

SITE PLAN REVIEW AGENDA

**Tuesday, January 27, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: **SP-020-14-15**
Applicant: Dwayne Mahoney, Boys & Girls Club of Rochester
Address: 500 Genesee Street
Zoning District: R-1 Low Density Residential (R-1)
Description: To construct a 1-story, 8,454 sq. ft. addition to the existing 17,920 sq. ft. (26,374 sq. ft. total) community center along the Flint Street frontage.
Section of Code: 120-191D(3)(a)[8], any new structure or structures covering a contiguous land area in excess of 20,000 sq. ft. which do not comply with the City-wide Design Standards.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 01/22/15
Process: In addition to Site Plan Review, this project requires a special permit for expansion of a public/semi-public use (community center), and area variances for not meeting certain lot, area, yard and bulk requirements and City-wide design standards.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, February 3, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-021-14-15
Applicant: Gregory Soehner, East House
Address: 267 Monroe Avenue (portion of)
Zoning District: C-2 Community Center District
Description: To construct a 3-story, 60-unit, 63,000 sq. ft. apartment building along the Alexander Street side of the property.
Section of Code: 120-191D(3)(a)[14], new construction of multifamily dwelling; 120-191D(3)(a)[19] new curb cut on a minor arterial (Alexander Street).
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 01/30/15
Process: In addition to Site Plan Review, this project requires area variances for not meeting the front setback requirement, fence height, city-wide design and parking between a building and a street, and a subdivision to subdivide a 1.45 acre portion of the existing 7.73 acre parcel.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, February 10, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-022-14-15
Applicant: Bill Burdwood, Durban Group on behalf of Family Dollar
Address: 715, 731 and 737 W. Main Street and 4 Edgewood Park
Zoning District: C-2 Community Center District and R-2 Medium Density Residential
Description: To demolish a vehicle repair facility and two storage garages/buildings and construct a 20' high, 1-story, 9,180 sq. ft. Family Dollar (high impact retail), including related parking and site improvements.
Section of Code: 120-191D(3)(a)[1], new construction not meeting City-wide design standards; 120-191D(3)(a)[19] new curb cut on a minor arterial.
Case Type: Minor
Quadrant: SW
Enforcement: Yes, vacant service station
SEQR: Unlisted
Application Date: 01/29/15
Process: In addition to Site Plan Review, this project requires a Zoning Map Amendment to rezone 4 Edgewood Park from R-2 to C-2; Special Permit approval from the City Planning Commission for high impact retail, including a waiver of the distance separation requirement; and, possible area variances, yet to be determined.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-023-14-15
Applicant: Robert Lindsay, Owner
Address: 620 Pullman Avenue
Zoning District: M-1 Industrial
Description: To establish vehicle sales for no more than 5 vehicles within the completely enclosed building.
Section of Code: 120-191D(3)(b)[3], conversion to or from a vehicle-related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 02/05/15
Process: The use is permitted as of right in the M-1 district, subject to site plan review approval.
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, February 17, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-024-14-15
Applicant: Morgan Management LLC
Address: 1341 Portland Avenue
Zoning District: C-2 Community Center District
Description: To construct a 1-story, 8,500 sq. ft. medical office building within an existing medical office campus, and to redevelop the existing 300 space +/- parking lot, including milling and resurfacing, striping, drainage, landscaped islands and lighting. The project also includes, but is not subject to site plan review, the interior and exterior renovation of two existing 21,250 sq. ft. buildings, one of which is located at 1295 Portland Avenue
Section of Code: 120-191D(3)(a)[1], new construction not meeting City-wide Design Standards.
Case Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Application Date: 02/11/15
Process: In addition to Site Plan Review, this project requires area variance approval from the Zoning Board for setback, height, and exceeding the maximum square footage allowance for a principal use.
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, February 24, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-025-14-15
Applicant: Kip Finley, P.E., Indus Companies
Address: 3885 Lake Avenue
Zoning District: C-1 Neighborhood Center District
Description: To change the use from vehicle repair and gas sales to a Dunkin Donuts with a drive-through. The project also includes abandonment of underground tanks, removal of all gas related items, grading, landscaping, lighting, façade improvements and signage.
Section of Code: 120-191D(3)(b)[3], conversion to or from a vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 02/23/15
Process: In addition to Site Plan Review, this project requires use variance for the drive-through. The Zoning Board of Appeals accepted economic hardship on December 11, 2014. Area variance may also be required for sign.
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, March 10, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-026-14-15
Applicant: Mitch McLaughlin, Five Star Bank
Address: 395 Westfall Road (aka 401 Westfall Road)
Zoning District: PD#11-CityGate
Description: To construct a 4,500 square foot bank with a drive-through and related parking.
Section of Code: Planned Development District #11-CityGate; 120-191D(3)(a)[16], incremental development in a planned development district.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 03/02/15
Process: In addition to Site Plan Review, this project requires Special Permit approval for the drive-through location in the side yard.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

Project Updates

To review revised project drawings which reflect comments from referral agencies for:

186 Atlantic Avenue, SP-017-14-15

Applicant: Frank Imburgia, FSI General Contracting
Zoning District: M-1 Industrial
Description: To construct a 19,500 sq. ft. brewery at the corner of Atlantic Avenue and Anderson Avenue (Phase 1) and a 10,000 sq. ft. manufacturing building at the corner of Anderson Avenue and Norwood Street on a 2 acre parcel.
Application Date: 12/05/14
Contact Person: Jason Haremza, 428-7054 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, March 24, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

None

PROJECT UPDATES:

The project has been updated to include three additional parcels to be used for parking, storage, and a playground. The ***bold italicized*** text is the new information for review:

File #: SP-020-14-15
Applicant: Dwayne Mahoney, Boys & Girls Club of Rochester
Address: 500 Genesee Street and ***473, 477-479 and 497-499 Hawley Street***
Zoning District: R-1 Low Density Residential (R-1)
Description: To construct a 1-story, 8,454 sq. ft. addition to the existing 17,920 sq. ft. (26,374 sq. ft. total) community center along the Flint Street frontage; ***to demolish the single family (retain the detached garage for storage) and two-family dwellings at 473 and 477-476 Hawley Street to create a playground, picnic area and garden; and to demolish the 2-family dwelling at 497-499 Hawley Street to create a 21-space ancillary parking lot to serve Boys & Girls Club of Rochester at 500 Genesee Street.***

Section of Code: 120-191D(3)(a)[8], any new structure or structures covering a contiguous land area in excess of 20,000 sq. ft. which do not comply with the City-wide Design Standards.

SEQR: Unlisted
Application Date: 01/22/15
Process: In addition to Site Plan Review, this project requires a special permit for expansion of a public/semi-public use (community center) ***at 500 Genesee Street, the creation of a playground and an ancillary parking lot;*** and area variances for not meeting certain lot, area, yard and bulk requirements and City-wide design standards.

Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, March 31, 2015
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-027-14-15
Applicant: Torben Arend, CVS Rochester LLC (Gilbane Development Company)
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village
Description: To construct a 13,500 square foot pharmacy open 24 hours with drive-through and related parking.
Section of Code: 120-77.1H(1); Construction of any new building or addition in the C-V District that does not comply with City-wide design standards, the C-V design standards or requirements relating to building placement or the construction of a drive-through shall be categorized as a major site plan.
Case Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 03/30/15
Process: In addition to Site Plan Review, this project requires an Area Variance for certain design elements and a Special Permit for hours of operation. The applicant has also applied for a resubdivision; status of easement along Mt. Hope Ave. to be clarified.
Contact Person: Jason Haremza, 585-428-7761 or jason.haremza@cityofrochester.gov

Project Updates

None

SITE PLAN REVIEW AGENDA

**Tuesday, April 7, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-028-14-15
Applicant: David Rucci, Premier MotorSports, Owner
Address: 258 & 264 Spencer Street
Zoning District: C-2 Community Center District & R-1 Low Density Residential District
Description: To change the use from vehicle storage to vehicle repair at 264 Spencer Street in the C-2 District and to legalize an ancillary parking lot at 258 Spencer Street for employee and customer parking to serve the vehicle repair operation.
Section of Code: 120-191D(3)(b)[3], conversion to or from a vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 03/21/15
Process: In addition to Site Plan Review, this project requires Special Permit approval for vehicle repair in the C-2 District, and ancillary parking lot approval in the R-1 District.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, April 21, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-029-14-15
Applicant: Anne Harvey, Dazzle Theatre on behalf of Schubert Center LLC
Address: 143-147 Webster Avenue
Zoning District: R-1 Low Density Residential District
Description: To construct a 16-space ancillary parking lot to serve the on-site playground, and the Dazzle Theater at 110 Webster Avenue
Section of Code: 120-191D(3)(a)[5], parking lots over 10 spaces that do not meet the requirements for parking lots in Section 120-173F.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 04/20/15
Process: In addition to Site Plan Review, this project requires Special Permit approval for an ancillary parking lot in the R-1 district serving a principal use not on the same lot.
Contact Person: Jill Wiedrick, 428-7054 or jill.wiedrick@cityofrochester.gov

PRESENTATIONS:

A courtesy referral has been submitted by the Rochester City School District for lighting and athletic field improvements at Wilson Foundation Academy at 200 Genesee Street. Tom Keysa, Director of Educational Facilities, RCSD, will be attending the meeting to provide a project overview and to seek the Site Plan Review Committees input.

SITE PLAN REVIEW AGENDA

**Tuesday, May 5, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-030-14-15
Applicant: Reza Hourmanesh, Architect
Address: 649-653 W. Broad Street
Zoning District: R-1 Low Density Residential District
Description: To change the use from vehicle repair and body shop to a 3-tenant retail sales and service; a 2,600 sq. ft. full-line food store, a 4,685 sq. ft. clothing and beauty supply store, and a 790 sq. ft. either a specialty or low-impact retail store.
Section of Code: 120-191D(3)(b)[3], conversion to or from any vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 04/28/15
Process: In addition to Site Plan Review, this project requires Special Permit approval for the full-line food store and low-impact retail. Area variance may also be required.
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, May 12, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-031-14-15
Applicant: Andrew Osborne, Villager Construction
Address: 200 Ferrano Street
Zoning District: M-1 Industrial
Description: To establish an aggregate recycling operation (junkyard) with outdoor materials storage on the rear 5 acre portion of the property.
Section of Code: 120-191D(3)(b)[1] and (c)[1], establishment of a junkyard.
Case Type: Major
Quadrant: NW
Enforcement: No
SEQR: Type 1, Chapter 48
Application Date: 05/08/15
Process: In addition to Site Plan Review, this project requires Special Permit approval for a junkyard activity defined as any property or place where nonputrescible junk or salvage materials are bought, exchanged, collected, received, stored, accumulated, sold or otherwise transferred, other than wholly within an enclosed building. In addition, a junkyard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles, other than wholly within an enclosed building.
Contact Person: Jill Weidrick, 428-6914 or jill.weidrick@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, May 19, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-032-14-15
Applicant: Phil Dotson, Id Signsystems for U of R
Address: 601 Elmwood Avenue
Zoning District: PD#10 University of Rochester City Campus
Description: To install new branding signs for Strong "UR" Hospital, Golisano Childrens Hospital, Eastman Dental, The Eye Institute, and Mental Health and Wellness on Elmwood and Crittenden.
Section of Code: PD#10 Section G, Signs, subject to Minor Site Plan Review approval.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Type 2
Application Date: 05/13/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-033-14-15
Applicant: Bill Burdwood, Durban Development for Family Dollar
Address: 205-211 and 215-217 Lyell Avenue
Zoning District: C-2 Community Center District
Description: To demolish two structures used for vehicle related uses and construct an 8,300 s.f. high-impact retail operation (Family Dollar) with related parking.
Section of Code: PD120-191D(3)(b[3] conversion to or from a vehicle related use; 120-191D(3)(a)[19] new curb cut on a minor arterial.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 05/14/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, May 26, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-034-14-15
Applicant: Vincent Batz, Owner
Address: 1450 and 1460 Hudson Avenue
Zoning District: C-3 Regional Destination Center District
Description: To legalize vehicle sales operations at 1450 and 1460 Hudson Avenue, including landscaping, parking lot improvements and signs.
Section of Code: 120-191D(3)(b)[3] vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: Yes, vehicle sales without proper approvals.
SEQR: Unlisted
Application Date: 05/20/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

File #: SP-035-14-15
Applicant: Nelson Leenhouts, Home Leasing
Address: 14-16, 26, 28-30, 32-34, 36, 42, 48-58 and 80 Charlotte Street
Zoning District: Center City District-East End (CCD-E)
Description: Phase 1 (2015), is to construct a 4-story, 72-unit apartment building on the westerly half of the site, including a lower level parking deck, community space, music room and fitness center, and a pocket park to the east of the structure. Phase 2 (2017), includes the construction of 14 townhouses on the easterly half of the site at Pitkin Street.
Section of Code: 120-191D(3)(c)[2] applications in CCD that include major deviations from the design criteria.
Case Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 05/21/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

PROJECT UPDATE

SP-019-14-15, 235, 237, 239 and 245 N. Winton Road & 650 and 668 Blossom Road (Aldi)
A letter dated April 30, 2015, was issued to the applicant providing a zoning code analysis of the original site plan submission and two alternatives. Revised site and elevation drawings were received on May 21, 2015, which requires Committee review and discussion:

Zoning District: C-1 Neighborhood Center District
Description: To construct a ~~17,000~~ 15,650 sq. ft. retail store (Aldi's) with relating parking. Project includes the land assembly of 6 parcels totaling 1.64 acres and the demolition of 9 structures.
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, June 2, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-036-14-15
Applicant: Sally Kamprath
Address: 495 W. Ridge Road
Zoning District: C-3 Regional Destination Center District
Description: To install advertising (business) signs on the west wall of 495 W. Ridge Road for the businesses located at 467-485 W. Ridge Road (ReHouse and ReHouse Retro) and 495 W. Ridge Road (Greenworld Thrift Boutique).
Section of Code: 120-191D(3)(a)[15] new advertising sign structures.
Case Type: Minor
Quadrant: NW
Enforcement: No.
SEQR: Type 2
Application Date: 05/28/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

File #: SP-037-14-15
Applicant: Christopher Costanza, Architect
Address: 750 W. Ridge Road
Zoning District: C-3 Regional Destination Center District
Description: To change the use of a former Burger King to a vehicles sales operation.
Section of Code: 120-191D(3)(b)[3] conversion to or from any vehicle related use.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 06/01/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, June 23, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-038-14-15
Applicant: Thomas Hack, City of Rochester, Department of Environmental Services
Address: 103 Court Street
Zoning District: CCD-R Center City District-Riverfront
Description: To construct a public bridge and promenade along east bank of the Genesee River, and to repair the Johnson Seymour Race, the river wall, and to stabilize the adjacent embankment.
Section of Code: 120-191D(3)(a)[10] involving or adjacent to properties listed on the National Register of Historic Places;
120-191D(3)(a)[13] project within 100 feet of waterfront.
Case Type: Major
Quadrant: SW
Enforcement: No
SEQR: Type 1
Application Date: 06/23/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-039-14-15
Applicant: Thomas Illes, Quality Vision International
Address: 818, 824, 850 Hudson Avenue and 28, 32, 36, 42 and 46 Herald Street
Zoning District: M-1 Industrial District
Description: To construct a 4,700 sq. ft. addition to the rear of the customer center at 818 and 824 Hudson Avenue, and to expand the existing parking lot onto the properties on Herald Street. The project involves building demolition, and includes perimeter landscaping and fencing.
Section of Code: 120-191D(3)(a)[5] parking lots over 10 spaces not meeting the parking lot design standards.
Case Type: Minor
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Application Date: 06/23/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

File #: SP-040-14-15
Applicant: Fred Rainaldi, Jr.
Address: 145 Culver Road
Zoning District: PD#15 – Culver Road Armory
Description: To install signage for West Elm at the Culver Road Armory main building, in excess of that permitted under the established sign program.
Section of Code: PD#15
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type 2
Application Date: 06/22/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, July 7, 2015
10:00 AM City Hall Room 223B
(Revised 07/08/15)*

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-001-15-16
Applicant: Lisa Reyes, City of Rochester, Department of Environmental Services
Address: 2600 Lake Avenue (Riverside Cemetery)
Zoning District: O-S Open Space
Description: To undertake improvements to Riverside Cemetery, including stormwater management, road and path stabilization and repair, water service and spigot upgrades, and preparation for additional burial plots, approximately 10.5 acres.
Section of Code: 120-191D(3)(a)[11] projects within an O-S district;
120-191D(3)(a)[13] project within 100 feet of waterfront; and
~~120-191D(3)(c)[1] all Type I actions.~~
Case Type: Major Minor
Quadrant: NW
Enforcement: No
SEQR: Type 1 Unlisted
Application Date: 06/23/15
Contact Person: *Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-002-15-16
Applicant: Israel Marques, Marques & Associates, P.C.
Address: 355 & 359 Hayward Avenue
Zoning District: R-1 Low Density Residential District
Description: To construct a 20-space ancillary parking lot at 355 & 359 Hayward Avenue to serve the commercial building at 1142-1148 E. Main Street.
Section of Code: 120-191D(3)(a)[5] parking lots over 10 spaces not meeting the parking lot design standards.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 06/30/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, July 21, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-003-15-16
Applicant: Bryan Hickman, E3 Rochester Inc. (PUC Achieve Charter School)
Address: 8-14 Mark Street, 540-544, 548-550 & 554 Hudson Avenue & 13, 15, 17-19 Watkin Terrace
Zoning District: R-1 Low Density Residential District
Description: To construct a 2-story, 29,950 square foot addition to an existing Charter School to provide a multi-purpose room, library, health office, and additional classrooms and staff offices. The ground floor footprint is 11,000 square foot.
Section of Code: 120-191D(3)(a)[9] new construction on a vacant parcel of one acre or more.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 07/08/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-004-15-16
Applicant: Kenneth Malcho, J.W. Malcho Enterprises Inc.
Address: 1219 University Avenue and 340-360 Culver Road
Zoning District: C-2 Community Center District
Description: To redevelop an existing service station by demolishing the existing 24-hour, high-impact retail store and relocating it to 340-360 Culver Road, and by addition one additional wash bay to the existing one bay carwash at 1219 University Avenue.
Section of Code: 120-191D(3)(b)[3] development or redevelopment of a vehicle related use.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 07/09/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-005-15-16
Applicant: Brian Stiles, Open Door Mission
Address: 531 Post Avenue
Zoning District: R-1 Low Density Residential District
Description: To change the use of a church and Sunday school to a 24-hour supervised residential care facility with 20 family units, and to construct a front yard parking area.
Section of Code: 120-191D(3)(a)[13] the conversion of floor area designed for nonresidential to residential use.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 07/20/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

RETURNING SITE PLAN REVIEW CASES:

File #: SP-002-13-14
Applicant: Anthony Bellomo, T.Y. Lin International
Address: 830 South Avenue (project includes 826 and 830 South Avenue)
Zoning District: R-1 Low Density Residential District
Description: Renovate vacant high-impact retail operation in a non-conforming structure and establish new full-line food store in expanded structure. Demolish +/- 1451 sf portion of the building and construct a +/- 2523 sf addition. Project includes associated parking and landscape improvements, including 826 South Avenue.
Section of Code: 120-191D
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 08/02/13
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, July 28, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-006-15-16
Applicant: Jim Harrison, Rochester General Hospital
Address: 1425 Portland Avenue, 720-740, 770 and 800 Carter Street
Zoning District: IPD #6/PD #6
Description: To amend PD #6 by consolidating IPD#6 Wilson Health Center into PD#6, replacing the development concept plan and regulations, and combining the parcels at 1425 Portland Ave., 720-740, 770 and 800 Carter Street into a single parcel, approximately 47.8 acres.
Section of Code: 120-191D(3)(c)[3] All development concept plan approvals or amendments for planned development districts.
Case Type: Major
Quadrant: NE
Enforcement: No
SEQR: Unlisted
Application Date: 07/21/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-007-15-16
Applicant: Larry Johnson, LeChase
Address: 1400 North Goodman Street
Zoning District: M-1 Industrial District
Description: To construct an 11,234 sf building addition including 4 loading docks, 3 waste compactors, and 1 overhead door. Project also includes minor reconfiguration of a portion of the parking lot.
Section of Code: 120-191D(3)(a)[6] More than two loading spaces in any district adjacent to any residential district or Open Space District.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 07/27/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, September 1, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-008-15-16
Applicant: Matthew Dengler & Laura Beth Lincoln
Address: 37 Eagle Street (Corn Hill/3rd Ward Preservation District and National Register District)
Zoning District: R-3 High Density Residential District
Description: To construct a 2-family dwelling with a detached garage having an additional residential unit above. A Certificate of Appropriateness is required from the Rochester Preservation Board.
Section of Code: 120-191D(3)(a)[10] A portion of the property is located in a National Register District
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Type II
Application Date: 08/21/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-009-15-16
Applicant: Robert Frank, Elduque LLC
Address: 600 West Avenue
Zoning District: M-1 Industrial District
Description: To expand outdoor bus storage in an area previously used for utility contractor outdoor storage along north property line adjacent to railroad.
Section of Code: 120-191D(3)(a)[12] Any outdoor activity area accessory to a nonresidential use.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 08/21/15
Contact Person: Jason Haremza, 428-7761 or jason.haremza@cityofrochester.gov

File #: SP-010-15-16
Applicant: Ray Trotta, The HollandTrotta Project
Address: 10 Prince Street (East Avenue Preservation District and National Register District)
Zoning District: R-3/O-O
Description: To change the use of an existing 3-story school to a 12-unit multifamily dwelling with a 14-space parking area. A Certificate of Appropriateness is required from the Rochester Preservation Board.
Section of Code: 120-191D(3)(a)[10] The property is located within a National Register District.
120-191D(3)(a)[17] The conversion of floor area designed for nonresidential use to a residential use in any residential district.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 08/21/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-011-15-16
Applicant: Eli Fischer, ROC Recycling Company
Address: 184, 186 and 190 Smith Street
Zoning District: CCD-R Center City District-Riverfront
Description: To change the use from a collision shop to a recycling center for paper products, redeemable items, electronics and the like, approximately 3,000 sq. ft.
Section of Code: 120-191D(3)(b)[1] Minor Site Plan Review is required for a recycling center.
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 08/26/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, September 8, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-012-15-16
Applicant: Bill Daly, AJ Costello & Son
Address: 444, 450 and 460 E. Henrietta Road
Zoning District: PD#11-CityGate
Description: To develop the southern 14 acres +/- of CityGate known as Phase III, including site preparation, installation of street, sidewalk and utility infrastructure, canal improvements and the construction of a 1-story 27,000 square foot outdoor specialty retail store (REI) and a 4-story 90,000 square foot mixed-use (residential/commercial) building.
Section of Code: 120-191D(3)(a)[16] Minor Site Plan Review is required for incremental development in a Planned Development District (PD).
Case Type: Minor
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Application Date: 08/26/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-013-15-16
Applicant: Anthony Valentini, Owner
Address: 266 Anderson Avenue
Zoning District: M-1 Industrial District
Description: To construct a 2,500 square foot addition to a collision shop for vehicle storage.
Section of Code: 120-191D(3)(b)[3] vehicle storage.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Type II
Application Date: 09/01/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

File #: SP-014-15-16
Applicant: John Love, Websmart Auto for Bob Johnson Chevrolet
Address: 1000 Lexington Avenue (GM Components Holding, LLC)
Zoning District: M-1 Industrial District
Description: To repurpose an employee parking lot the GM Plant by establishing an ancillary parking lot (+/- 300 new vehicles) for Bob Johnson Chevrolet located at 1271 W. Ridge Road.
Section of Code: 120-191D(3)(b)[3] vehicle storage
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type II
Application Date: 09/01/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

**Tuesday, September 29, 2015
10:00 AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-015-15-16
Applicant: James Boglioli, Benderson Development
Address: 700, 710, **718**, 722, 732-734 E. Main Street and 138, 140.5, 144, 146, 148, and 150-152 N. Union Street
Zoning District: CCD-M Center City District-Main Street
Description: To redevelop the existing "Delta Sonic", including replacement of the convenience store, gas pumps, tanks, canopy and islands, creating new circulation pattern, adding new vacuum islands, and façade improvements to all existing structures.
Section of Code: 120-191D(3)(b)[3] Minor Site Plan Review is required for development or redevelopment of a use devoted to vehicle related uses.
Case Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 09/28/15
Contact Person: Zina Lagonegro, 428-7054 or zina.lagonegro@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, October 6, 2015
10:00 AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS:

File #: SP-016-15-16
Applicant: Fred Rainaldi, Whitney Baird Associates
Address: 145 and 155 Culver Road and 350 Rosedale Street
Zoning District: Culver Road Armory Planned Development District #15 (PD#15)
Description: To amend the planned development district (PD) regulations and development concept plan for the Culver Road Armory by eliminating multifamily dwellings as a permitted use, increasing permissible parking, and replacing a proposed condominium building with a retail bldg.
Section of Code: 120-191D(3)(b)[3] Minor Site Plan Review is required for development or redevelopment of a use devoted to vehicle related uses.
Case Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Application Date: 09/28/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

SITE PLAN REVIEW AGENDA

Tuesday, December 1, 2015
10:00AM City Hall Room 223B

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-020-15-16
Applicant: Tyler Moriarty, Moriarty Diesel Performance LLC
Address: 1005 Mt. Read Blvd.
Zoning District: M-1 Industrial district
Description: To change use of a 16,800SF 1-story building from light manufacturing to repair of trucks and equipment (no passenger vehicles), to include raising 3100SF of roof to accommodate tall vehicles, installation of 6 overhead doors, and construction of a gravel parking area in the rear.
Section of Code: 120-191D(3)(b)[3] Minor Site Plan Review is required for vehicle repair.
Case Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Unlisted
Application Date: 11/05/15
Contact Person: Peter Siegrist, 428-7238 or peter.siegrist@cityofrochester.gov

File #: SP-021-15-16
Applicant: Jose Fontenez
Address: 176 Child Street
Zoning District: R-2 Medium-density residential district
Description: To reestablish use as vehicle repair
Section of Code: 120-191D(3)(b)[3][a] Site plan review is required for redevelopment of vehicle repair.
120-192B(1)(b) A special permit is required to reestablish a nonconforming use of similar or less intensity than the abandoned previous use in a structure not designed for a permitted use.
Case Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Unlisted
Application Date: 11/20//15
Contact Person: Tom Kicior, 428-7762 or thomas.kicior@cityofrochester.gov