CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #2: Staff Reviewer: Jill Wiedrick

File Number: E-034-15-16

Case Type: Special Permit

Applicant: Abigail Hayes

Property Address: 1581 Dewey Avenue

Zoning District: C-2 Community Center District

Section of Code: 120-43T; 120-146.1

Request: **To establish a high-impact secondhand jewelry store, with hours of operation 10:00AM to 6:00PM; an action requiring City Planning Commission approval.**

At the February 22, 2016 City Planning Commission Hearing, this application failed by a vote of 3-3-0 to receive four (4) concurring votes for approval or denial. Pursuant to Section 120-184D.(1)(a) of the City of Rochester Zoning Code, "The concurring vote of four members shall be necessary for any action by the Commission."

Pursuant to Section 120-184G.(4)(b) which states, "Where no decision is made by the Planning Commission and the time period for rendering a decision has not expired, the action will be placed on the agenda of the next scheduled regular or special meeting." A new vote will be taken, and four concurring votes will be required to either approve or deny the application.

Analysis:
The subject property is a mixed use building at the corner of Dewey Avenue and Pullman Avenue. The building is legal for a store and two families on the first floor and four families on the second floor. The last legal use of the retail space was a dollar store.

The applicant wishes to pursue a Special Permit to establish a high-impact secondhand jewelry store with hours of operation 10:00AM to 6:00PM, Monday through Saturday. The applicant will sell jewelry, but also purchase and trade items on-site. Parking is located in front of the building, according to the applicant.

Code Compliance:
Pursuant to the definitions of Retail Sales and Service, High-Impact, as well as Sections 120-43T and 120-146.1 of the Zoning Code:

1) High-impact retail sales and service uses **MUST NOT** be located within 500 feet of any other high-impact use or within 500 feet of any protected use (i.e. private schools, and public and semi-public uses, except police and fire stations.)

   Currently, the buffer map shows that the proposed use is within 500 feet of two other high-impact retail sales and service uses.

1514 Dewey Avenue	*Kilima (Grocery Store)*
1548 Dewey Avenue	*El's Delicatessen (Grocery Store)*

2) The hours of operation for high-impact retail sales and service uses in a C-2 District are to be determined by the Planning Commission.

   The applicant's proposed hours of operation are 10:00 AM to 6:00 PM, Monday through Saturday, within the hours usually permitted in a C-2 District.

3) In new construction, as well as re-occupancy of an existing building, areas of transparency shall be provided along the primary street frontage and shall be equal to 70% of the wall area between the height of two feet and eight feet from the ground. In addition, no interior shelving may block these windows.

   The applicant is aware of this requirement and has been instructed to not block the windows. The existing storefront windows meet the intent of the transparency requirement.

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. A negative declaration was issued by the City Planning Commission on February 22, 2016.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 1585 Dewey Ave

2. **APPLICANT:** Abigail Hayes **COMPANY NAME:** Abby's Jewelry

   ADDRESS: 30 Plave St **CITY:** Roch **ZIP CODE:** 14606

   PHONE: (585)217-6473 **FAX:** _____

   E-MAIL ADDRESS _____

   INTEREST IN PROPERTY: **Owner** _____ **Lessee** ✓ **Other** _____

3. **PLAN PREPARER:** _____

   ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

   PHONE: _____ **FAX:** _____

4. **ATTORNEY:** _____

   ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

   PHONE: _____ **FAX:** _____

   E-MAIL ADDRESS _____

5. **ZONING DISTRICT:** _____

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** _____
   Jewelry Store - Buy, sell, & trade jewelry.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Abigail Hayes **DATE:** 1/18/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

BUILDING BUREAU
ROOM 121
4:11PM Jan 29/16
01-0002 001 BUD
#18857
Zoning $250.00
INFO 1581 DEWEY
CHECK $250.00

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

Yes

B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

NO - I also live in the neighborhood. I intend on fitting in and not changing the neighborhood but to help make it better.

C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

No construction. the intent is to fit in and not make changes.

D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

Yes - the proposed building OR use will be served adequetly by essential public facilities and services.

E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

No changes being done to outside of building OR natural changes.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Abby's Jewelry

Project Location (describe, and attach a location map): 1585 Dewey Ave

Brief Description of Proposed Action: Jewelry Store Buy, Sell + trade jewelry.

Name of Applicant or Sponsor: Abigail Hayes

Telephone: 217-6473

E-Mail: ahayes@monroecounty.gov

Address: 20 Prave St

City/PO: Rochester

State: NY

Zip Code: 14606

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☑ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☑	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☑	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☑	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES			

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Abigail Hayes Date: 1/18/16

Signature: Abigail Hayes

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City Planning Commission
Name of Lead Agency

February 22, 2016
Date

David Watson
Print or Type Name of Responsible Officer in Lead Agency

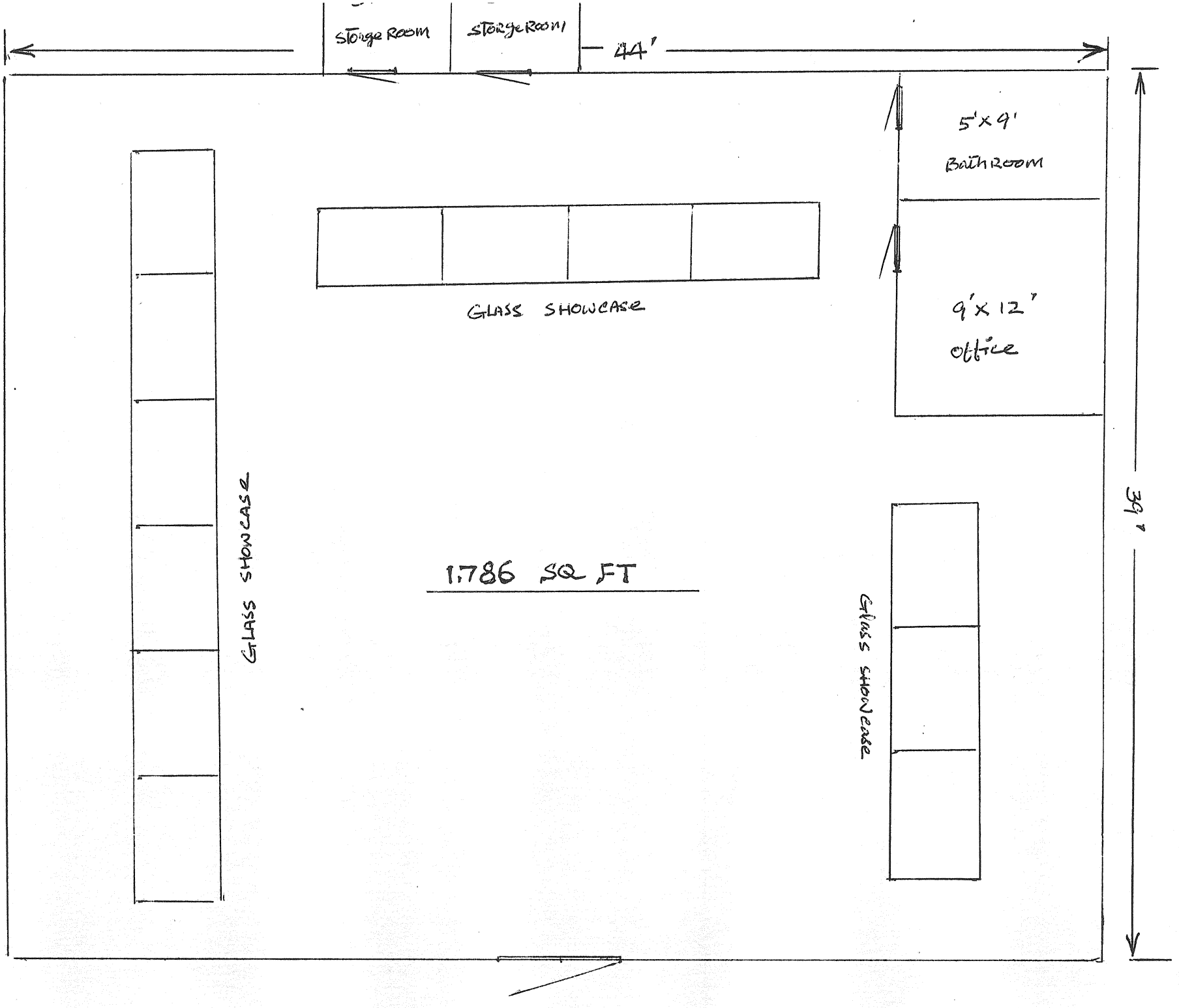
Chairperson
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Jill M Wedick
Signature of Preparer (if different from Responsible Officer)

PRINT

RESET


STORAGE ROOM
STORAGE ROOM
44'
5'X9'
BATHROOM
GLASS SHOWCASE
9'X12'
OFFICE
GLASS SHOWCASE
1786 SQ FT
GLASS SHOWCASE
39'

Community is our Nature

Maplewood™
Neighborhood Association

February 20, 2016

City Planning Commission
City Hall Room 302-A
Rochester, NY 14614

Re: **E-034-15-16**

To the Members of the Planning Commission,

On behalf of the Maplewood Neighborhood Association's Board of Directors, we are asking that the City Planning Commission deny the application by Abigail Hayes requesting a Special Use Permit to establish a high impact store at 1581 Dewey Avenue. Our argument for opposing this application for a Special Use Permit is that there **already exists two (2) high impact retail businesses within 500 ft of the 1581 Dewey Avenue location**. Approving this application further saturates an area that does not need another high impact business. The City's Staff Report notes the two other high impact locations within 500 ft of the 1581 Dewey Avenue as 1514 Dewey Avenue and 1548 Dewey Avenue.

Section 120-192(B)(2) states that the special use permit procedure is intended to provide a means to establish those uses having some special impact or uniqueness "which requires a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on a given site. They are uses that may or may not be appropriate in particular location **depending on a weighing, in each case, of the public need and benefit against the local impact and effect.**" Section 120-192(B)(3)(a)(1) states that a special use permit shall be approved **only** if the evidence presented establishes that, among other things, that the proposed application will not have a substantial or undue adverse impact upon adjacent property, and the character of the neighborhood and other matters affecting the public health, safety and welfare. It is our position that adding another high impact retail to a small geographic (2 block area) area that already has two high impact retail establishments does cause an adverse impact to the immediate area. The City's code does not state nor imply not have prior CPC rulings stated that the high impact business must be selling the same items as existing high impact businesses to have the 500 foot buffer apply. We are also concerned that a second hand jewelry business may not be a viable business in this location but if the Special Use Permit were granted that would remain even if the business were to close thus allowing other high impact retail to operate out of that location and the neighborhood having no recourse.

Therefore, the Maplewood Neighborhood Association asks that this request for a Special Use permit be denied.

Respectfully,

Kim Hare, Chair
MNA Zoning/Code Committee

Wiedrick, Jill

From: William J. Mackin <semper3fi@netscape.net>
Sent: Friday, February 19, 2016 2:51 PM
To: Wiedrick, Jill
Subject: File Number E-34-15-16

I have been informed that a public hearing has been scheduled for property located at 1581 Dewey Avenue for the purpose of establishing a high-impact secondhand jewelry store at that location. I was notified of this hearing because of the fact that I own property located at 1565 Dewey Avenue (I have owned that property since 1977). At the present time there are two locations within two tenths of a mile of 1581 Dewey Avenue which buy/sell second hand jewelry and other merchandise: 1440 Dewey Avenue-Rochester Pawn and Gold and 430 W. Ridge Rd.- U Trade Pawn Shop (corner of Dewey Avenue and W. Ridge Rd.) While not all transactions which take place at these locations involve the sale/exchange of stolen property, it has been my experience as a police officer that these businesses definitely do draw an element involved in that activity.

I have watched the quality of life in this neighborhood deteriorate over the years with the incidents of criminal activity ever increasing. The last thing this area needs is another location which fosters the aforementioned activity. I am strongly opposed to the establishment of this "high-impact secondhand jewelry store" at this location.

Sincerely,

William J. Mackin

Wiedrick, Jill

From: Penders, Ronald
Sent: Wednesday, March 02, 2016 2:41 PM
To: Wiedrick, Jill; Lagonegro, Zina B.
Cc: 'menright6@rochester.com'; 'Kim Hare'
Subject: 1581 Dewey Ave.

Good afternoon,

I want to convey a concern from the Maplewood Zoning and Code committee, they have reservations with allowing a jewelry store in the area that buys on site. They have a legitimate concern that this type of business could cause an increase in crime in the neighborhood. Through my discussions with random residents, it is a very genuine concern. It is also worth noting, that there is a pawn shop already about a block and a half away, and another about 2 blocks up. Another issue they are concerned with is parking, potential customers and tenants do not have much parking. The Maplewood community does not want to stop businesses from coming into the area, in fact it is the exact opposite. They would love to see more businesses in the area, but they would like the business to not have an adverse effect on the neighborhood.

Thank you for your time,

Ron Penders
Administrator
City of Rochester
Department of Neighborhood and
Business Development
Northwest Neighborhood Service Center
Pendersr@cityofrochester.gov
(585) 428-7620 Office
(585) 428-7621 Fax

FOR RENT
FOR RENT

FOR
RENT
734-5331
1585

High Impact Buffer Map

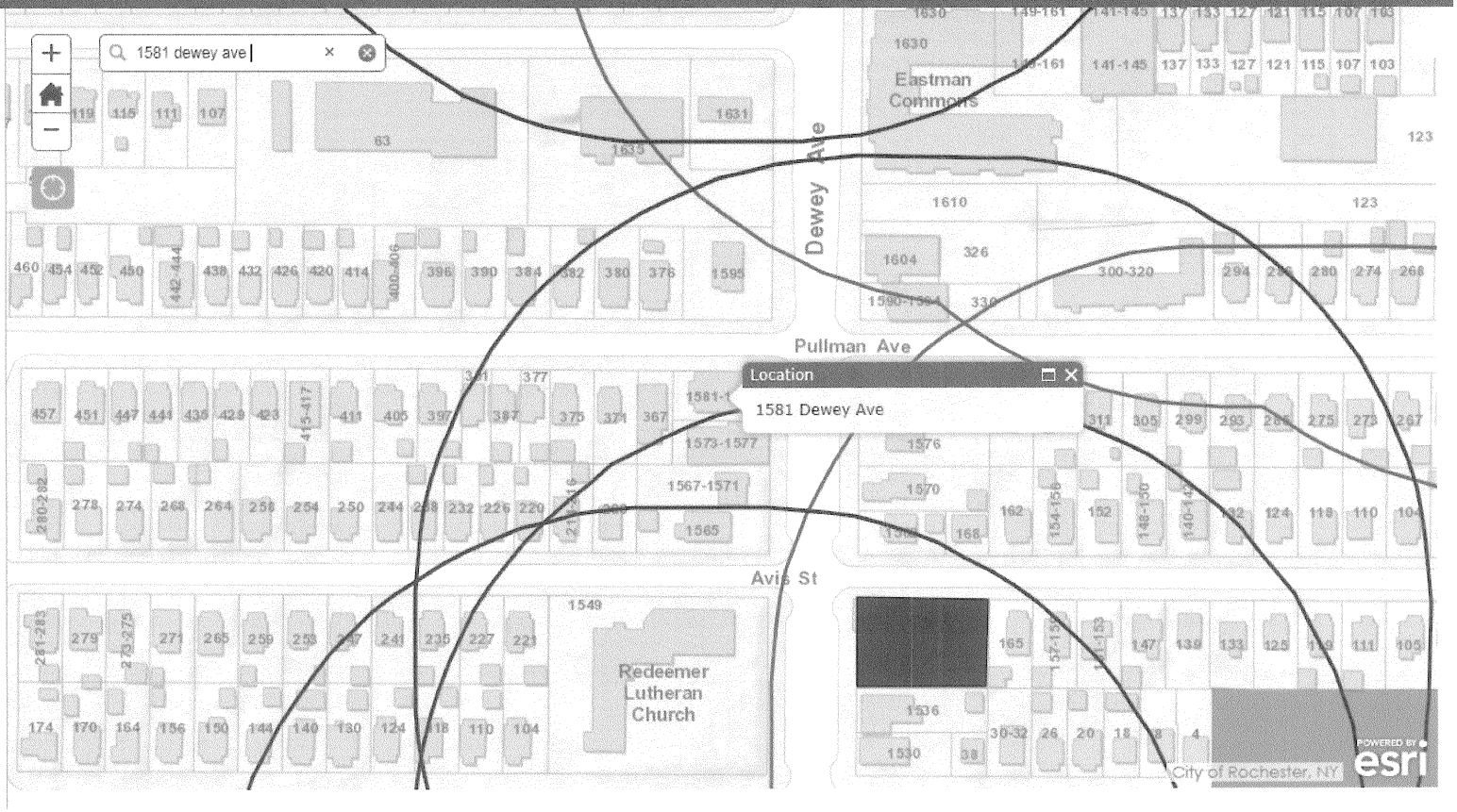
Retail Sales/Service, Secondhand/Pawn, and Protected Uses

High Impact Buffers

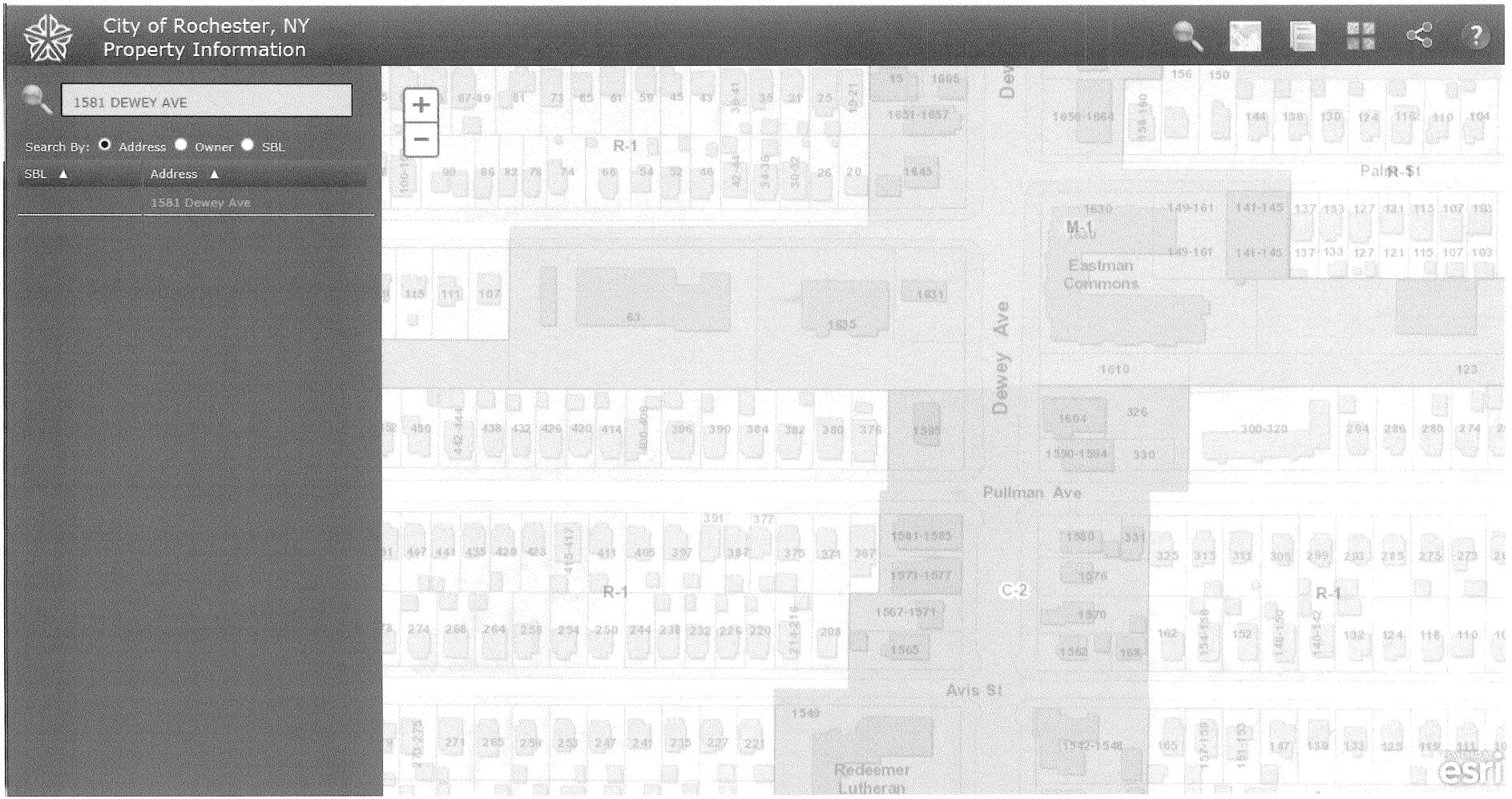
High Impact Locations

Protected Uses

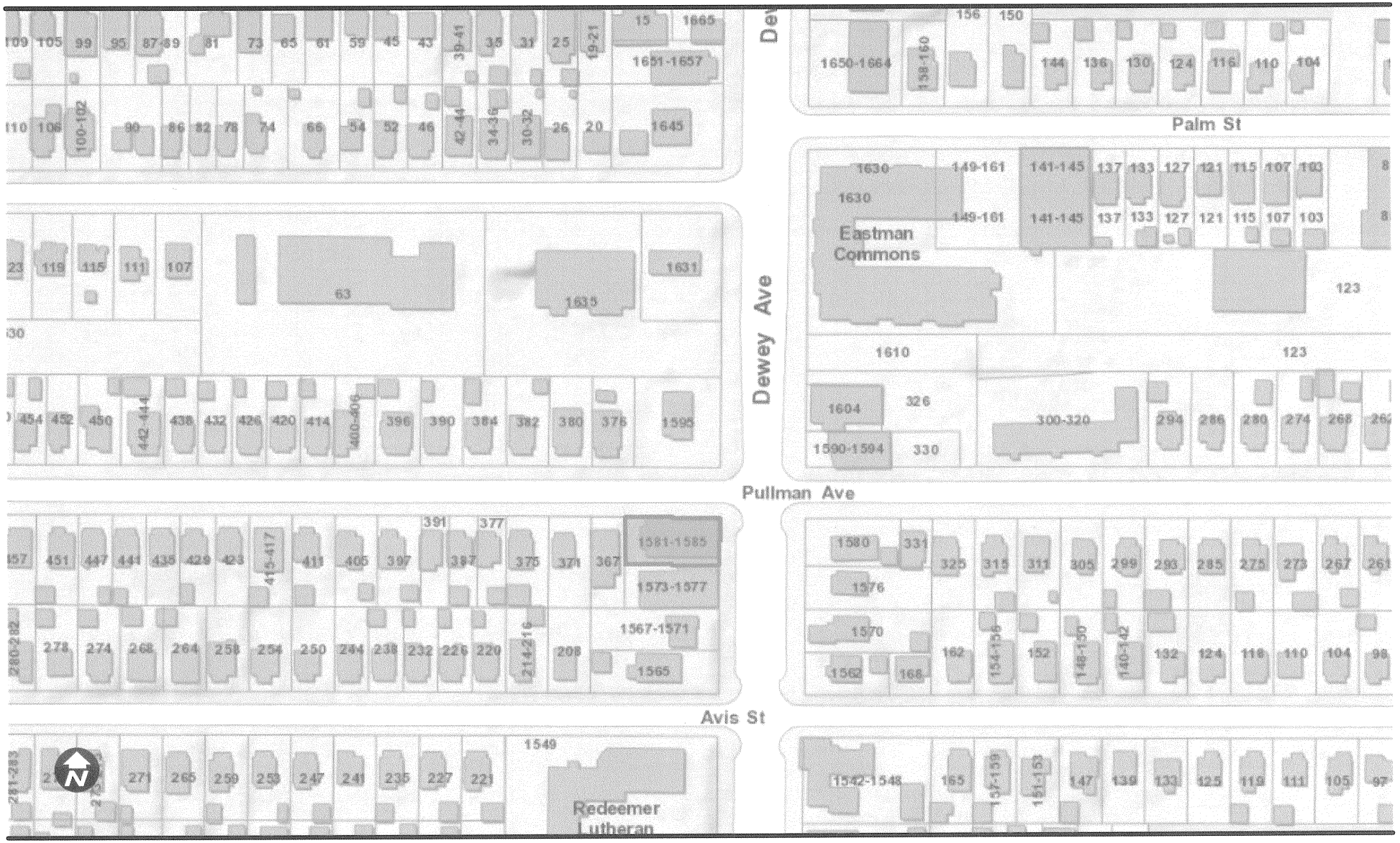
Protected Uses - 500 Foot Buffer of Parcels



US Parcels: 1581 DEWEY AVE
City: ROCHESTER
State: NY
Zip: 14615
Pictometry
Map
Auto
1 / 36
W
N
S
E
Rand St
Palm St
Pullman Ave
NORTHWEST QUADRANT
bing
© 2010 NAVTEQ © AND © 20
© 2016 Pictometry
5.54 Feet | Area: 6296.69 Square Feet
Date: 04/15/2015 | Level: Neighborhood | Scale: 75%


City of Rochester, NY
Property Information
1581 DEWEY AVE
Search By: Address Owner SBL
SBL
Address
1581 Dewey Ave
R-1
Dewey Ave
Eastman Commons
M-1
Pullman Ave
C-2
R-1
Avis St
Redeemer Lutheran
esri

1581-1585 DEWEY AV



February 4, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #3: Staff Reviewer: Jill Wiedrick

File Number: E-036-15-16

Case Type: Special Permit

Applicant: Jerry Testa, Testa Construction, Inc.

Address: 1302 Lake Avenue

Zoning District: R-3 High Density Residential District

Section of Code: 120-27F

Request: **To establish a career and technical education center for the adjacent charter school (University Preparatory School for Young Men); an action requiring City Planning Commission approval.**

At deliberations for the February 22, 2016 hearing, the City Planning Commission resolved to hold decision until a site plan was submitted by the applicant that showed the driveway located at 1290 Lake Avenue closed. In response, the applicant submitted a site plan. Please note that this proposal does not require site plan review, as per the Director of Planning and Zoning.

Analysis:
The subject property is located on Lake Avenue, near Seneca Parkway. This building was originally built as a single family home. Recently, the building had been used as a mix of offices and apartments. This property has been vacant since May 2010.

The applicant proposes to establish a career and technical education center for the adjacent charter school, University Preparatory School for Young Men (UPREP). As detailed in the floor plans provided by the applicant, there will be rooms dedicated to exercise, vocations and office space.

The addition of this educational opportunity to UPREP will not result in an addition of students, but may result in the increase in staff members, according to the applicant. A sidewalk will be constructed between the existing charter school and the proposed career and technical education center so that students may safely go to and from classes. Parking will occur behind the building, as there is currently a 25 space parking area, per the applicant.

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. A negative declaration was issued by the City Planning Commission on February 22, 2016.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 1302 Lake Ave.

2. **APPLICANT:** Jerry Testa **COMPANY NAME:** Testa Construction, Inc.

   ADDRESS: 12 Industrial Park Circle **CITY:** Rochester **ZIP CODE:** 14624

   PHONE: 585-254-8190 **FAX:** 585-254-8897

   E-MAIL ADDRESS jtesta@testaconstructionco.com

   INTEREST IN PROPERTY: **Owner** ☐ **Lessee** ☐ **Other** ☑

3. **PLAN PREPARER:** David Strabel

   ADDRESS: 24 Tudor Road **CITY:** Brockport **ZIP CODE:** 14420

   PHONE: 585-509-1811 **FAX:** N/A

4. **ATTORNEY:** Walter J. Licata, Esq.

   ADDRESS: 45 Exchange Blvd., Suite 1025 **CITY:** Rochester **ZIP CODE:** 14614

   PHONE: 585-232-1980 **FAX:** 585-232-2578

   E-MAIL ADDRESS llpc@rochester.twcbc.com

5. **ZONING DISTRICT:** _____

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):**
   Interior renovation to existing building to allow for vocational educational space.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 6 months

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: _____ **DATE:** 1/20/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

BUILDING BUREAU
ROOM 121
1:01PM Jan 20/16
Qt-0002 001 Lic#
#18294
Zoning $250.00
INFO 1302 LAKE AV
Charge $250.00

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

A. **The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.**

The building will be reused. It is vacant now. The exterior will be repaired in keeping with its present look and be kept historicaly correct.

B. **The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.**

There will be no additional students added to the School the Parking lot will remain as is and Traffic will not be increased.

C. **The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.**

the building will be a add on to the exsisting school operated and maintained by the school which is presently operating next door.

D. **The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.**

The site Plan and Parking will not change from its present use. Fire Protection to the exterior will be added all outher services should not be effected there will be no added students.

E. **The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.**

There will be no exterior demo outher than what is nessacary for reconstruction / Repair of the structure to repair damage caused by prior neglect.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Extension of University Prep School For Boys

Project Location (describe, and attach a location map):
1302 Lake Ave.

Brief Description of Proposed Action:
Interior renovations for vocational space

Name of Applicant or Sponsor:	Telephone: 585-254-8190
Testa Construction Inc.	E-Mail: jtesta@testaconstruction co.com

Address:
12 Industrial Park Circle

City/PO:	State:	Zip Code:
Rochester	New York	14624

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS REGIONAL ECONOMIC COUNCIL FUNDING / SHPO REVIEW City of Rochester building Permit	☐	☑

3.a. Total acreage of the site of the proposed action? 0.43 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.95 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Educational
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? YES	☑	☑	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES		

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Asbestos Abatment at 1290 Lake Ave for Previous Project	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jerry Testa Date: 1/5/16

Signature: Jerry Testa

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

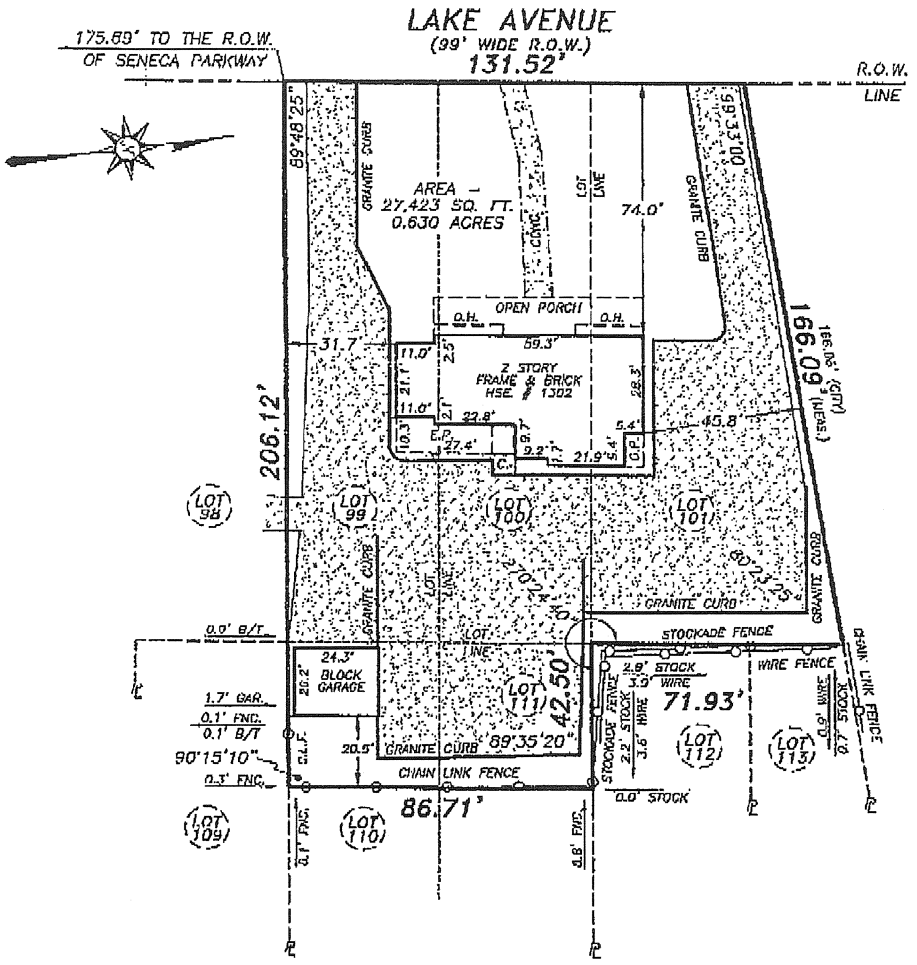
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City Planning Commission	February 22, 2016
Name of Lead Agency	Date
David Watson	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Jill Mulvihrick Signature of Preparer (if different from Responsible Officer)

PRINT FORM



CERTIFICATION:

I, ANDREW M. HODGE, HEREBY CERTIFY TO:

- -RICHARD LOCHNER
- -NIGOS KARATAS, ESQ.
- -FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

THAT THIS MAP WAS MADE MARCH 22, 2010
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED MARCH 19, 2010
AND REFERENCES LISTED HEREON.

STATE OF NEW YORK
ANDREW M. HODGE
050618
LAND SURVEYOR

N.Y.S.R.L.S. No. 050618 DATE

REFERENCES:

1.) LIBER 4 OF MAPS, PAGE 18.
2.) LIBER 10,191 OF DEEDS, PAGE 251.
3.) ABSTRACT OF TITLE No. 512764A (FRONTIER).

TITLE:

INSTRUMENT SURVEY MAP

1302 LAKE AVENUE
BEING LOTS No. 99, 100, & 101 AND PART OF LOTS No. 110 & 111
OF THE MAPLEWOOD AND LAKE AVENUE
CO-OPERATIVE BUILDING LOT ASSOCIATION TRACT,
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

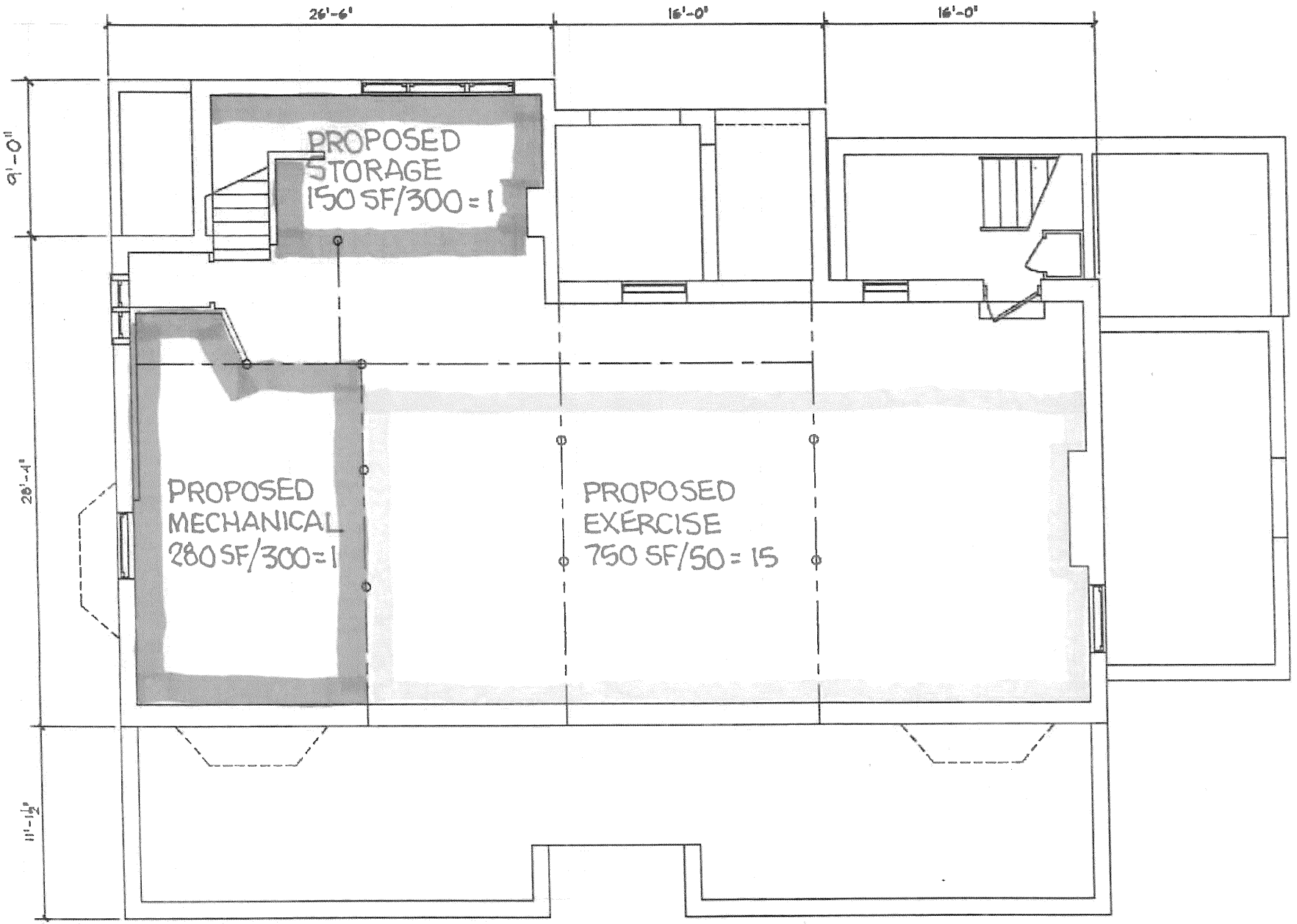
"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's red ink seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the persons for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

TRI-COUNTY LAND SURVEYORS, LLC.
WAYNE ONTARIO MONROE
18 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
Phone (585) 263-9950
Fax (585) 263-3591

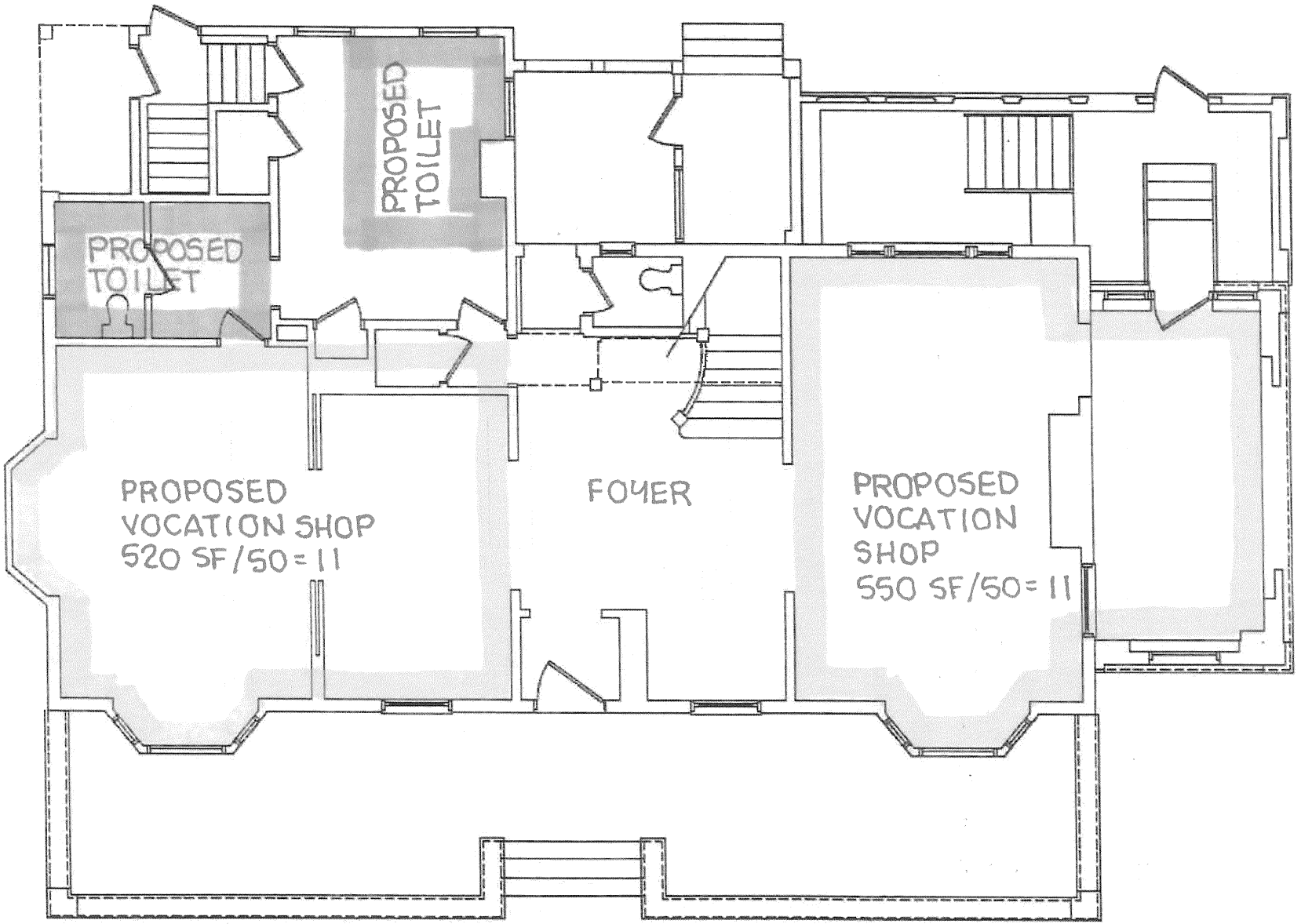
SCALE:	TAX ACCOUNT:	JOB NO.:	DATE:
1" = 40'	090.59-2-023	0322-10	MARCH 22, 2010



BASEMENT

1775 SQ.FT.

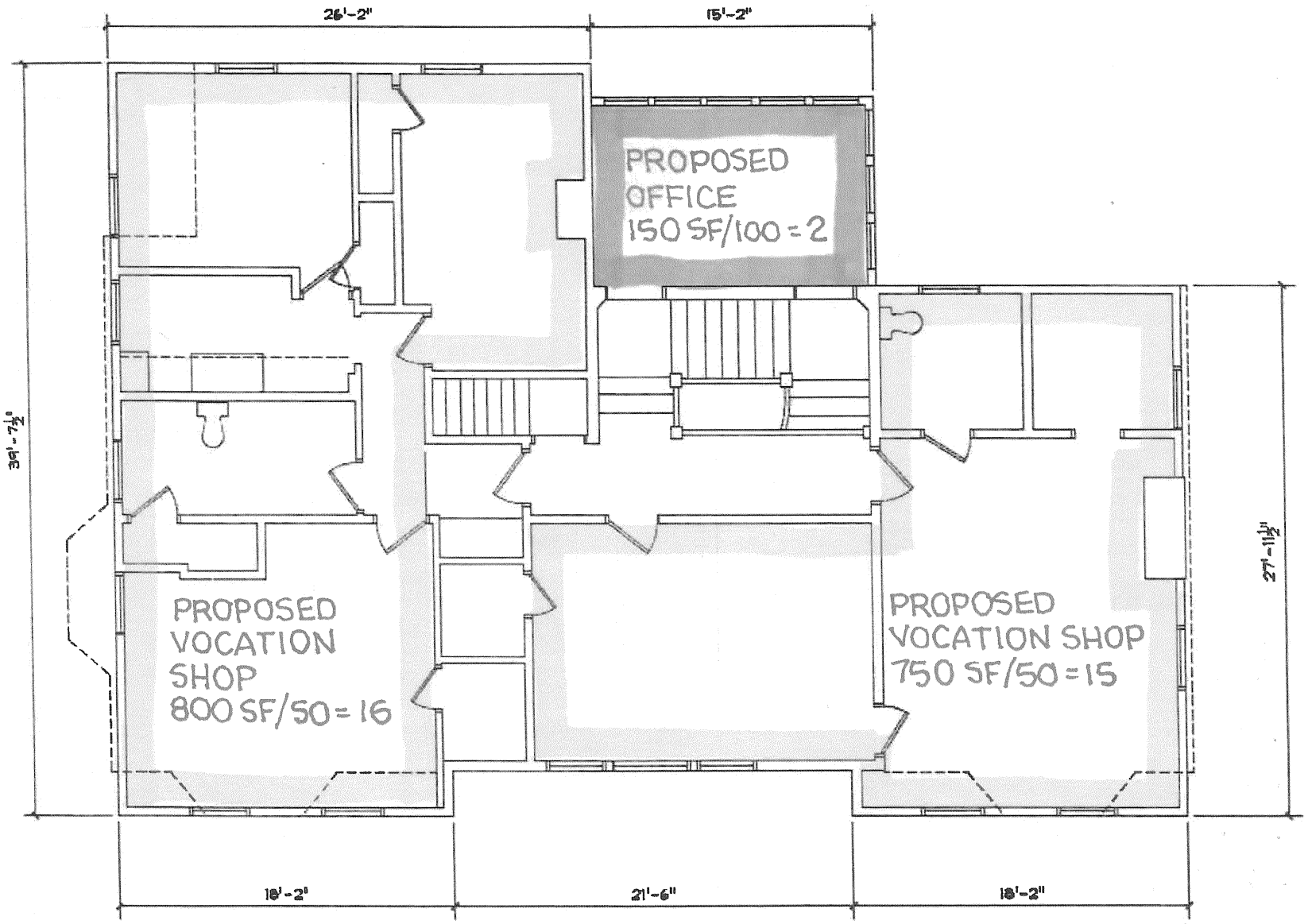
17 PROPOSED OCCUPANTS



FIRST LEVEL

2390 SQ.FT.

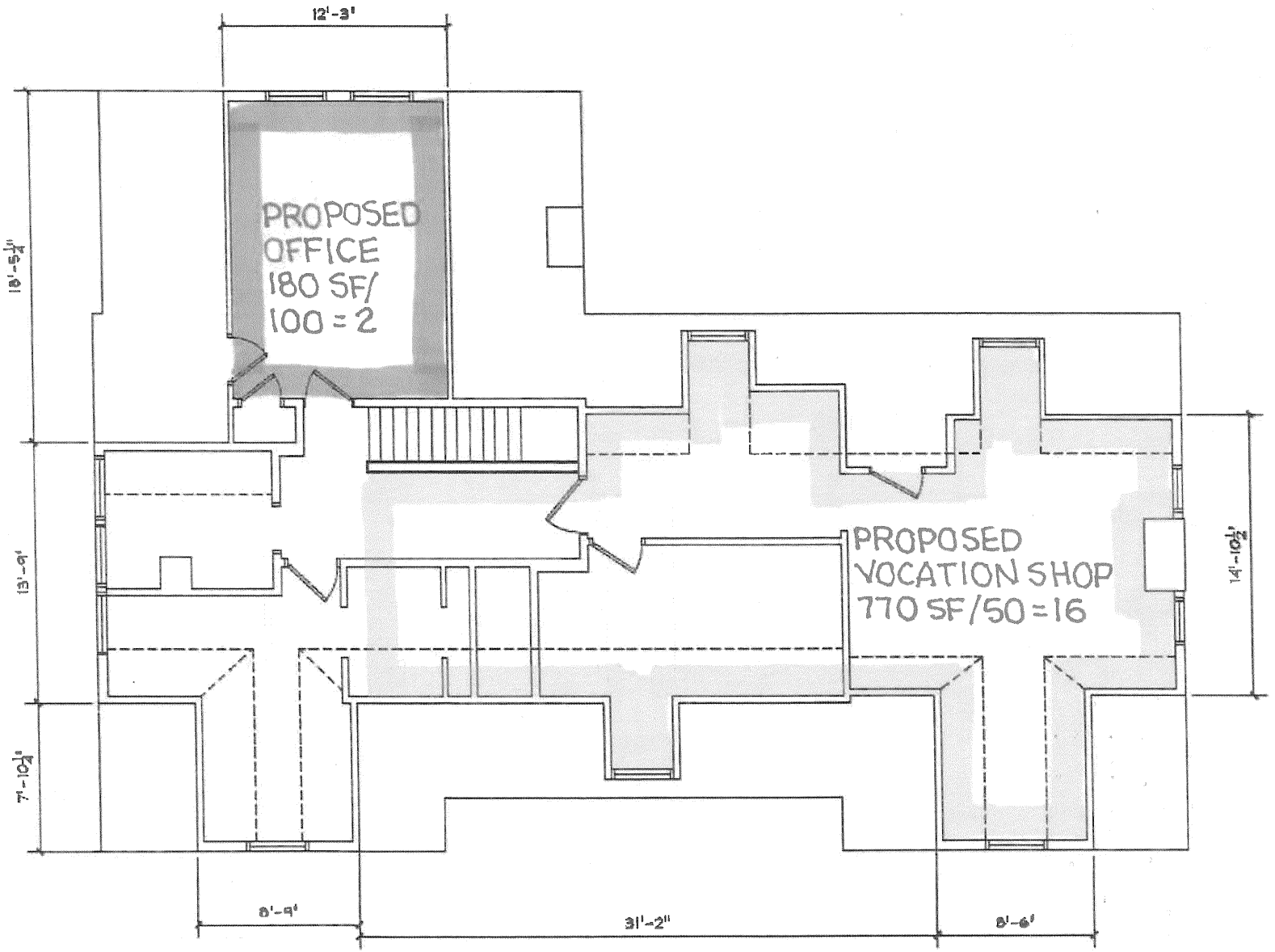
22 PROPOSED OCCUPANTS



SECOND LEVEL

2020 SQ.FT.

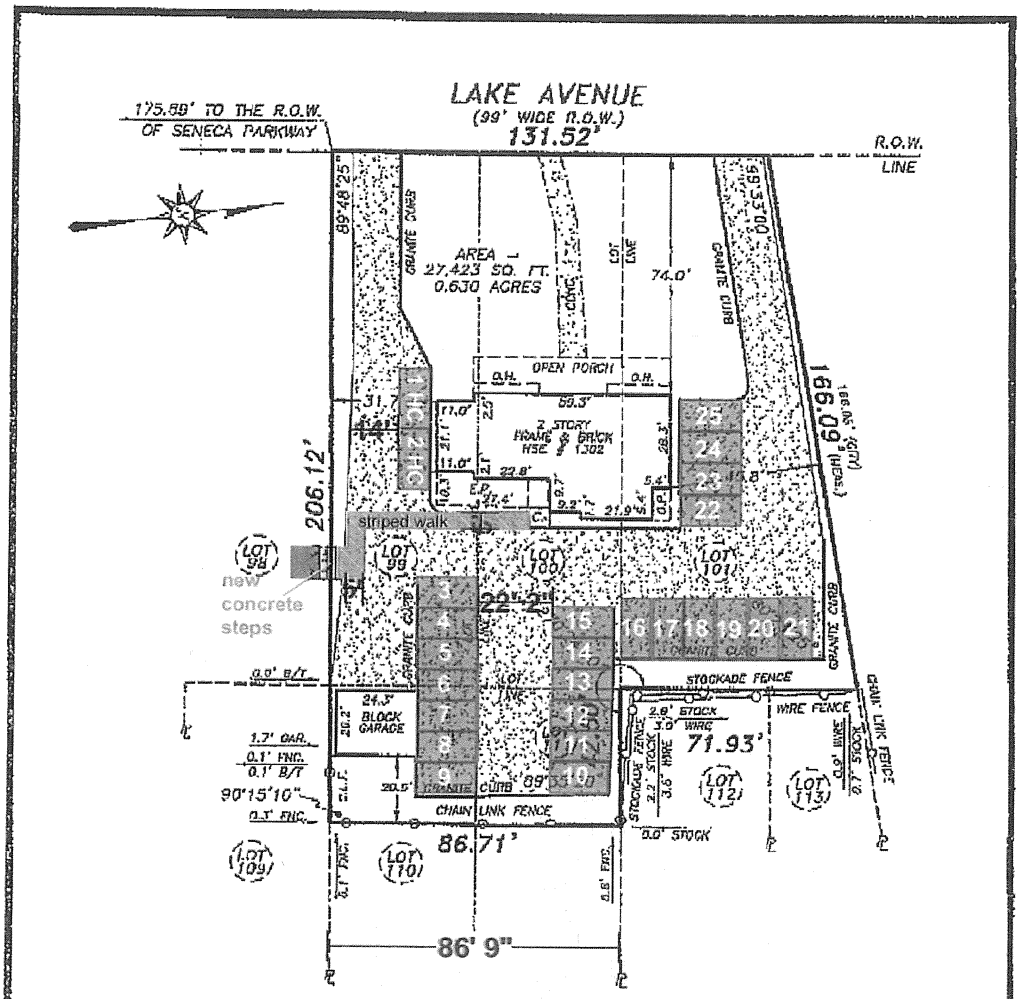
33 PROPOSED OCCUPANTS



THIRD LEVEL

1295 SQ.FT.

18 PROPOSED OCCUPANTS



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I, ANDREW M. HODGE, HEREBY CERTIFY TO:

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THAT THIS MAP WAS MADE MARCH 22, 2010
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED MARCH 10, 2010
AND REFERENCES LISTED HEREON.

STATE OF NEW YORK
ANDREW M. HODGE
050681
LAND SURVEYOR

N.Y.S.R.L.S. No. 050681 DATE

REFERENCES:

1.) LIBER 4 OF MAPS, PAGE 18.
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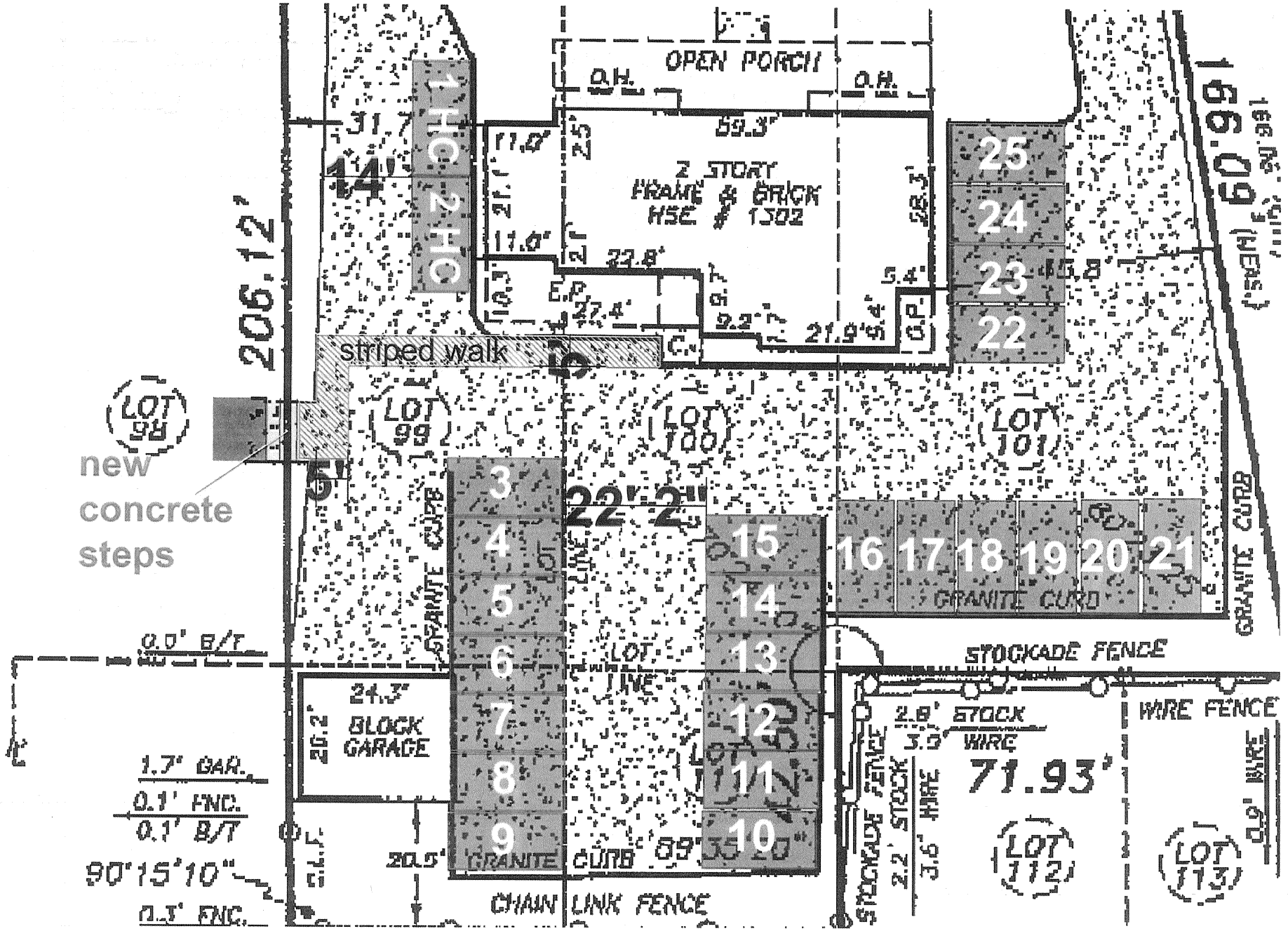
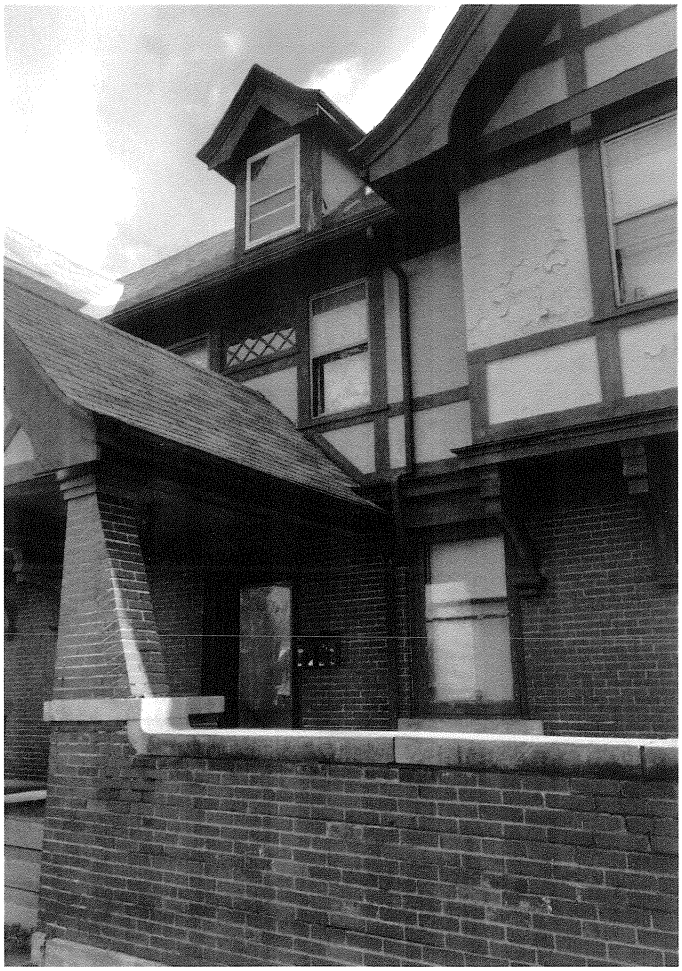
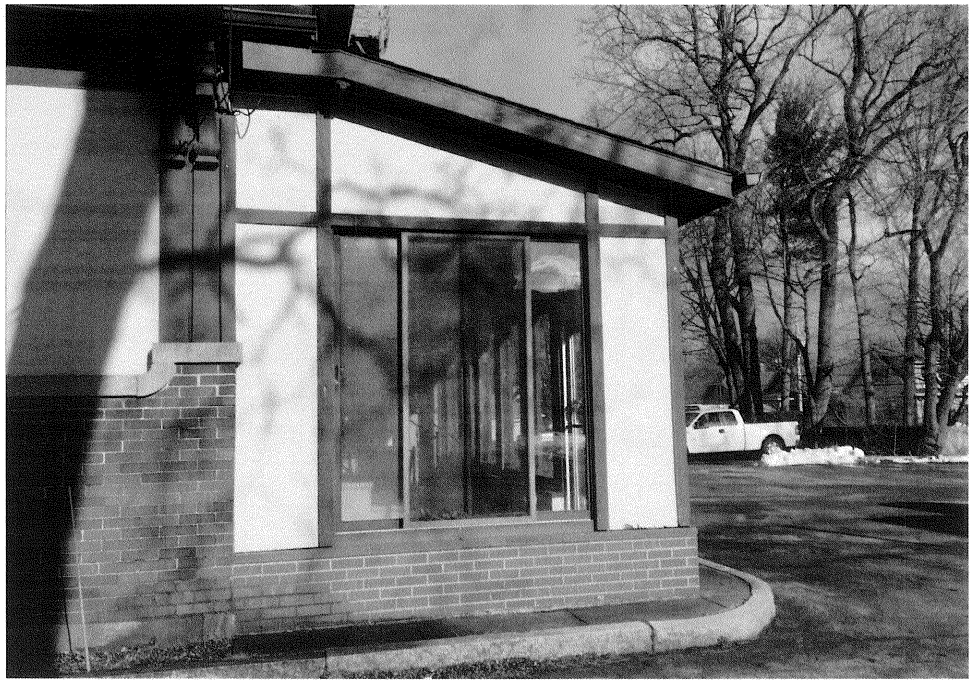
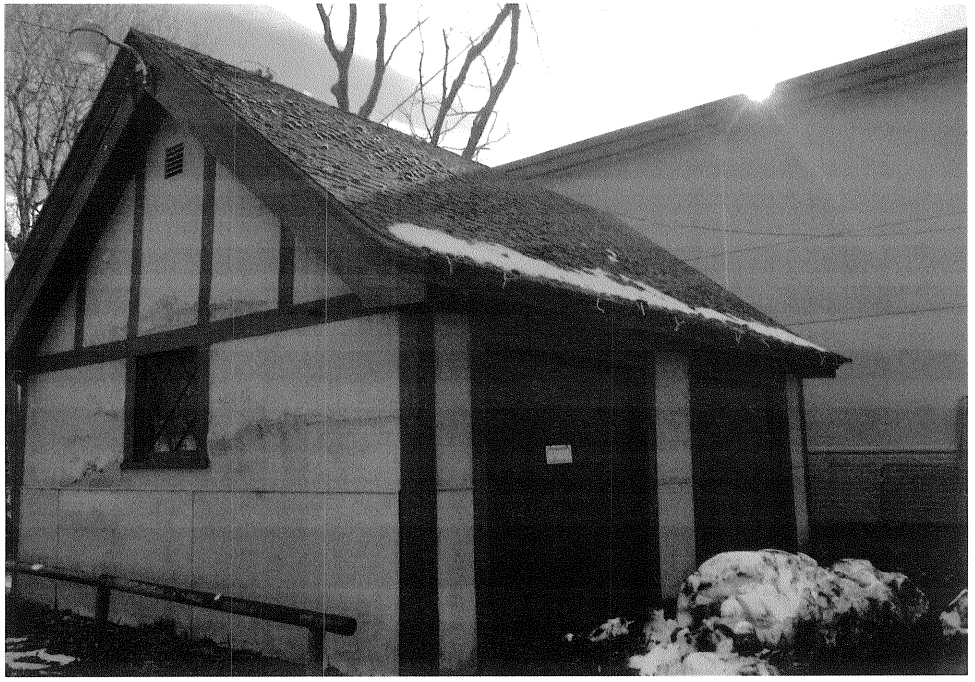
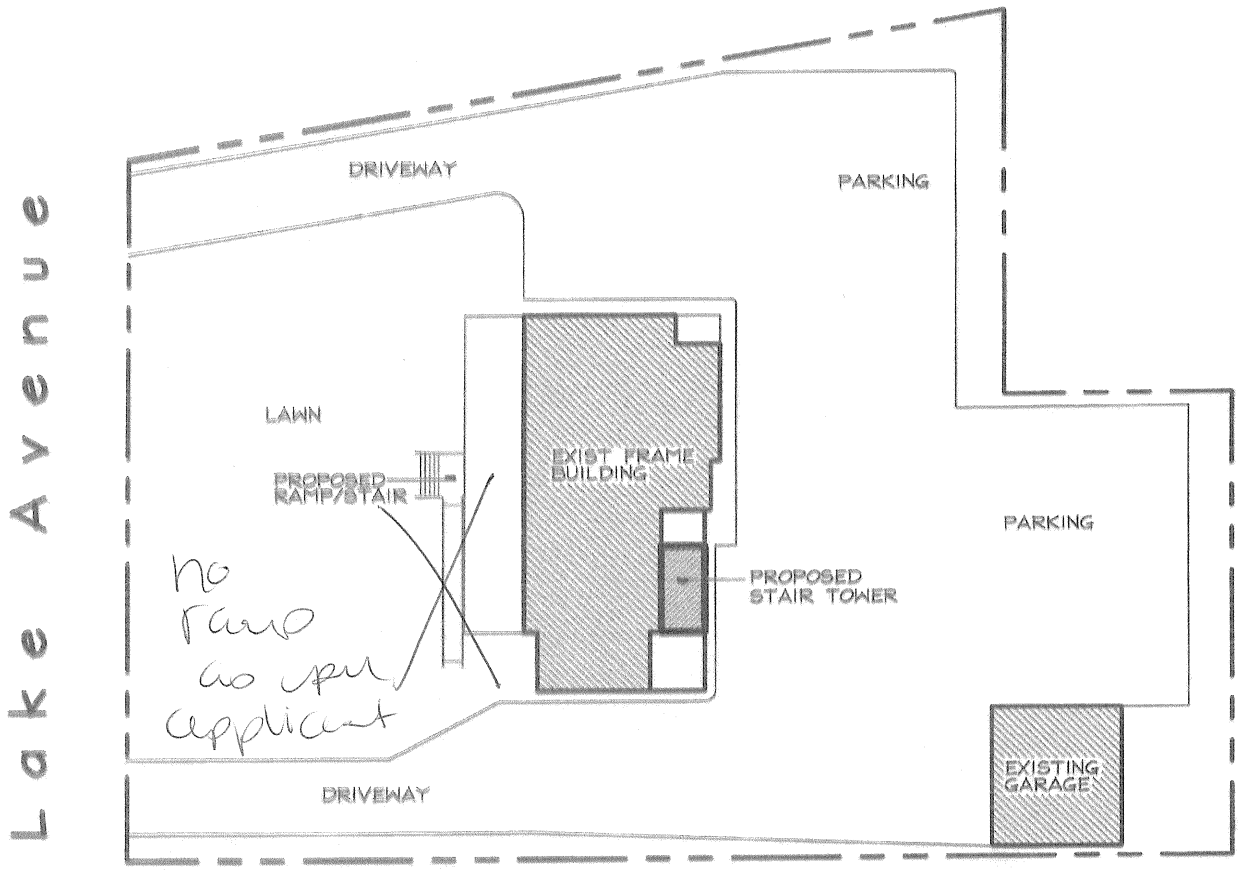

OPEN PORCH
O.H.
O.H.
59.3'
2 STORY
FRAME & BRICK
HSE # 1302
1 HC
2 HC
14
206.12'
striped walk
new
concrete
steps
LOT 98
LOT 99
LOT 100
LOT 101
5'
22'-2"
GRANITE CURB
3
4
5
6
7
8
9
15
14
13
12
11
10
16 17 18 19 20 21
22
23
24
25
0.0' B/T
24.3'
20.2'
BLOCK
GARAGE
1.7' GAR.
0.1' FNC.
0.1' B/T
90°15'10"
0.3' FNC.
20.5'
GRANITE CURB
CHAIN LINK FENCE
STOCKADE FENCE
2.8' STOCK
3.9' WIRE
71.93'
WIRE FENCE
2.2' STOCK
3.6' WIRE
0.9' WIRE
LOT 112
LOT 113
69.99' (MEAS.)





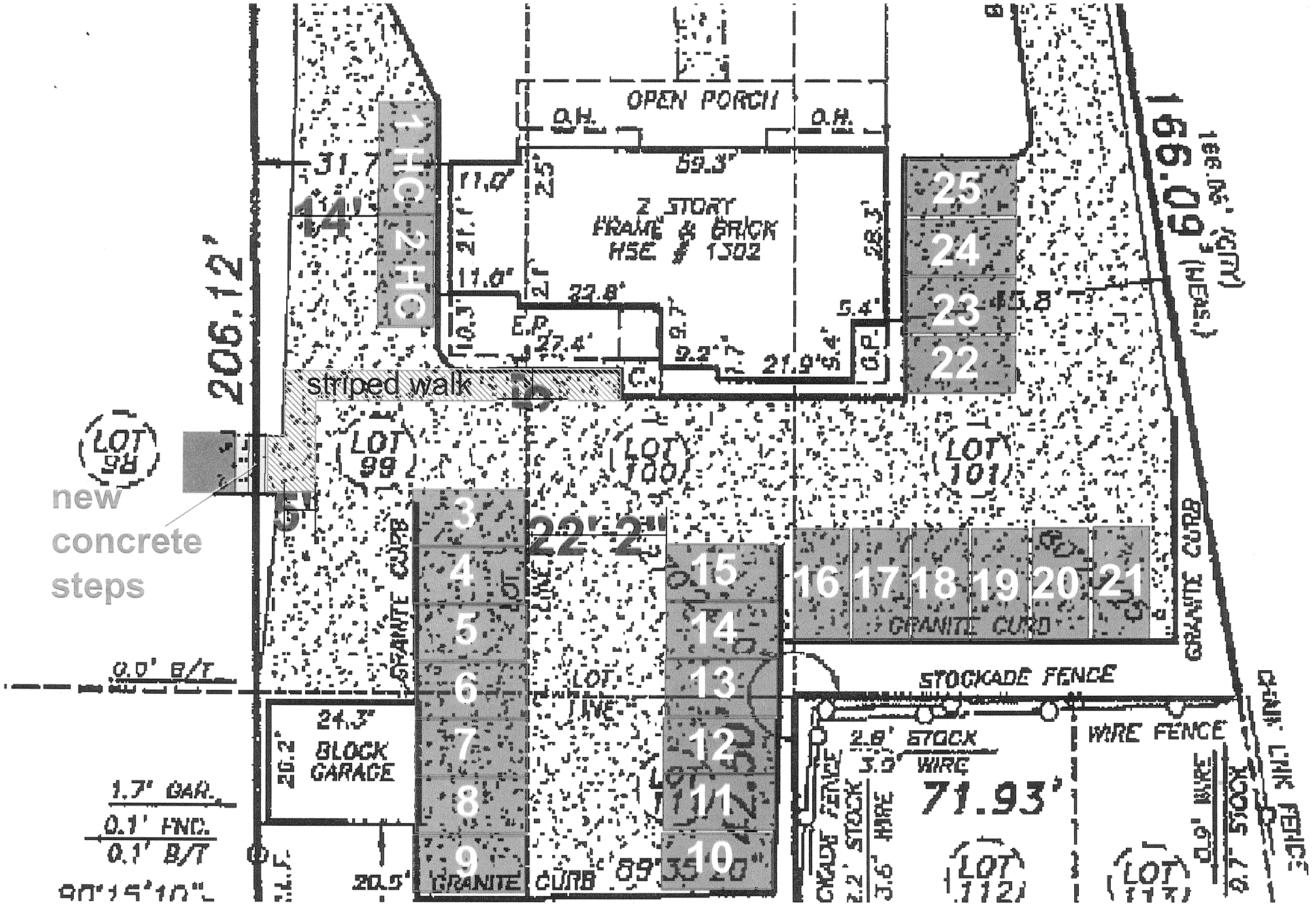


1302



UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

Submitted at hearing by applicant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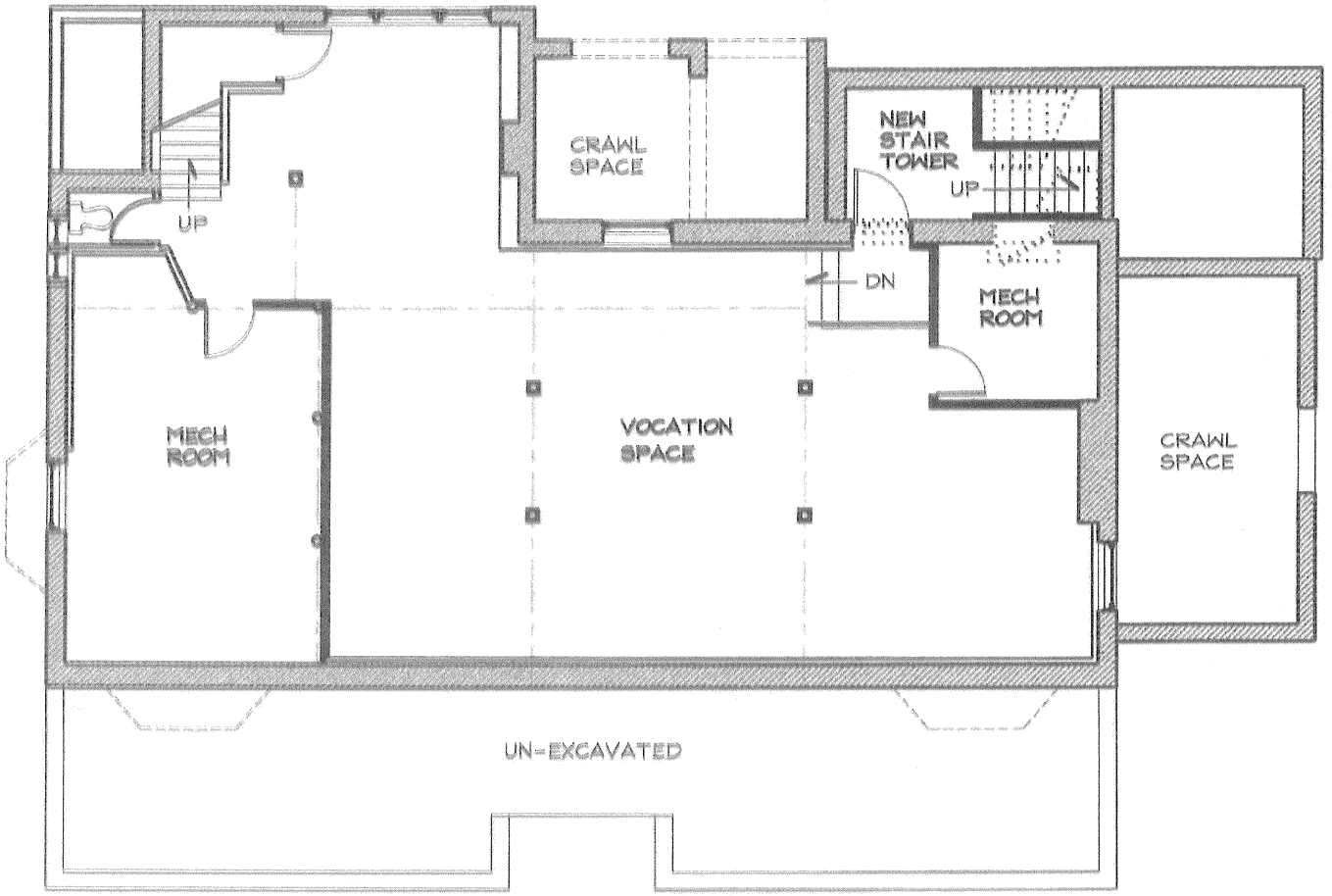
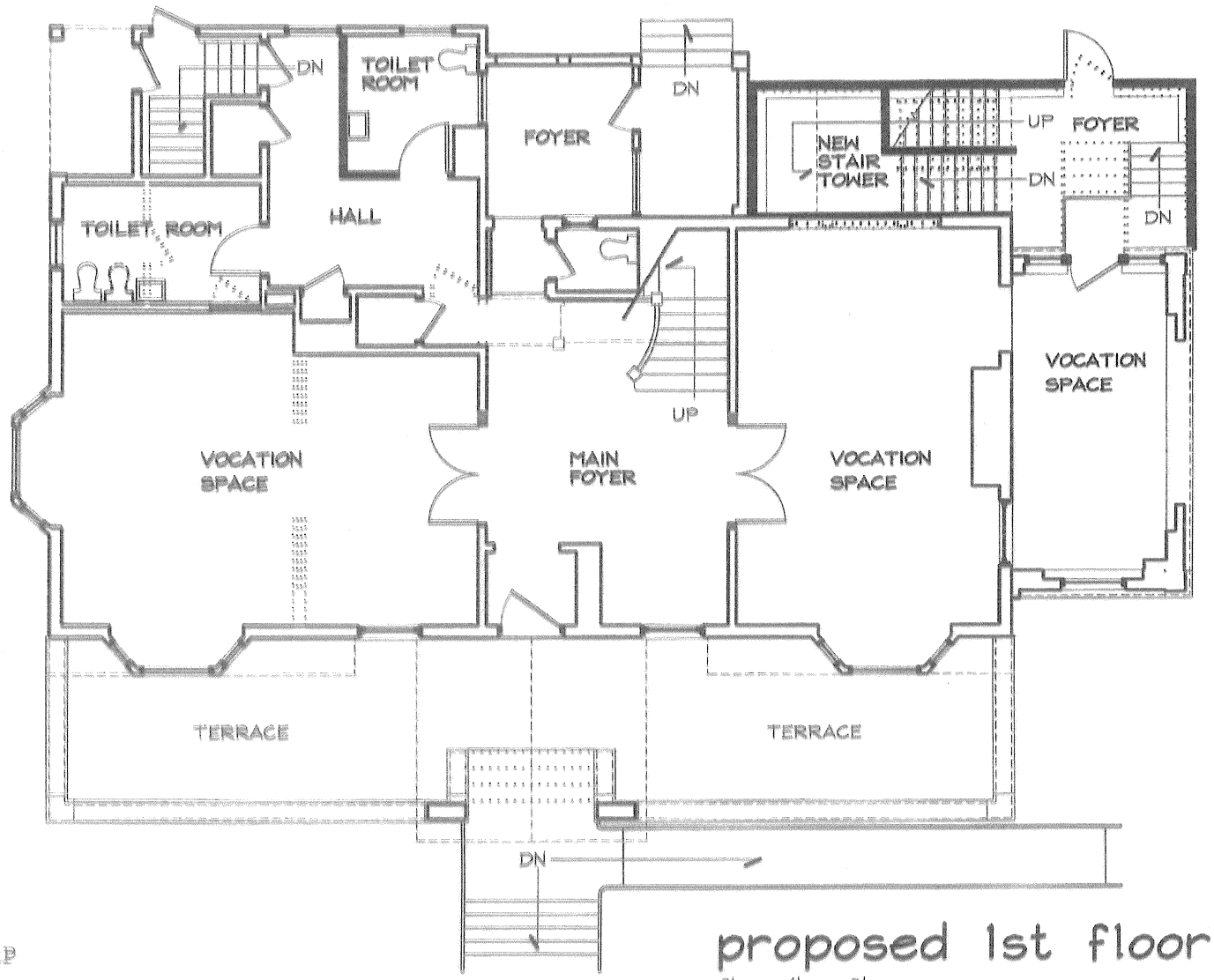


UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

proposed basement plan

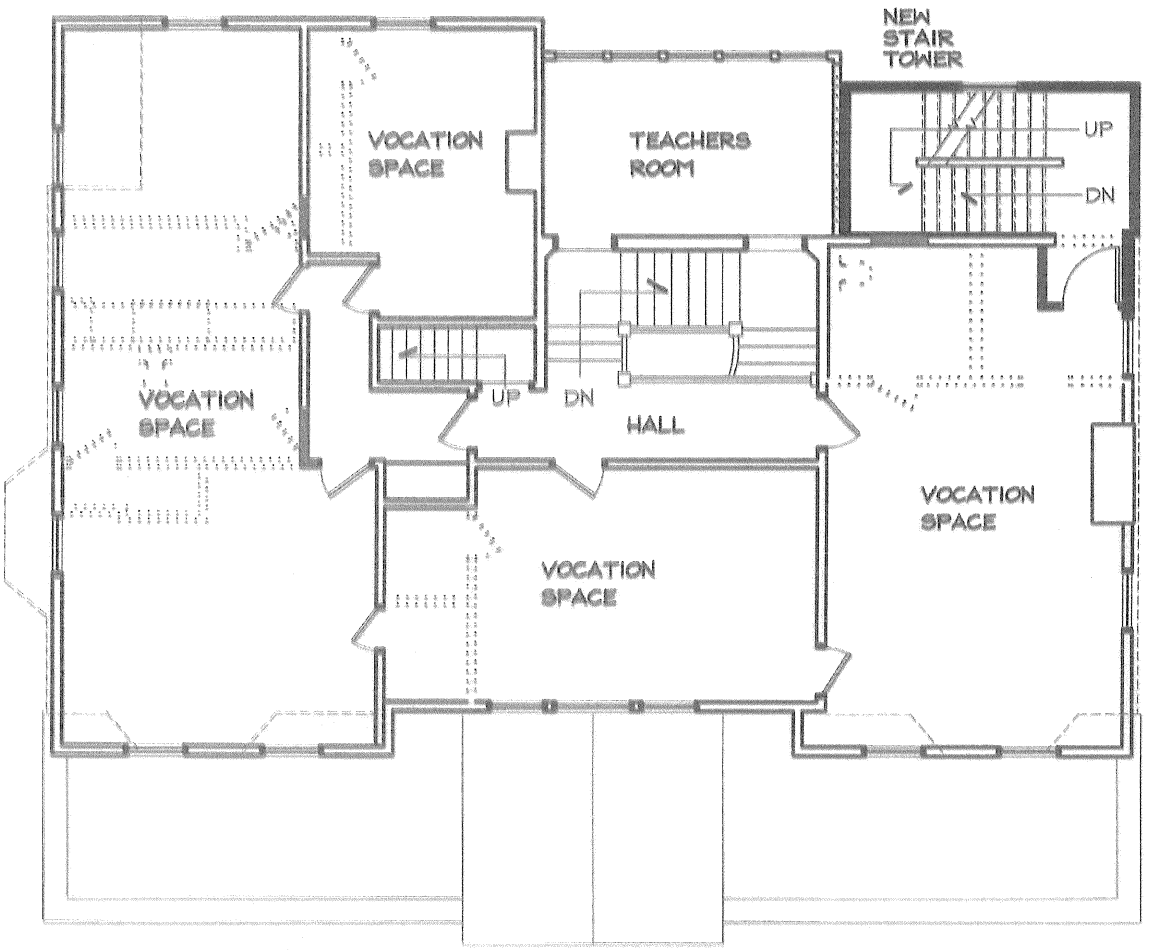
0' 4' 8'



proposed 1st floor plan

0' 4' 8'

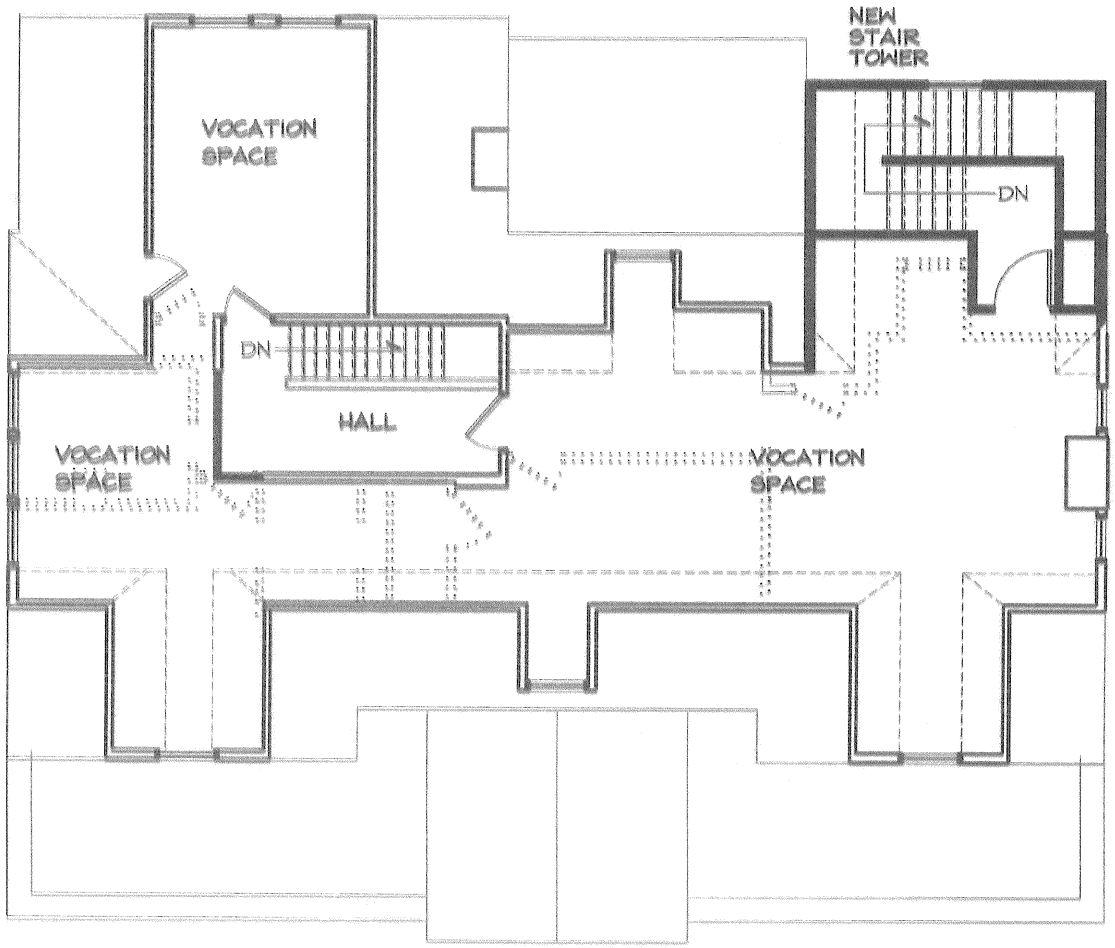
UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL



UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

proposed 2nd floor plan

0' 4' 8'



UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

proposed 3rd floor plan

0' 4' 8'

south elevation

0' 4' 8'

UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

east elevation

0' 4' 8'

UNIVERSITY PREP
1302 LAKE AVENUE
PROPOSED VOCATIONAL SCHOOL

Community is our Nature!

Maplewood™
Neighborhood Association

February 20, 2016

City Planning Commission
City Hall Room 302-A
Rochester, NY 14614

Re: **E-036-15-16**

To the Members of the Planning Commission,

On behalf of the Maplewood Neighborhood Association's Board of Directors, we are asking that the City Planning Commission approve the application of Jerry Testa of Testa Construction to renovate 1302 Lake Avenue thereby establishing a career and technical education center that is an addition to the U-Prep Charter School campus at 1290 Lake Avenue.

The property at 1302 Lake Avenue had been a property that the Maplewood Neighborhood Association has been concerned with for a number of years. The property has been all but abandoned and left to disrepair. We are excited that U-Prep has been able to purchase the location and will be using the building since it is part of the existing Maplewood Historic District. While we are supporting this application, we would ask that a few conditions be attached to the City Planning Commission's approval:

1. No exterior changes are made to the main residential structure since this is a property within the Maplewood Historic District. It is not clear from the application what the applicant means by "fire protection added to exterior" since there were no drawings showing the exterior of the building with "fire protection". We would ask that the stucco and brick be repaired/replaced consistent with the existing/original structure.
2. The old "frame" of the sign that is in the front yard be removed.
3. Landscaping of 1302 Lake Avenue property that compliments and is consistent with the landscaping at 1290 Lake Avenue.
4. Any new signage for the career and technical education center meet City Code and is approved in advance by the City.

Respectfully,

Kim Hare

Kim Hare, Chair
MNA Zoning/Code Committee

Xc: file

PROJECT REVIEW REPORT
Monroe County Development Review Committee

February 18, 2016

Subject: Attachment to File RO16-3Z

The Monroe County Development Review Committee (DRC) has reviewed the subject application and has identified the following points that require appropriate action PRIOR TO SUBMISSION OF FINAL PLANS FOR APPROVAL.

(NOTE: The letter in parentheses following each comment identifies the DRC member listed at the bottom of the page making the comment. Questions should be addressed to the appropriate DRC agency.)

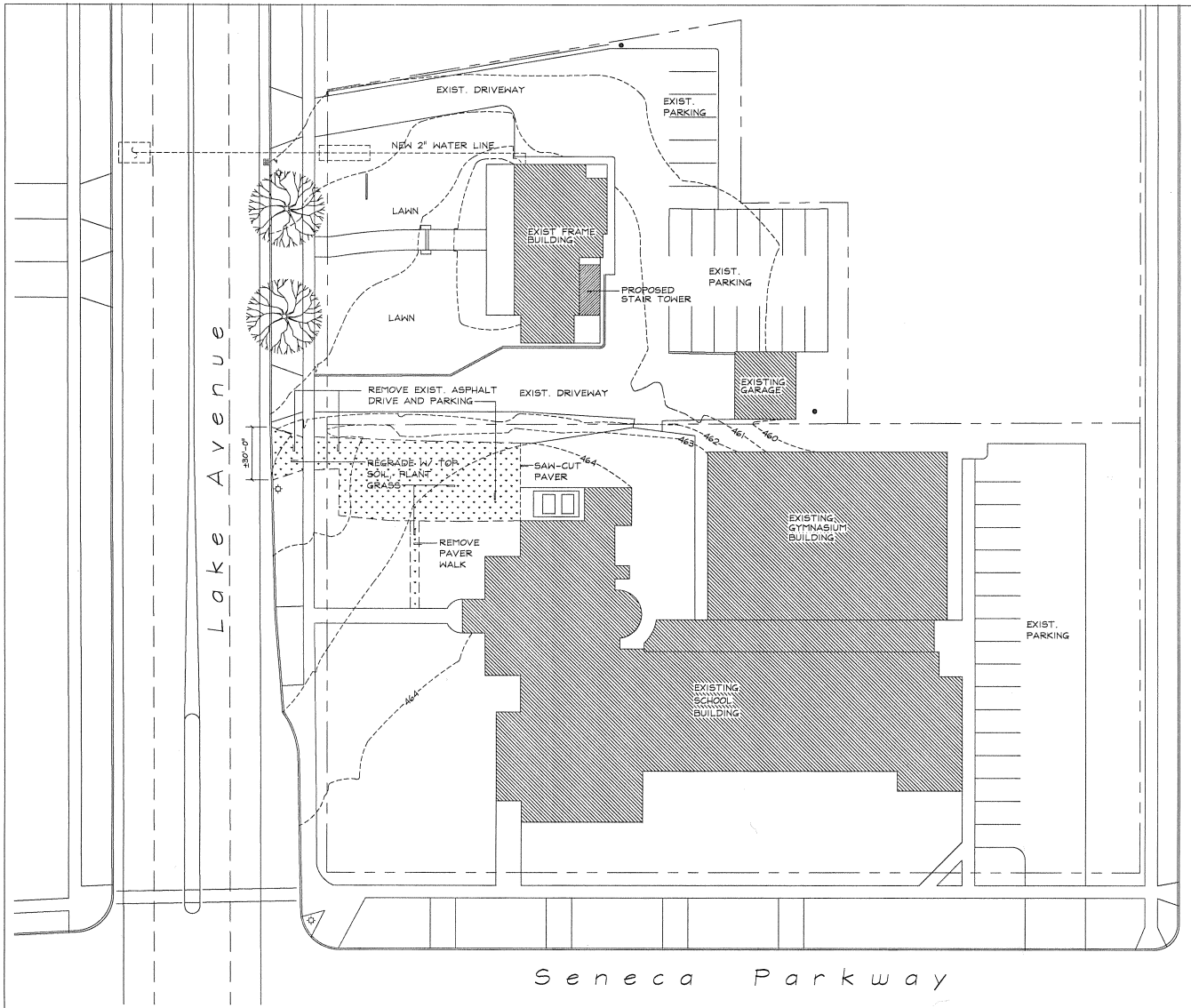
1. The proposed project may require a backflow preventer. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention. (A)

2. We recommend the City require the consolidation of the southerly entrance for 1302 Lake Avenue with the existing school building's adjacent driveway. This should result in only a single standard driveway apron connection to Lake Avenue instead on two side-by-side that would be located in between the two facilities. (B)

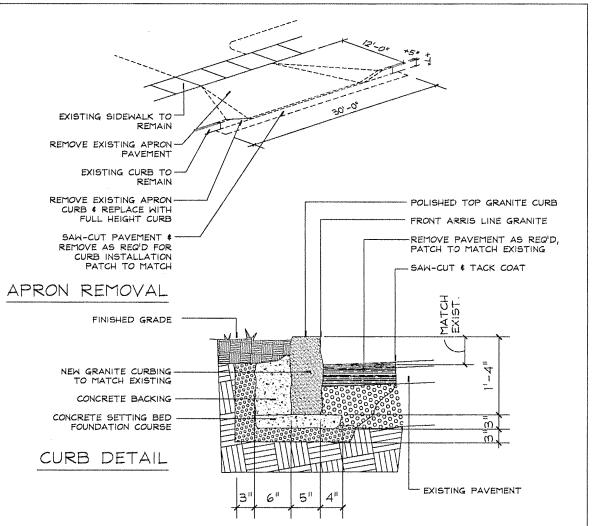
3. All proposed work within the Lake Avenue (Route 940M) right-of-way, will require a NYSDOT highway work permit. (D)

4. This project was not sent to the following agencies for review. Applicants should verify with these agencies that they do not have jurisdictional requirements for this project. (C)

(A) - Monroe County Department of Health, John Frazer, 753-5476
(B) - Monroe County Department of Transportation, Thomas Cesario, 753-7711
(C) - New York State Department of Environmental Conservation, Division of Environmental Permits, 226-5400
(D) - New York State Department of Transportation, Robert Duennebacke, 272-3475



SITE PLAN
SCALE: 1" = 20'-0"



project SCHOOL CONVERSION
UPREP
1302 Lake Avenue
Rochester, New York

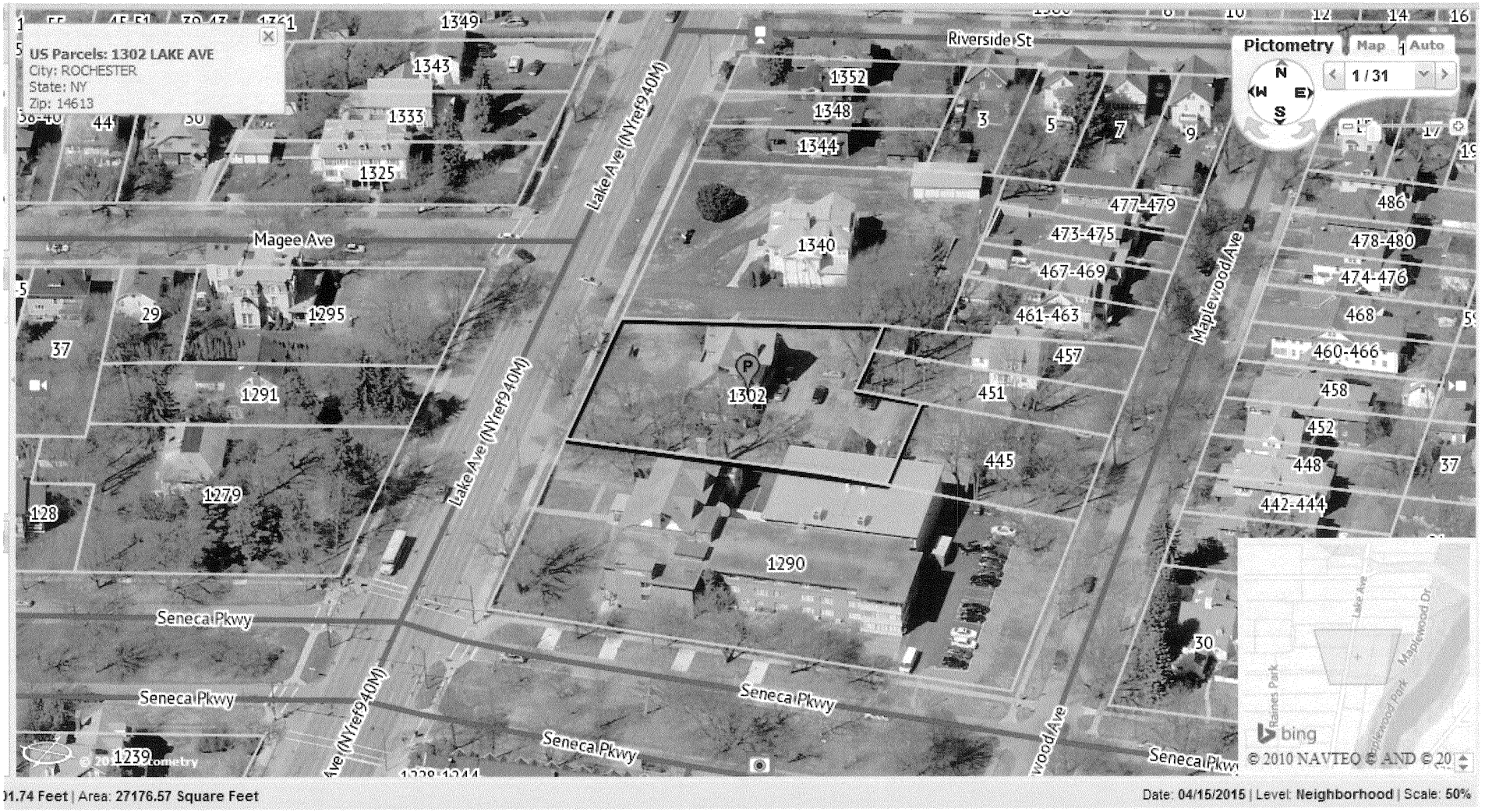
DATE: 1/21/2016 SHEET: 1 OF 2

DAVID STRABEL R.A.
24 Tudor Road
Brockport, NY 14420
585-637-5346
architect

C1

1.74 Feet | Area: 27176.57 Square Feet

Date: 04/15/2015 | Level: Neighborhood | Scale: 75%

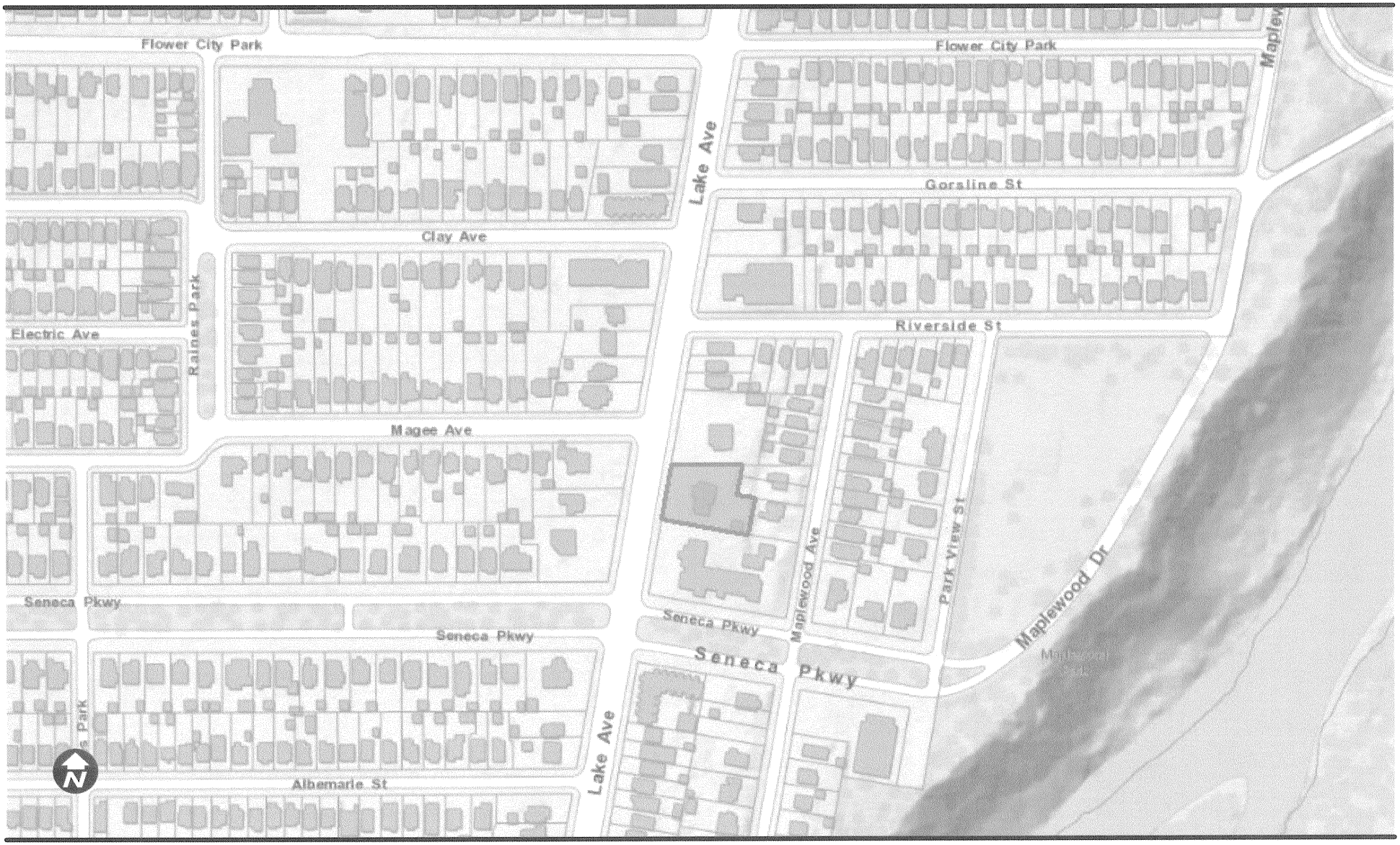


01.74 Feet | Area: 27176.57 Square Feet

Date: 04/15/2015 | Level: Neighborhood | Scale: 50%

City of Rochester, NY
Property Information
1302 lake
Search By: Address Owner SBL
SBL ▲
Address ▲
090.59-2-23
1302 Lake Ave
Flower City Park
C-2
Lake Ave
Gorsline St
Clay Ave
Riverside St
R-1
Mapes Ave
R-3
Maplewood Ave
Park View St
Maplewood Dr
O-S
Seneca Pkwy
Raines Park
Albemarle St
esri

1302 LAKE AV



February 4, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #4: Staff Reviewer: Jill Wiedrick

File Number: E-037-15-16

Case Type: Special Permit

Applicant: James A. Boglioli, Esq. on behalf of Delta Sonic Carwash Systems, Inc.

Address: 718 East Main Street, et al.

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

Section of Code: 120-43R, 120-154, 120-43T, 120-146.1

Request: **To expand the existing Delta Sonic vehicle service operation and associated high-impact retail store; an action requiring City Planning Commission approval.**

Analysis:
Preliminary Site Plan Review Findings (SP-015-15-16) for the project analysis will be emailed to City Planning Commission members prior to the hearing.

Site Plan and Environmental Review
Site Plan Review is required for this proposal. Preliminary Site Plan Findings are attached. A Notice of Environmental Determination, indicating that there are NOT significant impacts upon the environment, has been issued by the Director of Planning and Zoning.

Applicant's statement concerning how request conforms to Special Permits Standards:
See Attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 700,710, 712, 718, 722, 732-734 E. Main & 138, 140, 142, 140.5, 144, 146, 148, 150-152, 154-156 N. Union St. & part of 21 Kenilworth Terrace

2. **APPLICANT:** Delta Sonic Carwash Systems, Inc. **COMPANY NAME:** Delta Sonic Carwash Systems, Inc.

   ADDRESS: 570 Delaware Ave **CITY:** Buffalo **ZIP CODE:** NY

   PHONE: 716-878-9626 **FAX:** 716-886-1026

   E-MAIL ADDRESS JMB@Benderson.com

   INTEREST IN PROPERTY: **Owner** ☑ **Lessee** ☐ **Other** ☐

3. **PLAN PREPARER:** James A. Rumsey

   ADDRESS: 570 Delaware Ave **CITY:** Buffalo **ZIP CODE:** NY

   PHONE: 716-878-9626 **FAX:** 716-886-1026

4. **ATTORNEY:** James A. Boglioli, Esq

   ADDRESS: 570 Delaware Ave **CITY:** Buffalo **ZIP CODE:** NY

   PHONE: 716-878-9626 **FAX:** 716-886-1026

   E-MAIL ADDRESS JMB@Benderson.com

5. **ZONING DISTRICT:** MHURD/C-2

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):**
   Renovation and modernization of existing car-wash facility. See the letter attached as Exhibit A for a full description of the project.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 6 months

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: _____ **DATE:** 02-8-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

_____ 02-8-16

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

The property is an existing Delta Sonic Car Wash facility. Attached as Exhibit A is a copy of the letter submitted to the City Council in support of the change of zone which shows how the project meets the Comprehensive Plan. The project will result in a $3 million investment in the existing property, resulting in improved aesthetics, landscaping, lighting and improvement to the USTs.

B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

The use is existing. The changes will result in new building facades, underground storage tanks, gas canopy lighting, landscaping, paving and other site improvements. The project will result in a positive impact on adjacent property and the neighborhood.

C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

The project will not dominate the immediate vicinity or interfere with the development and use of neighboring property. The enhancements proposed to the existing facility will improve the site and be a benefit to the surrounding area.

D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

The site is currently served by essential public facilities and services, the the proposed improvements will not substantially increase the need for additional public facilities and services.

E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

The proposed project is an existing Delta Sonic. While the project will result in the demolition of a single dwelling being used as a rental property, the project will not result in the loss or damage to any natural, scenic, cultural or historic feature of significant importance.

DELTA SONIC CARWASH SYSTEMS, INC
•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

February 22, 2016

VIA HAND DELIVERY
Bureau of Planning & Zoning
City Hall - Room 125B
Rochester, New York 14614

Attn: Ms. Jill Wiedrick

RE: Applicant: Delta Sonic Car Wash Systems, Inc. (DSP# 1813)
Application for Special Use Permit
700,710, 712, 718, 722, 732-734 East Main and 138, 140, 142, 140.5, 144, 146, 148, 150-152, 154-156 North Union Street and part of 21 Kenilworth Terrace

Dear Ms. Wiedrick:

Enclosed please find our application materials for the proposed Zoning Map Amendment for the above referenced properties in connection with the renovation of the existing Delta Sonic Car Wash located at that location.

The Existing Site

The property is the site of an existing Delta Sonic car wash, gas station, and convenience store. As demonstrated by the site plan overlaid on an aerial photograph, attached as **Exhibit A**, the Delta Sonic maintains frontage on both East Main Street and North Union Street. The existing Delta Sonic includes the following properties: 700,710, 712, 718, 722, and 732--734 East Main and 138, 140, 142, 140.5, 144, 146, 148, 150-152 (the "Existing Delta Sonic Property"). The Existing Delta Sonic property contains a mix of zoning districts which includes both residential zoning and the Center City District. The property is currently improved with six (6) gas islands, a gas canopy and eight (8) single-wall fiberglass Underground Storage Tanks ("USTs"). The Existing Delta Sonic Property maintains four driveways onto East Main Street and a single driveway onto North Union Street.

The Proposed Project

Delta Sonic is proposing to modernize the existing facility, the details of which are discussed in more detail below. As part of this modernization, Delta Sonic is in contract to purchase 145-156 North Union Street and the rear portion of 21 Kenilworth Terrace. Delta Sonic is proposing to incorporate those properties into the existing Delta Sonic to allow for improved stacking for the carwash and to allow for the addition of amenities for our customers, including a new retail store. As a result of this purchase, the proposed Delta

DELTA SONIC CARWASH SYSTEMS, INC
•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

Sonic property will include the following properties: 700,710, 712, 718, 722, 732-734 East Main and 138, 140, 142, 140.5, 144, 146, 148, 150-152, 154-156 North Union Street and 21 Kenilworth Terrace (the "Proposed Delta Sonic Property").

As part of the project, Delta will remove the eight existing USTs and associated piping and will replace those tanks with two (2) new 30,000 gallon state-of-the-art double-wall fiberglass fuel storage tanks with a leak alarm system. The new USTs are a significant upgrade to the single wall tanks which currently exist. In addition, reducing the number of USTs results in less piping to connect the tanks and therefore a safer situation underground. The tank replacement is required pursuant to the NYSDEC Petroleum Bulk Storage Regulation 6NYCRR 613 & 614 and Federal Law 40 CFR 280 - Federal Underground Storage Tank Regulations

As part of this work, it is necessary to remove the existing gas canopy, pump islands and retail store to undertake the excavation and piping required for the UST replacement. Therefore, as part of the proposed work, Delta Sonic will be installing six (6) new fuel islands and a new gas canopy.

In addition, to further the modernization of the existing facility, Delta Sonic is proposing the following additional site improvements which are shown on the site plan attached as **Exhibit B**:

- The addition of a 2,894 s.f. retail store to the existing carwash building;
- The renovation of the facade of the existing building and incorporation of a new façade for the proposed retail store, giving the proposed Delta Sonic property a completely new appearance. A drawing depicting the new Delta Sonic façade is attached as **Exhibit C**;
- The installation of approximately sixteen (16) covered vacuums spaces to the west of the existing carwash building. The vacuums will be free to use and a screening wall, consistent with the materials of the building, will be installed between the western-most bank of vacuums and East Main Street to screen the vacuums from the road. Additional landscaping is proposed in front of the wall;
- The addition of a double prep hut which will pre-wash the cars prior to entering the main car wash building. The double prep-hut will be located between the pay-booths and the main car wash building;

DELTA SONIC CARWASH SYSTEMS, INC
•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

- A pavement replacement for the property to provide for a cohesive look after the gas canopy upgrades, improving the car-wash circulation and relocating the car wash pay booths;
- The closure on an existing driveway on East Main Street; and
- The installation of new signage.

Special Use Permit Standards

As part of the project, we are requesting a Special Permit to maintain the existing car wash facility. The property has existed as a legal non-conforming use, and as part of the project we have requested that the property be rezoned to MHURD/C-2. Car wash facilities are permitted in the MHURD/C-2 district by grant of a special use permit. We believe that we comply with the Special Use Permit Standards as noted below:

A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

Response: The property is an existing car wash facility. The proposed project will result in a significant improvement, modernization and investment in the property. Without the special use permit, the property will be maintained in the condition in which it currently exists as Delta Sonic will be unable to make the upgrades.

With respect to Renaissance Plan: Rochester 2010, the Amendment supports the following goals of the City's Comprehensive Plan:

A. Campaign One: Involved Citizens.

(c) Create an ongoing community planning and development review process that actively involves our citizens, anticipates emerging land use trends, appropriately weighs and considers competing land use and development interests as well as local and regional perspectives and results in fair and equitable decisions.

(d) Citizens, businesses, institutions and neighborhoods will be informed and will adequately listen to and communicate with each other about opportunities, issues and concerns facing our community.

DELTA SONIC CARWASH SYSTEMS, INC
•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

(f) Support and coordinate public meetings, discussions and other informational opportunities for our citizens in an efficient and productive manner that provides essential, timely information and reaches the appropriate audience.

F. Campaign Six: Economic Vitality.

(a)Promote a business-support environment that facilitates the expansion and retention of existing businesses and the attraction and creation of new businesses with a special focus on the emerging high technology industries.

(c) Develop strong, economically viable and diverse neighborhood commercial areas that help to provide entry-level jobs, high-quality goods and personal services to our citizens, offer entrepreneurial opportunities and help increase our City's economic development and growth.

(g) Support and promote opportunities for shopping for residents and visitors at stores, businesses and personal service shops within our City.

B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

Response: The use is existing. The changes will result in new building facades, underground storage tanks, gas canopy lighting, landscaping, paving and other site improvements. The project will result in a positive impact on adjacent property and the neighborhood.

C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

Response: The project will not dominate the immediate vicinity or interfere with the development and use of neighboring property. The enhancements proposed to the existing facility will improve the site and be a benefit to the surrounding area.

D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and

DELTA SONIC CARWASH SYSTEMS, INC
•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services

Response: The site is currently served by essential public facilities and services, the proposed improvements will not substantially increase the need for additional public facilities and services.

E. **The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.**

Response: The proposed project is an existing Delta Sonic. While the project will result in the demolition of a single dwelling being used as a rental property, the project will not result in the loss or damage to any natural, scenic, cultural or historic feature of significant importance.

Conclusion

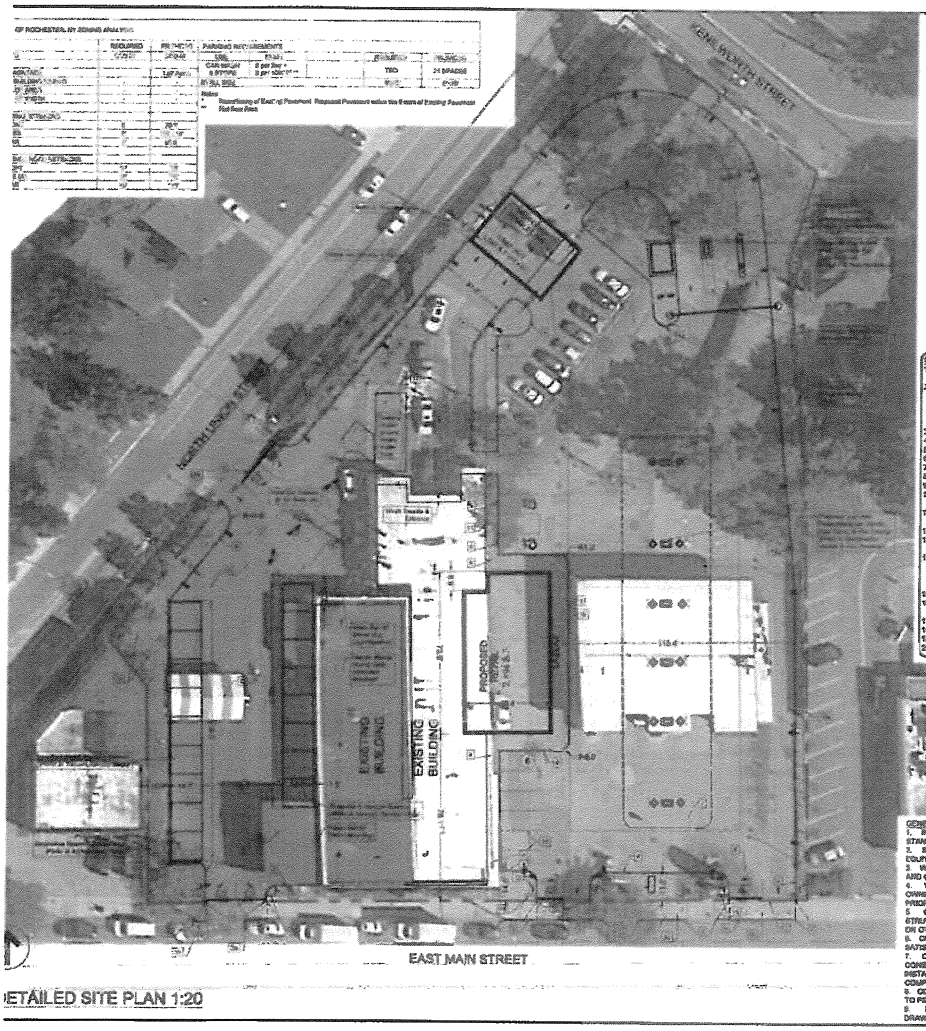
In conclusion, we believe that the proposed Special Use Permit will result is a significant improvement to the existing property. It will allow much needed renovations and improvements to the site.

We look forward to working with the City with respect to this project which we would like to undertake as soon as possible as it will result in a significantly improved situation with respect to the USTs. Should you require any additional information or wish to discuss this, please do not hesitate to contact me either at (716) 878-9626 or by e-mail at JamesBoglioli@Benderson.com

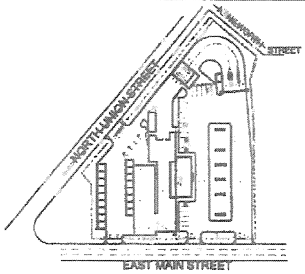
Thank you,
Delta Sonic Car Wash Systems, Inc.

James A. Boglioli, Esq.
Director of Development

Exhibit A



DETAILED SITE PLAN 1:20



SITE PLAN 1:80

SITE NOTES:
1. MATCH INTO EXISTING CURB OR RUNOUT OVER 2'.
2. (a)EXISTING DRIVEWAY ENTRANCE (b)EXISTING DRIVEWAY TO BE RESURFACED AND EXPANDED (c) EXISTING SIDEWALK TO BE RESURFACED
3. MATCH INTO EXISTING PAVEMENT
4. PROPOSED CURB
5. PROPOSED 1.5" MILL & OVERLAY AREA
6. PROPOSED STANDARD DUTY PAVEMENT.
7. PROPOSED CONCRETE PAVEMENT
8. PROPOSED CONCRETE SIDEWALK
9. PROPOSED HANDICAPPED PARKING SIGN
10. (a) PROPOSED 8' FENCE (b) PROPOSED 6' FENCE
11. PROPOSED NO PARKING SIGN TO BE WALL MOUNTED ON BUILDING
12. STRIPE PAVEMENT
13. EXISTING TREE TO REMAIN & BE PROTECTED DURING CONSTRUCTION
14. PROPOSED DOUBLE SIDED SIGN. "STOP" SIGN TO FACE INTO SITE & "NO ENTRY" SIGN TO FACE OUT TOWARDS EAST MAIN STREET.
15. PROPOSED "STOP" SIGN
16. PROPOSED DUMPSTER ENCLOSURE & CONCRETE PAD
17. PROPOSED GROUND PYLON SIGN
18. PROPOSED 6" BOLLARD
19. DELTA SONIC ENTRANCE/EXIT SIGN
20. RELOCATE UTILITY POLE

SITE LEGEND
- PROPERTY LINE
- 6" CURB TYP.
- PROPOSED SIGN & POLE
- PROPOSED FENCE
- STANDARD DUTY PAVEMENT
- 1.5" MILL & OVERLAY PAVEMENT AREA
- CONCRETE PAVEMENT/SIDEWALK

UTILITY LEGEND
- PROPERTY LINE
- EXISTING UTILITY
- PROPOSED WATER
- PROPOSED ELECTRIC

GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SEAL

James A. Bunsey

NOTICE

Property No. 1813

Status: PROGRESS SET

Property: Delta Sonic Car Wash
716 East Main Street
Rochester, New York 14604

Project: Delta Sonic Car Wash Site Improvments

Title: DETAILED SITE PLAN

DELTA SONIC CAR WASH

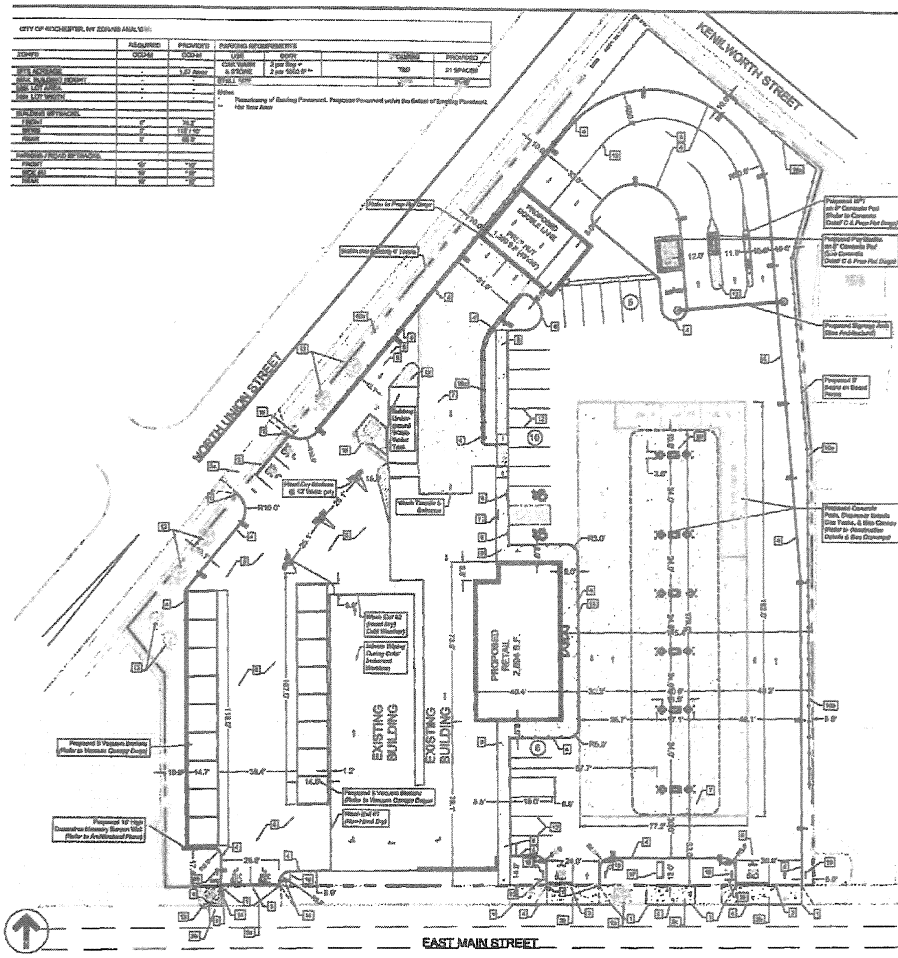
Drawn By: CRW

Checked By: MJG

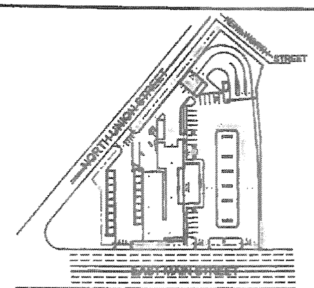
Date: 12-14-15

Drawing No: 4.0

Exhibit B



DETAILED SITE PLAN 1:20



SITE PLAN 1:80

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3. MATCH INTO EXISTING PAVEMENT
4. PROPOSED CURB
5. PROPOSED 1.5" MILL & OVERLAY AREA.
6. PROPOSED STANDARD DUTY PAVEMENT.
7. PROPOSED CONCRETE PAVEMENT
8. PROPOSED CONCRETE SIDEWALK
9. PROPOSED HANDICAPPED PARKING SIGN
10. (a) PROPOSED 6' FENCE
    (b) PROPOSED 8' FENCE
11. PROPOSED NO PARKING SIGN TO BE WALL MOUNTED ON BUILDING.
12. STRIPE PAVEMENT.
13. EXISTING TREE TO REMAIN & BE PROTECTED DURING CONSTRUCTION.
14. PROPOSED DOUBLE SIDED SIGN, "STOP" SIGN TO FACE INTO SITE & "NO ENTRY" SIGN TO FACE OUT TOWARDS EAST MAIN STREET.
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17. PROPOSED GROUND PRICING SIGN.
18. PROPOSED 6" BOLLARD
19. DELTA SONIC ENTRANCE/EXIT SIGN
20. RELOCATE UTILITY POLE

SITE LEGEND:

- PROPERTY LINE
- 6" CURB TYP.
- PROPOSED SIGN & POLE
- PROPOSED FENCE
- STANDARD DUTY PAVEMENT
- 1.5" MILL & OVERLAY PAVEMENT AREA
- CONCRETE PAVEMENT/SIDEWALK

UTILITY LEGEND:

- PROPERTY LINE
- EXISTING UTILITY
- PROPOSED WATER
- PROPOSED ELECTRIC

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
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8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SEAL

NOTICE

Property No. 1813

PROGRESS SET

Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

Delta Sonic Car Wash Site Improvments

DETAILED SITE PLAN

DELTA SONIC CAR WASH

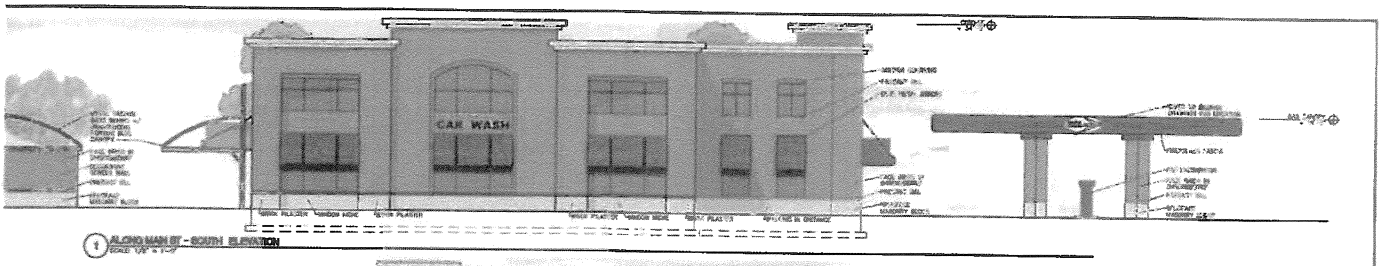
Drawn By: CRW

Checked By: MJG

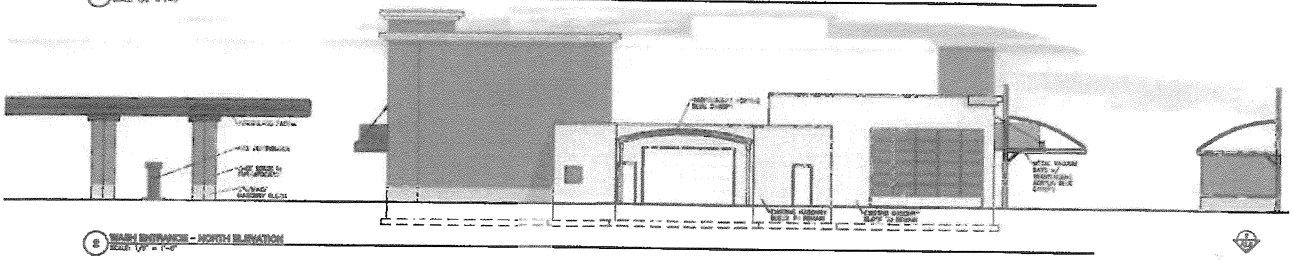
Date: 12-14-15

Drawing No. 4.0

Exhibit C

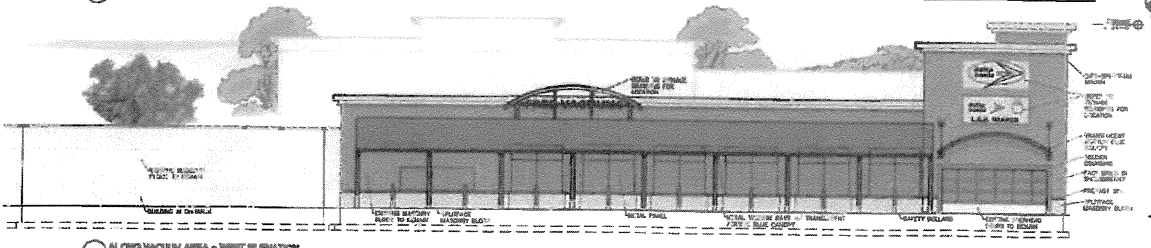


1 ALONG MAIN ST – SOUTH ELEVATION

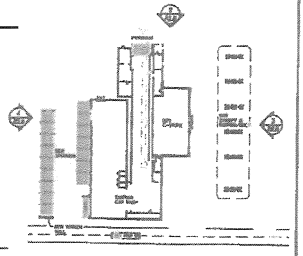


2 WASH ENTRANCE – NORTH ELEVATION

3 ALONG OAK ISLAND – EAST ELEVATION



4 ALONG VACUUM AREA – WEST ELEVATION



LAYOUT PLAN

SEAL

James A. Ramsey
ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

NOTICE

Property No.
1838

Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

EXTERIOR ELEVATI
PROPOSED

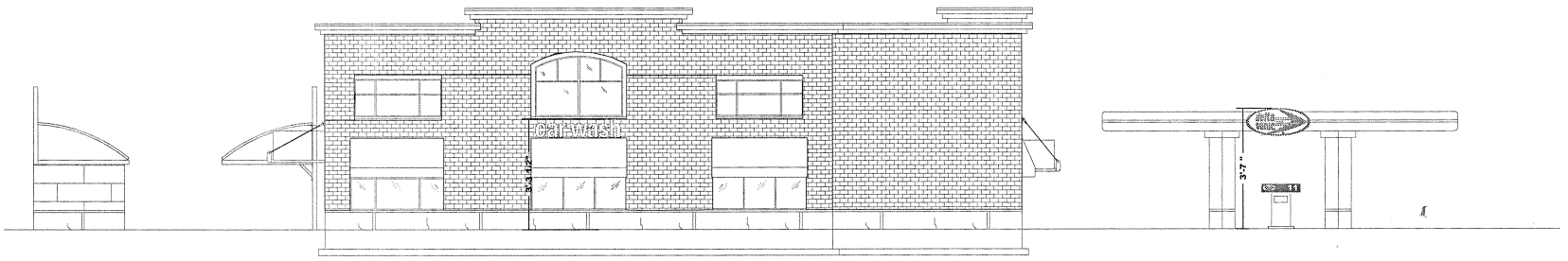
DELTA SO
CAR WASH

Drawn By:
CRH

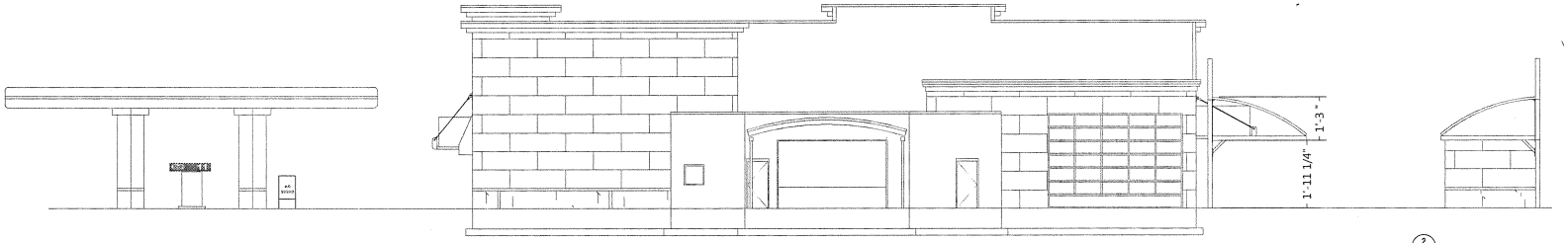
Checked By:
JAR

Date:
12-14-15

A2

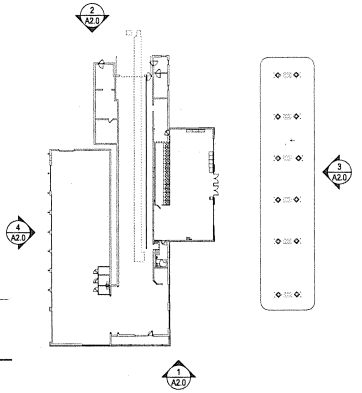


1 ALONG MAIN ST - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

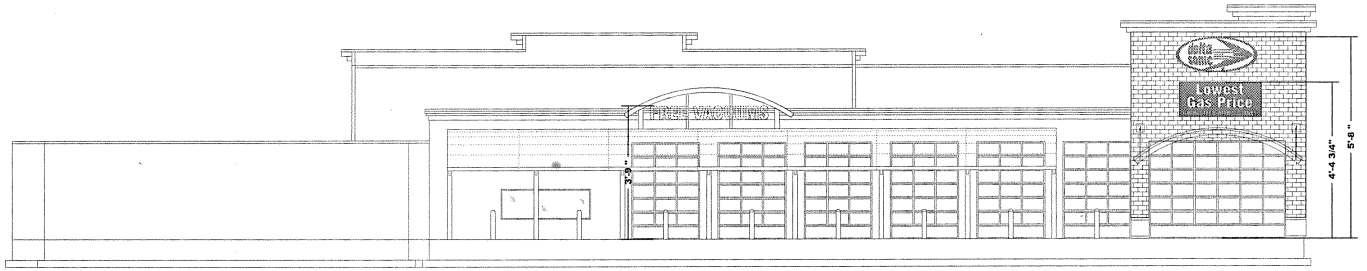


2 WASH ENTRANCE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 ALONG GAS ISLAND - EAST ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION KEY
SCALE: NTS



4 ALONG VACUUM AREA - WEST ELEVATION
SCALE: 1/8" = 1'-0"

SEAL

1813

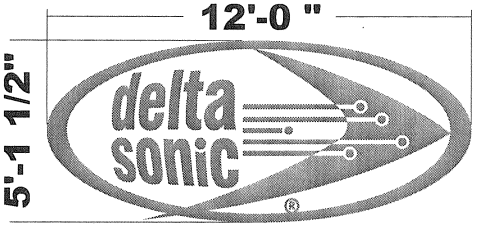
CD

DELTA SONIC
718 EAST MAIN ST.
ROCHESTER, NEW YORK 14604

DELTA SONIC CAR WASH

SIGNAGE ELEVATIONS

S3

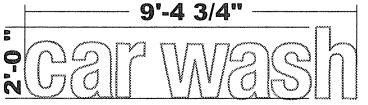


1

SIDE VIEW LOGO

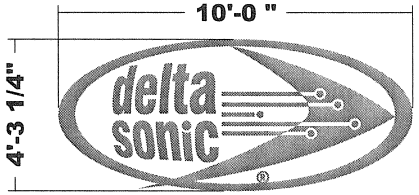
pan-formed face

- 5" DEEP FABRICATED .063 ALUMINUM CABINET.
- SINGLE FACE
- SIDEWALLS AND TRIM PANTONE 186 C RED
- FACE TO BE CLEAR PANFORMED LEXAN (CONVEX PER DETAIL)
- GRAPHICS TO BE APPLIED SECOND SURFACE
- ARTWORK PROVIDED BY OWNER
- COPY TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTS TO FOLLOW THE - CONTOUR OF THE COPY. DENSELY POPULATED.
- 120 VOLTS.WITH EXTERNAL DISCONNECT
- UL APPROVED
-1 REQUIRED



2

- 5" DEEP FABRICATED .063 ALUMINUM COPY.
-LETTERS TO BE .187 FLAT ACRYLIC, COLOR TO BE WHITE WITH RED SIDEWALLS TO MATCH PMS RED #186 WITH RED TRIM CAP.
5" RETURNS
COPY TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTS TO FOLLOW THE CONTOUR OF THE COPY. FONT TO BE HELVETICA BLACK
CHANNEL LETTERS TO BE MOUNTED ON TWO 3" ALUMN RACEWAY COLOR TO MATCH WALL BACKGROUND (REFER TO OWNER).
120 VOLT WITH DISCONNECT.
- UL labels req'd
-1 UNIT REQUIRED



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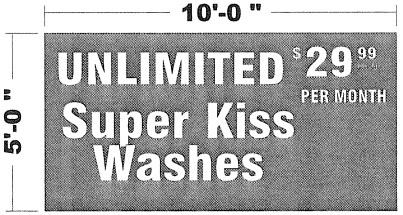
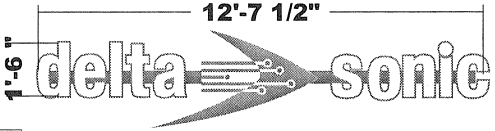


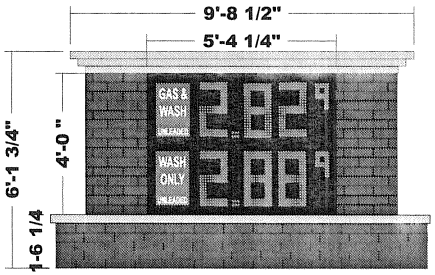
3

-7" DEEP .063 ALUMINUM CABINET
-WALL MOUNTED SINGLE FACE
-SIDEWALLS AND TRIM BLACK
-FULL COLOR 10 MM LED DISPLAY
-DISPLAY TO BE CONNECTED VIA FIBER OPTIC CABLING
-6500 NITS
- 120 VOLTS
- DISCONNECT SWITCH ON SIGN CABINET
- 2 REQUIRED



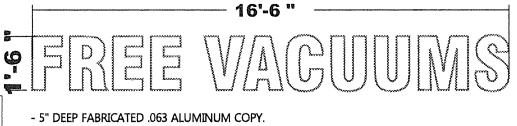
5

- 5" DEEP FABRICATED .063 ALUMINUM COPY.
-LETTERS TO BE .187 FLAT ACRYLIC, COLOR TO BE WHITE WITH RED SIDEWALLS TO MATCH PMS RED #186 WITH RED TRIM CAP.
5" RETURNS
COPY TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTS TO FOLLOW THE CONTOUR OF THE COPY. FONT TO BE HELVETICA BLACK
CHANNEL LETTERS TO BE MOUNTED ON TWO 3" ALUMN RACEWAY COLOR TO MATCH WALL BACKGROUND (REFER TO OWNER).
120 VOLT WITH DISCONNECT.
- UL labels req'd
-1 UNIT REQUIRED



6

-2 SIDED SIGN CABINET
- 18" RED LED GAS PRICE DIGITS
- BRAND PANELS WHITE PLASTIC INTERNALLY ILLUMINATED WITH WHITE LED LIGHTS.
120 VOLTS
UL APPROVED
- BRICK STRUCTURE TO MATCH BUILDING
-3" PRECAST SILL
- TOP CAP .180 ALUMINUM



4

- 5" DEEP FABRICATED .063 ALUMINUM COPY.
-LETTERS TO BE .187 FLAT ACRYLIC, COLOR TO BE WHITE WITH RED SIDEWALLS TO MATCH PMS RED #186 WITH RED TRIM CAP.
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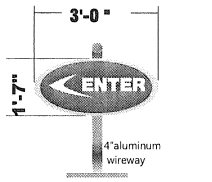
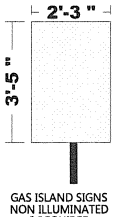
120 VOLT WITH DISCONNECT.
- UL labels req'd
-1 UNIT REQUIRED



DIRECTIONAL SIGNS

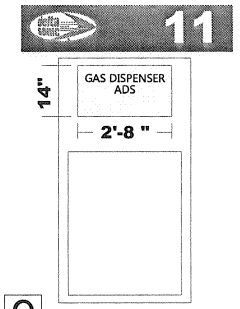
7

- 8" deep fabricated .063 alum. cabinet.
- Sidewalls and trim to match Brushed aluminum
- Face to be white Lexan, painted second surface Sapphire blue PMS #2747 C .
- Support post constructed of 3" x 1/4" brushed aluminum Tubing, bolted to concrete support footing (see detail).
- Graphics to be internally illuminated two sides with white led modules as req'd.
- UL labels req'd



GAS ISLAND SIGNS
NON ILLUMINATED
6 REQUIRED

8



GAS DISPENSER AD SIGNS
NON ILLUMINATED
6 signs

9

SIGNAGE

	DESCRIPTION	QUANTITY	TYPE	SIZE	S.F.	TOTAL S.F.
1	DELTA SONIC LOGO	4	WALL	4'6" X 10'	45	180
2	CAR WASH	2	WALL	2'0" X 9'4.75"	19	38
3	LED DISPLAY	2	WALL	5'0" X 10'0"	50	100
4	FREE VACUUMS	1	WALL	1'6" X 16'6"	24.75	24.75
5	DELTA SONIC SWISH	1	WALL	1'6" X 12'7"	18.65	33
6	GAS PRICE DISPLAY	1	GROUND	5'4" X 4'0"	21	22.3
7	ENTER / EXIT	8	FREE STANDING	1'7" X 3'0"	4.75	38
8	GAS ISLAND SIGNS	6	FREE STANDING	2.25' X 3.5'	7.8	46.8
9	GAS DISPENSER SIGNS	6	ON GAS DISPENSER	1'2" X 2'8"	3.1	18.6
10	OVERHEAD LANE DIRECTION SIGNS	3	ON ARCH FRAME	1'6" X 5'0"	8	24
	TOTAL					
		34				525.45

SEAL

1813

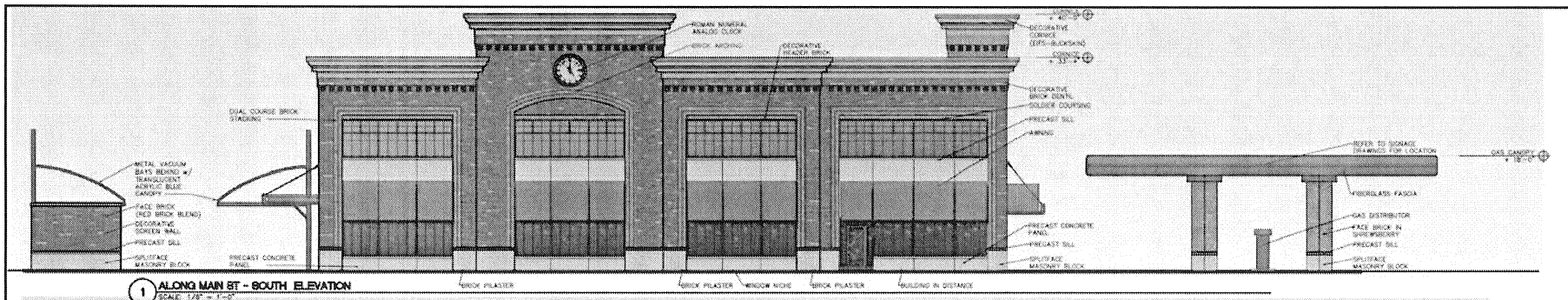
CD

DELTA SONIC
718 EAST MAIN ST.
ROCHESTER, NEW YORK 14604

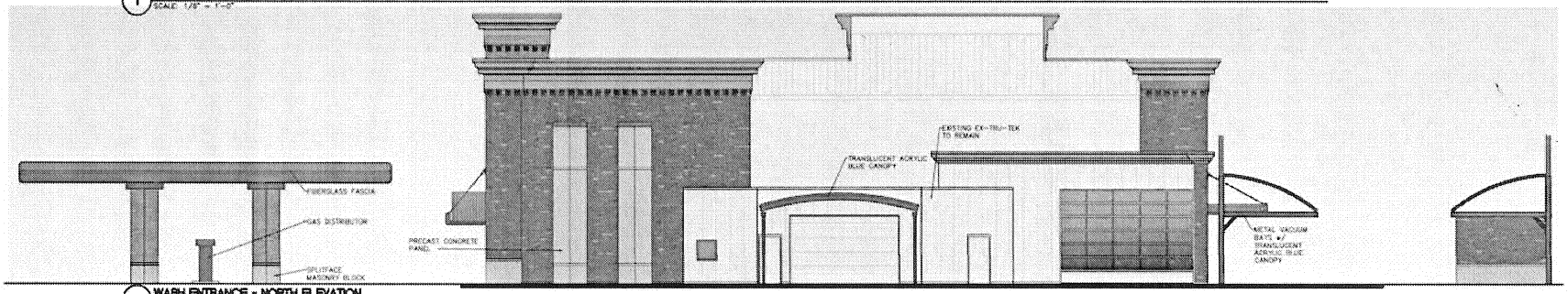
DELTA SONIC CAR WASH

SIGNAGE DETAILS

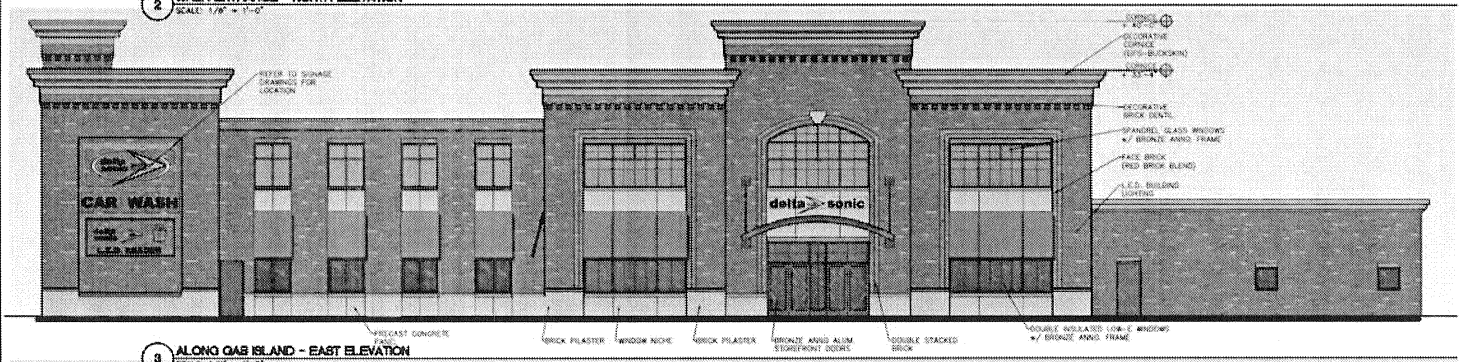
S4



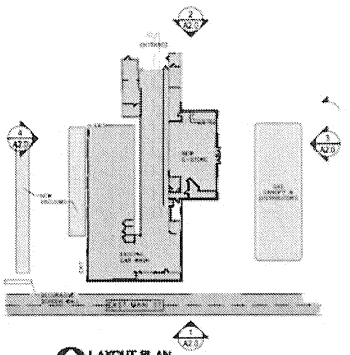
1 ALONG MAIN ST - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



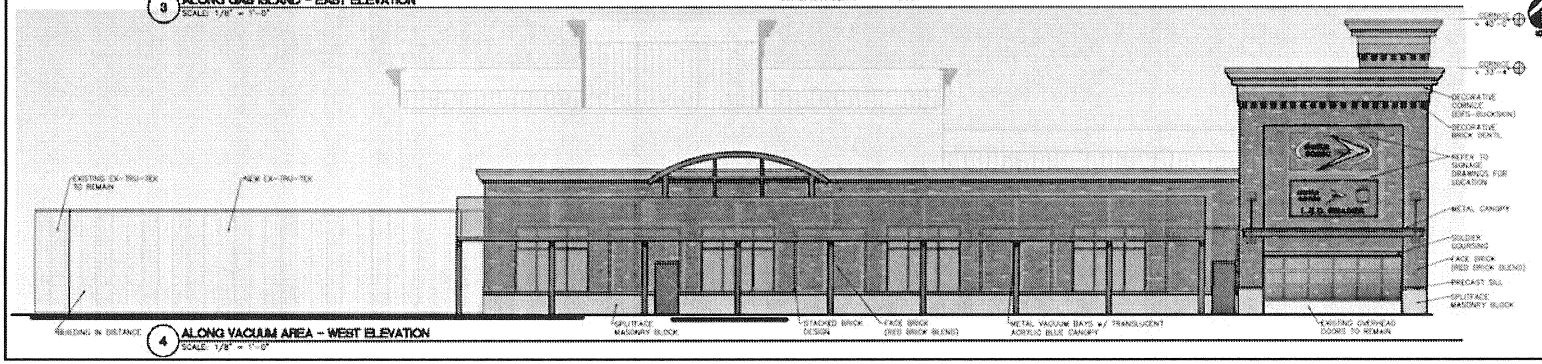
2 WASH ENTRANCE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 ALONG GAS ISLAND - EAST ELEVATION
SCALE: 1/8" = 1'-0"



LAYOUT PLAN
SCALE: NTS



4 ALONG VACUUM AREA - WEST ELEVATION
SCALE: 1/8" = 1'-0"

Special Information:

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NOTICE

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No	DATE:	BY	REMARKS

Drawing Revisions:

Property No: 1839

Status: PROGRESS SET

Area: -

Property: Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

Tenant: Delta Sonic Car Wash Site Improvments

Title: EXTERIOR ELEVATIONS PROPOSED

DELTA SONIC CAR WASH
5100 Delaware Avenue
Buffalo, New York 14202
716.541.2100

SEAL

James A. Rumsey
ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

Drawn By: CRW

Checked By: JAR

Date: 12-14-15

Drawing No: A2.1

DELTA SONIC CAR WASH

DELTA SONIC
718 EAST MAIN ST.
ROCHESTER, NEW YORK 14604

1813

SIGNAGE SITE PLAN

S1

SEAL

SIGNAGE

	DESCRIPTION	QUANTITY	TYPE	SIZE	S.F.	TOTAL S.F.
1	DELTA SONIC LOGO	4	WALL	4'6" X 10'	45	180
2	CAR WASH	2	WALL	2'0" X 9'4.75"	19	38
3	LED DISPLAY	2	WALL	5'0" X 10'0"	50	100
4	FREE VACUUMS	1	WALL	1'6" X 16'6"	24.75	24.75
5	DELTA SONIC SWISH	1	WALL	1'6" X 12'7"	18.85	33
6	GAS PRICE DISPLAY	1	GROUND	5'4" X 4'0"	21	22.3
7	ENTER / EXIT	8	FREE STANDING	1'7" X 3'0"	4.75	38
8	GAS ISLAND SIGNS	6	FREE STANDING	2.25' X 3.5'	7.8	46.8
9	GAS DISPENSER SIGNS	6	ON GAS DISPENSER	1'2" X 2'8"	3.1	18.6
10	OVERHEAD LANE DIRECTION SIGNS	3	ON ARCH FRAME	1'6" X 5'0"	8	24
	TOTAL	34				525.45

SIGN LOCATION PLAN
SCALE: NTS

GENERAL NOTES:
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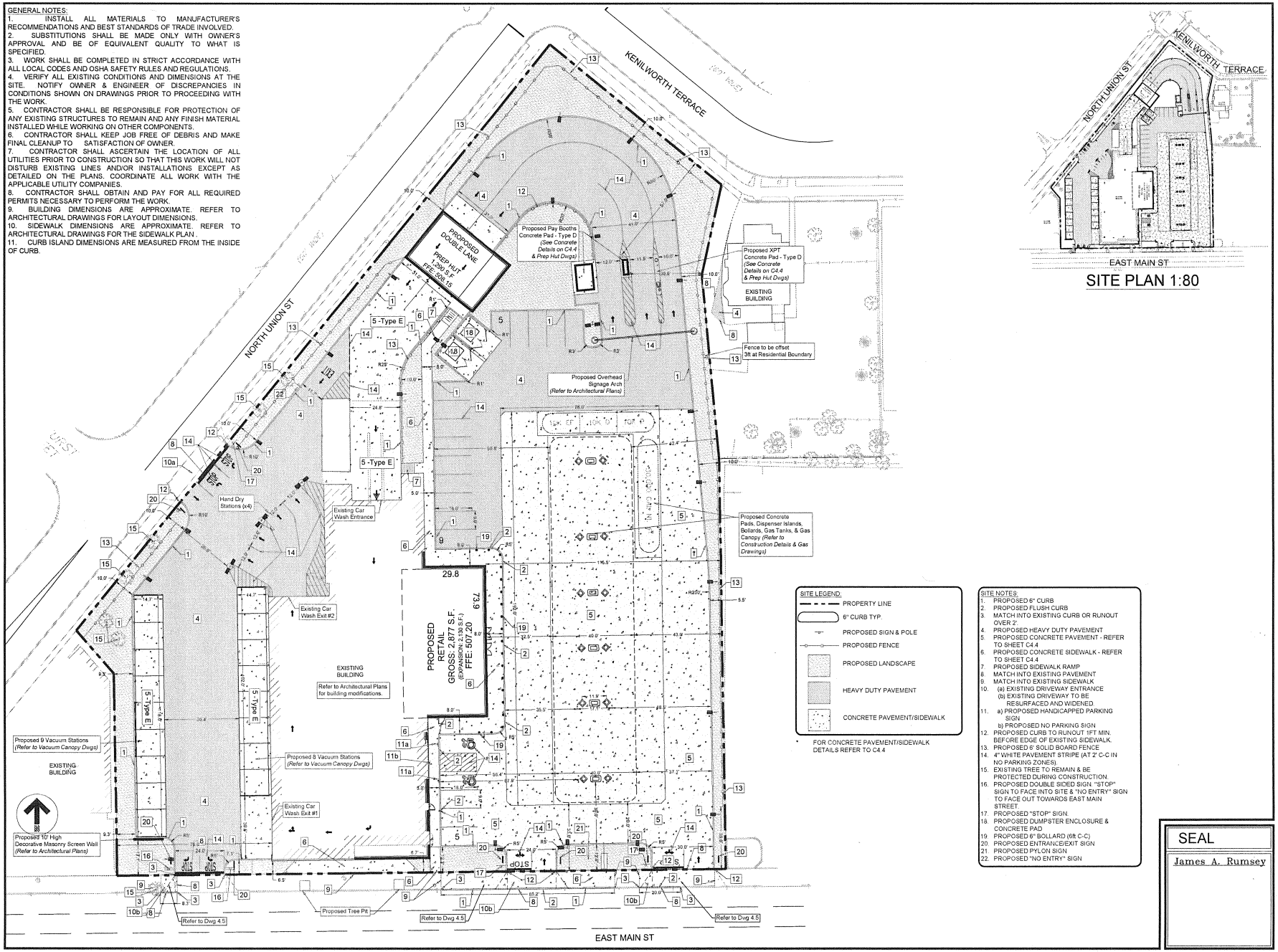
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS EXCEPT AS DETAILED ON THE PLANS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CURB ISLAND DIMENSIONS ARE MEASURED FROM THE INSIDE OF CURB.



SITE PLAN 1:80

SITE LEGEND:
- PROPERTY LINE
- 6" CURB TYP.
- PROPOSED SIGN & POLE
- PROPOSED FENCE
- PROPOSED LANDSCAPE
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK

* FOR CONCRETE PAVEMENT/SIDEWALK DETAILS REFER TO C4.4

SITE NOTES:
1. PROPOSED 6" CURB
2. PROPOSED FLUSH CURB
3. MATCH INTO EXISTING CURB OR RUNOUT OVER 2'.
4. PROPOSED HEAVY DUTY PAVEMENT
5. PROPOSED CONCRETE PAVEMENT - REFER TO SHEET C4.4
6. PROPOSED CONCRETE SIDEWALK - REFER TO SHEET C4.4
7. PROPOSED SIDEWALK RAMP.
8. MATCH INTO EXISTING PAVEMENT
9. MATCH INTO EXISTING SIDEWALK
10. (a) EXISTING DRIVEWAY ENTRANCE (b) EXISTING DRIVEWAY TO BE RESURFACED AND WIDENED.
11. a) PROPOSED HANDICAPPED PARKING SIGN b) PROPOSED NO PARKING SIGN
12. PROPOSED CURB TO RUNOUT 1FT MIN. BEFORE EDGE OF EXISTING SIDEWALK.
13. PROPOSED 6' SOLID BOARD FENCE
14. 4" WHITE PAVEMENT STRIPE (AT 2' C-C IN NO PARKING ZONES).
15. EXISTING TREE TO REMAIN & BE PROTECTED DURING CONSTRUCTION.
16. PROPOSED DOUBLE SIDED SIGN "STOP" SIGN TO FACE INTO SITE & "NO ENTRY" SIGN TO FACE OUT TOWARDS EAST MAIN STREET.
17. PROPOSED "STOP" SIGN.
18. PROPOSED DUMPSTER ENCLOSURE & CONCRETE PAD
19. PROPOSED 6" BOLLARD (6ft C-C)
20. PROPOSED ENTRANCE/EXIT SIGN
21. PROPOSED PYLON SIGN
22. PROPOSED "NO ENTRY" SIGN

SEAL

James A. Rumsey

Special Information:

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Drawing Revisions:	No	DATE	BY	REMARKS

Property No: 1813

Status: PROGRESS SET

Area: -

Property: Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

Tenant: Delta Sonic Car Wash Site Improvments

Title: DETAILED SITE PLAN

DELTA SONIC CAR WASH
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

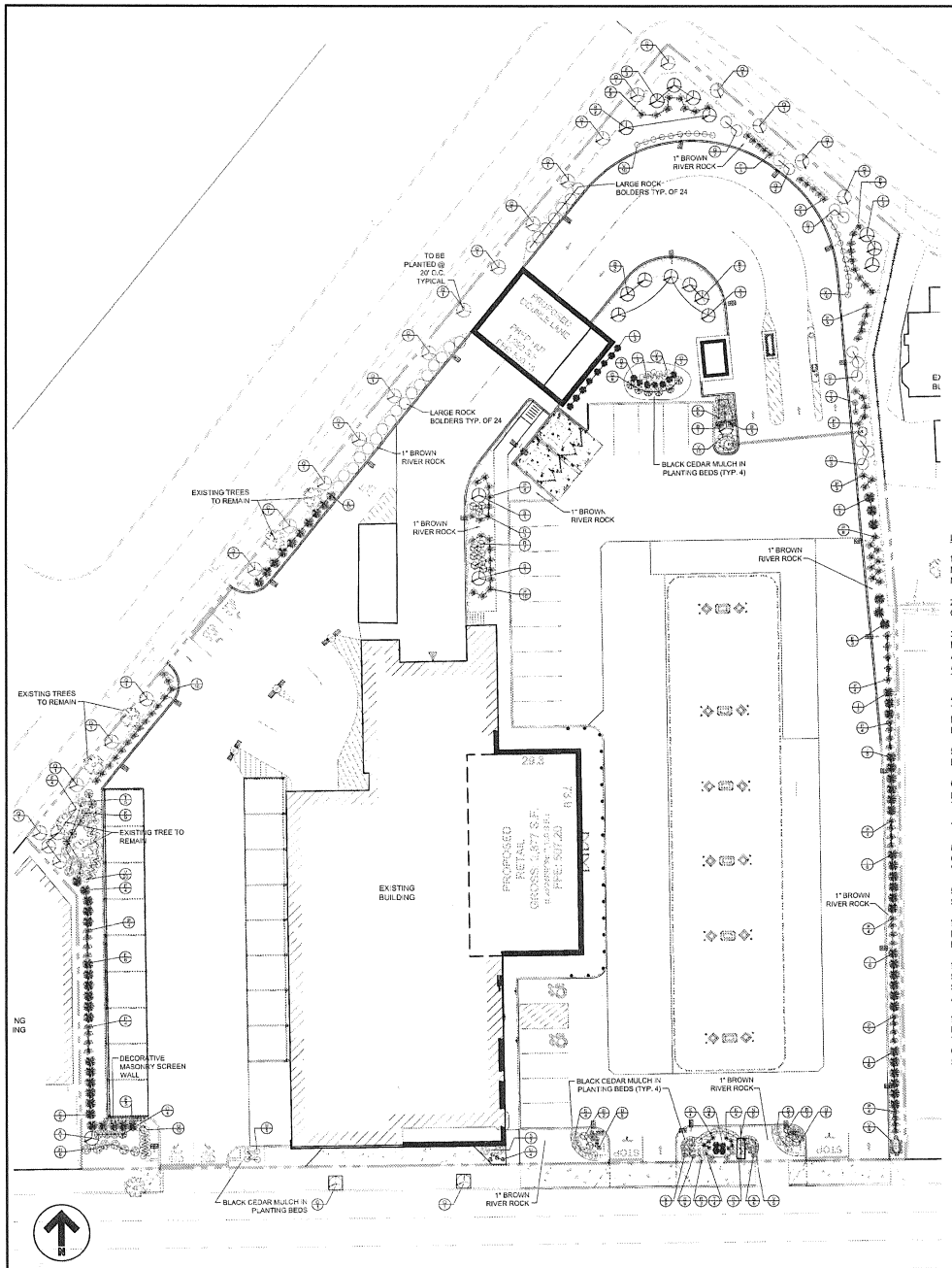
Scale: 1:20

Drawn By: JJB

Checked By: JAR

Date: 03.07.16

Drawing No. CIVIL 4.1



KEY	QTY.	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
A	4	SUNSET RED MAPLE	2 1/2" CAL.	B&B	
B	7	CLEVELAND SELECT PEAR	2" CAL.	B&B	
C	–	NORWAY SPRUCE	8' HEIGHT	B&B	
D	–	CRIMSON SENTRY MAPLE	2" CAL.	B&B	
E	11	TECHNY ARBORVITAE	4'–6'	B&B	
F	37	COLORADO BLUE SPRUCE	6'–7' HEIGHT	B&B	
G	23	SAND CHERRY	18"–24"		
H	6	GOLD FLAME SPIREA	2 GALLON		
I	37	DWARF BURNING BUSH	2 GALLON		
J	–	DENSE YEW	18"–24"		
K	29	CONCORD BARBERRY	18"		
L	12	UPRIGHT WITCHITA BLUE JUNIPER	4'–5'		
M	2	OLD GOLD JUNIPER	15"–18"		
N	9	SEAGREEN JUNIPER	24"–30"		
O	13	GLOBE BLUE SPRUCE	24"–30"		
P	94	GOLDEN VICTORY	18"–24"		
Q	24	Zelkova Musashino	2.5" CAL.		
R	41	HOSTA			
S	22	CYPRESS GOLDEN MOPS	18"		
T	21	MICANTHUS MORNING LIGHT GRASS	#2 CONT.		
U	32	BACKEYED SUSANS	#2 CONT.		
V	117	DAYLILLIES	#2 CONT.		
	24	ROCK BOULDERS	LARGE		

LANDSCAPE NOTES:

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.

3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.

4. THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.

5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ½ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.

7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.

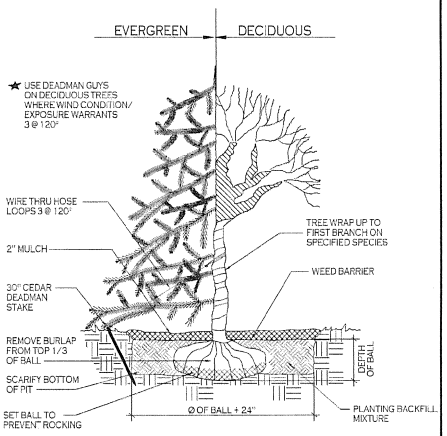
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT OF WAYS) SHALL BE SEEDED.

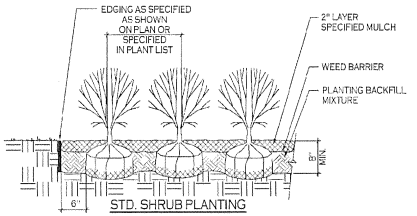
10. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELLED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.



STD. TREE PLANTING



STD. SHRUB PLANTING

SEAL

James A. Rumsey
ARCHITECT

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Drawing Revisions:

No.	DATE	BY	REMARKS
-	-	-	-

Property No: 1813

Status: PROGRESS SET

Area: -

Property: Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

Tenant: Delta Sonic Car Wash Site Improvments

Title: LANDSCAPING PLAN

DELTA SONIC CAR WASH
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

Scale: 1:20

Drawn By: JJB

Checked By: JAR

Date: 3-7-16

Drawing No. CIVIL 7.0

GENERAL NOTES:
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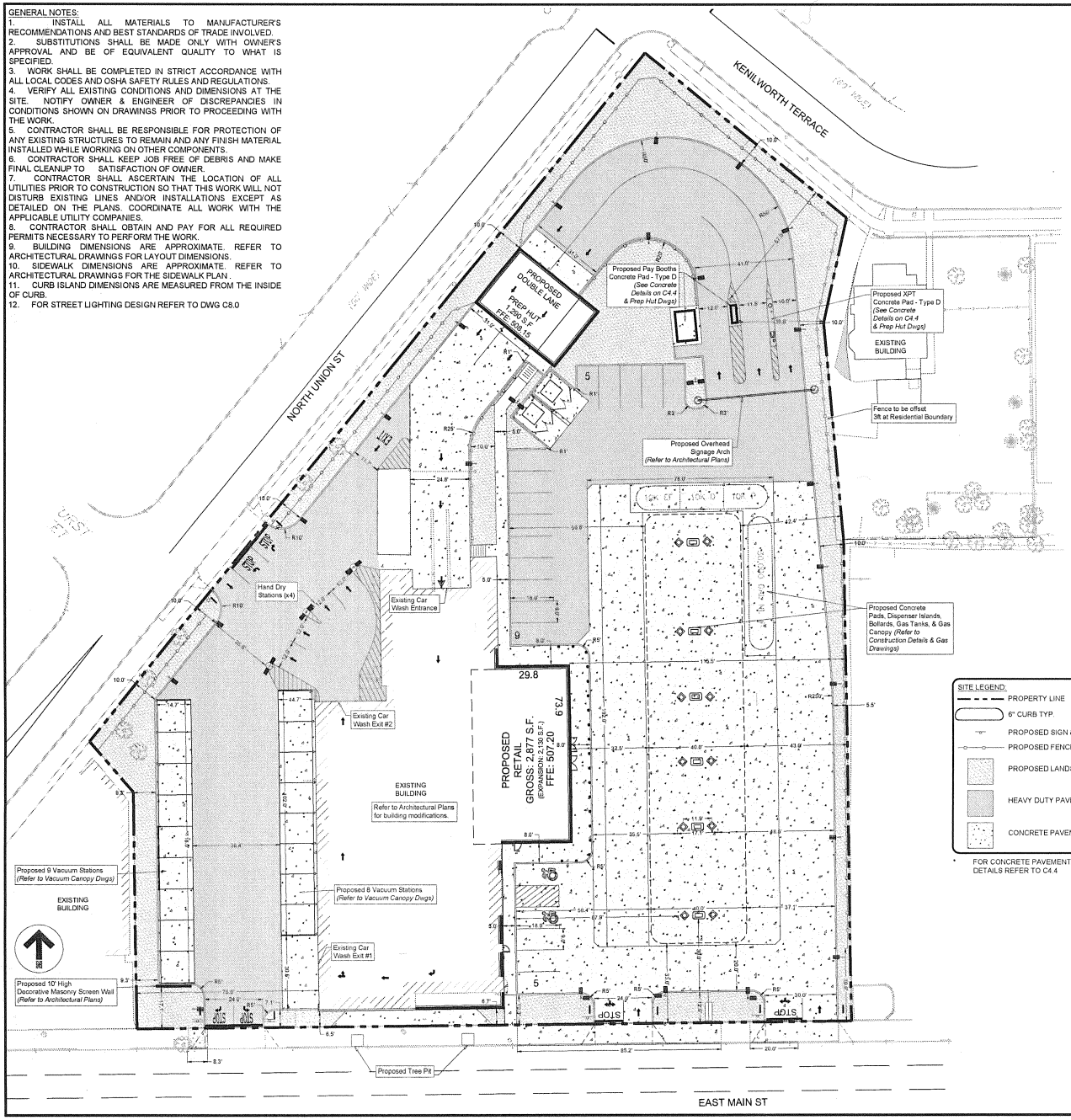
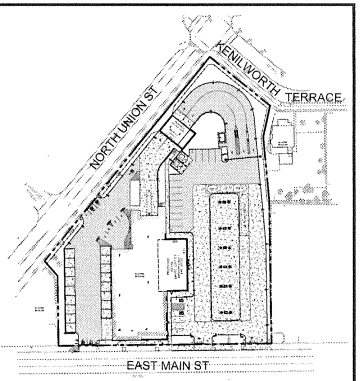
10. SIDEWALK DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR THE SIDEWALK PLAN .
11. CURB ISLAND DIMENSIONS ARE MEASURED FROM THE INSIDE OF CURB.
12. FOR STREET LIGHTING DESIGN REFER TO DWG C8.0





SITE PLAN 1:80

SITE LEGEND:
- PROPERTY LINE
- 6" CURB TYP.
- PROPOSED SIGN & POLE
- PROPOSED FENCE
- PROPOSED LANDSCAPE
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK

FOR CONCRETE PAVEMENT/SIDEWALK DETAILS REFER TO C4.4

CITY OF ROCHESTER, NY ZONING ANALYSIS

	REQUIRED	EXISTING	PROVIDED
ZONED	MHURD - C2	CCD-M	MHURD - C2
SITE ACREAGE	-	2.04 Acres	2.04 Acres
MIN. LOT FRONTAGE	-	298.5'	298.5'
MIN. LOT AREA	-	88,995 ft²	88,995 ft²
MIN. PRINCIPLE BUILDING HEIGHT	20' / 2 Stories	-	40'
MAX. ACCESSORY BUILDING HEIGHT	25'	-	<25'
MAX. SQFT OF PRINCIPLE STRUCTURE	6,000 ft²	12,149 ft² + 1,026 ft²	14,647 ft²
MAX. SQFT OF ACCESSORY STRUCTURE	-	-	-
MAX. BUILDING COVERAGE	70%	-	18.07%
MAX. LOT COVERAGE	80%	-	68.1%
BUILDING SETBACKS:			
EAST MAIN STREET (FRONT)	≥ 0'	6.5'	6.5'
NORTH UNION STREET (FRONT)	≥ 0'	17.3'	10.0'
KENILWORTH TERRACE (FRONT)	≥ 0'	0.0'	57.0'
SIDE (RESIDENTIAL)	≥ 0'	6.2'	35.6'
SIDE EAST	≥ 0'	17.0'	115.5'
SIDE WEST	≥ 0'	76.0'	76.0'
PARKING / ROAD SETBACKS:			
EAST MAIN STREET (FRONT)	≥ 10'	6.7'	7.1'
NORTH UNION STREET (FRONT)	≥ 10'	0.9'	10.0'
KENILWORTH TERRACE (FRONT)	≥ 10'	5.9'	10.0'
SIDE (RESIDENTIAL)	≥ 10'	0.0'	10.0'
SIDE EAST	≥ 10'	2.4'	5.5'
SIDE WEST	≥ 10'	6.1'	9.3'

EXISTING PARKING ANAYLSIS

USE	CODE	REQUIRED	PROVIDED
RETAIL	*2 per 1000 ft²	1,035 sqft /1000 x 2 = 3 Spaces	8 SPACES
STALL SIZE		9'x18'	9'x18'

NB:
* Calculated using Net Floor Area

PROPOSED PARKING ANAYLSIS

USE	CODE	REQUIRED	PROVIDED
RETAIL	*2 per 1000 ft²	2,877 sqft /1000 x 2 = 5 Spaces	19 SPACES
STALL SIZE		9'x18'	9'x18'

NB:
* Calculated using Net Floor Area

SEAL

James A. Rumsey

Special Information:

THIS DRAWING PREPARED FOR TENANT IMPROVEMENTS TO AN EXISTING BUILDING OR BUILDING CONSTRUCTED BY OTHERS

IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.

NOTICE

UNAUTHORIZED ALTERATIONS OF THIS DOCUMENT ARE IN VIOLATION OF SECTION 7209 OF THE STATE EDUCATION LAW

Drawing Revisions:

No.	DATE	BY	REMARKS
.	.	.	.

Property No: 1813

Status: PROGRESS SET

Area: -

Property: Delta Sonic Car Wash
718 East Main Street
Rochester, New York 14604

Tenant: Delta Sonic Car Wash Site Improvments

Title: OVERALL SITE PLAN

DELTA SONIC CAR WASH
570 Delaware Avenue
Buffalo, New York 14202
716.541.2100

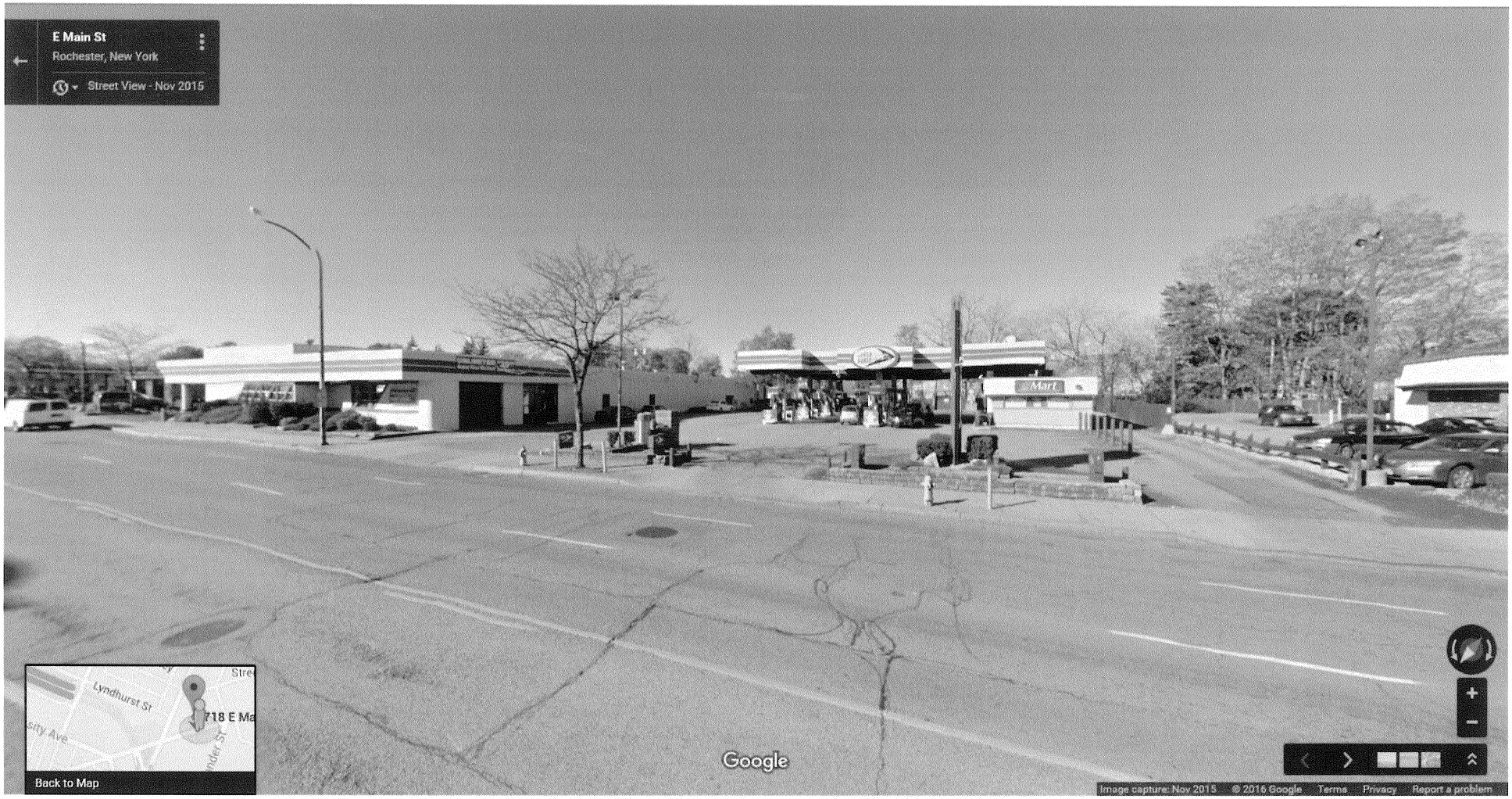
Scale: 1:20

Drawn By: JJB

Checked By: JAR

Date: 03.07.16

Drawing No. CIVIL 4.0


E Main St
Rochester, New York
Street View - Nov 2015
Mart
Lyndhurst St
Back to Map
Google
Image capture: Nov 2015 © 2016 Google Terms Privacy Report a problem

.49 Feet | Area: 9372.65 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 75%

City of Rochester, NY
Property Information
718 east main
Search By: Address Owner SBL
SBL
Address
106.74-2-30.001
718 East Main St
Marketview Heights URD/R-2
Marketview Heights URD/C-2
Marketview Heights URD/CCD-M
R-2
C-2
CCD-M
Weld St
Lyndhurst St
N Union St
E Main St
Alexander St
Kenilworth Ter
Eastman Dental Dispensary
Blackfriars Theatre
Erion Cres
WDKX
esri

718 E MAIN ST

March 10, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #6: Staff Reviewer: Jill Wiedrick

File Number: E-039-15-16

Case Type: Special Permit

Applicant: Yewbnesh Kebede, Addis-Ababa Restaurant

Address: 752 South Goodman Street

Zoning District: C-1 Neighborhood Center District

Section of Code: 120-173E(3)

Request: **To consider an Alternative Parking Plan for seven parking spaces for the proposed sit-down restaurant; an action requiring City Planning Commission approval.**

Analysis:
The proposed sit down restaurant will be located in a building previously divided into two spaces. One space was utilized as a coffee house while the other was used for retail. Building permits reveal that this structure was originally constructed as a gas station, with additions constructed as time progressed.

The applicant proposes to establish a sit-down restaurant. The proposed restaurant will operate Tuesday through Friday 7:00AM to 9:00PM and Saturday and Sunday 9:00AM to 10:00PM. The proposed restaurant has a parking requirement of 14 spaces. There are only 7 parking spaces on site. As a result, the applicant is seeking to resolve the parking deficit through an Alternative Parking Plan (see plan submitted by applicant).

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. As this proposal is a Type II Action, no further environmental review is necessary.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 752 S. Goodman St

2. **APPLICANT:** Yeabnesh Kebede **COMPANY NAME:** Addis-Ababa Restaurant

ADDRESS: 56 Chardonnay Dr **CITY:** Fairport **ZIP CODE:** 14450

PHONE: (585) 3090690 **FAX:** _____

E-MAIL ADDRESS Y. kebede@yahoo.com

INTEREST IN PROPERTY: **Owner** _____ **Lessee** ✓ **Other** _____

3. **PLAN PREPARER:** Ethiopican Organic Food & Coffee Shop

ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

PHONE: _____ **FAX:** _____

4. **ATTORNEY:** Stephen Kornenko

ADDRESS: _____ **CITY:** Rochester **ZIP CODE:** _____

PHONE: _____ **FAX:** _____

E-MAIL ADDRESS Stephen@kornienkolaw

BUILDING BUREAU
ROOM 121
9:29AM Feb 17/16
01-0002 001 Casmic
#19533
Zoning $250.00
INFO 752 S GOODMAN ST
Charge $250.00

5. **ZONING DISTRICT:** C-1

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** _____

To establish use as a restaurant (sit down) in 1300SF, with retail in remaining 600SF. On site parking = 7; required = 14. Alternative parking plan proposed.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** one month

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: _____ **DATE:** 2/17/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

yes. Restaurant use in this neighborhood is an appropriate use, and the parking limitations can be overcome with alternative means of transit.

B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

The restaurant fits with the character of the neighborhood, which has several small, similar restaurants.

C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

This is a small operation, allowed by zoning code in this district, and is of the scale common here.

D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

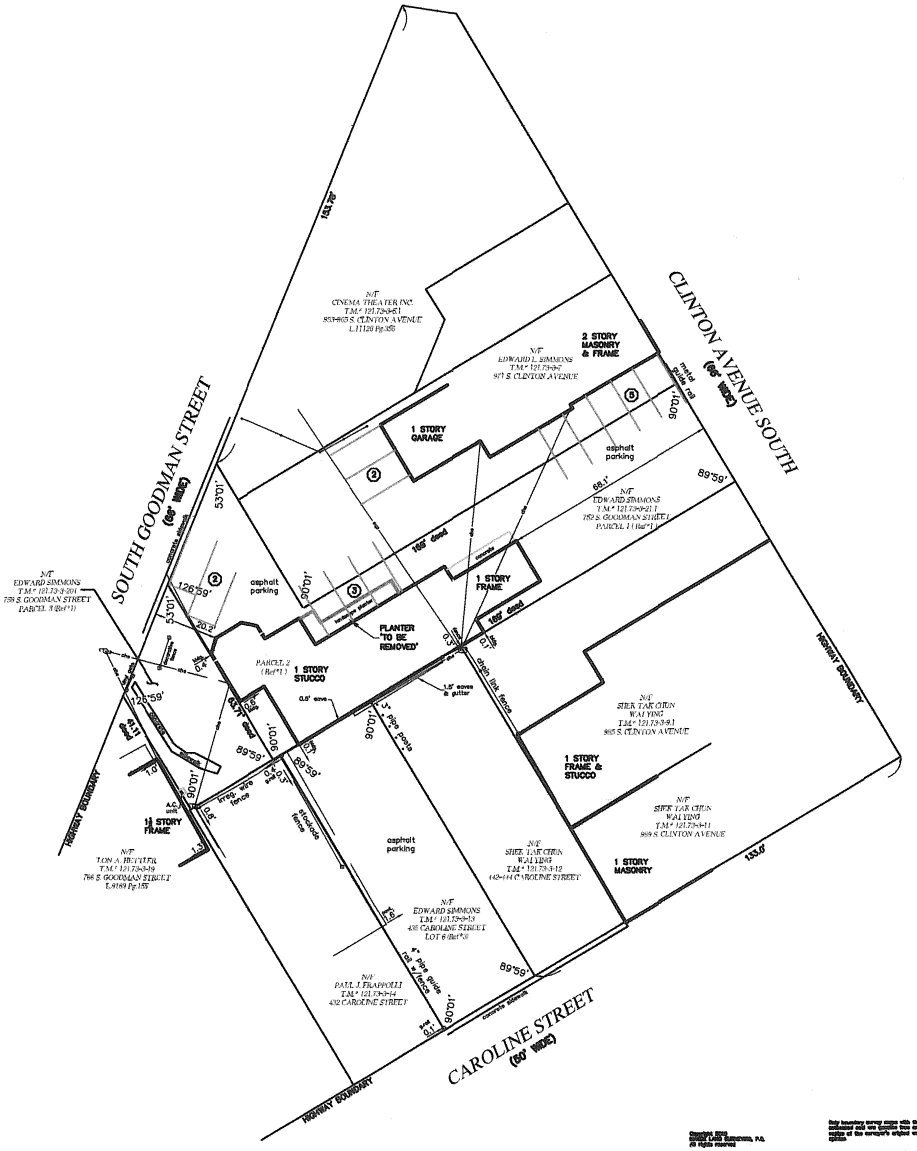
All services are provided except on-site parking.

E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

No changes are to be made, including no additional pavement.

REFERENCES:

1. ROBERT F. SIMMONS Sr. TO EDWARD SIMMONS BY DEED FILED 4/10/1985 AS LIBER 6691 PAGE 109.
2. LIBER 28 OF MAPS, PAGE 33.
3. LIBER 2 OF MAPS, PAGE 40.
4. NO ABSTRACT PROVIDED FOR SURVEY.



N

SCALE 1" 40'

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON DECEMBER 9, 2015 AND FROM THE REFERENCES LISTED HEREON, SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

DOUGLAS W. MAGDE, L.S. LIC. #049857

SURVEY NOTES:

DISTANCE SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

Copyright 2015
MAGDE LAND Surveying, P.C.
All rights reserved

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 of the New York State Education Law

Only hardcopy survey maps with the surveyor's ordinal ink wet signature and seal and/or stamp of the surveyor's original work are valid.

Certifications herein are not transferable.

The location of underground improvements or encroachments on the ground herein are either shown as estimated.

SITE PLAN
PREPARED FOR
752 & 758 S. GOODMAN STREET
438 CAROLINE STREET
CITY OF ROCHESTER, MONROE COUNTY, NEW YORK

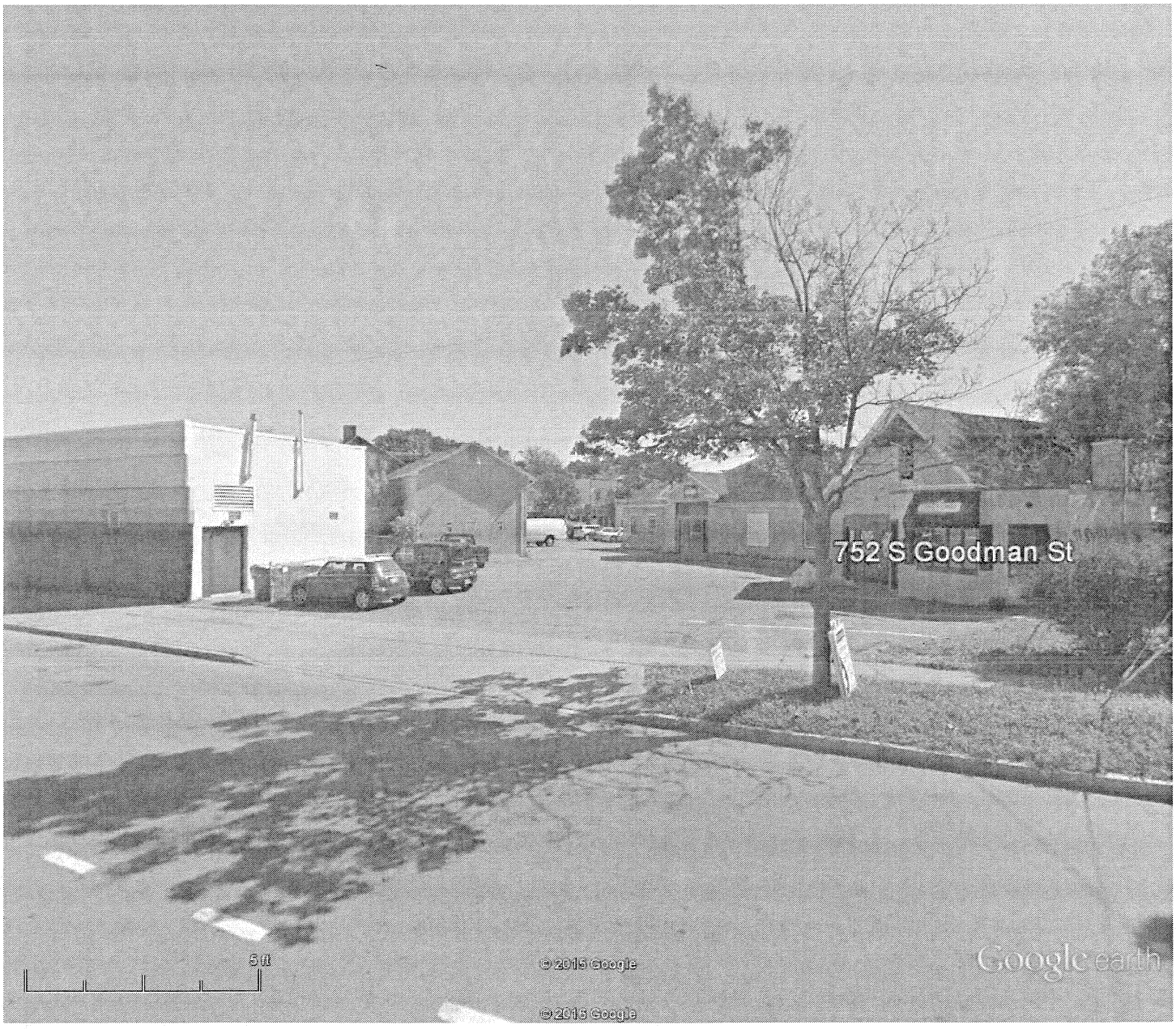
The parking requirement is based on 1900 sq. ft building. The attached map allows for 7 parking spaces. 600 sq. ft. Of the building will be used as retail display.

cannot use

- There are additional spaces available shared in fronts of Ocean Garden.
- There are around 8 parking spaces available on Caroline St. This is officially cannot be used, because it lacks egress.
- Presently the lot owned by Natapow adjacent to 7- 11/ dollar general is used by various neighbours and businesses and numerous parking spaces.

can be used

- There is a street parking available on South Clinton Ave.
- The building is on two bus routes serving South Clinton Ave (route 51) and South Goodman St. (route 53)
- Numerous patrons from the business located there previously (Crossroads Coffee) took advantage of the bicycle rack already in place.
- People can walk in the area.

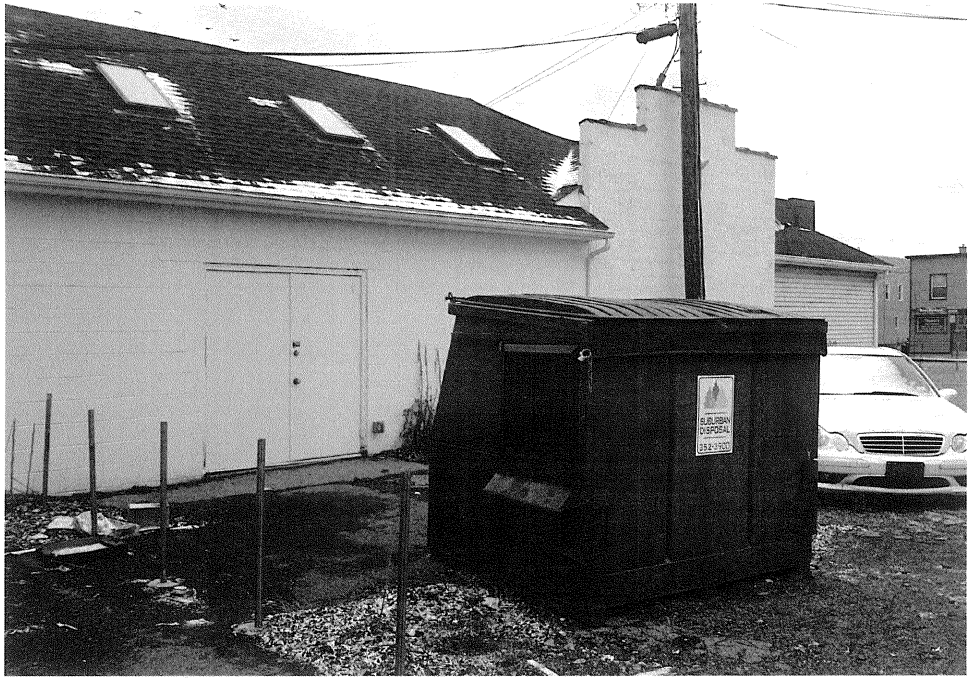


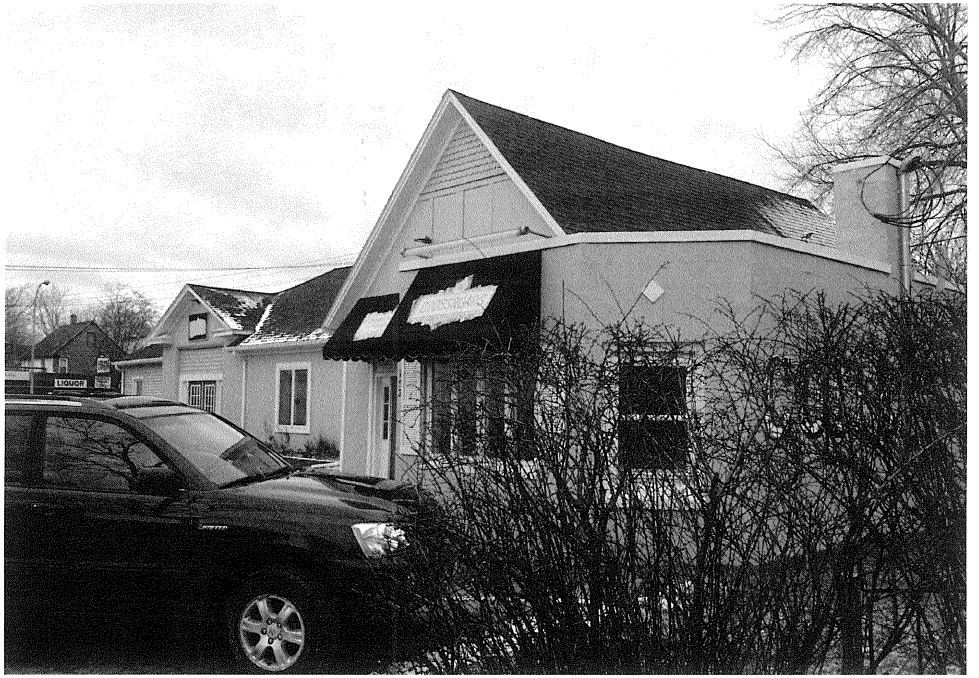
Google earth

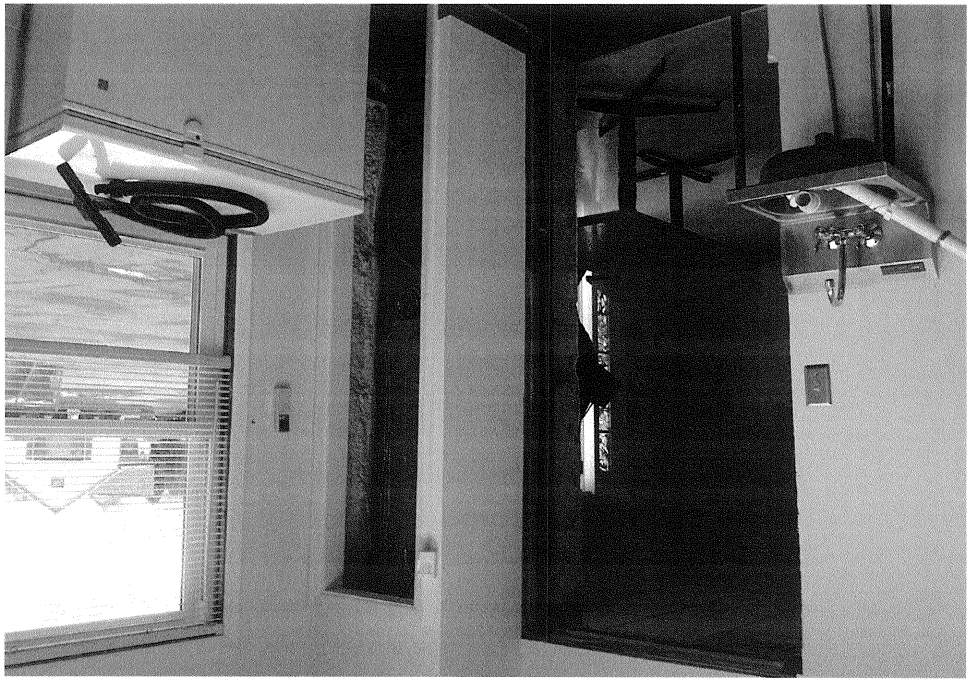
feet 10
meters 3

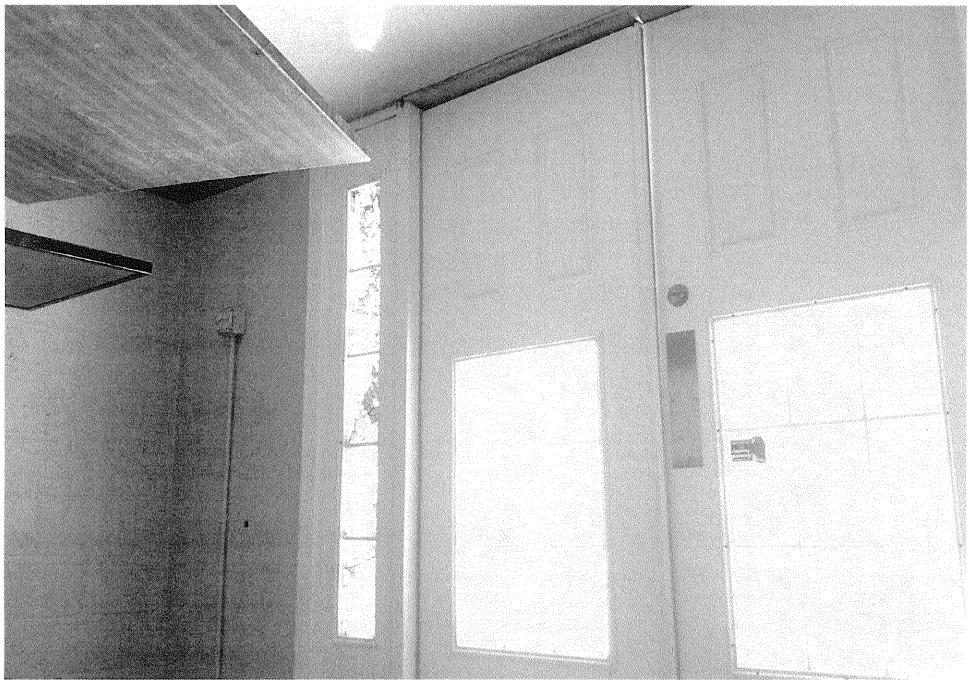
SUBURBAN
DISPOSAL
352-3900

CUM




LIQUOR





7532.31 Square Feet

Date: 04/11/2015 | Level: Neighborhood | Scale: 125%

City of Rochester, NY
Property Information
752 s goodman st
Search By: Address Owner SBL
SBL
Address
121.73-3-21.001
752 South Goodman St
S Goodman St
S Clinton Ave
Cinema Theatre
Caroline St
Seager St
Goodman St
C-2
C-1
R-1
R-90
927-941
946
923
729
952
968-970
953-965
967
972-976
978-982
974
984-988
966-990
752
985
758
766
989
1002
1006
1012
1018
420
426
432
414
783
779
775
771
767
761
755
749
745
34
40
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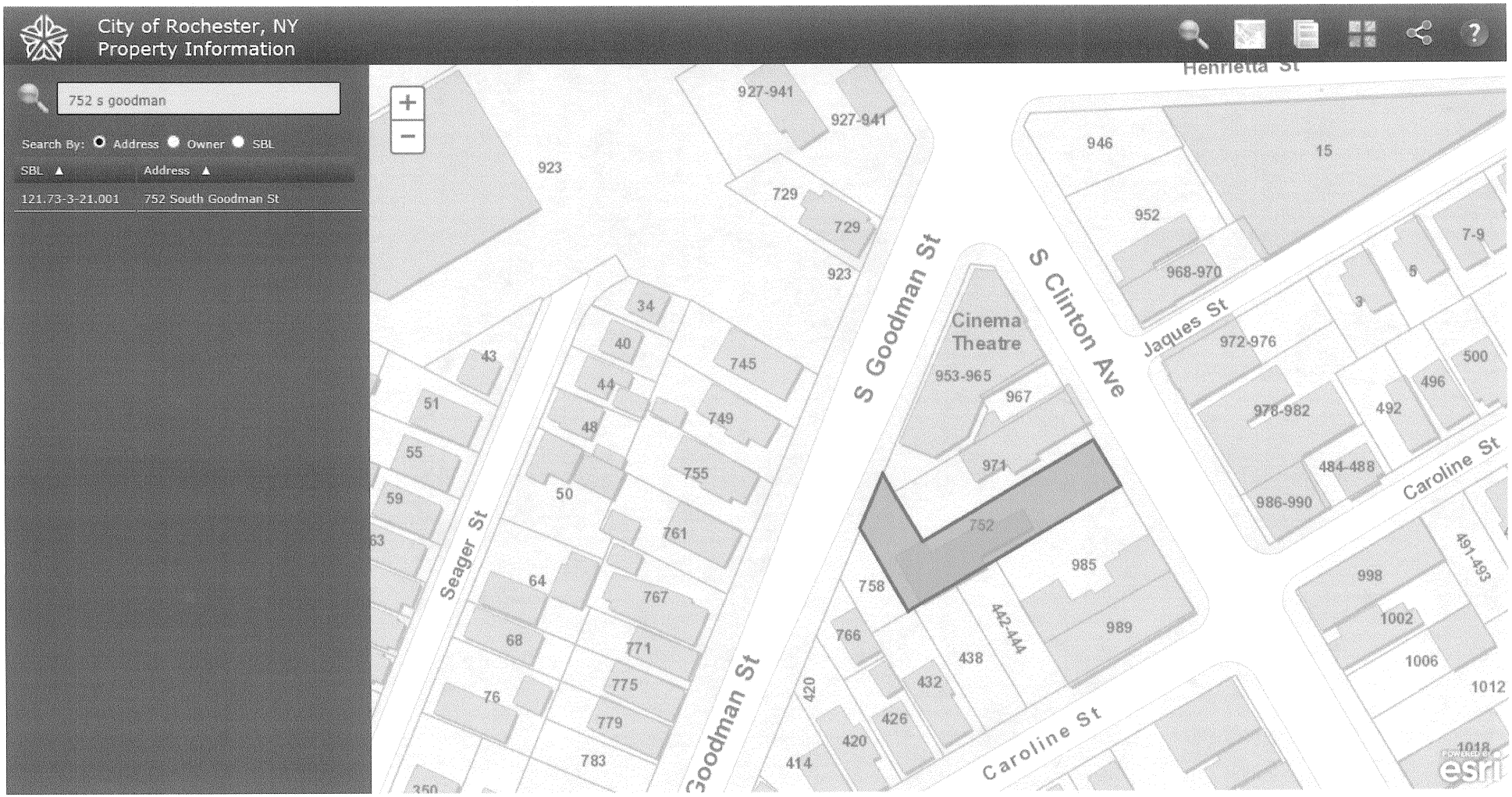
492
505
497
481-483
esri


City of Rochester, NY
Property Information
752 s goodman
Search By: Address Owner SBL
SBL ▲
Address ▲
121.73-3-21.001
752 South Goodman St
927-941
927-941
923
729
729
923
946
952
968-970
15
7-9
5
3
Henrietta St
Jaques St
972-976
500
496
492
978-982
484-488
986-990
Caroline St
Cinema Theatre
953-965
967
971
752
985
989
758
766
438
442-444
432
426
420
414
420
S Goodman St
S Clinton Ave
Seager St
Goodman St
34
40
44
48
50
43
51
55
59
63
745
749
755
761
767
771
775
779
783
64
68
76
998
1002
1006
1012
1018
491-493
Caroline St
esri

CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #7: Staff Reviewer: Jill Wiedrick

File Number: E-040-15-16

Case Type: Special Permit

Applicant: Abdul Musa, Fatboy Supermart, Inc.

Address: 1275 East Main Street

Zoning District: R-2 Medium Density Residential District

Section of Code: 120-18M, 120-146.1

Request: **To establish a Full-Line Food Store, operating between the hours of 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.**

Analysis:
The subject property is a one-story commercial structure located at the corner of East Main Street and Palmer Street. Records indicate that this structure was constructed as a gas station. It has most recently been used as a grocery store.

The applicant would like to establish a Full-Line Food Store that sells tobacco. The Full-Line Food Store is proposed to operate between the hours of 6:00AM and 9:00PM. Parking is located on site.

Code Compliance:
As per Section 120-208, a Full-Line Food Store is a retail sales and service establishment that offers for sale a full selection of food products, including at least a variety of fresh produce, and not offering for sale products from more than one of the following categories: tobacco, and lottery.

Pursuant to Section 120-146.1, in new construction, as well as re-occupancy of an existing building, areas of transparency shall be provided along the primary street frontage and shall be equal to 70% of the wall area between the height of two feet and eight feet from the ground. In addition, no interior shelving may block these windows.

The applicant is aware of this requirement and has been instructed to not block the windows.

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. The City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to rendering a decision.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

Mr. Talal will be providing a necessary service as stated in the 4 Step Process for East Main & the current East Main Development of Connected Communities.

B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

No it will not effect traffic, parking or the neighborhood. EMMA is in support of the store. See attached letter.

C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

No changes to the current footprint.

D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

Yes he is connected to City Services.

E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

No changes to the footprint. No historic features.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 1275 E. MAIN ST. ROCH. N.Y. 14609

2. **APPLICANT:** ABDUL MUSA **COMPANY NAME:** FATBOY SUPER MART INC

   ADDRESS: 1275 E MAIN ST **CITY:** ROCH **ZIP CODE:** 14609

   PHONE: 585 482 3001 **FAX:** /

   E-MAIL ADDRESS bomanitel@gmail.com

   INTEREST IN PROPERTY: **Owner** _____ **Lessee** ✓ **Other** _____

3. **PLAN PREPARER:** _____

   ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

   PHONE: _____ **FAX:** _____

4. **ATTORNEY:** _____

   ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

   PHONE: _____ **FAX:** _____

   E-MAIL ADDRESS bomanitel@gmail.com

5. **ZONING DISTRICT:** _____

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** _____

   Changing to a full food line store because of plans on East Main that have identified the need in EMMA.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** ~~ASA~~ Ready when approval is completed.

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: _____ **DATE:** 2/16/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
FULL FOOD LINE STORE

Project Location (describe, and attach a location map):
1275 E. MAIN ST. ROCH N.Y. 14609

Brief Description of Proposed Action:
Changing to a full food line store because of plans on East Main that have identified the need in EMMA.

Name of Applicant or Sponsor:	Telephone: 585 482-3001
ABDUL MUSA	E-Mail: bamanitel@gmail.com

Address:
1275 E. MAIN ST.

City/PO:	State:	Zip Code:
ROCH N.Y. 14609	N.Y	14609

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Special Permit from City of Rochester	☐	☒

3.a. Total acreage of the site of the proposed action? .48 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .48 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

RESET

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

RESET

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: ABDU MUSA Date: 2/11/16

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

RESET

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

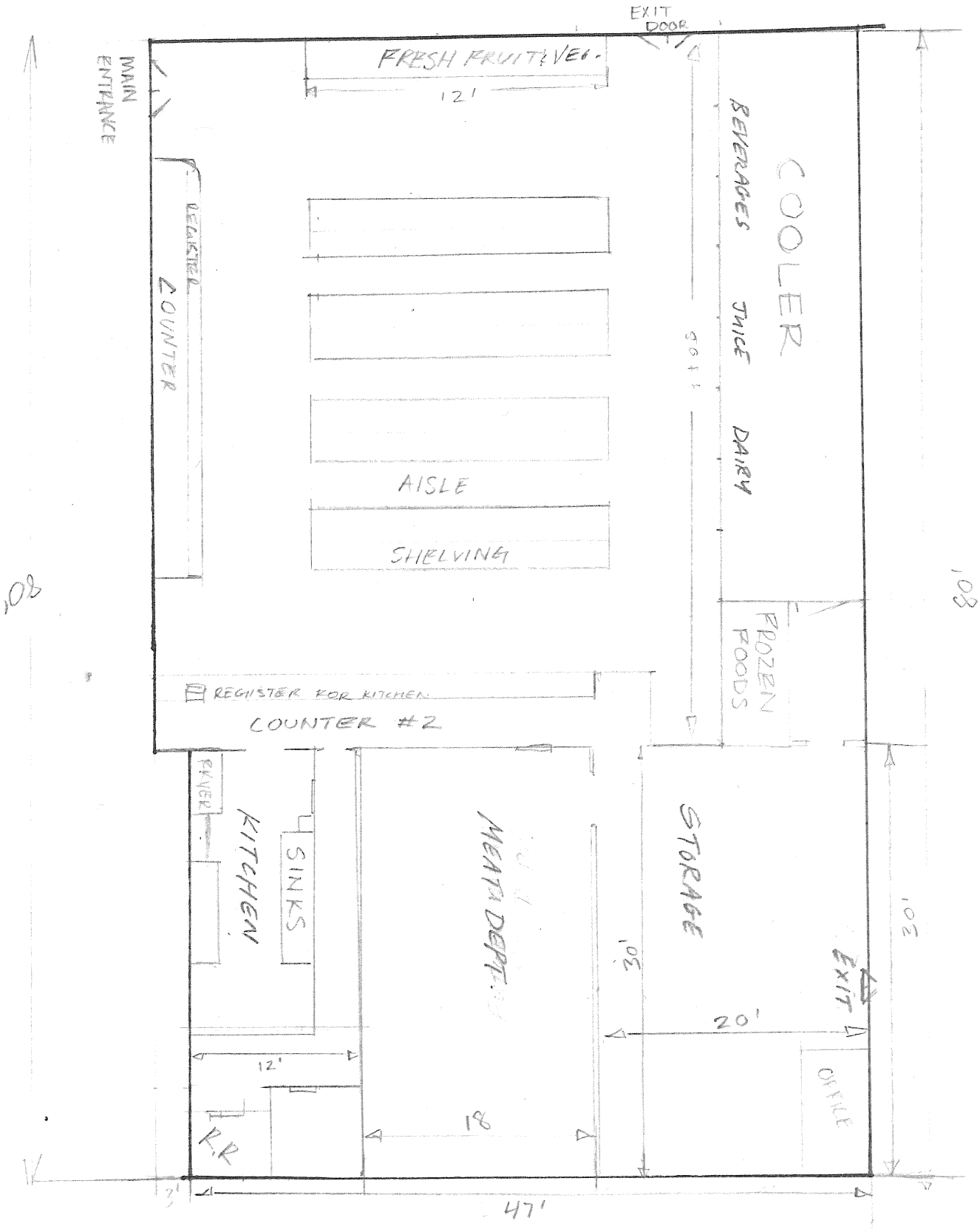
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

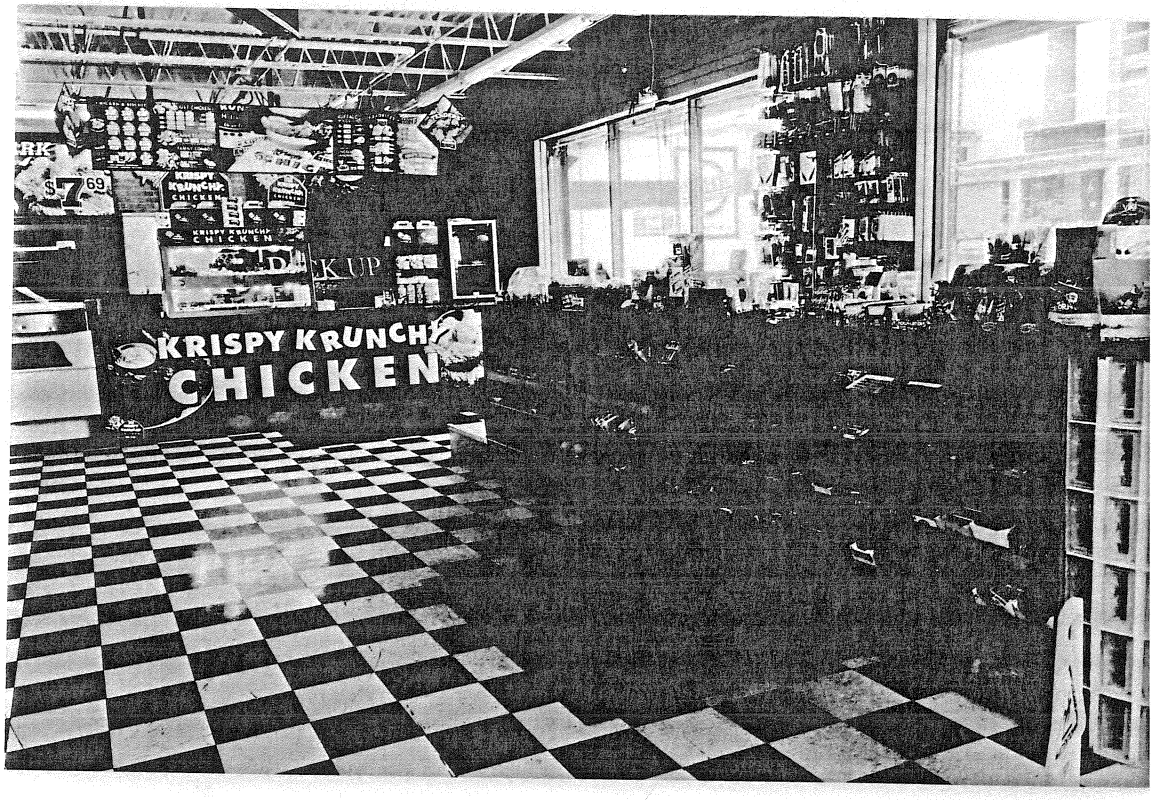
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

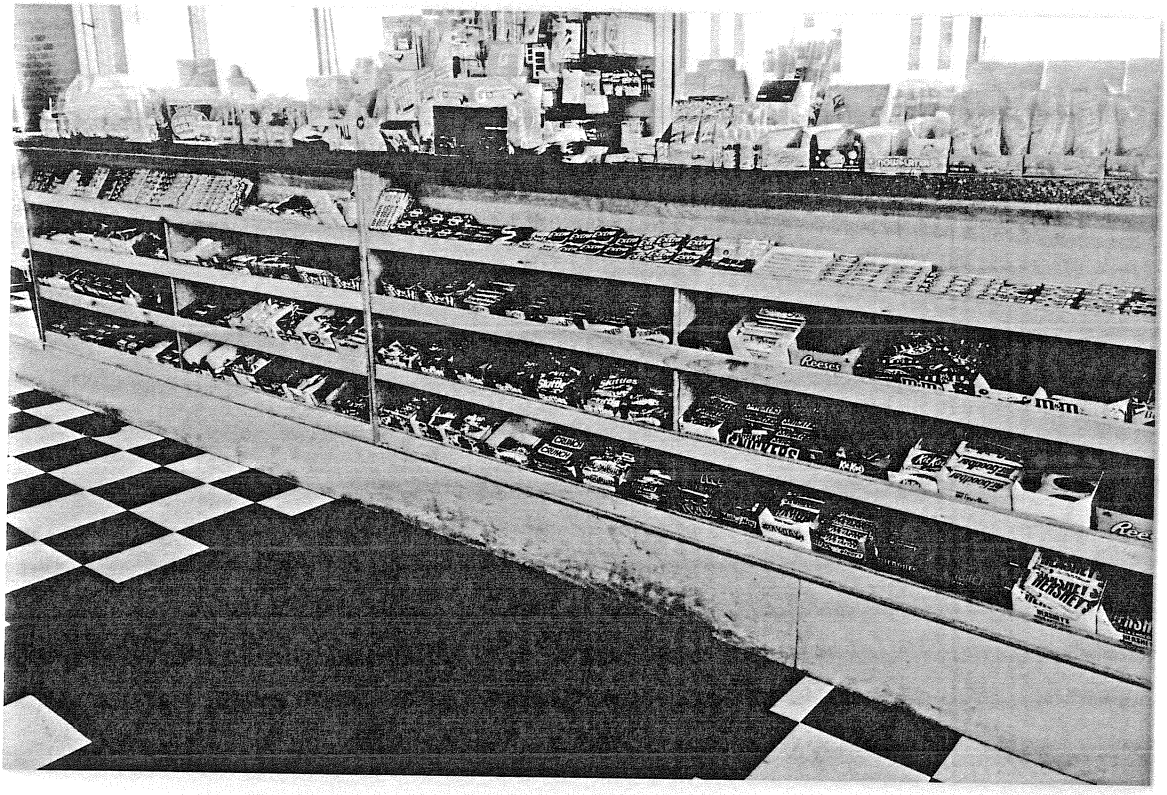
PRINT

RESET


EXIT DOOR
MAIN ENTRANCE
FRESH FRUIT & VEG.
12'
REGISTER
COUNTER
AISLE
SHELVING
COOLER
BEVERAGES
JUICE
DAIRY
FROZEN FOODS
REGISTER FOR KITCHEN
COUNTER #2
RAISER
KITCHEN
SINKS
MEAT DEPT.
STORAGE
EXIT
OFFICE
12'
18
20'
10'
102'
108'
108'
3'
47'


KRISPY KRUNCHY
CHICKEN

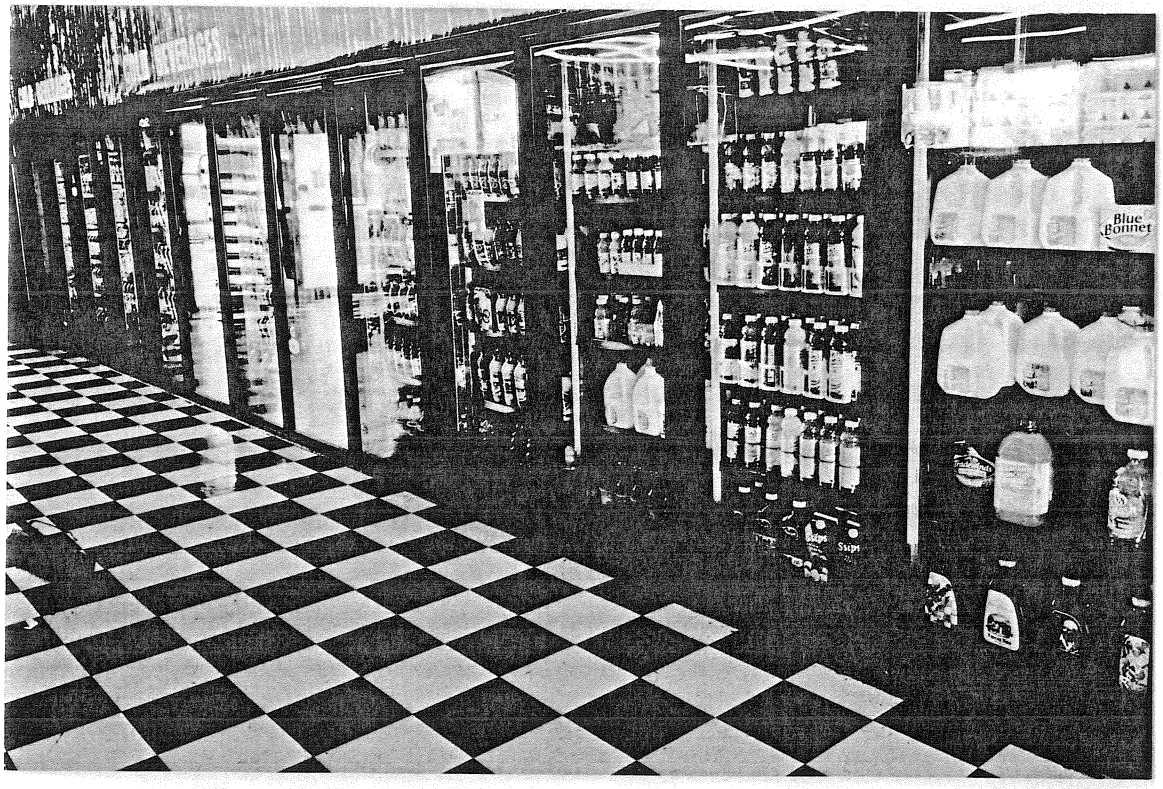
COLD BEVERAGES


m&m
Reese's
HERSHEY'S

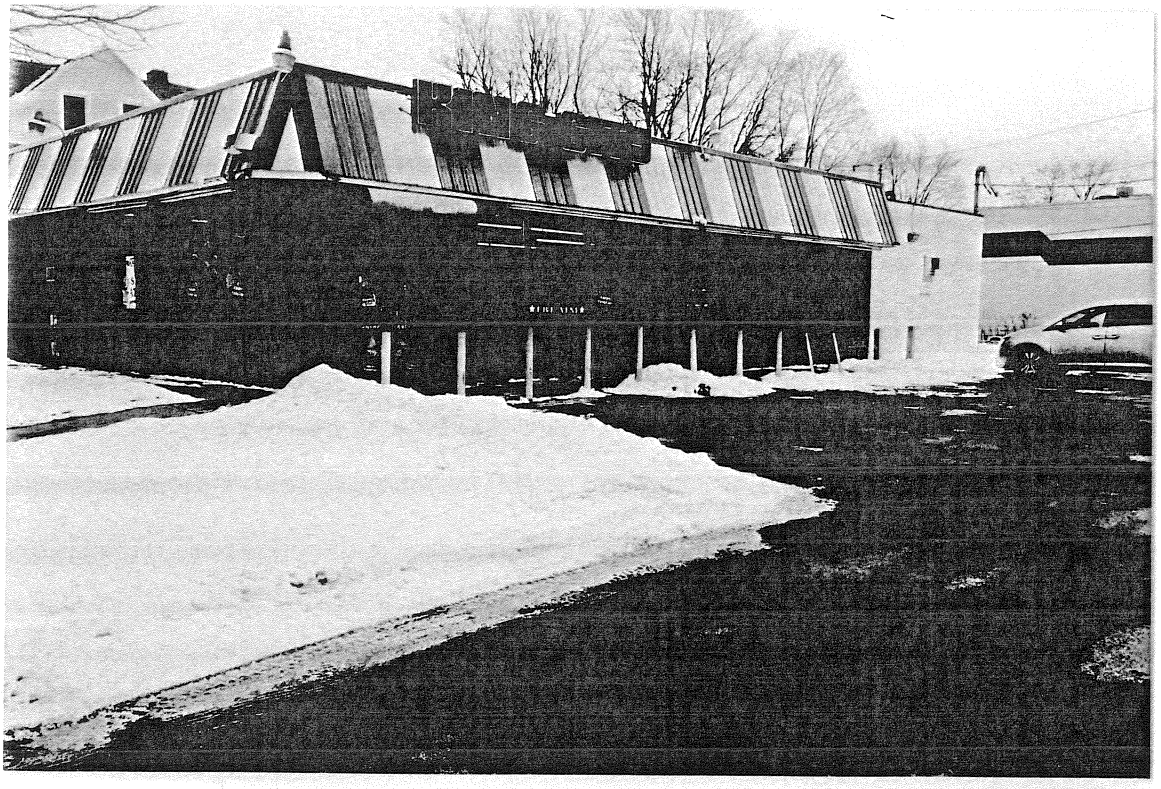
$7.69
KRISPY KRUNCH
CHICKEN
CAUTION
ATTENTION

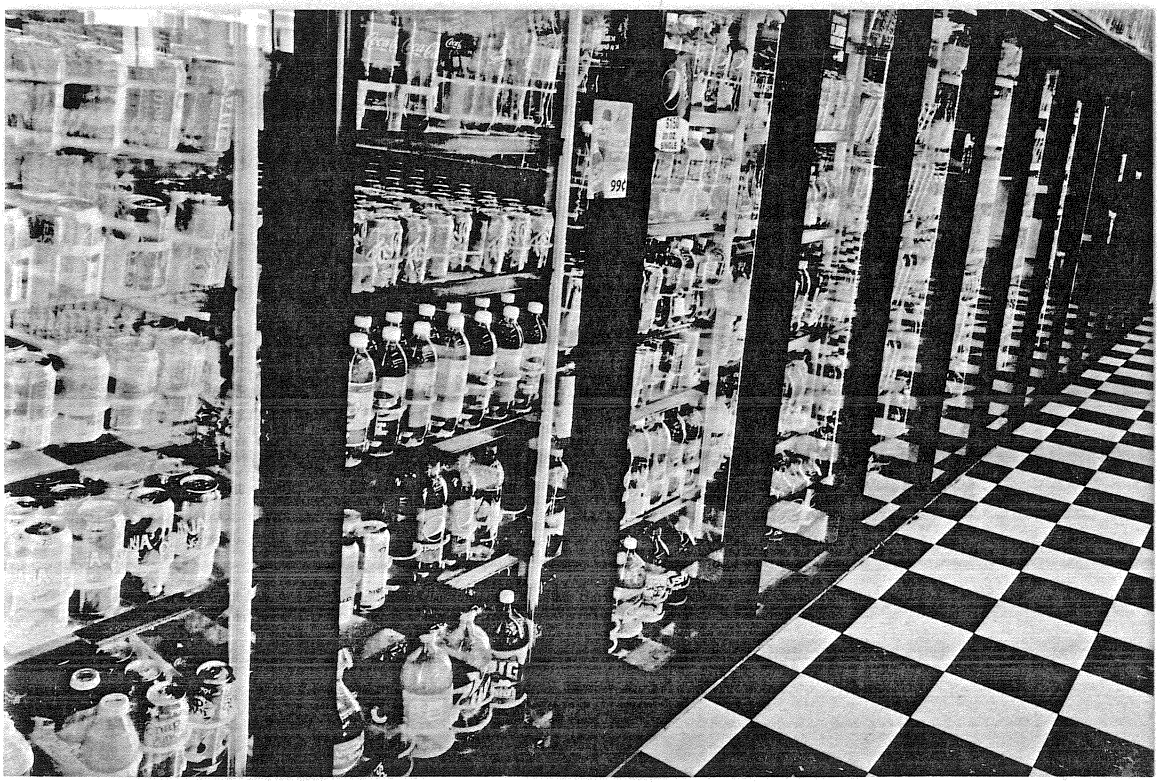
$7.69
KRISPY KRUNCHY
CHICKEN

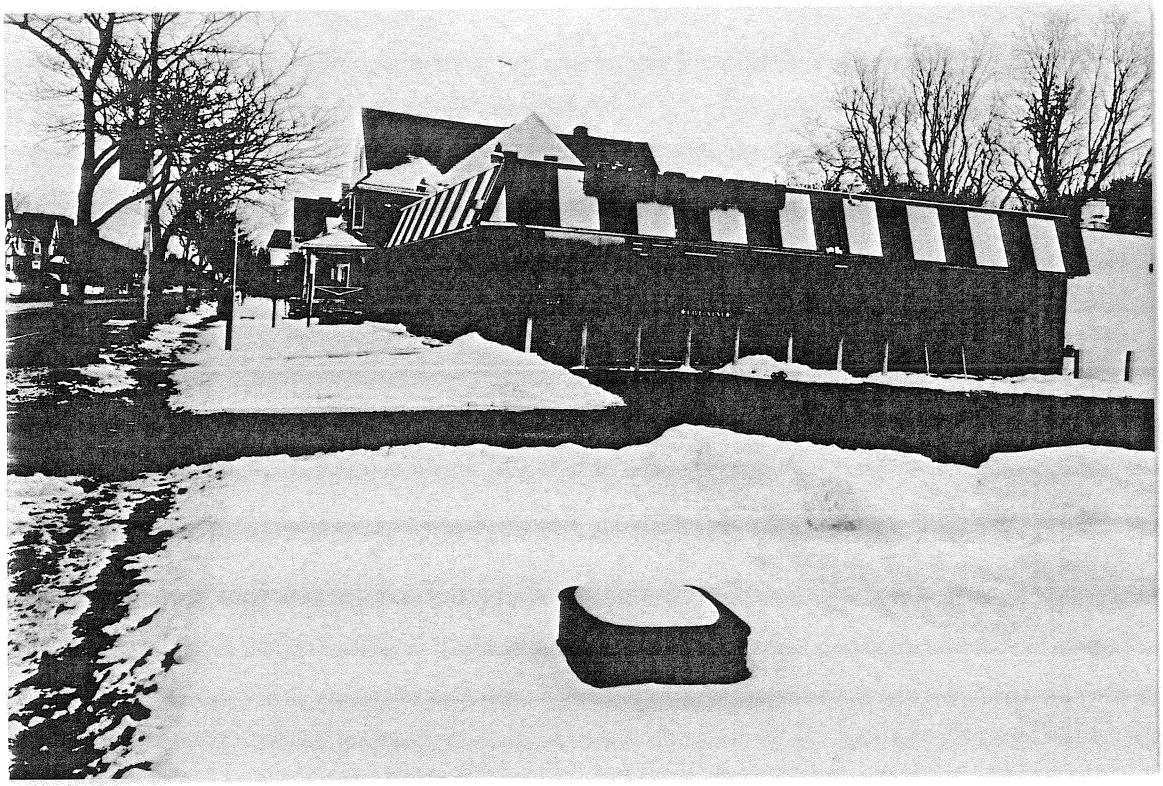
8 PC DARK
$7.69
FAMILY COMBOS
KRISPY KRUNCHY
CHICKEN
KRISPY KRUNCHY
CHICKEN

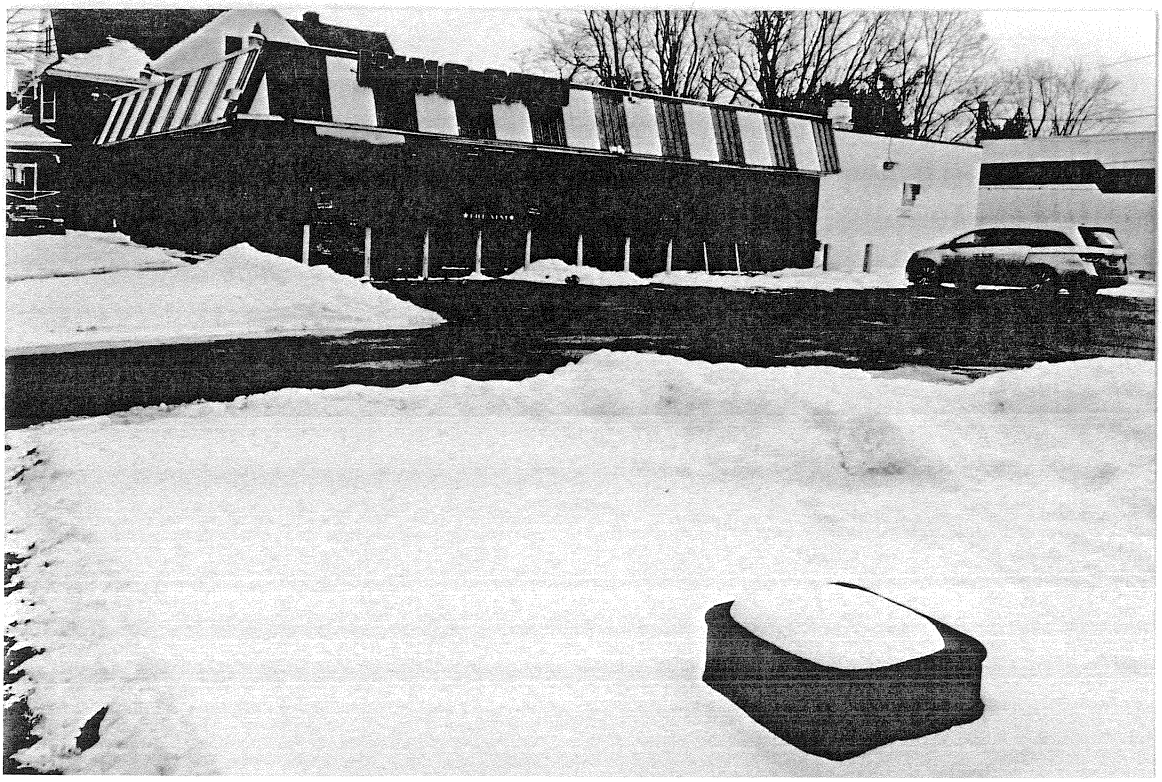

Blue Bonnet

FAMILY COMBOS
8 PC DARK
$7 69
KRISPY KRUNCHY CHICKEN
KRISPY KRUNCHY
CHICKEN





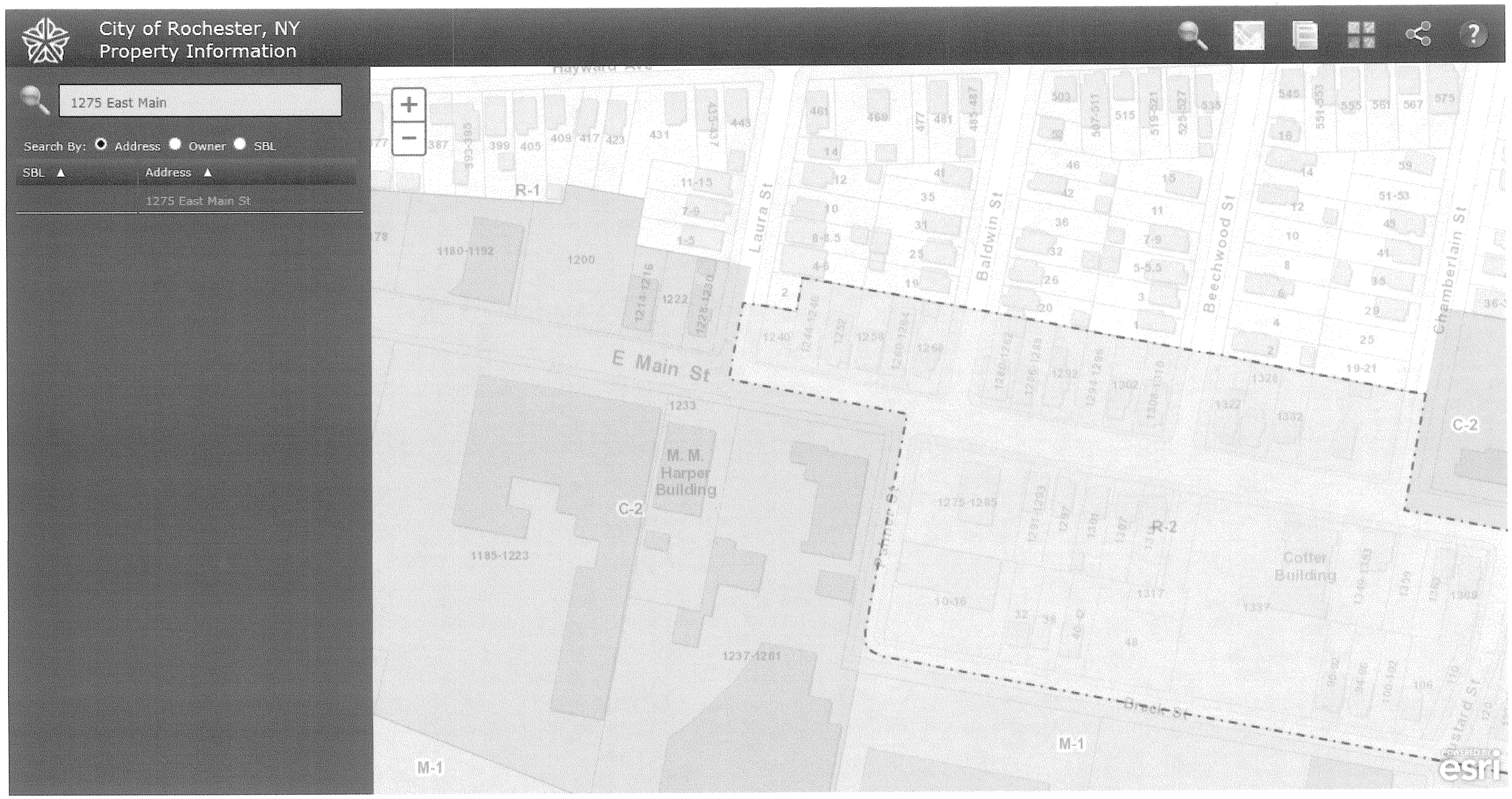




Baldwin St
Rochester, New York
Street View - Oct 2015
E Main St
1275 E M
Back to Map
Google
Image capture: Oct 2015
© 2016 Google
Terms
Privacy
Report a problem

81.36 Feet | Area: 21065.04 Square Feet

Date: 04/15/2015 | Level: Neighborhood | Scale: 100%


City of Rochester, NY
Property Information
1275 East Main
Search By: Address Owner SBL
SBL ▲
Address ▲
1275 East Main St
E Main St
Laura St
Baldwin St
Beechwood St
Chamberlain St
Palmer St
Breck St
M. M. Harper Building
Cotter Building
R-1
R-2
C-2
M-1
1180-1192
1200
1185-1223
1233
1237-1261
1275-1285
esri

1275-1285 E MAIN ST

March 9, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

CITY PLANNING COMMISSION
STAFF REPORT
March 21, 2016

Special Permit

Case #9: Staff Reviewer: Jill Wiedrick

File Number: E-042-15-16

Case Type: Special Permit

Applicant: Tom Beaman, California Rollin II Express

Address: 691 Park Avenue

Zoning District: C-2 Community Center District

Section of Code: 120-173E(3)

Request: **To consider an Alternative Parking Plan for EIGHT parking spaces for the proposed sit-down restaurant; an action requiring City Planning Commission approval.**

Analysis:
The proposed sit-down restaurant is located on Park Avenue between Somerton Street and Berkeley Street. The building is mixed use with 3 stores and 6 families on the first floor and 7 families on the second floor. The proposed sit-down restaurant will be located in a portion of the building once utilized as a bakery.

The applicant proposes to establish a sit-down restaurant. The proposed restaurant will operate between 11:00AM and 10:00PM, daily. The proposed restaurant has a parking requirement of 8 spaces. There are no parking spaces on site. As a result, the applicant is seeking to resolve the parking deficit through an Alternative Parking Plan (see plan submitted by applicant).

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. As this proposal is a Type II Action, no further environmental review is necessary.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 693 Park Ave, Rochester, NY 14607

2. **APPLICANT:** Tom Beaman **COMPANY NAME:** California Rollin II Exp

   ADDRESS: 695 Park Ave **CITY:** Rochester **ZIP CODE:** 14607

   PHONE: 585-355-4066 **FAX:** _____

   E-MAIL ADDRESS tom@californiaRollin.com

   INTEREST IN PROPERTY: Owner _____ **Lessee** ✓ **Other** _____

3. **PLAN PREPARER:** Applicant

   ADDRESS: _____ **CITY:** _____ **ZIP CODE:** _____

   PHONE: _____ **FAX:** _____

4. **ATTORNEY:** Susan michel

   ADDRESS: 703 Telephone Rd **CITY:** W. Henrietta **ZIP CODE:** 14586

   PHONE: 585-415-8088 **FAX:** _____

   E-MAIL ADDRESS sjmpc1@frontiernet.net

5. **ZONING DISTRICT:** C-2

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** _____

   Convert a property zoned as a bakery to a counter service restaurant with seating available for patrons

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 3 months

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: _____ **DATE:** 2/11/2016

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ **DATE:** 2-12-16

BUILDING BUREAU
ROOM 121
11:12AM Fed 11/16
01-0002 001 Linda
#19433
Zoning $250.00
INFO 693 PARK AV
TTL $250.00
CHECK $100.00
INFO 693 PARK AV
CASH $150.00

Applicant: California Rollin II Express
Tom Beaman Jr.
693 Park Avenue
Rochester, NY 14607

Alternate Parking Plan – Change of Use

1. The proposed use of the property is consistent with the C-2 community center district.

The building itself is a mixed-use building with retail use on the ground floor and 12 residential units above. The prior zoned use was as a bakery. The proposed use is a counter service restaurant with 5 2-person tables for patrons, a complementary use to serve the busy walkable neighborhood. Streetscape City Code provides:

> *§ 120-41. Purpose.*
>
> *The C-2 Community Center District provides diverse commercial development along gateway transportation corridors and neighborhood or village centers with a dense mixture of uses such as housing, retail and other complementary uses that serve the adjacent neighborhood and the community at large. The C-2 District is preserved through appropriate design elements, amenities or treatments that create, enhance and reinforce the design relationships between the buildings, sites and streets and still establish an ambience that is uniquely urban and pedestrian-oriented.*

Applicant

Applicant is a restaurateur who currently operates one of Rochester's most successful sushi restaurants, California Rollin II, at the Port of Rochester. He recently rented a business unit in the busy Park Avenue corridor to create a counter service eatery that allows patrons to receive their food, then sit and eat inside. This application is to change use to allow a unit previously zoned as a bakery to become a small eat-in restaurant with a handful of tables to allow patrons to eat on-site in addition to the take-out service.

Premises

The premise is located as 693 Park Avenue, Rochester, NY 14607. It is the center unit of 3 retail storefront units, located on the ground floor, of a mixed-residential use building with 12 residential units above. The rental unit space consists of a storefront space and an ancillary area in the back (accessed through a common hallway). The total square footage of the storefront and the back area is 946 sq. ft., normally requiring 8 parking spaces. The storefront area is 482 sq. ft. and will consist of a patron area and a food prep area. The back ancillary area is 466 sq. ft. and will consist of a business office, a storage area, a food storage area, and a bathroom.

The storefront area is 482 sq. ft. and is divided into a patron area and a food prep area. The patron area (ordering, food pick up, counter area for obtaining condiments, silverware, napkins…) is only 260 sq. ft. and the food preparation are is 222 sq. ft.

Applicant: California Rollin II Express
Tom Beaman Jr.
693 Park Avenue
Rochester, NY 14607

Alternate Parking Plan – Change of Use

The proposed table space is for 5 – "Two Top" (2 person tables) inside and seasonally 3 "Two Top" (2 person tables) person tables outside.

The neighborhood is primarily mixed use, residential and commercial along Park Avenue and residential on the side streets. The hours of operation will be, Monday-Sunday, 11am-10pm. The food will be casual, consisting of sushi, sushi rolls, sushi bowls, and burrito type take away.

The premises are located in a multi-unit building. The commercial building currently has a take-out eatery (Nathan's Soups) and a hair salon. The previous tenant operated a bakery.

2. **The proposed use of the property for a counter service/eat-in restaurant is a permitted use in the C-2 community center district by special permit.**

3. **Computation of required spaces under Rochester City Code.**

Use	Minimum	Need
Eat in Restaurant	10 Parking Space Per Net 1000 Sq. Ft.	8 spaces

§ 120-173. Off-street parking.

Change in Use or Intensity.

a. *Whenever a use existing on the effective date of this chapter is changed thereafter to a new use, parking facilities shall be provided as required herein for such new use, except that when any such existing use was deficient in required parking spaces on such effective date, such new use may be established with a deficiency in required parking spaces equal in number to not more than such preexisting deficiency.*

b. *Whenever the intensity of use of any building, structure or use is increased, parking facilities shall be provided for such increase in intensity of use.*

4. **Parking demand analysis.**

a. The anticipated number of parking spaces needed to accommodate the proposed use.

According to net square footage of 946 sq. ft., the property requires 8 parking spaces. The storefront area of the proposed space is only 482 sq. ft. and would require only 5 parking spaces. The eat-in restaurant would provide a social atmosphere and casual community gathering space as is consistent with the general area of Park Avenue.

b. How the parking spaces are accommodated (on site, public lots, on street, etc.).

20%, or 1 of the 8 parking spaces, is provided by on-street parking spaces located within 1000 feet of the proposed use. There are more than 2 on-street parking spaces within 1000 feet of the building.

5. **Transit credit**:

There are four (4) bus stops within 1000 feet of the building:

1. Berkley Street (187 ft.);
2. Vassar Street (528 ft.);
3. Buckingham Street (177 ft.); and
4. Somerton Street (276 ft.)

Applicant is entitled to parking credit for the bus stops of at least 1 parking space/stop, and as many as 8 for the plurality of bus stops.

6. **City Code provides**:

Credit for on-street parking spaces. On-street parking spaces may be used to satisfy 20% of the requirements for off-street parking. Such on-street parking shall be located only on arterials or collector streets within the public right-of-way and shall be located within 1,000 feet of the use.

Transit credit. When located proximate to a bus stop, credit towards the parking requirements may be granted. The transit stop shall be within 1,000 feet of the use.

7. **Rationale supporting the necessity for the requested number of parking spaces**.

20% or 2 of the 8 parking spaces are provided by on-street parking spaces within 1000 feet of the proposed use.

There are Four (4) RGTA bus stops within 1000 feet of the proposed use. Parking credit of at least 1, or as much as 2 per transit stop should be granted.

Applicant: California Rollin II Express
Tom Beaman Jr.
693 Park Avenue
Rochester, NY 14607

Alternate Parking Plan – Change of Use

8. **Analysis of existing parking conditions**.

   There are currently more than Eight (8) on-street parking spaces within 1000 feet of the mixed use building.

   This block has historically been identified as parking deficient in previous traffic/parking studies in the City of Rochester.

   The eat-in restaurant will operate primarily during the hours of Sunday – Saturday, 11am - 10pm, Sunday. There is on street parking available during the weekday and weekend evening hours.

9. **The typical peak-to-daily demand of the proposed use**.

   Weekday Peak Hours for eat-in restaurant: Tuesday-Friday, 12p-2p, 7p-9p

10. **Analysis of parking demand of comparable uses**.

    Not applicable

Applicant seeks approval of an Alternative Parking Plan (APP) for a 946 sq. ft. (482 sq. ft. storefront) take-out and eat in restaurant on Park Avenue.

This long-standing commercial retail space has never had off-street parking. It is along the street of shops on Park Avenue, a pedestrian oriented neighborhood. This take-out and eat-in restaurant is a pedestrian friendly use that serves the immediate neighborhood. Thus, applicant seeks a reduction in the parking requirements, especially with the small size of the eat-in restaurant. The restaurant would have 5 tables inside the premises and potentially 3 tables for outdoor seating.

There is an absence of eligible shared parking within 1000 feet of the business, but there is bicycle parking in the neighborhood and transit by RTS within 1000 feet.

Applicant understands the need for City Planning to manage the parking in the City, and to avoid burdening residents and businesses with the inconvenience of parking problems. Applicant also points out the City's commitment to supporting businesses in the City and this business has been successful at the Port of Rochester. Applicant wants to expand to an area of the city with a high pedestrian and bicycle traffic area. This is the type of business the City wants to support. Applicant asks the City officials to include this as a factor in its consideration of this application. Applicant has invested in the City and chooses to do business in the City limits. He asks the City to allow him to grow in a small way with an approximately 946 sq. ft. unit consisting of a 482 sq. ft. retail storefront and 464 sq. ft. back office/storage/restroom area.

Google Maps

Park & Vassar to 693 Park Ave, Rochester, NY 14607

Walk 0.1 mile, 2 min

- 528 Feet = 0.1 Miles

via Park Ave

2 min

Google Maps Park & Berkeley to 693 Park Ave, Rochester, NY 14607

Walk 187 ft, 1 min

via Park Ave

1 min

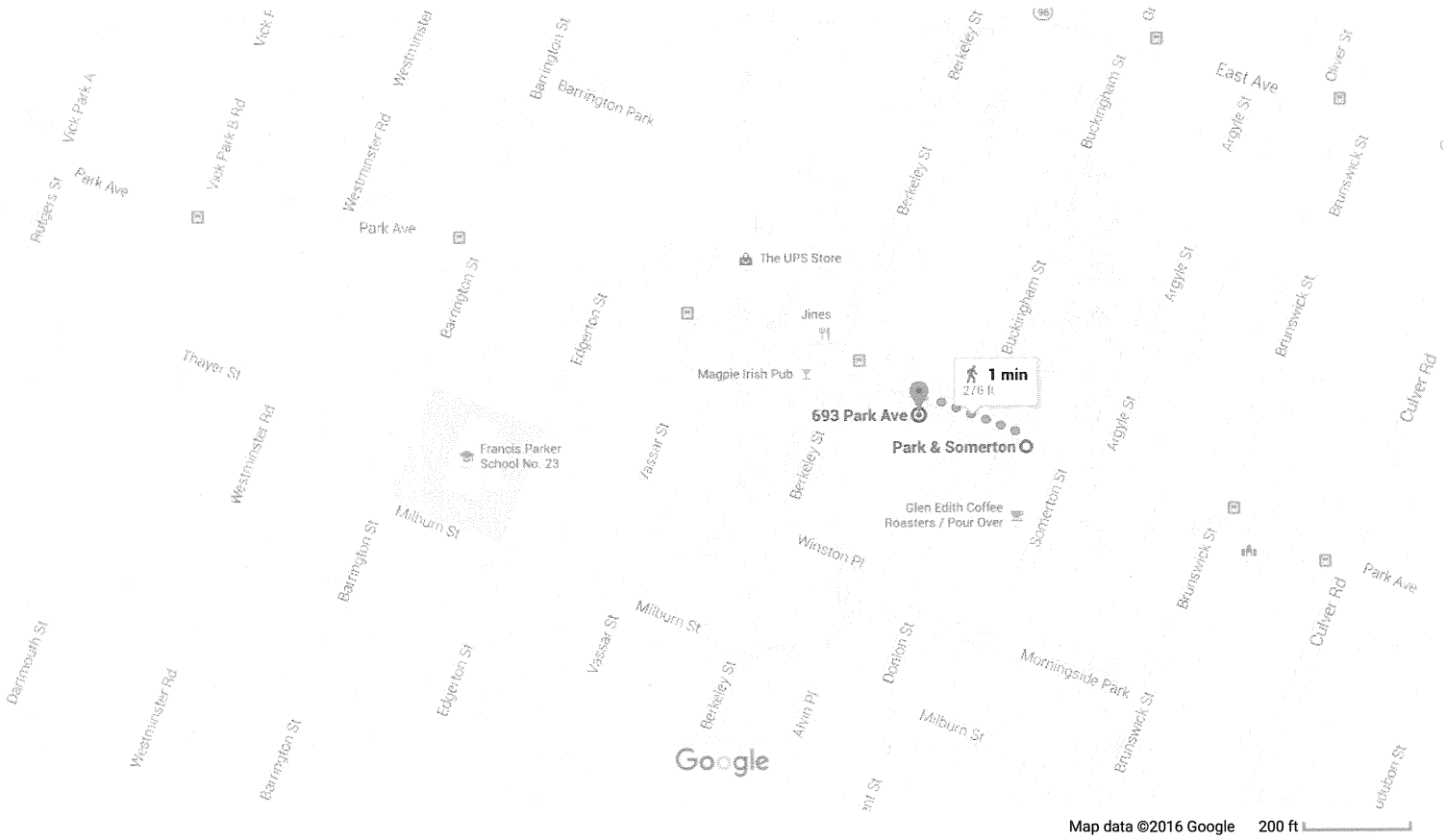
187 ft

Google Maps Park & Buckingham, Rochester, NY 14607 to 693 Park Ave, Rochester, NY 14607 Walk 177 ft, 1 min

via Park Ave 1 min

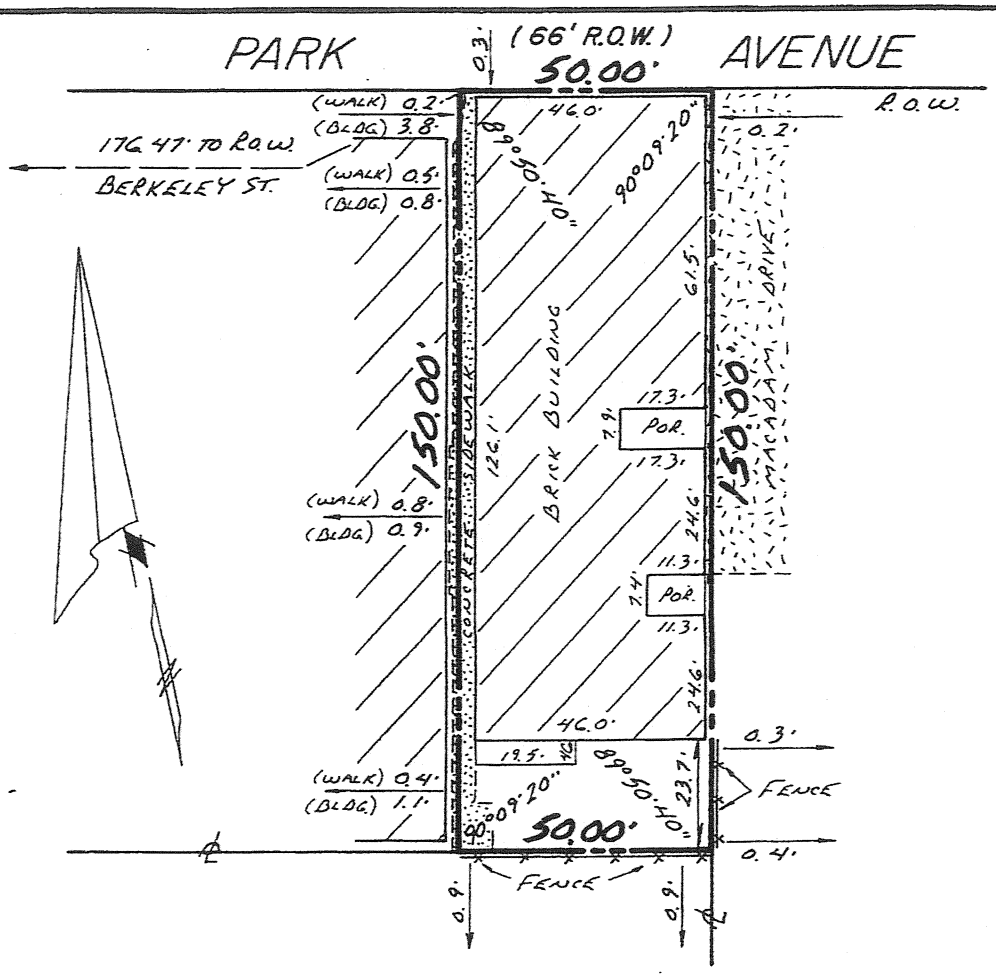
177 ft

Google Maps Park & Somerton to 693 Park Ave, Rochester, NY 14607 Walk 276 ft, 1 min



via Park Ave 1 min

276 ft



REFERENCES: 1) ABSTRACT OF TITLE N° 71778
2) LIBER 16 OF MAPS, PAGE 2 - A. GIBBROEK SUBDIVISION
3) LIBER 7751 OF DEEDS, PAGE 343
4) TAX ACCOUNT N° 122.450-02-010

CERTIFICATION:

I hereby certify to: MANUFACTURERS AND TRADERS TRUST COMPANY, IT'S SUCCESSORS & ASSIGNS
WOODS, OVIATT, ETAL ATTY'S
CHICAGO TITLE INSURANCE COMPANY
RACHEL N. HANAU
ATTILIO CALDARELLI
CYRUS KLONER, ESQ.

that this map was made DEC. 8, 1994
from notes of an Instrument Survey
completed DEC. 8, 1994 and references
listed above:

Ronald W. Staub
RONALD W. STAUB, N.Y.S.L.S. #44621

Professional Land Surveyor
RONALD WILLIAM STAUB
LS 44621
State of New York

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

TITLE:

INSTRUMENT SURVEY MAP

#691-695 PARK AVENUE

LOT 22 A. G. GIBBROEK SUBDIVISION

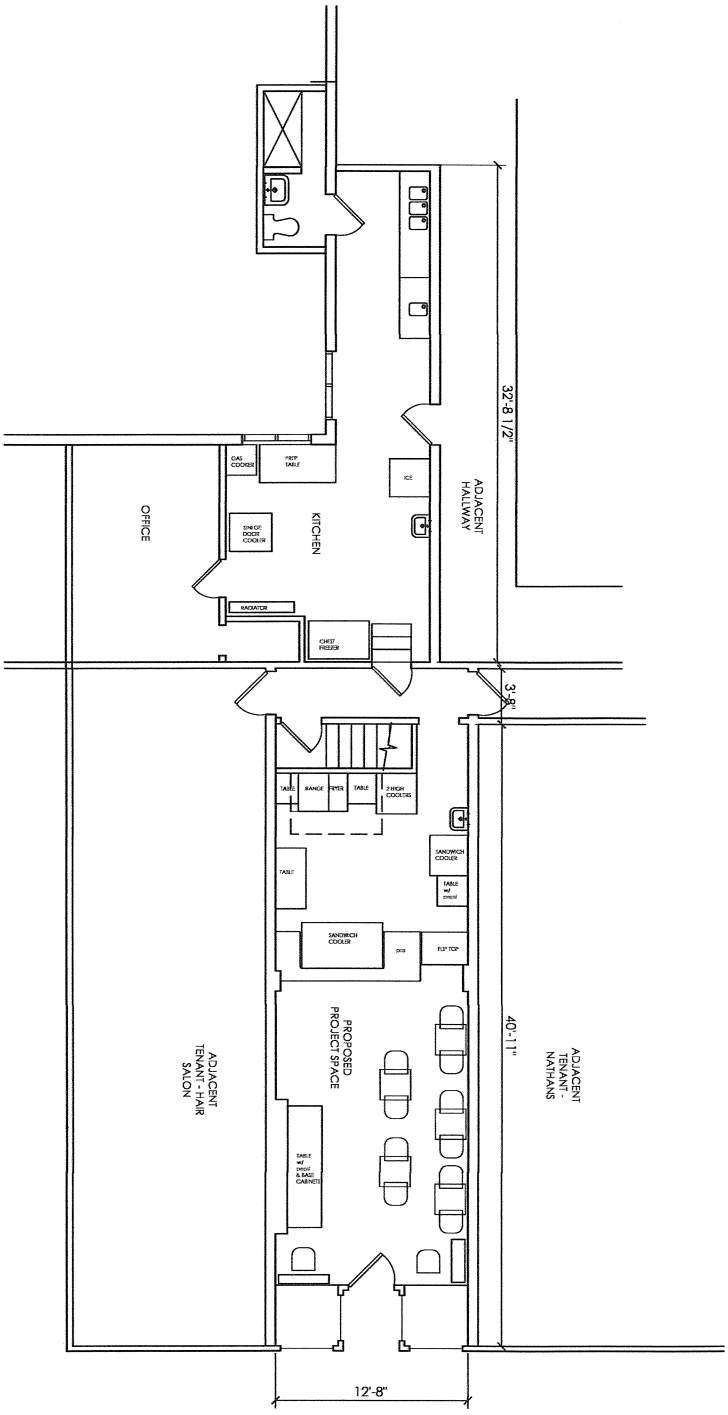
CITY OF ROCHESTER, MONROE COUNTY, NEW YORK

CLIENT: ATTILIO CALDARELLI
% CYRUS KLONER, ESQ.
20 PAIGE STREET
ROCHESTER, NEW YORK 14619

RONALD W. STAUB
LAND SURVEYORS
400 Reynolds Arcade
Rochester, N.Y. 14614

SCALE:	FILE NO:	JOB NO:	REDATE:	DATE:
1 INCH = 30 FEET				DEC. 8, 1994

M.D.C.



1 / A100 PROGRAM LAYOUT 1

SCALE: 1/8" = 1'-0"

CALLIFORNIA ROLLIN III
693 PARK AVE, ROCHESTER

Sheet Number: A100

Drawing Issue Date: 02.08.16

SUPERSTRUCT

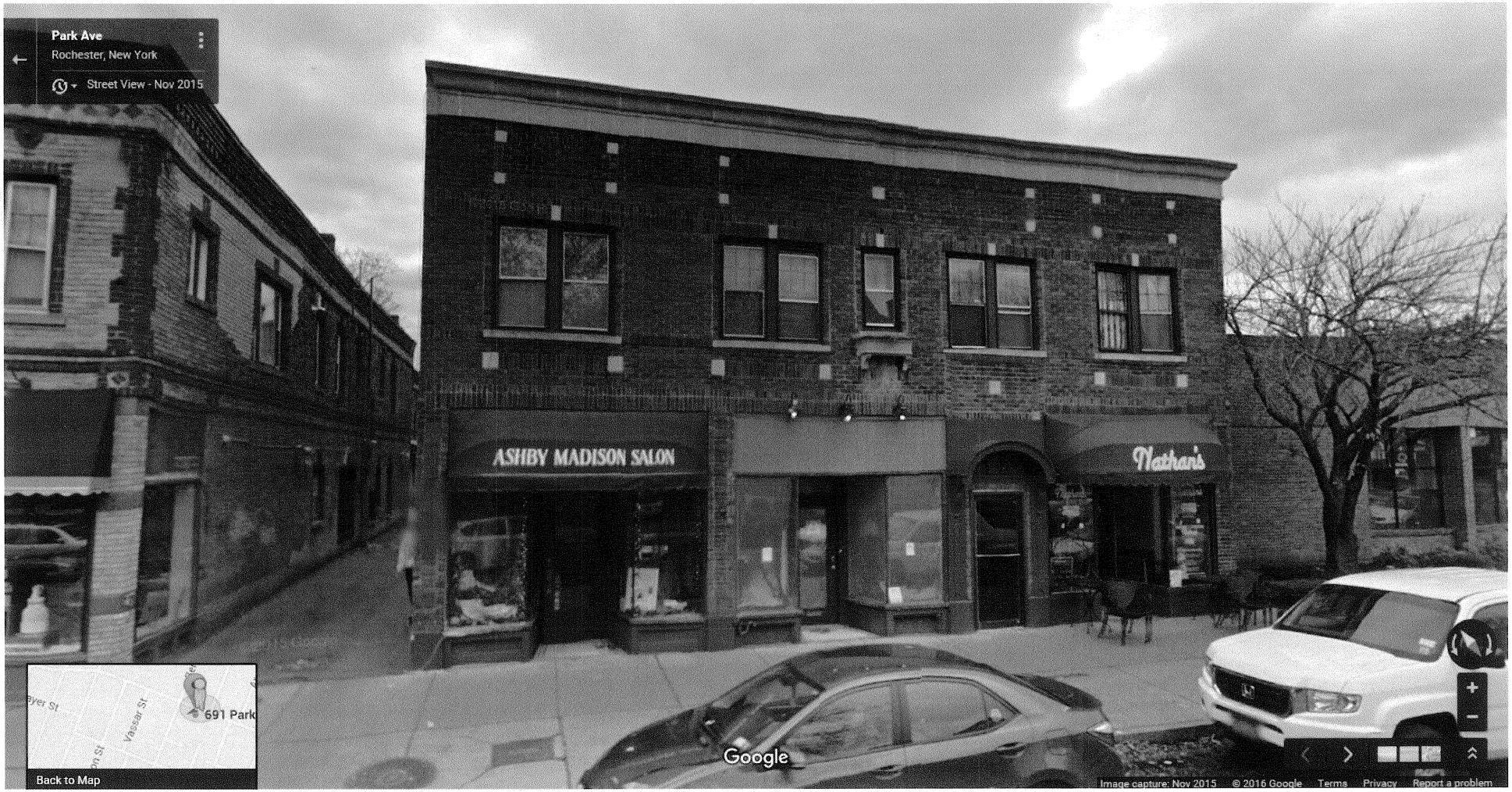
BUILDING ON EXISTING FOUNDATIONS

WWW.SUPERSTRUCT-NY.COM ---- 585-944-8269

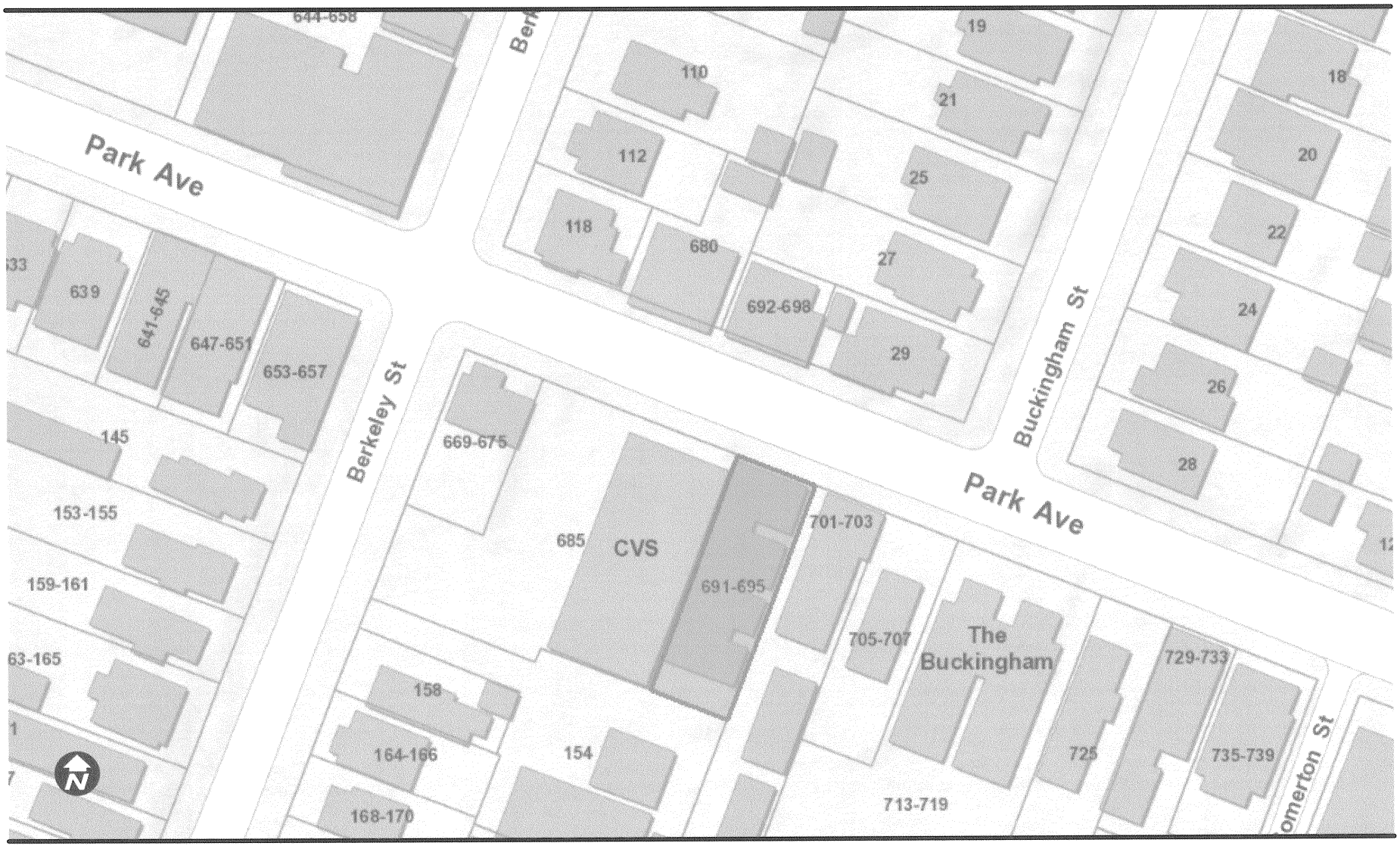
3240 HULBERTON RD, HOLLEY, NY 14470

ASHBY MADISON SALON
Nathan's

Marlys on Park
DGD-9106
LEXUS
RX 330
HawkEye
Management LLC
585-244-6500
Quality Apartments


Park Ave
Rochester, New York
Street View - Nov 2015
ASHBY MADISON SALON
Nathan's
Byer St
Vassar St
691 Park
Back to Map
Google
Image capture: Nov 2015
© 2016 Google
Terms
Privacy
Report a problem

691-695 PARK AV



March 9, 2016

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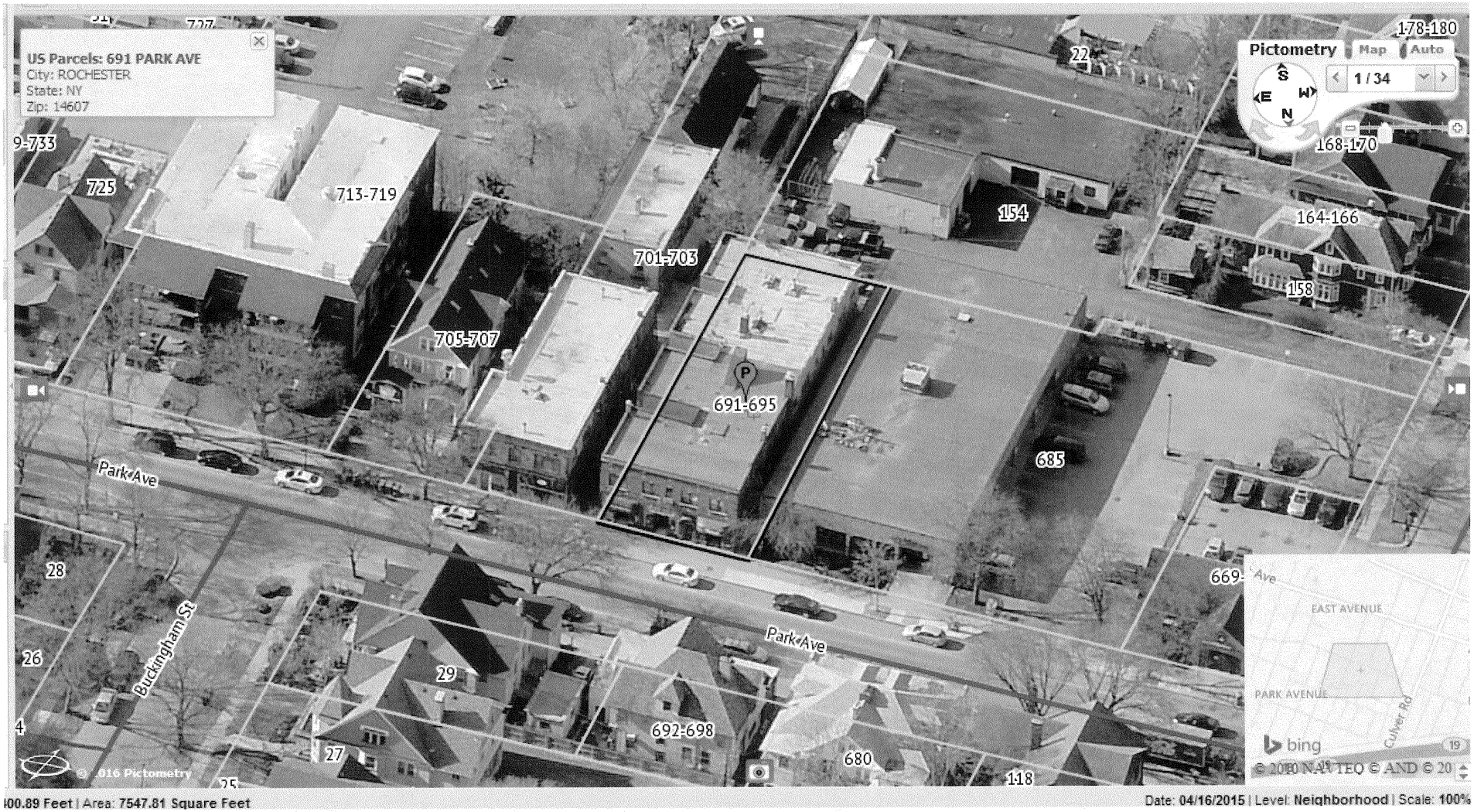
The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY
Property Information
691 park
Search By: Address Owner SBL
SBL
Address
691 Park Ave
Park Ave
Berkeley St
Buckingham St
Park Ave
CVS
The Buckingham
R-1
R-3
C-2
esri



00.89 Feet | Area: 7547.81 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 100%