

Site Plan Review Agenda

Mtg. Date: 4/16/24
Mtg. Time: 10a-11:30a

RE-REVIEWS

006-21-22
362 W Main St

COMMENTS DUE: 3/22/24

UPDATES

3/12/24 Introduced for re-review; requested comments back by 3/22/24

028-19-20
125 Howell St

COMMENTS DUE: 3/8/24

UPDATES

2/27/24 Introduced for re-review; requested comments back by 3/8/24

Site Plan Review Agenda

NEW

045-23-24

INITIAL COMMENTS DUE: 5/7/24

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

UPDATES:

4/16/24 Introduced into site plan review

Site Plan Review Agenda

032-23-24

INITIAL COMMENTS DUE: 5/3/24

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

UPDATES

4/16/24 updated and complete application received for introduction into site plan review

Site Plan Review Agenda

ACTIVE

044-23-24

INITIAL COMMENTS DUE: 4/23/24

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

UPDATES:

4/2/24 Introduced into site plan review

Site Plan Review Agenda

021-23-24

INITIAL COMMENTS DUE: 1/9/24

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

UPDATES

12/12/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

019-22-23

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

UPDATES

4/16/24 No drawings received yet

3/20/24 Applicant submitting revised drawings to start review process over; will require new post cards be sent to Highland, Southwedge, and NBN6.

Site Plan Review Agenda

043-23-24

INITIAL COMMENTS DUE: 4/2/24

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

Permit: B-24-1593
CZC: Z-24-0345
Trigger(s): 120-191D3a[16] PDD incremental development is a site plan trigger
120-126B2 Incremental Development in PDDs require site plan approval
Postcard: Mailed: 3/8/24
Online: Posted: 3/11/24
Flag: NYSDEC: Request for Environmental AUL to protect human health by limiting exposure
Code Review: COMPLETED: 4/15/24

UPDATES

4/16/24 Site plan approval issued.

3/12/24 Introduced into site plan

Site Plan Review Agenda

042-23-24

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

UPDATES

2/27/24 Introduced into site plan.

Site Plan Review Agenda

041-23-24

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

UPDATES

2/27/24 Introduced into site plan.

Site Plan Review Agenda

040-23-24

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

UPDATES

2/27/24 Introduced into site plan.

Site Plan Review Agenda

ACTIVE

039-23-24

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

UPDATES

2/6/24 Introduced into site plan.

Site Plan Review Agenda

038-23-24

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

UPDATES

2/6/24 Introduced into site plan.

Site Plan Review Agenda

037-23-24

Applicant: Landsman Real Estate Services, Inc.
Address: 675, 676, 720, & 740 North Clinton Ave.
Zoning: Medium Density Residential (R-2) 676, 720, & 744 North Clinton Avenue
High-Density Residential (R-3) 675 North Clinton Avenue

Quadrant: NE
SEQR: Type 1
239: N
LWRP: N
Type: Major
Enforcement: N
Contact: Wes Grooms
Project: Redevelopment of residential towers, townhouses, and apartments.
Trigger(s): 120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.

DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 2/05/24
Permit: B-24-0704
CZC: Z-24-0162
Posted to GIS: 2-6-24
Code Review: COMPLETED: 3/28/24 for 675 N Clinton, 4/1/24 for 676, 730, and 744 N Clinton

UPDATES

2/6/24 Introduced into site plan.

Site Plan Review Agenda

034-23-24

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

UPDATES

1/30/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

033-23-24

INITIAL COMMENTS DUE: 2/27/24

Applicant: RocOut Advertising LLC
Address: 1999 Mt Read Blvd
Zoning: M-1
Quadrant: NW
SEQR: Type 2
239: Y
LWRP: N
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: 10'4" x 36'5 two-sided digital advertising sign on a monopole
Trigger(s): 120-177M
120-191D
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 1/26/24
Permit: B-24-0454
CZC: Z-24-0115
Code Review: Completed: 3/7/24

UPDATES

1/30/24 UPDATE: Introduced into site plan

Site Plan Review Agenda

016-22-23

COMMENTS DUE: 2/27/24

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

UPDATES

Site Plan Review Agenda

028-23-24

INITIAL COMMENTS DUE: 1/23/24

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

120-191D3(a)[1]

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

120-191D3(a)[2]

Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.

UPDATES

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

027-23-24

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

UPDATES

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

026-23-24

Applicant: Fetzner Collision Center Inc.
Address: 2485 Dewey Avenue
Zoning: C-2
Quadrant: NW
SEQR: Unlisted
239: N
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: Construct a building to enlarge an existing non-conforming vehicle collision center (repair) include parts storage space
Permit: B-23-5947
Code Review: Completed: 3/25/24
Trigger(s): 120-191D3(b)[3][a]
Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including:
- Vehicle service stations, vehicle repair, vehicle sales/rental.

UPDATES:

12/19/23 UPDATE: Introduced into site plan

Site Plan Review Agenda

024-23-24

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

UPDATES

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

Site Plan Review Agenda

023-23-24

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

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

Site Plan Review Agenda

022-23-24

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

UPDATES

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

Site Plan Review Agenda

008-19-20

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

1/5/24 UPDATE: received revised plans from applicant and distributed to site plan review team for review.

4-13-23 UPDATE: post cards mailed out

Site Plan Review Agenda

014-23-24

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

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

Site Plan Review Agenda

012-23-24

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

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

Site Plan Review Agenda

011-23-24

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

6/13/23 UPDATE: Applicant submitted drawings for review.

Site Plan Review Agenda

PRELIMINARY FINDINGS BEING DRAFTED

Site Plan Review Agenda

PRELIMINARY FINDINGS ISSUED

006-23-24

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

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

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

12/5/23 UPDATE; Preliminary findings being written.

11/7/23 UPDATE: Preliminary findings being written.

10/31/23 UPDATE. No update.

10/24/23 UPDATE: No update.

9/19/23 UPDATE: Code review completed.

9/12/23 UPDATE: Water Bureau indicated concerns; preliminary findings were put on hold; applicant and water bureau communicated directly to resolve issue. Water Bureau indicated on 9/8/23 they have no objections with applicant plans and that they continue to work with applicant to approve their plans for service taps on site. Drafting of preliminary findings will resume.

8/29/23 UPDATE: Drafting preliminary findings

8/15/23 UPDATE: Drafting preliminary findings

8/8/23 UPDATE: Drafting preliminary findings

7/25/23 UPDATE: no updates

7/18/23 UPDATE: Project formally introduced

Site Plan Review Agenda

FINAL APPROVAL LETTERS UNDER REVIEW

019-23-24

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

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

Site Plan Review Agenda

FINAL APPROVAL LETTERS BEING DRAFTED

017-23-24

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

UPDATES:

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

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

Site Plan Review Agenda

NO UPDATES / INACTIVE

Site Plan Review Agenda

TERMINATED

032-21-22

Applicant: Liberty Restaurants Holdings (Popeyes)
Address: 770 East Main Street
Zoning: C-2 / Marketview Heights URD
Quadrant: SE
SEQR: Unlisted
Type: Minor
Enforcement: No
Contact: Matt Simonis
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

12/13/23 UPDATE: Site plan termination letter issued.

035-20-21

Applicant: Karl Schyuler (Taylor), Zweigle's
Address: 651 N. Plymouth Avenue
Zoning: M-1
Quadrant: SW
SEQR: Unlisted
Type: Major
Enforcement: No

Contact: Wes Grooms
Project: A multi-phase project to construct additions to an existing manufacturing facility (Zwiegle's). Phase 1 completed in 2019. Phase 2 includes 8,593 SF of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

12/13/23 UPDATE: Site plan termination letter issued.