ancillary parking lots will be submitted.

**File #:** SP-31-15-16  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** Legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Project scheduled for 9-15-2016 ZBA.

**File #:** SP-46-15-16  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings completed and in review; applicant scheduled for 9-15-2016 ZBA for second part of use variance



## SITE PLAN REVIEW AGENDA

Tuesday, September 13, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** S-029-15-16  
**Address:** 2 and 6 Griffith Street  
**Zoning District:** CCD-R  
**Description:** To convert a vacant office building to a single-family dwelling.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Potential modification of previously approved Site Plan.

**File #:** SP-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-39-15-16  
**Address:** 1255 University Avenue  
**Zoning District:** C-2  
**Description:** To change use from manufacturing, office, and retail to 36,000 sf of commercial space and 18 dwelling units. Includes new overhead door on north wall leading to 21 indoor parking spaces and new overhead door on west wall leading to 25 indoor parking spaces.  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan Approval pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Tom Kicior, 585-428-7762, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Project went to CPC 8-8-2016 for recommendation on rezoning. CPC recommended R-2. Environmental Determination issued 9-12-2016. Council to vote on rezoning request 9-13-2016.

**File #:** SP-01-16-17  
**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Project reviewed by PRC 8-3-2016; going to REC 9-15-2016

**File #:** SP-02-16-17  
**Address:** 21 Humboldt Street  
**Zoning District:** M-1  
**Description:** Construct a 3000 sf single story sit-down restaurant with drive-through operation.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Preliminary findings pending. Per 120-83A(3) and 120-83P, new restaurants in M-1 and drive-through operations (outdoor activity) in M-1 require a Special Permit.

**File #:** SP-06-16-17  
**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Met with applicant and consultant 9-9-2016 to clarify project.

## SITE PLAN REVIEW AGENDA

Tuesday, September 20, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-16-17  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Subdivision submitted. Will go through subdivision process before going to CPC. Tentatively scheduled for 11-14-2016 CPC.

**File #:** SP-03-16-17  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** SPR to proceed per advice of Law Department.

**File #:** SP-04-16-17  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Waiting for revised drawings from applicant.

**File #:** **SP-31-15-16**  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** Legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Approved with condition at 9-15-2016 ZBA, project can proceed to SPR approval.

**File #:** **SP-46-15-16**  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. SPR on hold.

## SITE PLAN REVIEW AGENDA

Tuesday, October 4, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** **SP-32-15-16**  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Description:** To rezone 1009-11 Jay Street, combine with 1037 Jay Street, and construct a 7-building ministorage facility and a separate flex-space building.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Rezoning approved by City Council 9-14-2016. Site Plan Approval pending submission of revised drawings.

**File #:** **SP-38-15-16**  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** **SP-40-15-16**  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** **SP-43-15-16**  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling

and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Applicant responding to zoning code compliance review. Site Plan findings pending. Tentatively scheduled for 11-14-2016 CPC for ancillary parking lots.

**File #:** **SP-01-16-17**  
**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** REC could not establish a quorum at 9-15-2016 meeting; Site Plan findings pending.

**File #:** **SP-02-16-17**  
**Address:** 21 Humboldt Street  
**Zoning District:** M-1  
**Description:** Construct a 3000 sf single story sit-down restaurant with drive-through operation.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan Approval issued.

**File #:** **SP-06-16-17**  
**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Met with applicant and consultant 9-9-2016 to clarify project.

## SITE PLAN REVIEW AGENDA

Tuesday, October 11, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-07-16-17  
**Applicant:** John Billone, Jr.  
**Address:** 360 Alexander Street  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.  
**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 in Section 120-173F.  
120-191D(3)(c)[1]: Type I actions as identified in Section 48-4 of the City Code  
**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9)  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-16-17  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Subdivision submitted. Will go through subdivision process before going to CPC. Tentatively scheduled for 11-14-2016 CPC.

**File #:** SP-03-16-17  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** SPR to proceed per advice of Law Department.



**File #:** SP-04-16-17  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Waiting for revised drawings from applicant.

**File #:** SP-31-15-16  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** Legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** SPR approval pending.

**File #:** SP-46-15-16  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.  
**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. SPR on hold pending applicant's decision on whether to return to ZBA.

## SITE PLAN REVIEW AGENDA

Tuesday, October 18, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-024-15-16  
**Address:** 471, 479 and 495 St. Paul Street  
**Zoning District:** CCD-R Center City Design River District  
**Description:** Along St. Paul Street, remove a parking lot at #471, storage tanks at #479, and a 2-story designated building of historic value at #495. Across all three parcels, construct a 30,000SF brewing building and install new storage tanks.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Preliminary SPR findings issued in February 2016, variance approved in April 2016. Applicant has recently submitted revised drawings.

**File #:** SP-32-15-16  
**Address:** 1009-11 and 1037 Jay Street  
**Zoning District:** R-1 and M-1  
**Description:** To rezone 1009-11 Jay Street, combine with 1037 Jay Street, and construct a 7-building ministorage facility and a separate flex-space building.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings issued

## SITE PLAN REVIEW AGENDA

Tuesday, October 25, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-08-16-17  
**Applicant:** Reza Hourmanesh  
**Address:** 135-165 Murray Street  
**Zoning District:** M-1  
**Description:** Legalize the existing salvage yard.  
**Requirement for Site Plan Review:** 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1

**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings pending. Scheduled for 11-14-2016 CPC for ancillary parking lots and alternate parking plan.

**File #:** **SP-01-16-17**

**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue

**Zoning District:** M-1, C-2

**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings pending.

**File #:** **SP-06-16-17**

**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)

**Zoning District:** C-3

**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Environmental determination issued, applicant can proceed with demolition permits. Site Plan findings pending.

## SITE PLAN REVIEW AGENDA

Tuesday, November 8, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-09-16-17  
**Applicant:** Anthony L. Jordan Health Corporation (Jason Dunn)  
**Address:** 319 Hudson Avenue  
**Zoning District:** R-3  
**Description:** Construct 8,600 sf addition to west side of existing health center.  
**Requirement for Site Plan Review:** 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.  
**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-05-16-17  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Scheduled for 11-14-2016 CPC for subdivision approval; will proceed to SP approval.

**File #:** SP-03-16-17  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** SPR to proceed per advice of Law Department.

**File #:** SP-04-16-17  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street

**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Waiting for revised drawings from applicant.

**File #:** **SP-31-15-16**  
**Address:** 174-176 Colvin Street, 43-57 and 25 Syke Street  
**Zoning District:** M-1  
**Description:** Legalize use as auto and heavy truck repair, offices and truck storage for construction company, and storage of vehicles and general items; establish use as vehicle inspection station.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Possible modifications to SP approval.

**File #:** **SP-46-15-16**  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.

**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. SPR termination letter drafted.

**File #:** **SP-024-15-16**  
**Address:** 471, 479 and 495 St. Paul Street  
**Zoning District:** CCD-R Center City Design River District  
**Description:** Along St. Paul Street, remove a parking lot at #471, storage tanks at #479, and a 2-story designated building of historic value at #495. Across all three parcels, construct a 30,000SF brewing building and install new storage tanks.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Preliminary SPR findings issued in February 2016, variance approved in April 2016. Applicant has recently submitted revised drawings.

## SITE PLAN REVIEW AGENDA

Tuesday, November 15, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-10-16-17  
**Applicant:** Reza Hourmanesh  
**Address:** 87 Kenilworth Terrace  
**Zoning District:** C-2  
**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.

**Requirement for Site Plan Review:** 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 in Section 120-173F.

**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914,

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-08-16-17  
**Address:** 135-165 Murray Street  
**Description:** Legalize the existing salvage yard.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting for applicant to provide requested information

**File #:** SP-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Preliminary Site Plan findings issued 11-9-2016

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.

**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** **SP-43-15-16**  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Scheduled for 11-14-2016 CPC for ancillary parking lots and alternate parking plan. Site Plan Approval pending outcome of CPC hearing.

**File #:** **SP-01-16-17**  
**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan findings pending.

**File #:** **SP-06-16-17**  
**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Environmental determination issued, applicant can proceed with demolition permits. Site Plan findings pending.



## SITE PLAN REVIEW AGENDA

Tuesday, November 22, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-10-16-17  
**Applicant:** Reza Hourmanesh  
**Address:** 87 Kenilworth Terrace  
**Zoning District:** C-2  
**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.

**Requirement for Site Plan Review:** 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 in Section 120-173F.  
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, excluding applications requiring certificates of appropriateness.

**Site Plan Type:** Major (review by PRC)  
**Quadrant:** NE  
**Enforcement:** Yes  
**SEQR:** Type 1 (review by REC)  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**File #:** SP-11-16-17  
**Applicant:** Scott Cresswell  
**Address:** 428 Adirondack Street (includes 404, 428, 440, 446, 454, and 458)  
**Zoning District:** M-1  
**Description:** Change use from storage facility to truck repair operation.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses  
**Site Plan Type:** Minor  
**Quadrant:** NW  
**Enforcement:** No  
**SEQR:** Type 2: 6 CRR-NY 617.5(c)(7)  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

## **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-43-15-16**  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1  
**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan Approval with conditions scheduled for 11-28-2016. **This is the final opportunity for input into the approval.**

**File #:** **SP-07-16-17**  
**Address:** 360 Alexander Street  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Waiting for applicant to provide revised drawings, project will need to go to PRC and REC.

**File #:** **SP-05-16-17**  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval pending

**File #:** **SP-03-16-17**  
**Address:** 1240 East Avenue  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Site Plan findings pending

**File #:** **SP-04-16-17**  
**Address:** 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street

**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Waiting for applicant to provide revised drawings.

**File #:** **SP-46-15-16**  
**Address:** 111 Industrial Street  
**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.

**Zoning District:** CCD-C  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. No contact from applicant; Site Plan termination letter pending.

## SITE PLAN REVIEW AGENDA

Tuesday, November 29, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-12-16-17  
**Applicant:** Nelson Leenhouts (Home Leasing LLC)  
**Address:** 120 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.  
**Requirement for Site Plan Review:** 120-65D: Applications not meeting the CCD-E design criteria shall require site plan approval.  
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria.  
**Site Plan Type:** Major  
**Quadrant:** TBD  
**Enforcement:** No  
**SEQR:** Unlisted  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

**581 Lyell Avenue, C-3.** Proposed change of use from truck center to vehicle repair (all sorts) and medical transportation (yard and offices)

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-09-16-17  
**Address:** 319 Hudson Avenue  
**Zoning District:** R-3  
**Description:** Construct 8,600 sf addition to west side of existing health center.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Project tentatively schedule for ZBA 1-19-2017.

**File #:** SP-08-16-17  
**Address:** 135-165 Murray Street  
**Description:** Legalize the existing salvage yard.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Waiting for applicant to provide requested information; discussion of ROW issues.

## SITE PLAN REVIEW AGENDA

Tuesday, December 6, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-13-16-17  
**Applicant:** Paul Marfione (Conifer Realty, LLC)  
**Address:** [185-205 Scio Street](#), 143-147 Delavan Street  
**Zoning District:** CCD-G  
**Description:** Construct a 4 story, 35,000 square foot, multifamily dwelling with 33 residential units, a 28 space surface parking lot, and outdoor recreation space.  
**Requirement for Site Plan Review:** 120-65D: Applications not meeting the CCD-G design criteria  
120-191D(3)(a)[14]: New construction of multifamily dwellings  
120-191D(3)(c)[1]: All Type 1 actions  
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria  
**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type 1, 6 CRR-NY 617.4(b)(9): Any Unlisted action occurring contiguous to any historic building that is listed on the National Register of Historic Places (200 University Avenue)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-10-16-17  
**Address:** [87 Kenilworth Terrace](#)  
**Zoning District:** C-2  
**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914,  
**Notes:** Site Plan findings pending.

**File #:** SP-40-15-16  
**Address:** [1037 Bay Street](#)  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending.

**File #:** SP-01-16-17  
**Address:** [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street,

**Zoning District:** 1509, 1519, and 1525 North Clinton Avenue)  
**Description:** M-1, C-2  
Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Site Plan findings pending.

**File #:** **SP-06-16-17**  
**Address:** [2611 Mount Read Boulevard](#) (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**101-113 Franklin Street and 106 Pleasant Street, CCD-B.** Expand and legalize existing surface parking lot into a 74 space parking lot to serve Sibley Square (the former Sibley Building).

**91 and 95 Westmoreland Drive, R-1.** Construct 3 single family homes with shared driveway and parking on a 16,000 square foot (+/-) site (two parcels to be combined).

## SITE PLAN REVIEW AGENDA

Tuesday, December 13, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-11-16-17  
**Address:** [428 Adirondack Street](#) (includes 404, 428, 440, 446, 454, and 458)  
**Zoning District:** M-1  
**Description:** Change use from storage facility to truck repair operation.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings pending

**File #:** SP-07-16-17  
**Address:** [360 Alexander Street](#)  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Waiting for applicant to provide revised drawings, project will need to go to PRC and REC.

**File #:** SP-05-16-17  
**Address:** [80 Charlotte Street](#)  
**Zoning District:** CCD-E  
**Description:** To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval pending

**File #:** SP-03-16-17  
**Address:** [1240 East Avenue](#)  
**Zoning District:** R-1  
**Description:** To subdivide the parcel into five lots and construct five attached single family homes.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Site Plan findings pending

**File #:** SP-04-16-17  
**Address:** [309 Jefferson Avenue](#) (includes 309 Jefferson, 299 Jefferson, 10, 12, and 14 St. Clair Street)  
**Zoning District:** R-2

**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**Notes:** Waiting for applicant to provide revised drawings.

**File #:** **SP-46-15-16**

**Address:** [111 Industrial Street](#)

**Description:** Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.

**Zoning District:** CCD-C

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. No contact from applicant; Site Plan termination letter pending.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None



## SITE PLAN REVIEW AGENDA

Tuesday, December 20, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-12-16-17  
**Address:** 120 Charlotte Street  
**Zoning District:** CCD-E  
**Description:** Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Requires review by Monroe County Planning office (NYS General Municipal Law Section 239m) due to proximity to a state highway (Inner Loop). Other referrals pending.

**File #:** SP-09-16-17  
**Address:** 319 Hudson Avenue  
**Zoning District:** R-3  
**Description:** Construct 8,600 sf addition to west side of existing health center.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Project scheduled for ZBA 1-19-2017.

**File #:** SP-08-16-17  
**Address:** 135-165 Murray Street  
**Description:** Legalize the existing salvage yard.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** DES comments re: ROW issues pending; applicant will have to submit revised drawings.

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None