

SITE PLAN REVIEW AGENDA

Tuesday, January 3, 2017

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, 585-428-7762
Notes: Site Plan findings pending

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, 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, 585-428-7238
Notes: Site Plan findings issued

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, 585-428-7238
Notes: Applicant provided revised drawings 12-21-2016.

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, 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.

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, 585-428-7761

Notes: Preliminary Site Plan findings issued 11-9-2016; project update requested by DES.

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

Notes: Waiting for applicant to provide revised drawings, project will need to go to PRC and REC; project update requested by DES.

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, 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

Notes: Site Plan findings pending.

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

Address: [1509 North Clinton Avenue](#) (project includes 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

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, 585-428-7762

Notes: Site Plan findings pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, January 10, 2017

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, 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, 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, 585-428-7762
Notes: DES comments re: ROW issues pending; applicant will have to submit revised drawings.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

581 Lyell Ave, C-3, To change use of property from truck center to vehicle repair of passenger vehicles including inspections.

SITE PLAN REVIEW AGENDA

Tuesday, January 17, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-14-16-17**
Applicant: Guy Folwell
Address: [581 Lyell Avenue](#) (site includes 575 and 585 Lyell Avenue)
Zoning District: C-3
Description: Legalize the change of use from truck center to two separate tenant spaces: (1) medical transport operation (passenger cars) with storage, maintenance and dispatch of fleet vehicles (Dakota Medical Transportation), and (2) a vehicle repair operation (Upstate Auto Emporium)

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-15-16-17**
Applicant: Joe Eddy (Winn Development)
Address: [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street
Zoning District: CCD-B
Description: Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-66E(1)(b)[c]: Front yard setback shall be two feet greater than the larger adjacent building setback and shall be a minimum of 12 feet.

Site Plan Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-16-16-17**
Applicant: Ben Sypyt (Durban Group)
Address: [1055 North Clinton Avenue](#) (site includes 1065-1073, 1081, and 1087-1091 North Clinton)
Zoning District: C-2
Description: Construct 9,107 square foot retail structure (Family Dollar), including 23

space parking lot and new driveway access to Morrill St., as well as associated landscaping improvements. Includes resubdivision of 1055 and 1065-1073 North Clinton.

**Requirement for
Site Plan Review:**

120-191D(3)(a)[1]: New construction that does not meet the City-wide design standards

120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)

120-191D(3)(c)[4]: Construction of any principal building in the C-2 District that does not meet City-wide design standards

Site Plan Type:

Major

Quadrant:

NE

Enforcement:

No

SEQR:

Unlisted

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

None

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, January 24, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-17-16-17
Applicant: John Tachin
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property
Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects involving or abutting a site eligible for listing on the State or National Register of Historic Places (3330 Lake Avenue)
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

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, 585-428-7762
Notes: Site Plan findings issued, scheduled for 2-16-2017 ZBA

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, 585-428-7761
Notes: Site Plan Approval issued

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, 585-428-7238
Notes: Project in review

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, 585-428-7761
Notes: Special Permit approved with conditions by CPC on 1-9-2017, Site Plan Approval 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
Notes: Project scheduled for 2-1-2017 PRC and 2-16-2017 PRC; Site Plan findings pending.

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, 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
Notes: Site Plan findings pending.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
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, 585-428-7762
Notes: Waiting for applicant to submit revised drawings

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

586 Lyell Ave, C-2. Change use of vacant vehicle sales and service to drive in vehicle locksmith operation.

SITE PLAN REVIEW AGENDA

Tuesday, January 31, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-18-16-17**
Applicant: Gail Morelle (Christa-Morgan/MC Management LLC)
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Requirement for Site Plan Review: 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.
120-191D(3)(a)[10]: Projects involving or abutting a site eligible for listing on the State or National Register of Historic Places (8 Prince Street et al.)
Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type 1
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

File #: **SP-19-16-17**
Applicant: Jim Loftus (Row House LLC)
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Requirement for Site Plan Review: 120-65C: Applications not meeting the design criteria shall require site plan approval
120-72F(4)(f)[2][c]: Refuse storage does not meet CCD-C design criteria
Site Plan Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Type 2
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

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, 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). Site Plan approval 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, 585-428-7761
Notes: Project approved by ZBA 1-19-2017; SPR approval pending.

File #: SP-08-16-17
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, 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

SITE PLAN REVIEW AGENDA

Tuesday, February 7, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-20-16-17**
Applicant: Reza Hourmanesh
Address: 419 Thurston Road
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

Site Plan Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Type 2 (6 CRR-NY 617.5(c)(7))
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

File #: **SP-21-16-17**
Applicant: Moe Yasin
Address: 586 Lyell Avenue
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Type 2 (6 CRR-NY 617.5(c)(7))
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: **SP-22-16-17**
Applicant: Joseph Andolora (Adflex Corporation)
Address: 300 Ormond Street
Zoning District: M-1
Description: Construct addition to existing manufacturing operation (Adflex), including three loading docks.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (19 Harrison Street is listed on National and State Registers)

120-191D(3)(c)[1]: All Type 1 actions
Site Plan Type: Major
Quadrant: NE
Enforcement: No
SEQR: Type 1
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-23-16-17**
Applicant: Stu Chait
Address: 40 Silver Street
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

Site Plan Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Type 2 (6 CRR-NY 617.5(c)(7))
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-14-16-17**
Address: [581 Lyell Avenue](#) (site includes 575 and 585 Lyell Avenue)
Zoning District: C-3
Description: Legalize the change of use from truck center to two separate tenant spaces: (1) medical transport operation (passenger cars) with storage, maintenance and dispatch of fleet vehicles (Dakota Medical Transportation), and (2) a vehicle repair operation (Upstate Auto Emporium)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan Approval, with conditions, pending

File #: **SP-15-16-17**
Address: [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street
Zoning District: CCD-B
Description: Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-16-16-17
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Requirement for Site Plan Review: 120-191D(3)(a)[1]: New construction that does not meet the City-wide design standards
120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2
120-191D(3)(c)[4]: Construction of any principal building in the C-2 District that does not meet City-wide design standards ?
Site Plan Type: Major
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 14, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-24-16-17
Applicant: Matthew Oates (Delta Sonic Car Wash Systems, Inc.)
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted (Coordinated SEQR review not required. City Director of Planning and Zoning will be lead agency for city portion of project, Town of Irondequoit Planning Board will be lead agency for town portion of project.)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-17-16-17
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

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, 585-428-7762
Notes: Site Plan findings issued, scheduled for 2-16-2017 ZBA

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, 585-428-7238
Notes: Waiting for applicant to submit 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, 585-428-7761
Notes: Site Plan Approval 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
Notes: Project scheduled for 2-16-2017 REC; Site Plan findings pending.

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, 585-428-6914,
Notes: Site Plan findings pending.

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings pending.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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

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, 585-428-7762

Notes: Waiting for applicant to submit revised drawings

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 21, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-18-16-17
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to REC 2-16-2017

File #: SP-19-16-17
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: TCB approved curb opening with minor condition. Requires review by Monroe County Planning office (NYS General Municipal Law Section 239m) due to proximity to a state highway (Inner Loop). Site Plan approval pending.

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, 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). Site Plan approval 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, 585-428-7761
Notes: Site plan approved, with conditions, 2-14-2017

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

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 28, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-25-16-17
Applicant: Jim Newton (Lamar Advertising)
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 35' tall, 672 sf, double-sided, advertising sign (billboard). One side will be conventional, one side will be digital.

Requirement for Site Plan Review: 120-191D(3)(a)[15]: New advertising sign structures
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type 2 (Chapter 48-5B(14))
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-26-16-17
Applicant: Jim Harrison (Rochester Regional Health)
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Requirement for Site Plan Review: 120-126B(2): All incremental development plan approvals shall require site plan approval as set forth in Section 120-191
120-191D(3)(a)[16]: In planned development districts, incremental development as defined in Section 120-126B of this chapter.

Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

File #: SP-27-16-17
Applicant: C. Mitchell Rowe (City of Rochester)
Address: [80 Culver Road](#)
Zoning District: O-S
Description: Install dog park within Cobb's Hill Park. Dog park will be ¾ acre.

Requirement for Site Plan Review: 120-191D(3)(a)[11]: Projects within an O-S Open Space District
Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted [to be confirmed]
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Revised drawings submitted 2-14-2017; Site Plan findings pending

File #: **SP-22-16-17**
Address: [300 Ormond Street](#)
Zoning District: M-1
Description: Construct addition to existing manufacturing operation (Adflex), including three loading docks.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Project reviewed by REC 2-16-2017, recommended neg dec. Scheduled for PRC review 3-1-2017. DES water and forestry have requested conditions on the approval. Site Plan approval pending.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

File #: SP-14-16-17
Address: [581 Lyell Avenue](#) (site includes 575 and 585 Lyell Avenue)
Zoning District: C-3
Description: Legalize the change of use from truck center to two separate tenant spaces: (1) medical transport operation (passenger cars) with storage, maintenance and dispatch of fleet vehicles (Dakota Medical Transportation), and (2) a vehicle repair operation (Upstate Auto Emporium)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan Approval, with conditions, issued 2-10-2017

File #: SP-15-16-17
Address: [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street
Zoning District: CCD-B
Description: Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Project approved by TCB 2-21-2017. DEQ to provide comments re: underground tanks. Site Plan Approval, with conditions, pending.

File #: SP-16-16-17
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Requirement for Site Plan Review: 120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)
 120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2
Site Plan Type: Minor (Project revised to eliminate trigger for Major Site Plan review)
Quadrant: NE
Enforcement: Yes (1049-1051 North Clinton)
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

[1850 University Avenue](#), M-1. Replace a conventional advertising sign (billboard) with a digital advertising sign on an existing sign structure. A separate existing advertising sign 188 feet southeast of the existing sign (on the same parcel) will be removed.

SITE PLAN REVIEW AGENDA

Tuesday, March 7, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for additional/corrected information from applicant.

File #: SP-17-16-17
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

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, 585-428-7762
Notes: Variance with conditions granted. Site Plan approval 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, 585-428-7238
Notes: Waiting for applicant to submit 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, 585-428-7761
Notes: Site Plan Approval 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
Notes: Project scheduled for 2-16-2017 REC; Site Plan findings pending.

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, 585-428-6914,
Notes: Site Plan findings pending.

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 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
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, 585-428-7762

Notes: Waiting for applicant to submit revised drawings

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1850 University Avenue, M-1. Replace a conventional advertising sign (billboard) with a digital advertising sign on an existing sign structure. A separate existing advertising sign 188 feet southeast of the existing sign (on the same parcel) will be removed.

SITE PLAN REVIEW AGENDA

Tuesday, March 14, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-18-16-17
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to REC 2-16-2017

File #: SP-19-16-17
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

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, 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). Site Plan approval pending.

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

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, March 21, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-28-16-17
Applicant: Ronald Talarico (Eastman Business Park)
Address: [200 West Ridge Road](#)
Zoning District: Planning Development (PD) #12
Description: Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)
Requirement for Site Plan Review: PD #12L(4): The Director of Planning and Zoning may waive the requirements of PD #12, except the prohibited uses, through the site plan approval process based on a determination that the project is in compliance with the overall intent of PD #12.
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type 2 (Chapter 48-5B(17))
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 35' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings pending

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and

associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

Notes: Site Plan findings pending

File #: **SP-27-16-17**

Address: [80 Culver Road](#)

Zoning District: O-S

Description: Install dog park within Cobb's Hill Park. Dog park will be ¾ acre.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan findings pending

File #: **SP-20-16-17**

Address: [419 Thurston Road](#)

Zoning District: R-1

Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan findings pending

File #: **SP-21-16-17**

Address: [586 Lyell Avenue](#)

Zoning District: C-2

Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Waiting for applicant to submit revised drawings

File #: **SP-22-16-17**

Address: [300 Ormond Street](#)

Zoning District: M-1

Description: Construct addition to existing manufacturing operation (Adflex), including three loading docks.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval, with conditions, issued 3-9-2017

File #: **SP-23-16-17**

Address: [40 Silver Street](#)

Zoning District: M-1

Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan findings pending

File #: SP-15-16-17
Address: [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street
Zoning District: CCD-B
Description: Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Project approved by TCB 2-21-2017. Site Plan Approval, with conditions, pending.

File #: SP-16-16-17
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

Requirement for Site Plan Review: 120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (North Clinton)
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2
Site Plan Type: Minor
Quadrant: NE
Enforcement: Yes (1049-1051 North Clinton)
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, March 28, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-29-16-17
Applicant: Ralph DiTucci (293 A Alden Road LLC)
Address: [1201 Elmwood Avenue](#)
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #17)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway.

Requirement for Site Plan Review: 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.
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 (450 Highland Avenue)
120-191D(3)(a)[11]: Projects within an O-S Open Space District and commercial and industrial 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, excluding applications requiring certificates of appropriateness.
120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.

Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Type 1 (6 CRR-NY 617.4(b)(3),(6), and (9))
Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Additional information submitted by applicant 3-14-2017; Site Plan review in progress

File #: SP-17-16-17
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

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, 585-428-7762
Notes: Site Plan approved 3-2-2017

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, 585-428-7238
Notes: Revised drawings submitted 2-12-2017. Site Plan review in progress.

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, 585-428-7761
Notes: Site Plan Approval 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
Notes: Site Plan findings pending/applicant assessing project

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, 585-428-6914,
Notes: Site Plan findings issued 2-16-2017, special permit required.

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Due to recent fire at site, site plan review on hold pending meeting with applicant.

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, 585-428-7762
Notes: Updated drawings submitted 3-8-2017, in review by DES, Plan Review, and MCPW.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, April 4, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #17)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Project address updated to include 340 Science Parkway. Project description clarified. Web link to project drawings and documents added.

File #: SP-20-16-17
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Additional information submitted by applicant 3-27-2017. MCDOT recommended additional driveway on Seneca Manor Drive; site plan will be revised.

File #: SP-18-16-17
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to REC 2-16-2017

File #: SP-19-16-17
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

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, 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). Site Plan approval pending.

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

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, April 11, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-28-16-17
Applicant: Ronald Talarico (Eastman Business Park)
Address: [200 West Ridge Road](#)
Zoning District: Planning Development (PD) #12
Description: Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Revised sign design submitted by applicant 3-31-2017. Required 239m review due to proximity to State road. Site plan review in progress.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 35' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site plan review in progress.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site plan review in progress.

File #: SP-27-16-17
Address: [80 Culver Road](#)
Zoning District: O-S
Description: Install dog park within Cobb's Hill Park. Dog park will be ¾ acre.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings pending

File #: SP-20-16-17
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan Approval issued 4-4-2017

File #: SP-21-16-17
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting for applicant to submit revised drawings

File #: SP-23-16-17
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan review in progress.

File #: SP-15-16-17
Address: [101-113 Franklin Street](#) (AKA 115 Franklin) and 106 Pleasant Street
Zoning District: CCD-B
Description: Legalize existing 36 space (approx.) parking lot and expand to create a 74 space parking lot to serve the Sibley Square development
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan Approval issued 4-4-2017

File #: SP-16-16-17
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant obtained site control 4-5-2017. Revised plans referred to DES and MCPW. Site plan review in progress.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, April 18, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-31-16-17
Applicant: Joseph Martino
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
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 (977-1077 Lake Avenue)
120-191D(3)(c)[1]: All Type I actions as identified in Section [48-4](#) of the City Code, excluding applications requiring certificates of appropriateness.
120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.
Site Plan Type: Major
Quadrant: NW
Enforcement: No
SEQR: Type 1 (6 CRR-NY 617.4(b)(9))
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: SP-30-16-17
Applicant: Irma Reiner, Linear Architect
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
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 (769 East Main Street)
120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle related uses, including drive-through facilities
Site Plan Type: Minor

Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Project introduced to PRC at 4-5-2017 meeting. Project will be introduced to REC at 4-20-2017 meeting.

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Additional information submitted by applicant 3-14-2017; Site Plan review in progress

File #: SP-17-16-17
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
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, 585-428-7238
Notes: Revised drawings submitted 2-12-2017. Site Plan review in progress.

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, 585-428-7761
Notes: Site Plan Approval 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
Notes: Site Plan findings pending/applicant assessing project

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, 585-428-6914,
Notes: Project scheduled for 5-1-2017 CPC hearing.

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Director of Planning and Zoning attended meeting on site to review fire damage. Revised preliminary findings to be 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, 585-428-7762
Notes: Updated drawings submitted 3-8-2017, in review by DES, Plan Review, and MCPW.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, May 2, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-13-16-17**
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Revised drawings submitted.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Need to finalize recommendations re: additional driveway on Seneca Manor Drive.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Went to 5-1-2017 CPC

File #: **SP-19-16-17**
Address: [34 North Washington Street](#), 30-32 North Washington Street
Zoning District: CCD-C
Description: Construct free-standing dumpster enclosure, 7 space parking lot, new driveway, and outdoor dining area. Two parcels will be combined into one.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approved 4-13-2017.

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, 585-428-7761
Notes: 239m response 4-6-2017. Site Plan approval pending.

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant submitted revised drawings 4-27-2017.

File #: **SP-28-16-17**
Applicant: Ronald Talarico (Eastman Business Park)
Address: [200 West Ridge Road](#)
Zoning District: Planning Development (PD) #12
Description: Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Revised sign design submitted by applicant 3-31-2017. Required 239m review due to proximity to State road. Site plan review in progress.

File #: **SP-25-16-17**
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-26-16-17**

Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan findings pending.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings pending.

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Met with applicant 4-11-2017; revised drawings provided.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan review in progress.

File #: **SP-16-16-17**
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site plan review in progress. Code compliance review completed.
Project scheduled for 5-25-2017 ZBA.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, May 9, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-32-16-17
Applicant: James Boglioli (Delta Sonic Carwash Systems, Inc.)
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle related uses, including car washes

Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

File #: SP-33-16-17
Applicant: Margaret Hill (Rochester Management, Inc.)
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units. Project also includes site, landscaping, and parking improvements.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects abutting a city landmark (elements of Cobb's Hill Park, specifically "water works embellishments" and "Lake Riley and the Eastern Widewaters")
120-191D(3)(a)[14]: New construction of multifamily dwellings
120-191D(3)(c)[1] project is a Type 1 SEQRA action

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 1
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #:	SP-31-16-17
Address:	977-1077 Lake Avenue , 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District:	R-3 and R-1 (proposed to be rezoned to new PD #19)
Description:	Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person:	Jason Haremza, jason.haremza@cityofrochester.gov , 585-428-7761
Notes:	Site Plan review in progress
File #:	SP-30-16-17
Address:	740 and 748 East Main Street
Zoning District:	Marketview Heights Urban Renewal District/C-2
Description:	Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person:	Jason Haremza, jason.haremza@cityofrochester.gov , 585-428-7761
Notes:	Site Plan review in progress
File #:	SP-29-16-17
Address:	1201 Elmwood Avenue and 340 Science Parkway
Zoning District:	IPD and PD #7 (proposed to be rezoned to new PD #18)
Description:	Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. <i>[This project description reflects the portion of the project within the City of Rochester]</i>

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054

Notes: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Site Plan review in progress

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-17-16-17**
Address: [40 Donald Street](#)
Zoning District: M-1
Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
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, 585-428-7238
Notes: Preliminary findings issued 3-31-2017. Project requires C of A from RPB and variance from ZBA.

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, 585-428-7761
Notes: Site Plan Approval 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

Notes: Site Plan findings pending/applicant assessing project

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, 585-428-6914,
Notes: Special permit approved by CPC 5-1-2017. SPR approval pending.

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Director of Planning and Zoning attended meeting on site to review fire damage. Revised preliminary findings to be 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, 585-428-7762
Notes: Waiting on revised drainage comments from MCPW, SPR approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, May 16, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-34-16-17
Applicant: Robert Morgan (Morgan Management)
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, underground and ground level parking, and a public open space

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-70F(1)(c)[1]: Buildings shall be a maximum four stories in height
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
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: Type 1 (Note: SEQR review for the Inner Loop East Transformation Project included future development parameters. This project falls within those parameters, and thus is covered by the Negative Declaration issued December 23, 2013).

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-20-16-17
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Scheduled for 6-5-2017 CPC

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East

Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Review of DES comments regarding shared access on Hudson.

File #: **SP-18-16-17**

Address: [8½ Prince Street](#) (AKA 8C)

Zoning District: R-3

Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

Notes: Approved by CPC 5-1-2017, Site Plan approval pending

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, 585-428-7761

Notes: Site Plan approval pending.

File #: **SP-08-16-17**

Address: [135-165 Murray Street](#)

Description: Legalize the existing salvage yard.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Waiting for applicant to submit revised drawings.

File #: **SP-21-16-17**

Address: [586 Lyell Avenue](#)

Zoning District: C-2

Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan findings pending; requires Special Permit application to CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

700 Hollenbeck Street, C-2. Pending site plan application to legalize outdoor uses on multi-tenant site.

SITE PLAN REVIEW AGENDA

Tuesday, May 23, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-13-16-17**
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Resolved driveway location. This forces re-design of site. New drawings will be submitted.

File #: **SP-28-16-17**
Applicant: Ronald Talarico (Eastman Business Park)
Address: [200 West Ridge Road](#)
Zoning District: Planning Development (PD) #12
Description: Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approved 5-22-2017

File #: **SP-25-16-17**
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising

sign (billboard). North facing side will be conventional, south facing side will be digital.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-26-16-17**

Address: [1425 Portland Avenue](#)

Zoning District: Planned Development (PD) #6

Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan preliminary findings sent 5-22-2017

File #: **SP-23-16-17**

Address: [40 Silver Street](#)

Zoning District: M-1

Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan preliminary findings sent 5-19-2017

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

Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)

Zoning District: C-2

Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Code compliance review completed. Site Plan preliminary findings in review. Project scheduled for 5-25-2017 ZBA.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

152 East Ridge, C-2. Add vehicle repair to existing towing operation.

SITE PLAN REVIEW AGENDA

Tuesday, June 6, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-35-16-17
Applicant: Reza Hourmanesh
Address: 618 Upper Falls Boulevard
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: The development or redevelopment of any sites devoted to vehicle-related uses

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

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-16-17
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-32-16-17
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-33-16-17
Address: [645 Norris Drive](#)

Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-31-16-17**
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan review in progress

File #: **SP-30-16-17**
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress

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

Address: [40 Donald Street](#)

Zoning District: M-1

Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval issued 5-26-2017.

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, 585-428-7238

Notes: Preliminary findings issued 3-31-2017. Project requires C of A from RPB and variance from ZBA.

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, 585-428-7761

Notes: Site Plan Approval 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

Notes: Site Plan findings pending/applicant assessing project

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, 585-428-6914,
Notes: Special permit approved by CPC 5-1-2017. SPR approval pending.

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Director of Planning and Zoning attended meeting on site to review fire damage. Revised preliminary findings to be 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, 585-428-7762
Notes: Site Plan approval issued 5-17-2017.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Scheduled for 6-5-2017 CPC

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Approved by CPC 5-1-2017, Site Plan approval pending

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, 585-428-7761
Notes: Site Plan approval pending.

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: SPR termination warning letter issued; property in enforcement.

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings pending; requires Special Permit application to CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 13, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-36-16-17
Applicant: R. Jon Schick
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
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. (1 through 11 Highland Heights are eligible for listing on the National Register)
Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type 2, [6 CRR-NY 617.5\(c\)\(9\)](#)
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-13-16-17
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Scheduled for 5-25-2017 ZBA approved on condition 5-25-2017. SPR approval pending.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing

double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: SPR approval pending.

File #: **SP-23-16-17**

Address: [40 Silver Street](#)

Zoning District: M-1

Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan preliminary findings sent 5-19-2017. Special Permit application for outdoor storage required.

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

Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)

Zoning District: C-2

Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Project held by ZBA on 5-25-2017 ZBA; returning to ZBA on 6-22-2017

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1237 East Main, C-2. Legalization of uses in multi-tenant, mixed use structure

SITE PLAN REVIEW AGENDA

Tuesday, June 20, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-37-16-17
Applicant: Anthony Mastrodonato (Gensteel Industrial Complex, LLC)
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.

Requirement for Site Plan Review: 120-191D(3)(a)[12]: Any outdoor activity area accessory to a nonresidential use
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2 district

Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-32-16-17
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8

townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-31-16-17**

Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)

Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-30-16-17**

Address: [740](#) and 748 East Main Street

Zoning District: Marketview Heights Urban Renewal District/C-2

Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-29-16-17**

Address: [1201 Elmwood Avenue](#) and 340 Science Parkway

Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)

Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings from applicant

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, 585-428-7238
Notes: Site Plan approved 6-16-2017

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, 585-428-7761
Notes: Site Plan Approval 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
Notes: Waiting for revised drawings from applicant

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, 585-428-6914,
Notes: Special permit approved by CPC 5-1-2017. SPR approval pending.

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Waiting for revised drawings from applicant

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 27, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-38-16-17
Applicant: Richard Rosen (Mark IV)
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Requirement for Site Plan Review: 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards (120-160B(2)(b) Windows and transparency).

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: SP-39-16-17
Applicant: Steve Dubnik (Strong Museum of Play)
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be

approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

**Requirement for
Site Plan Review:**

120-65D: Applications not meeting the design criteria shall require site plan approval

120-66D(1)(c)[1]: Buildings shall be a minimum of two stories in height

120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria

120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type:

Major

Quadrant:

SW/TBD

Enforcement:

No

SEQR:

Type 1: 6 CRR-NY 617.4(b)(6)(i), A project or action that involves the physical alteration of 10 acres

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #:

SP-35-16-17

Address:

[618 Upper Falls Boulevard](#)

Zoning District:

C-2

Description:

Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

Contact Person:

Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes:

Site Plan review in progress

File #:

SP-34-16-17

Address:

270 East Avenue

Zoning District:

CCD-E

Description:

Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level

parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

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, 585-428-6914,
Notes: SPR approval issued 6-16-2017

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Director of Planning and Zoning attended meeting with RPD, I&C, and Law on 6-26-2017

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Project denied by CPC, SPR terminated.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval issued 6-16-2017

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, 585-428-7761
Notes: Site Plan approval pending; City Engineer requested meeting with

applicant re: utilities

File #: SP-08-16-17
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: SPR termination warning letter issued; property in enforcement.
Applicant has until 7-10-2017 to submit requested information

File #: SP-21-16-17
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 6-16-2017; requires Special Permit application to CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, July 11, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Project scheduled for 7-20-2017 ZBA to appeal Manager's decision re: definition of street

File #: SP-13-16-17
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Waiting for fire access information from applicant. Site Plan approval

pending.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan preliminary findings sent 5-19-2017. Special Permit application for outdoor storage required.

File #: **SP-16-16-17**
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 6-22-2017. Site Plan approval pending.

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-31-16-17
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-30-16-17
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and

pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings from applicant

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, 585-428-7761
Notes: Waiting for applicant to submit resubdivision application. Site Plan Approval 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
Notes: Waiting for revised drawings from applicant

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, 585-428-6914,
Notes: Site Plan Approval issued 6-16-2017

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Waiting for revised drawings from applicant

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, July 18, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-03-17-18
Applicant: Ben Syput (Rochester-Dewey 715464 LLC/The Durban Group LLC)
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.

Requirement for Site Plan Review: 120-191D(3)(a)[19]: Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of a minor arterial (Dewey)
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-2
120-191D(3)(b)[3]: The development or redevelopment of any sites devoted to vehicle-related uses

Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-38-16-17
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; requested additional information from applicant

File #: SP-02-17-18 (NOTE NEW SITE PLAN FILE NUMBER)
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan review in progress

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Meeting scheduled for 7-20-2017 with applicant's design professional re: revised plans

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, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant has submitted new information

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Scheduled for 8-7-2017 CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, July 25, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: ZBA upheld Manager's decision re: definition of street on 7-20-2017

File #: SP-13-16-17
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: SP-23-16-17
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan preliminary findings sent 5-19-2017. Scheduled for 8-7-2017 CPC for Special Permit request.

File #: SP-16-16-17
Address: [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)
Zoning District: C-2
Description: Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 7-14-2017.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 1, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-33-16-17**
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-31-16-17
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: SP-30-16-17
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress; scheduled for CPC informational meeting on 7-10-2017

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Design modified due to neighborhood input. Neighborhood meeting scheduled for 8-3-2017. Applicant working on 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, 585-428-7761
Notes: Waiting for applicant to submit resubdivision application. Site Plan Approval 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
Notes: Waiting for revised drawings from applicant

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 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

Notes:

Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 8, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-04-17-18
Applicant: Julie Swartz (Jersam LLC)
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.
Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-67F(1)(c)[1][b]: Buildings shall be a minimum of three stories in height
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria
Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 2, 6 CRR-NY 617.5(c)(7) and City Code Section 48-5B(19)
Contact Person: TBD

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; tentatively scheduled for 9-20-2017 ZBA

File #: SP-38-16-17
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking

garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; requested additional information from applicant

File #:

SP-02-17-18

Address:

[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5

Zoning District:

CCD-B

Description:

Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan review in progress; land sale scheduled for 8-15-2017 City Council

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress

File #: SP-34-16-17
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code

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, 585-428-7761
Notes: Site Plan approval pending

File #: SP-08-16-17
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant has submitted new information

File #: SP-21-16-17
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Scheduled for 8-7-2017 CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 15, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-05-17-18
Applicant: John Diamatopoloss (Wilmer Associates, Inc.)
Address: [616](#) and 622-624 Monroe Avenue
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
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: SE
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Scheduled for 8-17-2017 ZBA for area variance request (front and rear setbacks)

File #: SP-13-16-17
Address: [185-205 Scio Street](#), 143-147 Delavan Street
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.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 8-7-2017.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: **SP-26-16-17**
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: CPC approved on condition 8-7-2017. Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 22, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: **SP-06-17-18**
Applicant: Luke Dutton (34 Elton LLC)
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton 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: SE
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

File #: **SP-07-17-18**
Applicant: Mike Cavallaro (First Choice Collision, Inc.)
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The development of any sites devoted to vehicle repair.
Site Plan Type: Minor
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-08-17-18**
Applicant: Reza Hourmanesh (GRH Architecture, Engineering, and Construction)
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle repair.

Site Plan Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Type 2: 6 CRR-NY 617.5(c)7 and 9
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: C-2 and M-1
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: **SP-33-16-17**
Address: [645 Norris Drive](#)
Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-31-16-17**
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: **SP-30-16-17**
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Project modified, Site Plan review no longer required. Site Plan review terminated.

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Rezoning approved by City Council 8-15-2017. Site Plan review in progress

File #: SP-24-16-17
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Design modified due to neighborhood input. Neighborhood meeting held 8-3-2017. Applicant working on 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, 585-428-7761
Notes: Waiting for applicant to pay taxes so that resubdivision application can be processed. Site Plan approval 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
Notes: Waiting for revised drawings from applicant

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: C-1
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
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 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
Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 29, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-04-17-18**
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-03-17-18**
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; scheduled for 9-20-2017 ZBA

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; requested additional information from applicant

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017.

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan approval pending

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code

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, 585-428-7761
Notes: Site Plan approved 8-25-2017

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; waiting for applicant to submit additional information

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

Underground tank detail

SITE PLAN REVIEW AGENDA

Tuesday, September 5, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Testimony taken at 8-17-2017 ZBA for area variance request (front and rear setbacks); deliberations and vote will take place at 9-20-2017 ZBA.

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: **SP-23-16-17**
Address: [40 Silver Street](#)

Zoning District: M-1

Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, September 12, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-06-17-18**
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-07-17-18**
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 9-1-2017; applicant to return to ZBA for second part of two-step use variance.

File #: **SP-08-17-18**
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; applicant has revised project to eliminate need for variances.

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: SP-32-16-17
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: Regional Center (C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending.

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: SP-31-16-17
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights
Zoning District: Planned Development (PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval issued 9-5-2017.

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development

will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**

Address: [1535 Hudson Avenue](#) and 611 East Ridge Road

Zoning District: Regional Center (C-3)

Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Design modified due to neighborhood input. Neighborhood meeting held 8-3-2017. Applicant working on revised drawings.

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

Address: [359](#), 365, 371 and 377 Whitney Street

Zoning District: Industrial (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, 585-428-7761

Notes: Waiting for applicant to pay taxes so that resubdivision application can be processed. Site Plan approval pending.

File #: SP-07-16-17
Address: [360 Alexander Street](#)
Zoning District: Medium Density Residential (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
Notes: Property potentially changing ownership. Site plan review on hold.

File #: SP-40-15-16
Address: [1037 Bay Street](#)
Zoning District: Neighborhood Center (C-1)
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
Notes: Applicant re-assessing project and may submit code compliant design; deadline will be assigned.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: Community Center and Industrial (C-2 and M-1)
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
Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, September 19, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-09-17-18
Applicant: Peter Psyllos (The Distillery Restaurant, Inc.)
Address: [1092 Mount Hope Avenue](#), 25 May Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects abutting a site listed on the National Register of Historic Places.
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1 District.
Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SW and SE
Enforcement: No
SEQR: Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. Mount Hope Cemetery is in a National Register District.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-04-17-18
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three

family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; scheduled for 9-20-2017 ZBA

File #:

SP-38-16-17

Address:

[625 South Goodman Street](#)

Zoning District:

C-2

Description:

Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes:

Site Plan review in progress; requested additional information from applicant

File #:

SP-02-17-18

Address:

[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5

Zoning District:

CCD-B

Description:

Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017.

File #: **SP-35-16-17**
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan approval pending

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; waiting for applicant to submit additional information

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2

Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

700 Hollenbeck, C-2. Review additional items needed for complete SPR application.

797 Elmwood, C-V. Former CVS will become a Dollar Tree. Review conditions of past SPR.

174 West Main, CCD-M/Cascade URD. Review proposed replacement windows and cornice removal.

SITE PLAN REVIEW AGENDA

Tuesday, September 26, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-10-17-18
Applicant: Reza Hourmanesh
Address: [990 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The redevelopment of any sites devoted to vehicle sales.
Site Plan Type: Major
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Contact Person: TBD

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: ZBA approved area variance 9-20-2017

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: SP-23-16-17
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1450 Hudson Avenue, C-3.

Pueblo Nuevo Housing Project, R-1.

SITE PLAN REVIEW AGENDA

Tuesday, October 3, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-11-17-18
Applicant: Margaret Billyard (Worker Justice Center)
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Requirement for Site Plan Review: 120-191D(3)(a)[17]: The conversion of floor area designed for nonresidential use to a residential use and vice versa in any commercial (mixed use) district.
Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type 2, 6 CRR-NY 617.5(c)(7)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-06-17-18
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, depends on legalization of uses at 34 Elton

File #: SP-07-17-18
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 9-1-2017; applicant to return to ZBA for second part of two-step use variance.

File #: SP-08-17-18
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second

floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-37-16-17**
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; tentatively scheduled for 11-13-2017 CPC

File #: **SP-32-16-17**
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: Regional Center (C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 8-21-2017

File #: **SP-33-16-17**
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and

support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

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Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**

Address: [1535 Hudson Avenue](#) and 611 East Ridge Road

Zoning District: Regional Center (C-3)

Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Design modified due to neighborhood input. Neighborhood meeting held 8-3-2017. Applicant working on revised drawings.

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

Address: [359](#), 365, 371 and 377 Whitney Street

Zoning District: Industrial (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, 585-428-7761

Notes: Waiting for applicant to pay taxes so that resubdivision application can be processed. Site Plan approval pending.

File #: **SP-07-16-17**

Address: [360 Alexander Street](#)

Zoning District: Medium Density Residential (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

Notes: Property potentially changing ownership. Site plan review on hold.

File #: **SP-40-15-16**

Address: [1037 Bay Street](#)

Zoning District: Neighborhood Center (C-1)

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

Notes: Site Plan termination letter sent 9-1-2017

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

Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)

Zoning District: Community Center and Industrial (C-2 and M-1)

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

Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 10, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-12-17-18
Applicant: Tim Porter (The Pike Company)
Address: 1, 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street.
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

**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 abutting a site listed on the National Register of Historic Places. 900 East Main Street (the Main Street Armory) is listed on the National Register.

Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 1, 6 CRR-NY 617.4(b)(9)
Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054

File #: SP-13-17-18
Applicant: Rob Cain (Pathstone Corporation)
Address: 59, 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue
Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)
Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into

two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Requirement for Site Plan Review: 120-191D(3)(a)[14]: New construction of multifamily dwellings
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-14-17-18**
Applicant: Eugenio Marlin (Ibero-American Development Corporation)
Address: [59 Sullivan Street](#) et al.
Zoning District: Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Requirement for Site Plan Review: 120-191D(3)(a)[14]: New construction of multifamily dwellings
Site Plan Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; project has been reviewed by REC and PRC

File #: SP-04-17-18
Address: 397-399 and [401-405](#) South Avenue
Zoning District: Center City District-Riverfront (CCD-R)
Description: Construct single story, 2,600 square foot, retail building with two tenant spaces.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review terminated 10-4-2017

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure (Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; variance approved by ZBA 9-20-2017

File #: SP-38-16-17
Address: [625 South Goodman Street](#)
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; requested additional information from applicant

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017. Meeting with DES, RFD, and application 10-6-2017.

File #: SP-35-16-17
Address: [618 Upper Falls Boulevard](#)
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development

Contact Person: site.
Notes: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
 Site Plan approval issued 9-22-2017

File #: **SP-34-16-17**
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 8-29-2017

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 17, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-15-17-18
Applicant: 10 Gold Street Properties LLC (Duncan Frame)
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used as ancillary parking.

Requirement for Site Plan Review: 120-191D(3)(a)[10]: Projects abutting a site listed on the National Register of Historic Places.
120-191D(3)(b)[2]: Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1 District.
Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in Section 48-4 of the City Code.

Site Plan Type: Major
Quadrant: SW and SE
Enforcement: Yes
SEQR: Type 1
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-10-17-18
Address: [990 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress.

File #: SP-36-16-17
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: ZBA approved area variance 9-20-2017

File #: SP-25-16-17
Address: [687 Lee Road](#)
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval pending.

File #: SP-23-16-17
Address: [40 Silver Street](#)
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 24, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-11-17-18
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-06-17-18
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, depends on legalization of uses at 34 Elton

File #: SP-07-17-18
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 9-1-2017; applicant to return to ZBA for second part of two-step use variance.

File #: SP-08-17-18
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: SP-37-16-17
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; tentatively scheduled for 11-13-2017 CPC

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
 Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
 Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Design modified due to neighborhood input. Neighborhood meeting held 8-3-2017. Applicant working on revised drawings.

File #: **SP-38-15-16**
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: Industrial (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, 585-428-7761
Notes: Waiting for applicant to pay taxes so that resubdivision application can be processed. Site Plan approval pending.

File #: **SP-07-16-17**
Address: [360 Alexander Street](#)
Zoning District: Medium Density Residential (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
Notes: Property potentially changing ownership. Site plan review on hold.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: Community Center and Industrial (C-2 and M-1)
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
Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

89-95 Elm Street, CCD-T/Midtown URD. Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.

1500 University Avenue, C-2. Construct 1800 sf addition to existing vehicle sales operation.

SITE PLAN REVIEW AGENDA

Tuesday, October 31, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-12-17-18**

Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607

Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress; meeting with applicant 10-31-2017.

File #: **SP-13-17-18**

Address: [59](#), 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue, 14615

Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)
Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; rezoning going to CPC for recommendation 11-13-2017.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; rezoning going to CPC for recommendation 11-13-2017.

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; rezoning for project was not recommended by CPC. Tentatively scheduled for City Council in December.

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue, 14613
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure

(Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; street design and access issues involving DES, RFD, and applicant are being resolved.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-

street parking lanes, for a total of 38' wide, curb to curb)

- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017. Meeting with DES, RFD, and application 10-6-2017.

File #: **SP-34-16-17**

Address: 270 East Avenue, 14604

Zoning District: CCD-E

Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #: **SP-08-16-17**

Address: [135-165 Murray Street](#), 14606

Zoning District: M-1

Description: Legalize the existing salvage yard.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, November 7, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; reviewed by PRC 11-1-2017.

File #: **SP-10-17-18**
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; preliminary findings pending.

File #: **SP-05-17-18**
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; additional information on 630-638 Monroe requested from applicant.

File #: **SP-36-16-17**
Address: [2.5](#) and 14 Highland Heights
Zoning District: R-1
Description: Construct a 1,750 square foot single family home with attached garage
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approved 10-12-2017.

File #: SP-25-16-17
Address: [687 Lee Road](#), 14606
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved on condition 5-25-2017. Site Plan approval pending; applicant must comply with conditions before SPR approval is issued.

File #: SP-26-16-17
Address: [1425 Portland Avenue](#)
Zoning District: Planned Development (PD) #6
Description: Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan approval issued 10-3-2017.

File #: SP-23-16-17
Address: [40 Silver Street](#), 14611
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, November 14, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-16-17-18
Applicant: Miguel Robles
Address: [1875 Dewey Avenue](#), 14615
Zoning District: Regional Center (C-3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: The development of any sites devoted to vehicle sales and vehicle repair.
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type 2, 617.5(c)(7)
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by December 5, 2017.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-11-17-18
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-06-17-18
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC 12-11-2017

File #: SP-07-17-18
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved second part of use variance, with conditions 10-19-2017. Site Plan approval pending.

File #: SP-08-17-18
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: SP-37-16-17
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; scheduled for CPC 11-13-2017

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed

use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: Industrial (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, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Address: [360 Alexander Street](#)
Zoning District: Medium Density Residential (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

Notes: Site Plan review in progress; applicant to submit revised drawings

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

Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)

Zoning District: Community Center and Industrial (C-2 and M-1)

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

Notes: Applicant has substantially revised this project. This site plan will be terminated and a new one submitted.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, December 5, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), 14615
Zoning District: Regional Center (C-3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; **Comments from city departments and county, regional, or state agencies are due.**

File #: SP-11-17-18
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-06-17-18
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; preliminary findings issued. Project scheduled for CPC 12-11-2017

File #: SP-07-17-18
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved second part of use variance, with conditions 10-19-2017. Site Plan approval pending.

File #: SP-08-17-18
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: SP-37-16-17
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. CPC recommended approval for the rezoning 11-13-2017. Scheduled for City Council vote 12-19-2017.

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: SP-29-16-17
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and

pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Address: [359](#), 365, 371 and 377 Whitney Street
Zoning District: Industrial (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, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Address: [360 Alexander Street](#)
Zoning District: Medium Density Residential (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
Notes: Preliminary findings pending; next step is CPC for review of ancillary parking lot request.

File #: SP-01-16-17
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: Community Center and Industrial (C-2 and M-1)
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
Notes: Site Plan Terminated. See new site plan application SP-17-17-18 for 19 Sunshine Street.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

115 Industrial Street, CCD-C. Request to modify SP-46-15-16 related to fence type.

SITE PLAN REVIEW AGENDA

Tuesday, December 12, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-12-17-18**

Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607

Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress; tentatively scheduled for February CPC, March City Council, and March ZBA.

File #: **SP-13-17-18**

Address: [59](#), 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue, 14615

Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)

Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; rezoning passed by City Council 11-14-

2017.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; CPC recommended rezoning 11-13-2017. Going to City Council 12-19-2017.

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; City Council approved rezoning from R-1 to C-1 11-14-2017. Next step is preliminary SPR findings and CPC to review ancillary parking request.

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building

including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan findings issued 11-21-2017; scheduled for 12-21-2017 ZBA .

File #:

SP-02-17-18

Address:

[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607

Zoning District:

CCD-B

Description:

Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress, met with project architect 12-7-2017. Site Plan Approval anticipated for February-March 2018, construction of first phase (parking garage) to begin May-June 2018.

File #: SP-34-16-17
Address: 270 East Avenue, 14604
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #: SP-08-16-17
Address: [135-165 Murray Street](#), 14606
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued; scheduled for 12-11-2017 CPC.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, December 19, 2017
[PLEASE NOTE: MEETING MUST CONCLUDE BY 11AM]

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Reviewed by PRC 12-6-2017, scheduled for REC 12-21-2017. **Comments from city departments and county, regional, or state agencies are due.**

File #: **SP-18-17-18**
Address: 1500 University Avenue, 14610
Zoning District: Community Center (C-2)
Description: Construct 1800 square foot addition to existing vehicle sales. Includes minor site changes related to building addition.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Withdrawn by applicant

File #: **SP-19-17-18**
Address: 337 University Avenue, 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. **Comments from city departments and county, regional, or state agencies are due.**

File #: **SP-20-17-18**
Address: 700 Hollenbeck Street, 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan review in progress. **Comments from city departments and county, regional, or state agencies are due.**

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; reviewed by PRC 11-1-2017 and REC 11-16-2017.

File #: **SP-10-17-18**
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances.

File #: **SP-05-17-18**
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings pending.

File #: **SP-25-16-17**
Address: [687 Lee Road](#), 14606
Zoning District: M-1/Mount Read-Emerson Urban Renewal District
Description: Construct new freestanding, 122' tall, 672 sf, double-sided, advertising sign (billboard). North facing side will be conventional, south facing side will be digital.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site plan approval issued 11-20-2017

File #: **SP-23-16-17**
Address: [40 Silver Street](#), 14611
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no

outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None