City of Rochester

Inter-Departmental Correspondence

Case #1
OMA-03-15-16

To: Zina Lagonegro, Director of Zoning

From: James R. McIntosh, P.E. JRM 3/22/16

Date: March 17, 2016

Subject: Official Map Amendment Application Transmittal
OMA Application # 16-03-99, 360 Webster Ave & 500-530 Webster Avenue
2017 Preventative Maintenance Group 5

The attached application for amendment of the Official Map of the City of Rochester has been filed per Section 76-4E of Chapter 76 of the City Code. I am transmitting it to you per Section 76-6B for processing by the Planning Commission.

It is anticipated that we will seek Council approval, for authorization by negotiation or condemnation, dedication of the subject parcels at their May 17, 2016 meeting.

If you have any questions related to this application, please contact Lisa Reyes at extension x6354.

James R. McIntosh, P.E.
City Engineer

xc: W. Van Dame
B. Curran/Law
A. Giglio/Street Design
STD File

JRM/lyr

g:\proj\std\milling and resurfacing\2017\2017 tip pm\1 - arnett_gpb_webster\leg\oma\2017 pm group 5-oma-16 zoning idc 3-17-16.docx

APPLICATION TO CITY COUNCIL FOR OFFICIAL MAP AMENDMENT
Right of Way Dedication or Abandonment

Permit Division, Department of Environmental Services
City Hall, Room 121-B, 30 Church Street, Rochester, NY 14614

___ Abandonment
_X__ Dedication

INSTRUCTIONS TO APPLICANT

_ 1. Complete this application form.
_ 2. Prepare an 8-1/2" x 11" map, per attached instructions, showing clearly the proposed change(s) in the Official Map.
_ 3. Prepare a metes and bounds (legal) property description of the proposed map change area(s).
_ 4. In the case of a Right of Way (ROW) Abandonment, obtain a petition in support of the proposed changes signed by all of the owners of the properties adjacent to the area to be abandoned. Obtain ownership information from the City Assessor's Office, Room 101-A City Hall
_ 5. _X_ If checked here, complete a City of Rochester "Short Environmental Assessment Form, Part I."
6. Attach the following to the application package:
_ a. The 8 1/2" x 11" map showing clearly the proposed change(s) in the Official Map;
_ b. The metes and bounds (legal) description of the proposed map change area(s);
_ c. For ROW Abandonments, the petition signed by all of the adjacent property owners.
_ d. A completed City of Rochester "Short Environmental Assessment Form, Part I," if required in 5, above.
_ 7. Sign the application.
_ 8. Submit two copies of this application and all attachments to the Department of Environmental Services Permit Office at the above address. Keep an additional copy for your records. You must pay a nonrefundable filing and processing fee: $500.00 for ROW Dedication applications; $600.00 for Street ROW Abandonments (a partial payment of the Abandonment application fee may be arranged with DES Permits; full payment must be received, however, before the application is submitted to the Director of Zoning)
9. The Bureau of Planning and Zoning will notify you of the time and place of the informational meeting before City Planning Commission and of the public hearing before City Council.

FOR OFFICE USE ONLY

OMA Application #: **16-03-99**

Date Filed: **3/16/2016**

Fee: Abandonment $600 Paid: __ $200 partial ___/___/___
__ $400 balance ___/___/___
__ $600 total ___/___/___

Dedication $500 Paid: **N/A** $500 total ___/___/___

Abandonments -- Zoning Approval Required:

__ Site Plan __ Subdivision
Application Filed ___/___/___
__ Neither: Submit EAF Part I with OMA Application (Check blank in line 5)
Ss for Zoning _____ __/__/__

The applicant below hereby applies to the City Council for an amendment to the Official Map of the City of Rochester as described below:

1. Location: (Street address(es) or legal description) _360 Webster Avenue & 500-530 Webster Ave
2. Present official map designation: 360 Webster Ave – NEAD Office Bldg, R1 Zoning District; 500-530 Webster Ave – City of Rochester (Schools) Ryan Center/Sully Public Library/School #33, R-1 Zoning District

3. Proposed use of affected property or right of way: for street improvements: roadway milling and resurfacing; sidewalk curb ramp replacement to meet ADA requirements

4. Reason for change to official map: (why is this change necessary?) for street improvement purposes

5. Current Owner: NEAD & City of Rochester (please see attached maps) or X City of Rochester
Address: NEAD-360 Webster Ave, 14609; School-131 W Broad, 14614 Zip Code ____ Phone_____

6. Applicant: Lisa Reyes, Engineer II/Street Design, City of Rochester
Address: City Hall, 30 Church St, Rm 300B Zip Code 14614 Phone 428-6354
Interest in property: Owner_____ Lessee_____ Holding Option_____
Other (explain): DES/A&E/Street Design federally funded street improvements – 2016-2017 Preventative Maintenance Group 5 (Arnett Blvd/Genesee Park Blvd/Webster Ave) project

7. Attorney (if filing on behalf of owner or applicant): N/A
Firm: N/A
Address: N/A Zip Code_____ Phone_____

8. Interest: Does any officer or employee of the State of New York, County of Monroe or City of Rochester have any interest in the owner, applicant, or the affected property?

Yes_____ If yes, who? Name: _____
No X Address: _____
Interest: (explain) _____

9. Other applications: what other applications relating to the Zoning Ordinance, Land Subdivision Regulations, or State Uniform Fire Prevention and Building Code or Chapter 104 of the City Code have been or will be filed?

N/A

I/We certify that the information supplied on this form is complete and accurate.

Applicant: Lisa Reyes Date: 3/16/16

Owner:_____ Date:_____

STATE ENVIRONMENTAL QUALITY REVIEW RECORD
TYPE II ACTIONS AND PREVIOUSLY REVIEWED ACTIONS

Project: 2017 PREVENTATIVE MAINTENANCE GROUP 5

Project Boundaries/Address: ARNETT BLVD (THURSTON-GENESEE), GENESEE PARK BLVD (BROOKS-ARNETT) & WEBSTER AVE (GARSON-BAY)

PC# Number: 17101

Project Description: FEDERALLY FUNDED MILLING AND RESURFACING PROJECT

Prepared by: LISA REYES **Date: 3/16/2016**
Reviewer: LAURA NOBLES/DORRAINE KIRKMIRE **Date: 3/16/2016**

The project is not subject to SEQR requirements because:

__X__Option 1:
The project is a Type II action according to Section 617.5(c)_____ and/or Section 48.5B._(20), (a)-(d)_____.

____Option 2:
The project was previously reviewed as file number_____.

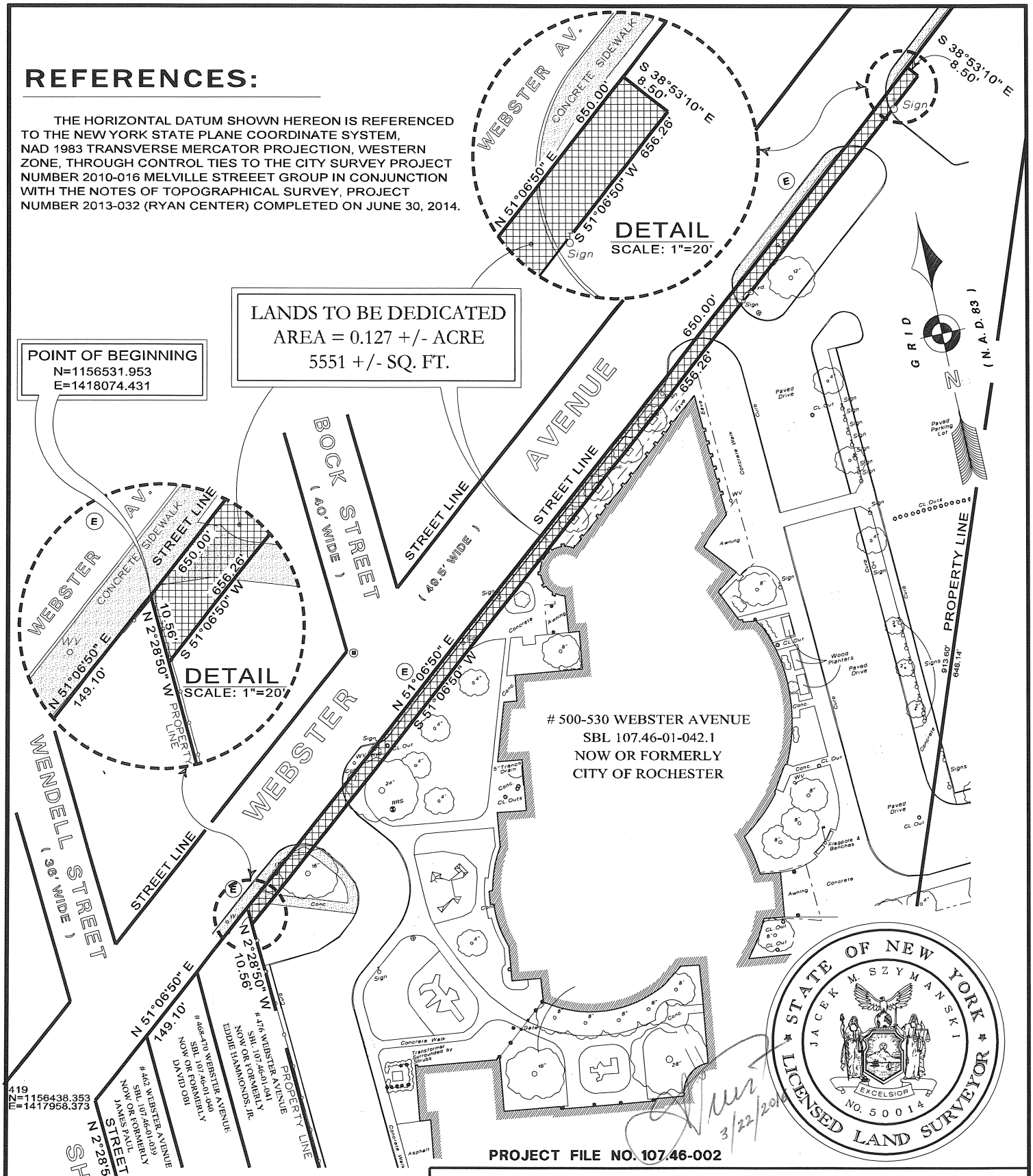
____Option 3:
The project was reviewed as part of a larger project entitled, _____, file number_____.

No further SEQR compliance is required.

(Instruction to Preparer: "Save as" to project file, insert file & path, print & file this completed form in the project file.)

REFERENCES:

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 1983 TRANSVERSE MERCATOR PROJECTION, WESTERN ZONE, THROUGH CONTROL TIES TO THE CITY SURVEY PROJECT NUMBER 2010-016 MELVILLE STREEET GROUP IN CONJUNCTION WITH THE NOTES OF TOPOGRAPHICAL SURVEY, PROJECT NUMBER 2013-032 (RYAN CENTER) COMPLETED ON JUNE 30, 2014.



STATE OF NEW YORK
JACEK M. SZYMANSKI
EXCELSIOR
NO. 50014
LICENSED LAND SURVEYOR

3/22/2016

PROJECT FILE NO. 107.46-002

MAP OF LANDS TO BE DEDICATED FOR STREET PURPOSES

500-530 WEBSTER AVENUE

CITY OF ROCHESTER, COUNTY OF MONROE

PROJECT SURVEYOR: JACEK M. SZYMANSKI, L.S.

SCALE: 1"= 80'	PROJECT NO. 2016-007	DATE: March 22, 2016

Department of Environmental Services
Architecture and Engineering Services
Maps and Surveys Office
City of Rochester, New York

LEGAL DESCRIPTION OF LANDS TO BE DEDICATED

AS ADDITIONAL R.O.W. FOR WEBSTER AVENUE

PART OF #500-530 WEBSTER AVENUE

PART OF T.A. # 107.460-01-042.001

All that tract or parcel of land, situate in the City of Rochester, County of Monroe, State of New York, being part of Town Lot 49, Township 13, Range 7, and being more particularly bounded and described as follows: Beginning at a point on the southeasterly ROW line of Webster Avenue (49.5' ROW), 149.10 feet northeast of the easterly ROW line of Shafer Street (50' ROW), being the northeast corner of Lot 77 of the Frederick A. Brotsch Subdivision, as filed in the Monroe County Clerk's Office in Liber 13 of Maps, Page 5, said point being the Point or Place of Beginning; thence

1) N 51° 06' 50" E, along said ROW line of Webster Avenue, a distance of 650.00 feet to a point; thence

2) S 38° 53' 10" E, at right angles to said ROW line, a distance of 8.50 feet to a point; thence

3) S 51° 06' 50" W, parallel with and 8.50 feet distant from said ROW line, a distance of 656.26 feet to the west line of lands of the City of Rochester and the east line of said Lot 77; thence

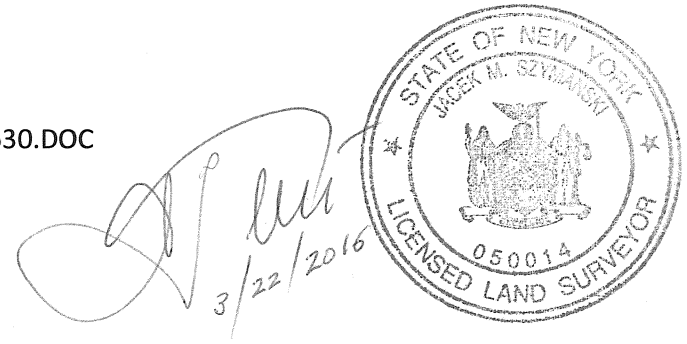
4) N 02° 28' 50" W, along said east line of Lot 77, a distance of 10.56 feet to the northeast corner thereof and the said ROW line of Webster Avenue, being the Point or Place of Beginning.

Hereby intending to describe a parcel of land containing 0.127± acres, all as shown on a map entitled "Map Of Lands To Be Dedicated For Street Purposes", dated March 22, 2016, as prepared by Jacek M. Szymanski, L.S., City Surveyor.

Being part of the premises conveyed to the City of Rochester In Liber 751 of Deeds, Page 217 & 219, Liber 757 of Deeds, Page 87, Liber 865 of Deeds, Page 309 and Liber 914 of Deeds, Page 84.

March 22, 2016

G:\DIV\MAPS\DESC\DEDICAT\WEBSTER500-530.DOC



CITY OF ROCHESTER
2017 PM CONTRACT 5
WEBSTER AVENUE

CITY OF ROCHESTER
DEPARTMENT OF ENVIRONMENTAL SERVICES
ACQUISITION MAP

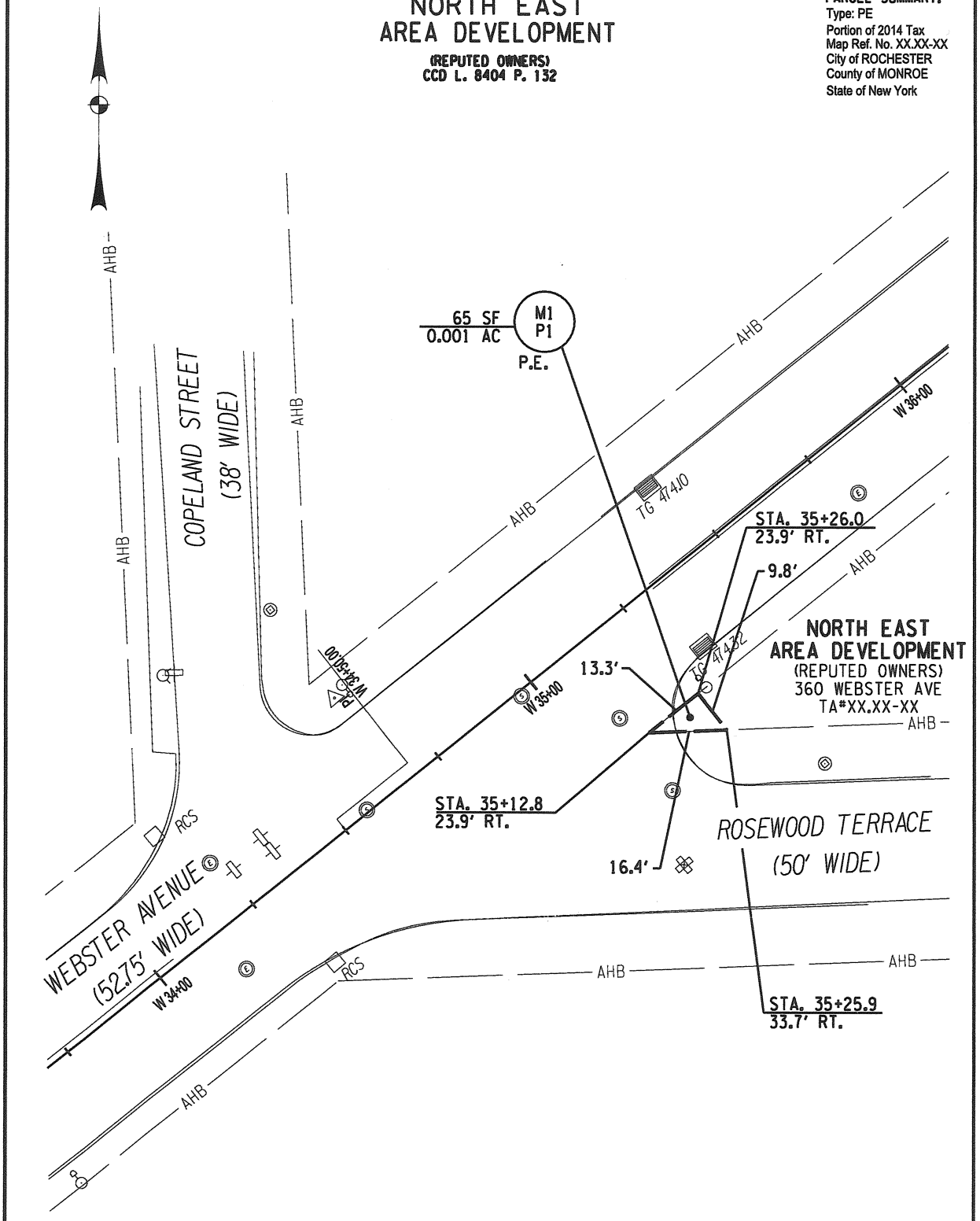
PIN 4760.44

MAP NO. 1
PARCEL NO. 1
SHEET 1 OF 1

NORTH EAST
AREA DEVELOPMENT

(REPUTED OWNERS)
CCD L. 8404 P. 132

PARCEL SUMMARY:
Type: PE
Portion of 2014 Tax
Map Ref. No. XX.XX-XX
City of ROCHESTER
County of MONROE
State of New York



PREPARED BY _____ CHECKED BY _____ FINAL CHECK BY _____

CITY PLANNING COMMISSION
STAFF REPORT
April 18, 2016

Special Permit

Case #2: Staff Reviewer: Jill Wiedrick

File Number: SP-004-15-16

Case Type: Site Plan Review Referral

Applicant: David Norbut

Address: 1219 University Avenue and 340-360 Culver Road

Zoning District: C-2 Community Center District

Section of Code: 120-191D(9)

Request: **To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding redevelopment of the existing service station which includes: demolishing the existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishing a 6,000 square foot, 24-hour, high-impact retail store in a portion of the existing adjacent building at 340-360 Culver Road; retaining the rights to the 24-hour vehicle service station including fuel sales and carwash; and adding a second carwash bay at 1219 University Avenue; an action requiring City Planning Commission review.**

Pursuant to Section 120-191D(9) of the Zoning Code, referrals of a decision by the Director of Planning and Zoning on a site plan review application shall be taken to the City Planning Commission within 30 days of the decision. A public hearing shall be set, advertised and conducted by the Planning Commission in accordance with § 120-188. The Commission shall review the application in accordance with the denial criteria set forth in § 120-191D(4) and shall render a decision within 30 days following the conclusion of the public hearing. The failure of the Commission to act within 30 days following the conclusion of the public hearing shall be deemed an endorsement of the decision of the Director of Planning and Zoning.

Referral Record

Although the Commission will be applying the same criteria that were applied by the Director of Planning and Zoning in her decision, the Commission's decision and findings must be based on the members' own review of the plans and documents submitted and testimony given and shall not be confined to a review of the Director's decision document.

The referral record is attached and includes:

- Application for Site Plan Review by David Norbut ("Referral"), dated Feb. 24, 2016, including attached 2-page letter;
- Memorandum from Director of Planning and Zoning to City Planning Commission, dated April 11, 2016;
- the Director's Preliminary Site Plan Findings, dated Nov. 9, 2015;
- the plans that were the subject of the Director's Preliminary Site Plan Findings, comprised of LandTech Surveying & Planning P.L.L.C. Site plan dated October 9, 2015, and Demolition Plan dated April 24, 2015, ALA Architects Proposed Renovation partial floor plan and north and west elevation plans for 340-360 Culver Road dated August, 2015 and ALA Architects Proposed carwash floor plan, north elevation and west elevation for 1219 University Ave dated April 2015;
- Department of Environmental Services review and correspondence from LandTech Surveying & Planning P.L.L.C. including DES Inter-Departmental Correspondence dated August 3, 2015, LandTech Surveying & Planning P.L.L.C. letter dated September 25, 2015, LandTech Surveying & Planning P.L.L.C. Delivery and Turning Plan dated September 16, 2015, and DES Inter-Departmental Correspondence dated October 2, 2015;
- the Director's Site Plan Approval with Conditions ("Director's Approval"), dated Jan. 25, 2016;
- the plans that were the subject of the Director's Approval, comprised of LandTech Surveying & Planning P.L.L.C. Site plan dated October 10, 2015 received December 18th 2015 and Demolition plan dated April 24, 2015 (referenced above), ALA Architects Proposed Renovation partial floor plan for 340-360 Culver Road dated December 10, 2015, received December 18, 2015, ALA Architects Proposed Renovation north and west elevation plans for 340-360 Culver Road dated December 10, 2015, received December 18, 2015, and ALA Architects Proposed carwash floor plan, north elevation and west elevation for 1219 University Ave dated April 2015, received July, 22, 2015 (referenced above);
- Project applicant's latest version of plans submitted in response to the conditions specified in the Director's Approval, comprised of LandTech Surveying & Planning P.L.L.C. Site and Demolition plans dated January 1, 2016 received March 17, 2016, ALA Architects Proposed Renovation partial floor plan and north

and west elevation plans for 340-360 Culver Road ALA Architects dated March 8, 2016, received March 17, 2016; and

Decision Criteria

Pursuant to Section 120-191D(4), the Commission shall review the site plan documents and testimony and make findings regarding the following denial criteria before determining whether the site plan application shall be approved, or denied. The Commission shall deny the site plan application if, on the basis of specific written findings, it determines that one or more of the following denial criteria applies:

(a) The application is incomplete in specified particulars or contains or reveals violations of this chapter or other applicable regulations which the applicant has, after written request, failed or refused to supply or correct.

(b) The proposed site plan interferes unnecessarily, and in specified particulars, with easements, roadways, rail lines, utilities, and public or private rights-of-way.

(c) The proposed site plan unnecessarily, and in specified particulars, destroys, damages, detrimentally modifies or interferes with the enjoyment of significant natural, topographic or physical features of the site.

(d) The proposed structures unnecessarily, and in specified particulars, destroy, damage, detrimentally modify or interfere with the significant design features of the existing buildings and structures on the site.

(e) The proposed structures or landscaping unnecessarily, and in specified particulars, bear a poor relationship to the existing physical development of the site or results in an overall development that compromises existing design, parking or landscaping elements.

(f) The site design does not comply with ADA requirements.

(g) The proposed site plan unnecessarily, and in specified particulars, is injurious or detrimental to the use and enjoyment of surrounding property.

(h) There is inadequate infrastructure capacity to support the use or development.

(i) The proposed site plan and associated improvements fail to mitigate the project's anticipated traffic impacts.

(j) The proposed site plan fails to provide for adequate access for emergency vehicles.

(k) The pedestrian and vehicular circulation elements unnecessarily, and in specified particulars, create hazards to safety on or off the site.

(l) The proposed structure unnecessarily, and in specified particulars, is lacking amenity in relation to or are incompatible with, nearby structures and uses.

(m) The proposed site plan unnecessarily, and in specified particulars, is lacking amenity in relation to, or incompatible with, nearby structures and uses.

(n) The proposed site plan unnecessarily, and in specified particulars, creates drainage or erosion problems.

(o) The proposed structures unnecessarily, and in specified particulars, are incompatible with or lacking in amenity in relation to existing uses on the site or existing building materials, roof shapes and fenestration on the site.

(p) The proposed site plan fails to contribute to existing pedestrian-oriented rights-of way and unnecessarily, and in specified particulars, is lacking in amenity in relation to the public realm and streetscape.

(q) The proposed site plan detrimentally impacts the visual and physical access to and along the waterfront

(r) In the CCD, the proposed site plan is contrary to, or fails to meet, the principles and objectives of the Center City Master Plan as enumerated in § 120-58 of this chapter.

City of Rochester, NY

ADMINISTRATIVE APPEALS AND REFERRALS

BUREAU OF PLANNING AND ZONING
CITY HALL, 30 CHURCH STREET, ROOM 125B
ROCHESTER, NEW YORK 14614

APPLICATION

APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY. See below for contact information.

The appeal of the following shall be made within 60 days of the decision.	Contact	Fee
1. ☐ Administrative Adjustment 2. ☐ Certificate of Nonconformity 3. ☐ Interpretation 4. ☐ Certificate of Zoning Compliance	Jill Symonds (585) 428-7364 symondsj@cityofrochester.gov	$100
The referral or appeal of the following shall be made within 30 days.		
1. ☑ Site Plan Review 2. ☐ Modifications to a Cluster Development	Jill Wiedrick (585) 428-6914 jill.wiedrick@cityofrochester.gov	No Fee

Office Use	APPLICATION REQUIREMENTS:
☐	1. Two (2) copies of this application.
☐	2. One (1) copy of all information or documentation supporting and relating to your application.
☐	3. Fee, if applicable.

1. PROJECT ADDRESS(ES): 1219 University Ave. & 340-360 Culver Road

2. FILE NUMBER, IF APPLICABLE: SP-004-15-15 3. DATE DECISION ISSUED: 1/25/2016

4. APPLICANT: David Norbut COMPANY NAME: N/A

ADDRESS: 324 Culver Road CITY: Rochester ZIP CODE: 14607

PHONE: 585-426-4200 FAX: 585-426-2517

E-MAIL ADDRESS: dave@norbutrenovations.com

5. REASON FOR APPEAL (attach additional sheets, if necessary):

See attached sheet. EXHIBIT A

APPLICANT: I certify that the information supplied on this application is complete and accurate.

SIGNATURE: [signature] DATE: 2/24/16

1/2014

February 24, 2016

Jill Wiedrick
Administrative Appeals and Referrals
Bureau of Planning and Zoning
City Hall, 30 Church Street, Room 125B
Rochester, New York 14614

Dear Ms. Wiedrick,

Per the attached Referral Application Form, I respectfully request a referral of the site plan review for the J.W. Malcho Enterprises, Inc. project at 1219 University Avenue and 340-360 Culver Road.

I am a resident of the property immediate to the south of the 340-360 Culver Road property that will be the location of the proposed 6000 square foot, 24-hour high impact retail store (the "Project"). I have reviewed the Site Plans for the Project, and request that the site plan be denied for the following reasons based on the following criteria categories pursuant to Code §120-191(D)(4):

1. The parking along Culver Road is not stripped currently because the 340-360 Culver Road plaza would need to install ADA parking. The way the striping is designed in the site plan, the striped parking will force people who are handicapped to use the public right way (Criteria (b): interferes unnecessarily, and in specified particulars public rights-of-way);
2. The site plan shows no other handicapped parking for the new offices proposed along Culver Road (Category (f): site design does not comply with ADA requirements);
3. The 24 hours use will cause cars to back up into the public right-of-way in the middle of the night, causing lighting issues and endangering pedestrians. (Categories (b): interferes unnecessarily, and in specified particulars public rights-of-way; Category (g): proposed site plan unnecessarily, and in specified particulars, is injurious or detrimental to the use and enjoyment of surrounding property; and Category (i): the proposed site plan and associated improvements fail to mitigate the project's anticipated traffic impacts; Category (k): the pedestrian and vehicular circulation elements unnecessarily, and in specified particulars, create hazards to safety on or off the site);.
4. The change in use to high impact retail requires that the site plan be brought up to code. The site plan lacks the use of handicap parking, thus requiring the use of the public right-of-way for handicap parking (Categories (b) and (f): interferes unnecessarily, and in specified particulars public rights-of-way; site design does not comply with ADA requirements);
5. The public right-of-way has been used for their snow storage and has been brought to the City's attention multiple times. There is no plan for future snow storage (Criteria (b): interferes unnecessarily, and in specified particulars public rights-of-way);
6. Signs are frequently out on the side walk when there is no snow, forcing bikes & pedestrians onto the parking lot where cars are backing up (Category (i): proposed site plan and associated improvements fail to mitigate the project's anticipated traffic impacts; Category (k): the pedestrian and vehicular circulation elements unnecessarily, and in specified particulars, create hazards to safety on or off the site);

7. The site plan will cause cars to back into the public right-of-way from parking spaces (Category (i): proposed site plan and associated improvements fail to mitigate the project's anticipated traffic impacts); (Criteria (b): interferes unnecessarily, and in specified particulars public rights-of-way; Category (k): the pedestrian and vehicular circulation elements unnecessarily, and in specified particulars, create hazards to safety on or off the site).

Thank you for your consideration,

Sincerely,

David Norbut

324 Culver Road

AKA 1230 East Ave

Sager DR

City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Planning
and Zoning

November 9, 2015

Mr. Kenneth Malcho
390 Culver Road
Rochester, NY 14607

Re: Preliminary Site Plan Findings
SP-004-15-16, 1219 University Ave & 340-360 Culver Rd
Zoning: (C-2) Community Center District

Dear Mr. Malcho:

A preliminary review of your application to redevelop an existing service station including: the demolition of an existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishment of a 6,000 square foot 24-hour, high-impact retail store in a portion of 340-360 Culver Road; to retain the vehicle service station including fuel sales and car wash at 1219 University Avenue and to add a second car wash bay, has been completed.

The following findings/recommendations have resulted from this review. It is your responsibility to familiarize yourself with the content of this document.

Existing Conditions:

The site is located at the southeast corner of University Avenue and Culver Road and consists of two parcels. The applicant owns 1219 University Avenue and is part owner of 340-360 Culver Road. Both parcels are located in the C-2 Community Center District.

The property at 1219 University Avenue is currently a 24-hour, high-impact retail store with accessory fuel sales including a canopy and two fuel islands with six fuel pumps and a single bay car wash, all of which will remain. There are four curb cuts, two on Culver Road and two on University Avenue, which will remain. The site has traditionally been used as a vehicle service station since the mid 1930's. The Malcho family has operated the current business since 1984.

The building at 340-360 Culver Road is a 30,000 square foot building originally constructed as a vehicle sales and service operation with little to no on-site parking. The building has a history of being used as a furniture store and an electric supply house and lighting store. The building is currently legal to be used for multi-tenant retail. Parking is located along the Culver Road frontage, which is on private property. There is additional parking located along Sager Drive to the south, all of which is located in the public right-of-way.

Scope of the Project:

The existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue will be demolished and the area used for additional parking and site circulation.

The new 6,000 square foot, 24-hour, high-impact retail store will be relocated to the adjacent parcel at 340-360 Culver Road and will include the gas sales control and payment area. The store will be located within the floor area of an existing retail space and will include conversion of the building's northern exterior brick wall to a storefront window system on three quarters of the store's frontage facing the fuel pumps. A permanent easement will be filed with the deed and will include a 15 foot strip of land parallel to the building along the south property line, which will allow for utilities to cross the property line and to meet building code requirements to allow for openings on the property line.

A concrete walkway, ramp, and steps will be located on 1219 University Avenue adjacent to the new store front and will connect to the public sidewalk on Culver Road. A three foot flat landing will be placed between the public sidewalk and the bottom of the ramp.

A second car wash bay will be added to the east side of the existing wash bay and will be built up to the east side lot line.

There will be no alteration to the fuel pumps or islands, the canopy, or underground tank locations. Most of the existing landscaping will be retained.

Code Compliance:

1. Minor Site Plan Review approval by the Director of Planning and Zoning is required for development or redevelopment of a site devoted to vehicle related uses.

2. Special Permit approval by the City Planning Commission (CPC) is required for:
   a. High-Impact Retail sales in a C-2 district (340-360 Culver Road);
   b. 24 hour operations in a C-2 district (1219 University Avenue and 340-360 Culver Road;
   c. 500 foot distance separation waiver required for High-Impact Retail (340-360 Culver Road). There is a liquor store located approximately 470 feet from the subject property at 1250 University Avenue.
   d. Vehicle service stations may include a single bay car wash as of right (1219 University Avenue). A Special Permit is required to retain the existing vehicle service station and to add a second car wash bay.

SEQR/Chapter 48 Compliance:
In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued on November 5, 2015, indicating that the proposed action is one which will not have a significant impact on the environment.

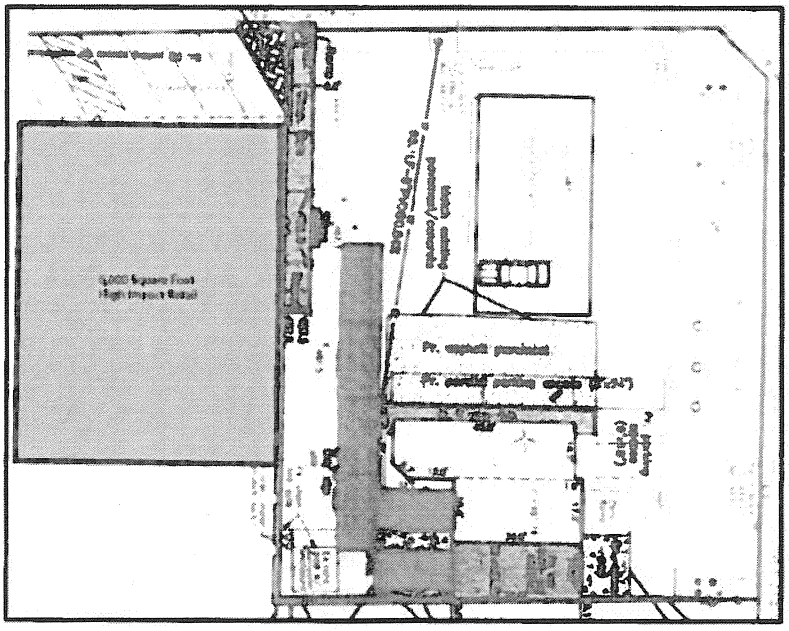
Findings:

1. **Uses and Required Easements.** The vehicle service station and car wash bays at 1219 University Avenue will be considered the principal use. The proposed 24-hour, high-impact retail sales at 340-360 Culver Road will also be considered a principal use. This development proposal is subject to the filing of an easement with the deed which specifies that it runs with the property as long as there is a business relationship and sharing of infrastructure, access, loading, circulation, refuse storage, etc. between the properties at 1219 University Avenue and 340-360 Culver Road. At some time in the future, if or when, the two properties no longer share access, infrastructure, loading, circulation, refuse storage, etc., additional review and approval by the Bureau of Planning and Zoning may be required. The easement includes the entire 6,000 square foot retail store floor area, but may be limited once the interior layout of the store is in place, and a 15 foot easement is required parallel to the common property line to comply with NYS Uniform Fire Prevention and Building Code requirements for openings (doors and windows) on a property line.

2. **Congestion and Circulation.** There is a concern for on-site circulation, parking, loading, deliveries and car wash queuing. The site plan does not adequately address where each of these will occur. There is a potential for vehicular as well as pedestrian conflicts, and of particular concern is pedestrian movements between the gas pumps and the proposed retail store. In addition, the second car wash bay affects circulation by eliminating an exit route.

   The following concepts should be reviewed and addressed in the site plan in greater detail:

   - **Off-Street Stacking.** An off-street stacking area including six queuing spaces each measuring 10'x20', is required as per Section 120-174 and should be illustrated on the site plan and identified on the pavement. The graphic below illustrates a hypothetical stacking area originating from the car wash bays.



- **Dumpster Location.** Access to and from the dumpster will be difficult for refuse trucks that will have to back up through the site and maneuver between queuing cars and the store entrance.

- **Coin Operated Vacuum Location.** Users of the coin operated vacuum station could potentially block those exiting the second car wash bay, or vehicles entering the site westbound from University Avenue

- **Parking.** The fuel pump islands and car wash bays at 1219 University Avenue do not require on-site parking although five parking spaces are proposed to the north and west of the existing car wash building. Three of the spaces are parallel parking, which is difficult for most drivers to maneuver, and there is no way of controlling the direction of access to these spaces. It is recommended that these spaces be eliminated. The two remaining spaces along the University Avenue frontage may remain. The proposed 6,000 square foot retail store requires two parking spaces/1,000 square feet of floor area, or twelve spaces. Since the existing building is legal to be used as retail, there is no net loss or gain in parking. Therefore, the parking along the Culver Road frontage of 340-360 Culver Road, on-site in front of the car wash, and temporary parking at the gas pumps are sufficient to meet the needs of this development.

3. **Drainage.** All stormwater runoff must be managed on-site either through green infrastructure methods or be conveyed to the public sewer system. The applicant states that the existing site grading directs all runoff to the catch basins on site.

4. **Window Transparency.** The proposed convenience store must adhere to the City-Wide Design Standards as set per Section 120-159 B.(3) requiring transparency equal to 70% of the wall area between the height of two feet and eight feet from the ground. The street facing portion of the building on Culver Road already complies with this requirement and will maintain its existing transparency. The additional transparency on the north elevation facing the gas pumps is an improvement to the site.

5. **Landscaping.** The three planting areas at 1219 University Avenue will remain, which will emphasize the street corner and street wall as per Section 120-159 E.(5). A planting area including one tree on the southeastern border of 1219 University Avenue will be removed to install the new walkway connecting the sidewalk on Culver Road to the store entrance.

6. **Signage.** A request for signage approval was not included in the site plan application. The applicant may submit a signage proposal to be included in the final site plan approval, or a permit for new signage can be applied for a later date. Both options will include a review of existing signage, and may require area variance approval by the Zoning Board of Appeals if the sign requirements are exceeded.

7. **City Department of Environmental Services (DES) Review and Comments.** The Department of Environmental Services has reviewed the site plan and has determined the applicant supplied sufficient evidence through fuel and retail delivery explanations and site drawings to warrant the need to keep all four curb cuts on site. DES has also stated that the proposed raised patio crosses the front property line along Culver Road and encroaches on the public right-of-way, which is not permitted. It would ideally be constructed at least one foot behind the right-of-way.

   Code Enforcement Case. There is an open code enforcement case at 340-360 Culver Rd from June 2, 2015, for a dumpster not being screened. A recent site visit revealed that the dumpster is located in front of the building on the corner of Culver Road and Sager Drive almost completely within the public right-of-way.

   Please contact John Hart, DES-Permit Office at 428-6917 if you have any questions regarding questions in the public right-of-way.

A copy of these findings will be provided to the CPC so that they may be taken into consideration while making a determination on your request for Special Permit approval. Final Site Plan Review approval will not be issued until the Notice of Decision has been issued and all conditions imposed by the CPC have been addressed, as well as any additional requirements as noted in these findings.

Please contact Tom Kicior, Senior City Planner at 428-7762 or Thomas.Kicior@cityofrochester.gov if you have any questions regarding these preliminary findings.

Sincerely,

Zina Lagonegro, AICP, EIT
Director of Planning and Zoning

xc :

Peter Siegrist, Bureau of Planning and Zoning
Terry Mott, Department of Environmental Services
Albert J. Giglio, Department of Environmental Services
John Hart, Department of Environmental Services
340 Culver Road LLC

LEGEND

LINETYPES

Centerline
Property Line
Resub. Prop. Line
Easement Line
Existing Contour
Proposed Contour
Chain Link Fence
Wood Fence
Guide Rail
Wire Fence
Overhead Wires
Gas Line
Water Line
Fenceline
Sanitary Sewer
Storm Sewer
Electric
Edge of Woods
Floodzone
Wetlands
Right-of-Way — R.O.W.
Landscaping Jt
Retaining Walls
Silt Fence
Drainage Flow
Sump Pump Discharge

LINE STYLES

Feature to be removed (Gray Line)
Existing Utility (Light Line Weight)
Proposed Utility (Heavier Line Weight)

SYMBOLS

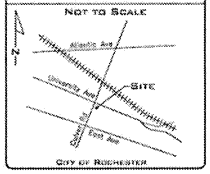
Utility Pole
Water Gate Valve
Curb Box
Gas Valve
Utility Box
Transformer
Survey Monument
Mailbox
Sign
Iron pipe/rebar
Traffic Control M.H.
Cleanout
Catch basin
Fire hydrant
Signal spun pole
Park hole
Deep hole
Benchmark
End section
Spot elev. x351.00'
Light pole
Well
Utility Manhole
Storm Sewer Manhole
Sanitary Sewer Manhole
Rebar (to be set)

LABELS

Record Map Info. "(R)"
Typical Style "Typ."
To Be Removed "TBR"
Existing "Ex."
Proposed "Pr."

LOCATION MAP

NOT TO SCALE



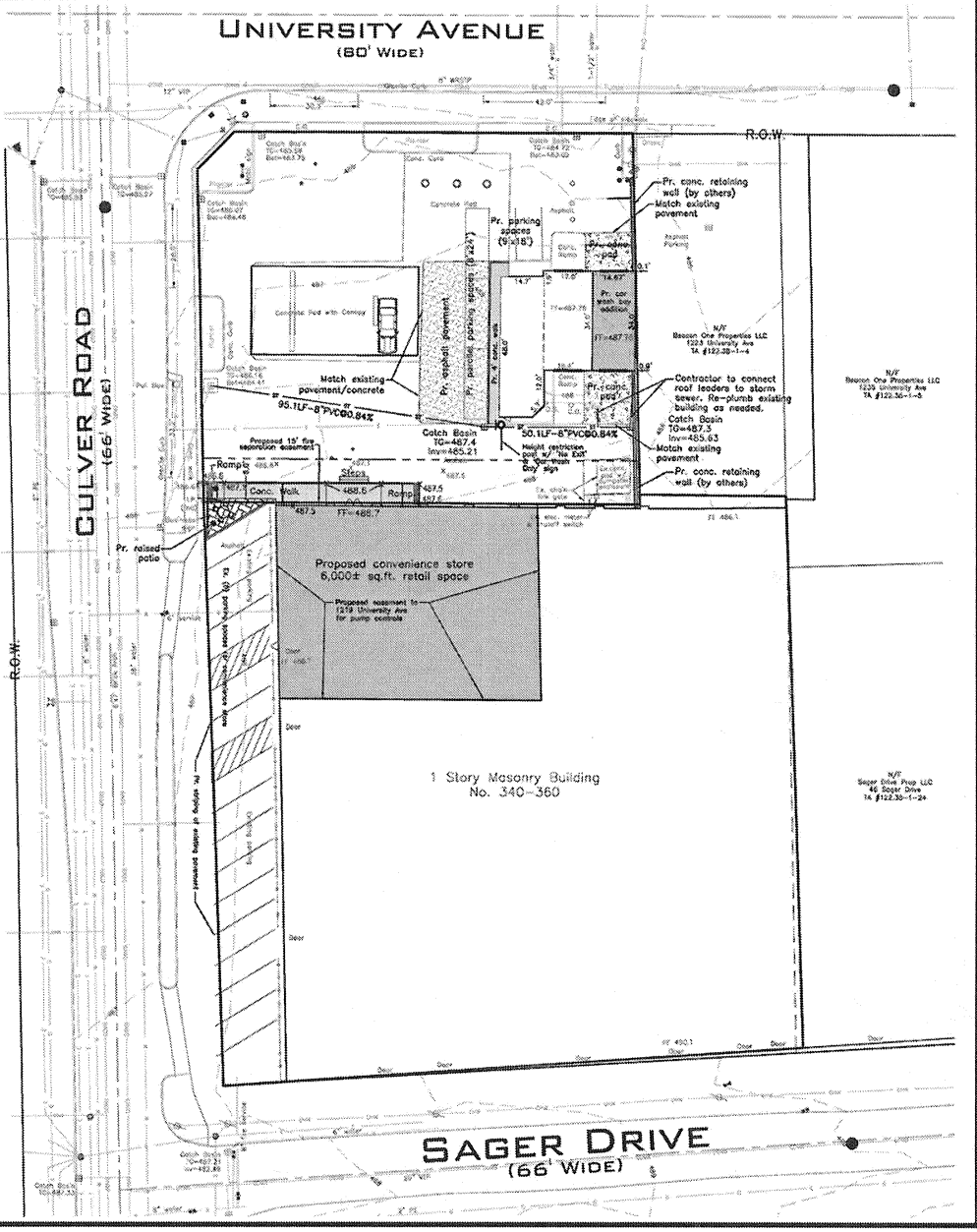
CITY OF ROCHESTER

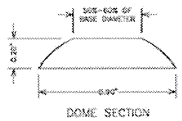
GENERAL NOTES

1. Tax Account Number: 122.360-0001-025 & -003
2. Owner: 340 Culver Road LLC & Matthias 360 Culver Rd Holdings
3. Site address: 340 Culver Road & 1219 University Avenue
4. Total Area: 57,812 sq.ft.: 1.333 acres
5. This project is located in Town Lot 35, Township xx, Range x, of the Phelps and Gorham Purchase, City of Rochester, County of Monroe, State of New York.
6. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 3604550001C, dated August 28, 2008.
7. Existing Utilities were plotted from referenced survey and record maps.
8. Any areas of the existing public sidewalk or curb that are damaged or otherwise negatively impacted by any portion of the work are to be replaced, with the sidewalk being replaced to the nearest control joint, and in full flag segments only, and the curb being replaced to the nearest joint. There is to be no saw cutting or partial replacement of the existing sidewalk or curb to accommodate any of the required work within the public right-of-way.

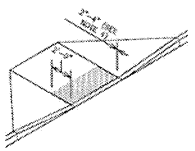
NORTH

SCALE: 1"=20'

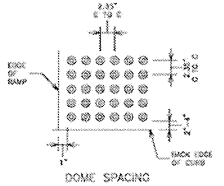




DOME SECTION



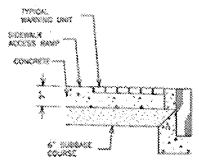
ISOMETRIC



DOME SPACING

NOTES:

1. QUANTITY OF TRUNCATED DOMES SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TO DEPICT REQUIRED SQUARE GRID PATTERN.
2. TRUNCATED DOMES ARE TO BE ALIGNED IN SQUARE GRID PATTERN IN PREDOMINANT DIRECTION OF TRAVEL.
3. DETECTABLE WARNING SYSTEM FIELD IS TO BE 2 FEET DEEP, AND IS TO EXTEND ACROSS FULL WIDTH OF SIDEWALK ACCESS RAMP, BUT NOT UP SIDE FLARES.
4. DETECTABLE WARNING SYSTEM FIELD IS TO BE LOCATED SUCH THAT OUTER EDGE OF WARNING FIELD NEAREST TO STREET IS 2 TO 4 INCHES OFF BACK EDGE OF CURB.
5. DETECTABLE WARNING SYSTEM FIELD MUST CONTRAST VISUALLY WITH ADJOINING SURFACES.
6. DETECTABLE WARNING SYSTEM FIELD IS TO BE PROVIDED AT THE BOTTOM OF ALL RAMPS ALONG AN ACCESSIBLE ROUTE.



SECTION

DETECTABLE WARNING SYSTEM

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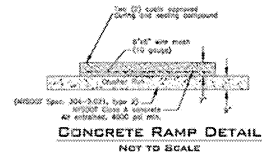
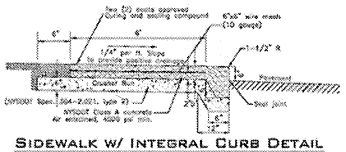


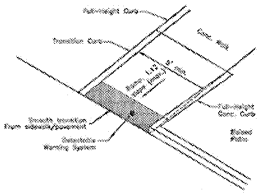
CONCRETE RAMP DETAIL

NOT TO SCALE



SIDEWALK w/ INTEGRAL CURB DETAIL

NOT TO SCALE



SIDEWALK ACCESS RAMP DETAIL

NOT TO SCALE

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LAND TECH
SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
PHONE (585) 442-9902 - FAX (585) 271-3012

STATE OF NEW YORK — LICENSED LAND SURVEYOR

STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER

1219 UNIVERSITY AVENUE & 340-360 CULVER ROAD
CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

SITE PLAN

SCALE:	1"=20'
DATE:	4/24/15
DRAWN BY:	AEF
CHECKED BY:	AEF
PROJECT NUMBER:	14355

REVISIONS

10/7/15	Revise noted info	AEF
9/9/15	Revise limits of convenience store & pump controls easement per client	AEF
8/15/15	Add pump controls easement	AEF

SHEET 1 OF 2

10/9/2015 11:08:30 AM

LEGEND

LINETYPES

Centerline
Property Line
Retaining Wall
Easement Line
Existing Contour
Proposed Contour
Chain Link Fence
Wood Fence
Guide Rail
Wire Fence
Overhead Wires
Gas Line
Water Line
Treeline
Sanitary Sewer
Storm Sewer
Electric
Edge of Woods
Floodzone
Wetlands
Right-of-Way
Landscaping & Retaining Walls
Silt Fence
Drainage Flow
Sump Pump Discharge

SYMBOLS

Utility Pole
Water Gate Valve
Curb Box
Gas Valve
Utility Box
Transformer
Survey Monument
Mailbox
Sign
Iron pipe/rebar
Traffic Control M.H.
Cleanout
Catch basin or drop inlet
Fire hydrant
Signal stem pole
Perc hole
Deep hole
Benchmark
End section
Spot elev. x501.00'
Light pole
Well
Utility manhole
Storm Sewer Manhole
Sanitary Sewer Manhole
Rebar (to be set)

LINE STYLES

Feature to be removed (Grey Line)
Existing Utility (Light Line Weight)
Proposed Utility (Heavier Line Weight)

LABELS

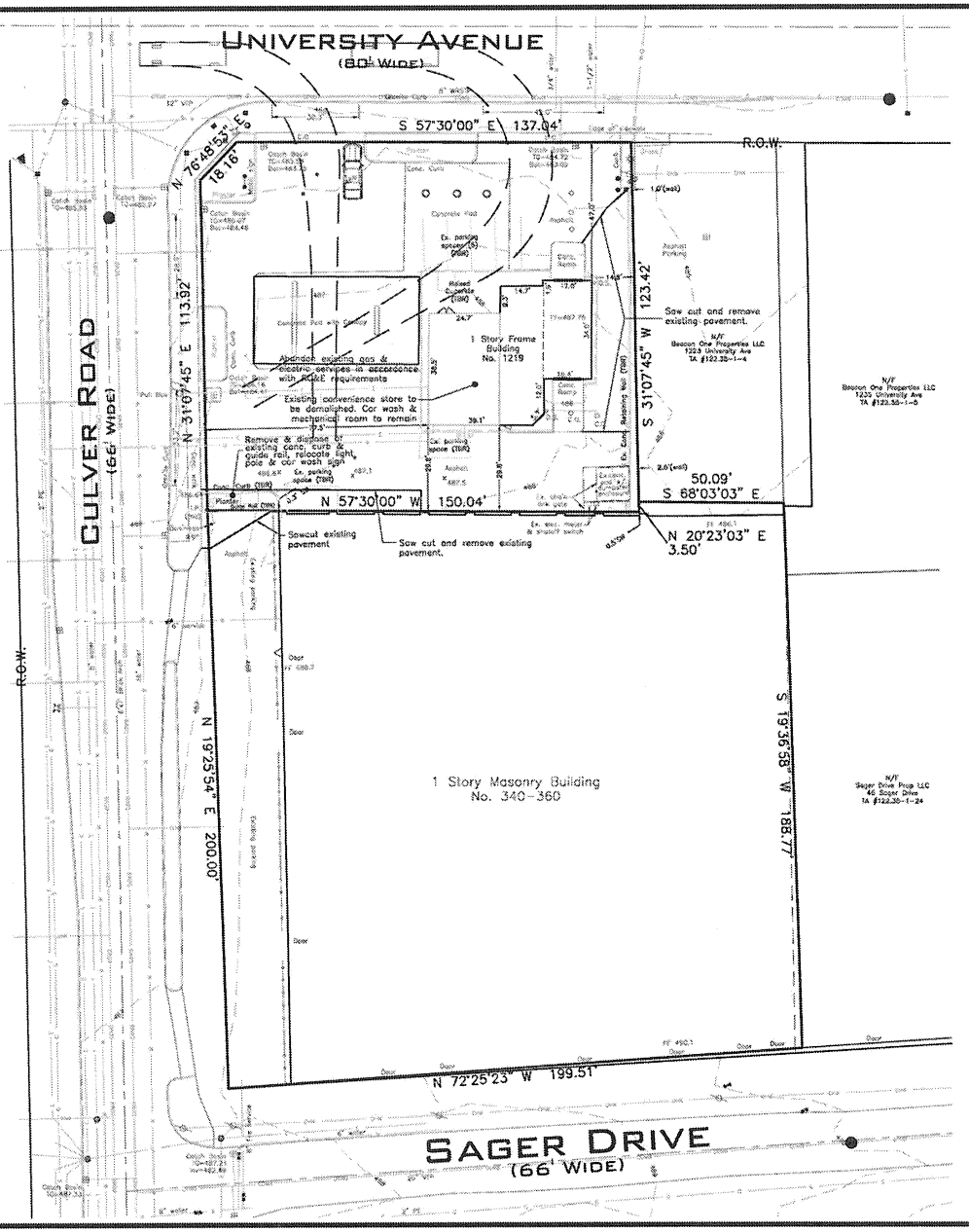
Record Map Info. "(M)"
Typical Style "typ."
To be Removed "TBR"
Existing "Ex."
Proposed "Pr."

DEMOLITION NOTES

1. The developer is to obtain all appropriate State, County and Town permits prior to any site work.
2. All utility locations shown are approximate. Contractor shall verify all locations before beginning work as required by applicable laws and regulations. Any discrepancies between mapping and field conditions shall be brought to the attention of Landtech immediately.
3. Underground utility locations are approximate. All utilities shall be field staked before commencing work. Contractor is to notify Control Stakeout (1-800- 962-7962) a minimum of three (3) business days prior to construction for the location of underground utilities.
4. Demolition debris, including topsoil, to be disposed of in accordance with local regulations.

NORTH

SCALE: 1"=20'



LAND TECH
SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617
PHONE (585) 442-9902 - FAX (585) 271-3012

1219 UNIVERSITY AVENUE & 340-360 CULVER ROAD
CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

DEMOLITION PLAN

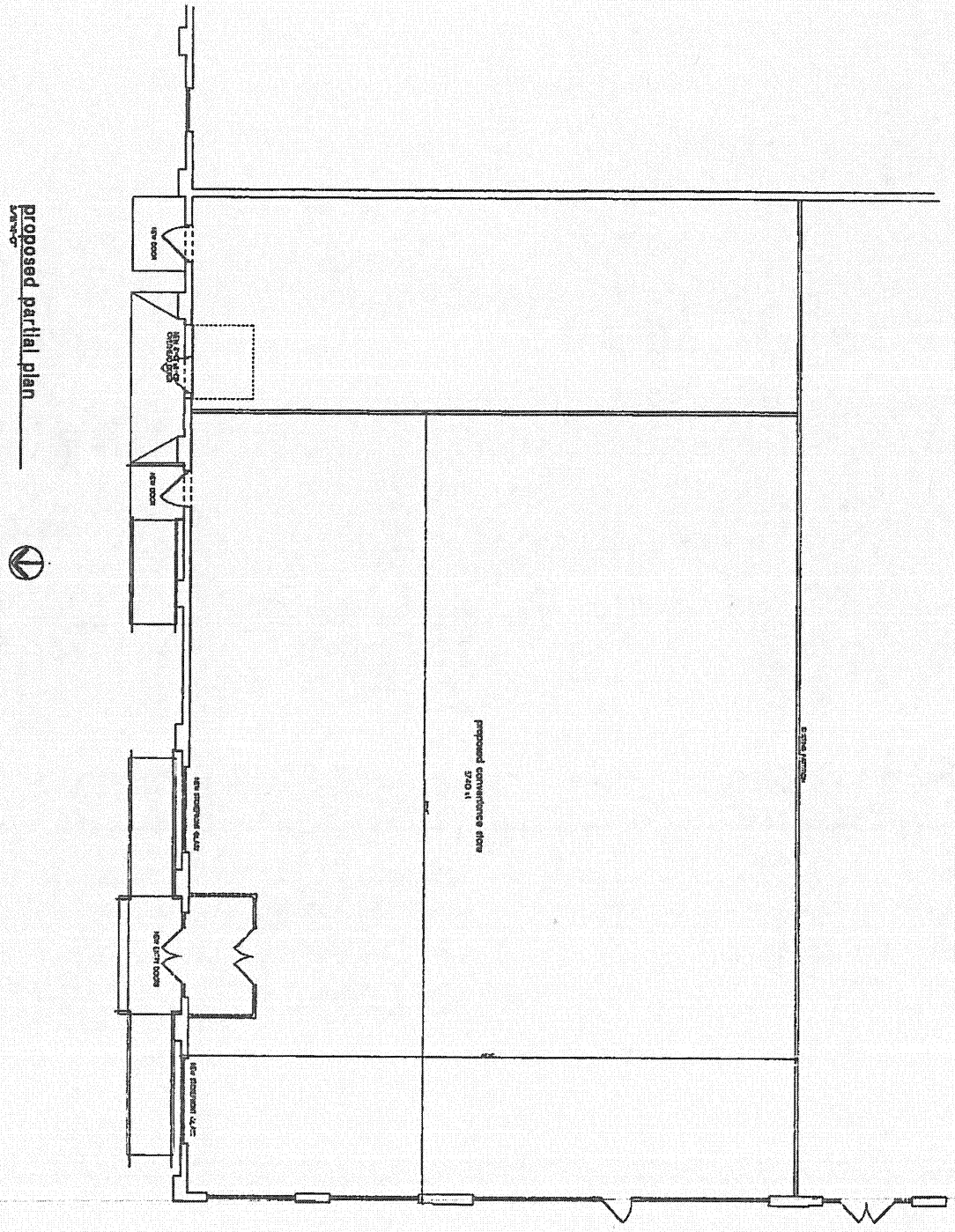
SCALE: 1"=20'	
DATE: 4/24/15	
DRAWN BY: AEF	
CHECKED BY: AEF	
PROJECT NUMBER: 14355	

REVISIONS

SHEET 2 OF 2

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

10/9/2015 11:58:18 AM



AUGUST 2005

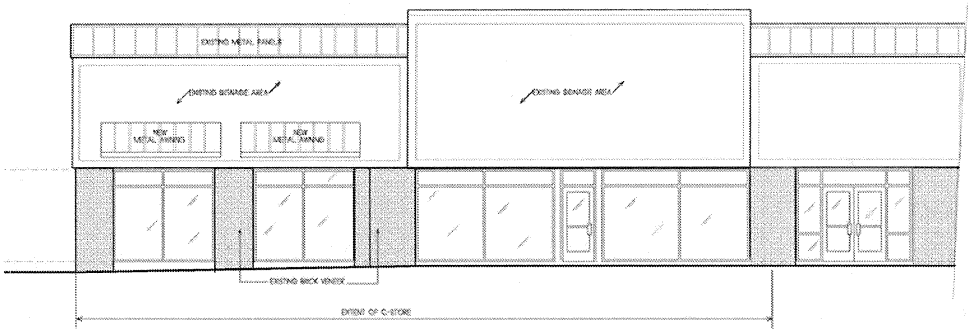
A-1

JOB NO.

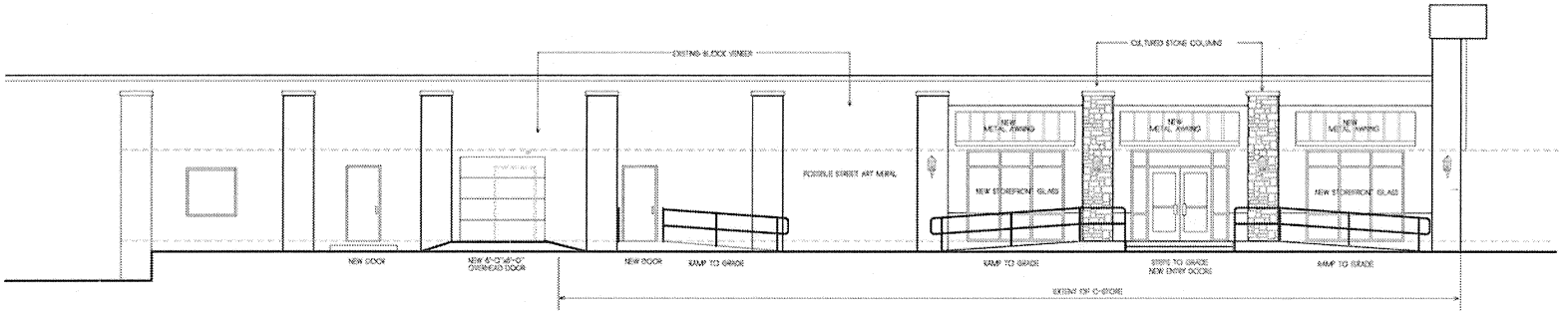
REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED RENOVATION
FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

ALA architects
255 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 325-2099 ALA@CP.FRONTIERNET.NET



proposed partial west elevation
3/16"=1'-0"



proposed north elevation
3/16"=1'-0"

ALA architects
215 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 512-2099 ALA@RCN.COM/ARCHITECT

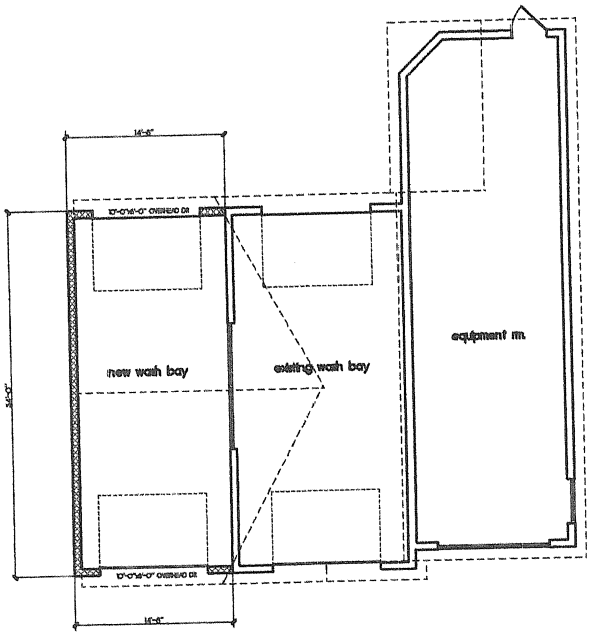
PROPOSED RENOVATION
FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

REVISIONS
No. DATE DESCRIPTION

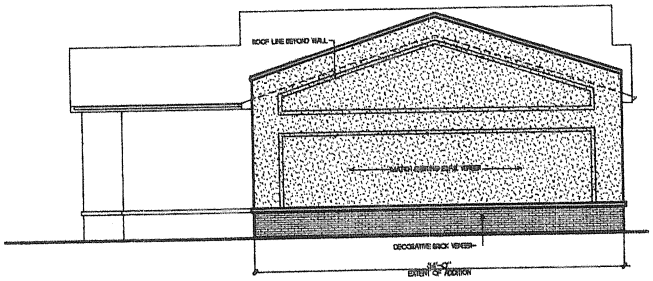
JOB NO.

A-2

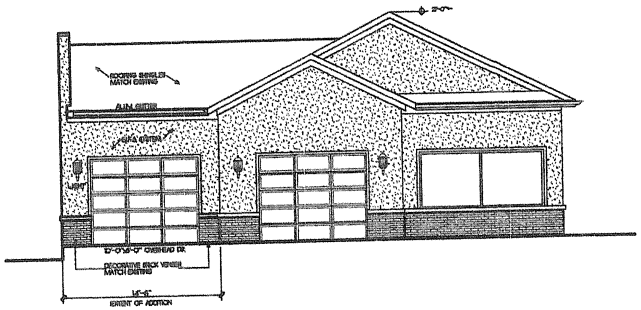
AUGUST 2105



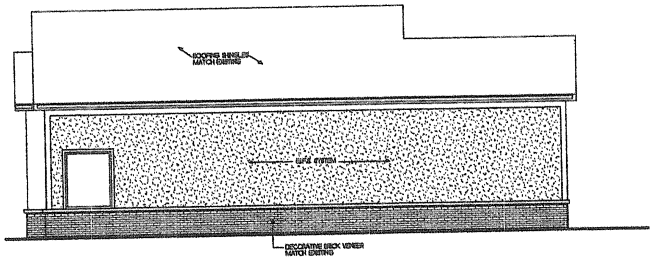
proposed plan - carwash
3/16"=1'-0"



proposed east elevation
3/16"=1'-0"



proposed north elevation
3/16"=1'-0"



proposed west elevation
3/16"=1'-0"

ALA architects
285 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 512-2099 ALAARCH@FRONTIERNET.NET

PROPOSED RENOVATION
FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

REVISIONS
No. DATE DESCRIPTION

JOB NO.

A-2

APRIL 2012

City of Rochester

Inter-Departmental Correspondence

To: John P. Hart, DES/Permits

From: Albert J. Giglio, P.E., DES/Managing Engineer/Street Design

8/12/15

Date: August 3, 2015

Subject: SP #004-15-16: 1219 University Avenue and 340-360 Culver Road – Mobil Service Station

Our office has completed its review of the April 24, 2015 set of site plans for the re-development of an existing Mobil service station with convenience store and car wash, located at 1219 University Avenue, at the southeast corner of University Avenue and Culver Road.

The re-development of the site involves expanding the existing car wash by adding an additional wash bay, demolishing the existing convenience store, and relocating the store operations into an existing building that is on a separate parcel located at 340-360 Culver Road. As the parcel on which the new convenience store will be located is on a separate parcel from the other operations of the development, a cross-access easement should be provided between the two parcels.

The site is currently accessed through four driveway openings, two off of University Avenue and two off of Culver Road, each with widths that range from a minimum of 35 feet to a maximum of 49 feet, and at this time the developer is not proposing to modify any of the existing driveway openings. At their current width, all of the existing driveway openings exceed the City's standard maximum allowable width of a driveway opening of this nature and usage for 2-way vehicular access, which is 24 feet.

The applicant may desire to maintain the existing driveway openings at their existing width which may be necessary to support larger sized vehicles that will be accessing the site on a regular basis. When establishing the width of a driveway opening, the width is to be one that is sufficient to provide for safe and adequate vehicular access into and out of the site, without causing any unsafe or hazardous turning movements, or requiring any encroachment into the opposing traffic lanes, nor onto any lawn or curb park areas immediately adjacent to and opposite the driveway opening. As the existing driveway openings exceed the maximum allowable width, a vehicle turning template analysis is to be done and submitted to the City Engineer's office for review, and final determination of a driveway opening width that is acceptable to both the developer and the City Engineer's office.

Any areas of the existing public sidewalk or curb that are damaged or otherwise negatively impacted by any portion of the work are to be replaced, with the sidewalk being replaced to the nearest control joint and in full flag segments only, and the curb being replaced to the nearest joint. There is to be no saw cutting or partial replacement of the existing sidewalk or curb to accommodate any of the required work within the public right-of-way.

There is to be a new sidewalk with sidewalk access ramps and steps located along the front of the new convenience store connecting to the public sidewalk along Culver Road. There should be a 2 to 3 feet flat sidewalk area between the back edge of the existing public sidewalk and the beginning of the new sidewalk access ramp. The new sidewalk access ramp should not start directly off the back edge of the existing public sidewalk.

The proposed raised patio area is not to extend out past the property line and encroach into the public right-of-way.

The existing paved area is to remain intact, with the only new pavement area being constructed in replacement of the demolished convenience store. The site is to be graded such that storm water runoff is managed on-site either through green infrastructure methods or conveyed to the public sewer system, but in no case is the runoff to be conveyed onto the adjacent property or the public right-of-way.

All required improvements within the public right-of-way are to be done to the City of Rochester standard construction specifications and details, and as approved of by the City Engineer. The City of Rochester standard construction specifications and details for any improvements within the public right-of-way are to be included with the construction documents, in their latest version, and without any alterations. A PDF version of the City's standard construction specifications and details can be found on the City of Rochester's website, under "Services – Streets, Sidewalks and Infrastructure – Public Works Construction Documents".

All improvements within the public right-of-way are to be secured by a letter-of-credit in an amount sufficient to cover the cost of the required work, plus thirty-five per cent (35%) for administration costs. The letter-of-credit is to be filed with the DES/Permit Office for work within the public right-of-way, is to be effective the same day the permit is issued, and is to run for a period of 18 months.

The applicant will have 6 months from the date the permit is issued to complete the required improvements. If the work is not completed within the 6 month period, the City will take over the work and draw on the letter-of-credit as necessary.

These comments reflect concerns from the Street Design section only, and do not reflect any issues or comments that may arise from other City or County departments.

AJG:kmb

---

xc: Terry L. Mott, DES/Permits
Willard VanDame, DES/Permits

LAND TECH
SURVEYING & PLANNING P.L.L.C.

40 Cedarfield Commons
Rochester NY 14612

LaDieu Consulting, LLC
surveying–engineering–land planning

September 25, 2015

Project Number: 14355

Mr. Albert J. Giglio, P.E.
DES Managing Engineer/Street Design
City of Rochester

RE: SP #004-15-16
1219 University Ave & 340-360 Culver Rd
Mobil Service Station

In response to your comment letter, dated August 3, 2015, we offer the following:

+ maintenance easement

A cross-access easement can be provided. However, it would be for pedestrians because there isn't any vehicular access between the two properties. Correct

The driveway widths listed are the on-site widths, not the widths of the curb cuts themselves. The curb cut widths have been added to the site plans and range from 29 feet to 42 feet. These widths still exceed the maximum allowable driveway width, so a turning template analysis is enclosed, for review. The analysis consists of the following turning maneuvers:

1. Fuel delivery entering from University Avenue. The design vehicle for this maneuver is a WB-50 truck, which will enter at the easternmost opening, exiting from the northernmost opening on Culver Road. In order to make this maneuver, the truck will utilize the entire width of the opening to enter the site. There isn't any room left over for another vehicle to use the entrance at the same time.
2. Fuel delivery entering from Culver Road. The design vehicle for this maneuver is a WB-50 truck, which will enter the northernmost opening, exiting from the easternmost opening on University Avenue. In order to make this maneuver, the truck will utilize the entire width of the opening to enter the site. There isn't any room left over for another vehicle to use the entrance at the same time.
3. Store delivery entering from University Avenue. The design vehicle for this maneuver is a Single-Unit truck and is necessary for deliveries coming from eastbound trucks because they won't be able to make a u-turn at the second entrance. It is also preferable to make a right turn into the site instead of turning onto Culver Rd and turning left across traffic, which frequently backs up past both driveway openings. This maneuver requires utilizes most of the opening and leaves very little room for a vehicle to exit the site at the same time.
4. Store delivery entering from Culver Road. The design vehicle for this maneuver is a Single-Unit truck and will allow the delivery vehicle to pull up right in front of the store. The maneuver utilizes a majority of the opening and leaves little room for a vehicle to exit the site at the same time.

This demonstrates the need to allow the driveway openings to remain unchanged.

~~A note has been added to the site plan outlining the requirements for replacing curb or sidewalk if it's~~ damaged during construction.

The proposed sidewalk connection has been revised to provide a 3 ft flat landing at the bottom of the ramp instead of ending the ramp at the existing sidewalk.

LAND TECH
SURVEYING & PLANNING P.L.L.C.

40 Cedarfield Commons
Rochester NY 14612

LaDieu Consulting, LLC
surveying - engineering - and planning

What streetscape

The proposed raised patio area is proposed as an amenity to the streetscape along Culver Road. It would appear to be preferable to have the raised patio extent 1-2 feet into the right of way than to pave it and the area is too narrow for any significant landscaping. conflict w/sidewalk snow plowing

The existing site grading directs runoff to the existing catch basins at each site entrance, which is then conveyed to the public sewer system.

The necessary City of Rochester details will be added to the final plans.

Prior to construction, a letter of credit will be provided for all work within the public right-of-way.

The developer has been informed of the time requirement for construction within the public right-of-way.

I have enclosed a revised set of plans and a map showing the turning movements anticipated at each driveway opening. Please contact me with any questions or additional comments.

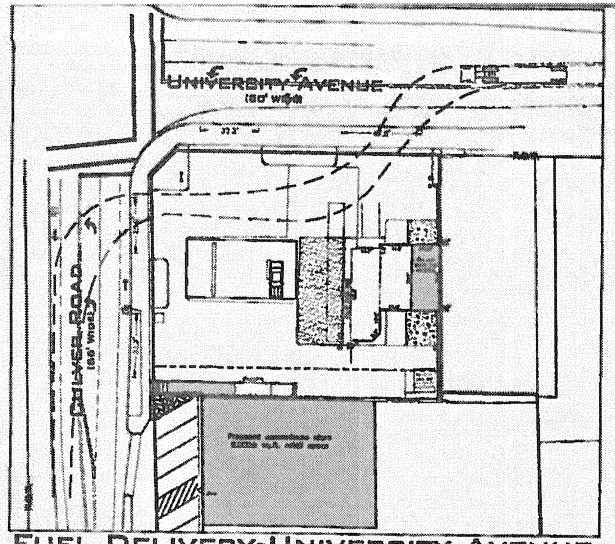
Sincerely,

Adam E. Freeman

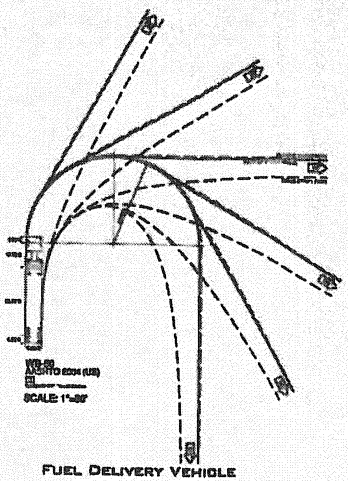
Adam E. Freeman, P.E.

C: Art Ientilucci
Kenneth Malcho

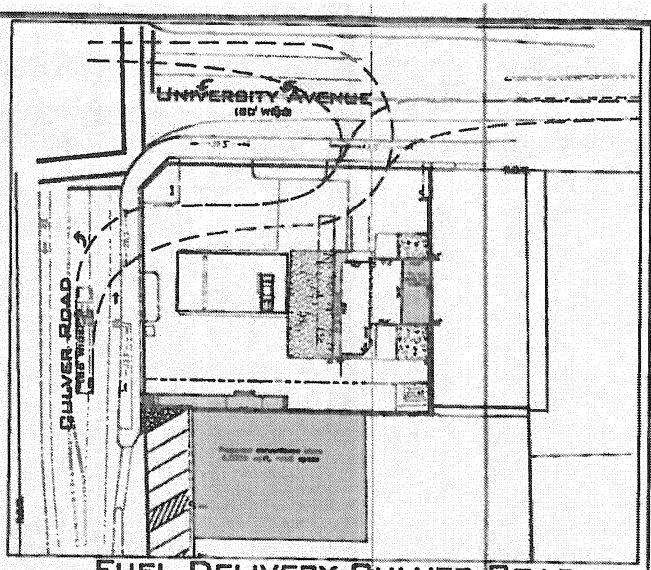
DRAFT



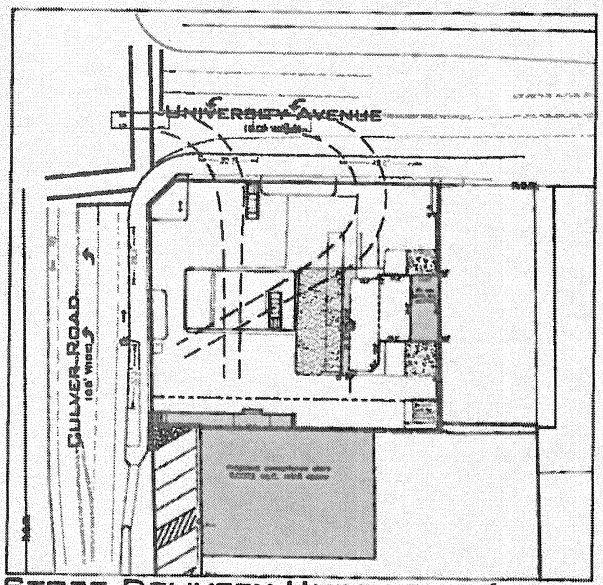
FUEL DELIVERY-UNIVERSITY AVENUE



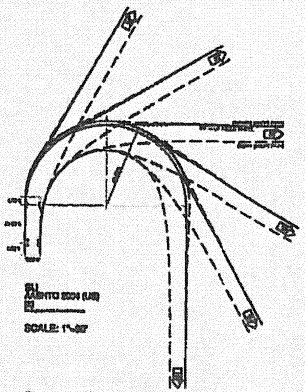
FUEL DELIVERY VEHICLE



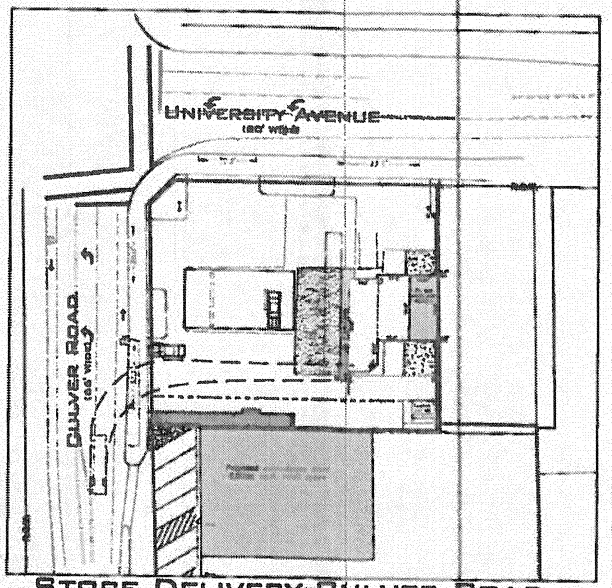
FUEL DELIVERY-CULVER ROAD



STORE DELIVERY-UNIVERSITY AVENUE



STORE DELIVERY VEHICLE



STORE DELIVERY-CULVER ROAD

LAND & TECH
SURVEYING & PLANNING P.L.L.C.
3708 St. Paul Boulevard - Rochester, NY - 14617
Phone (585) 442-9903 - Fax (585) 271-3012

1219 UNIVERSITY AVENUE & 340-360 CULVER ROAD
City of Rochester
County of Monroe
State of New York

TURNING ANALYSIS

Scale: 1"=20'
Date: 9/16/15
Drawn By: AEF
Checked By: AEF
Project Number: 14355

REVISIONS

SHEET 1 OF 1

9/29/20

City of Rochester

Inter-Departmental Correspondence

To: John P. Hart, DES/Permits

From: Albert J. Giglio, P.E., DES/Managing Engineer/Street Design

Date: October 2, 2015

Subject: SP #004-15-16: 1219 University Avenue and 340-360 Culver Road – Mobil Service Station

Our office has completed its review of the resubmittal material dated September 25, 2015 for the re-development of an existing Mobil service station with convenience store and car wash, located at 1219 University Avenue, at the southeast corner of University Avenue and Culver Road.

The applicant has demonstrated the need to maintain the existing driveway openings and no modifications are required at this time.

The majority of our comments have been satisfactorily addressed from the previous submission with the exception of the following items.

It is strongly encouraged and best practice to have easements in place between properties owners with shared amenities between properties. The easement would include provisions for ingress/egress of vehicles and pedestrians as well as long term maintenance of the shared sidewalk ramp. An easement legally protects both property owners.

The proposed raised patio off of Culver Road must not encroach into the public right-of-way and ideally be constructed a minimum of 1 foot behind the public right-of-way. Any structure protruding into the public right-of-way becomes a hazard to City sidewalk snow plowing operations.

The site plan must be revised to depict the proposed raised patio behind the public right-of-way.

These comments reflect concerns from the Street Design section only, and do not reflect any issues or comments that may arise from other City or County departments.

AJG:kmb

xc: Terry L. Mott, DES/Permits
Willard VanDame, DES/Permits

G:\DIV\STD\SITEPLANS\1219UniversityAv-Mobil(9-25-15).docx

City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Planning
and Zoning

January 25, 2016

Mr. Kenneth Malcho
390 Culver Road
Rochester, NY 14607

Re: Site Plan Approval with Conditions
SP-004-15-16, 1219 University Avenue & 340-360 Culver Road
C-2 Community Center District

Dear Mr. Malcho:

Your application for Site Plan Review to redevelop an existing service station which includes, the demolition of an existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; the establishment of a 6,000 square foot, 24-hour, high-impact retail store in a portion of an existing adjacent building at 340-360 Culver Road; to retain the rights to 24-hour vehicle service station including fuel sales and carwash and to add a second carwash bay at 1219 University Avenue, is **APPROVED ON CONDITION.**

Site Plan Approval is not the final step. You must take additional steps to complete the approval process and obtain a Building Permit. It is your responsibility to read and understand the approved plans, conditions, and additional approvals required to obtain a Building Permit.

This approval will expire on January 25, 2017 unless you have obtained a Building Permit before that date. If you require an extension of time, you may do so in writing before the expiration date.

This approval is subject to the following CONDITIONS:

1. That one set of final site drawings, floor plans and elevations shall be submitted to the Zoning Office for review and acceptance prior to submission of drawings for a building permit. Once the initial set of drawings have been accepted, three final sets of site drawings, floor plans and elevations shall be submitted for final stamped approval and preparation of the Certificate of Zoning Compliance, Building Permit and Certificate of Occupancy. One set will be retained in the Site Plan Review file, and two sets will be stamped with Site Plan Review approval and transferred to Plan Review for Building Code review and issuance of the building permit and any other required permits. The architectural drawings may now be submitted to the Permit Office for building code review.

2. That the final site plan clearly identifies the loading area for the retail store, the designated parking area for the vacuum islands, and the queuing lanes for the carwash at 1219 Culver Road.

3. That the final floor plan for 340-360 Culver Road clearly identifies the location and square footage of the proposed high-impact retail store, including the storage area and the office, the proposed tenant spaces along the Culver Road frontage, and the storage/maintenance area that will be used to store general maintenance equipment for both properties.

4. That the required easement(s) at 1219 University Avenue shall be filed in the County Clerk's Office and on each of the property deeds of 1219 University Avenue and 340-360 Culver Road to ensure that access and utility connections by and between the subject properties are properly maintained and retained.

5. That the existing building entrance at 340-360 Culver Road shall not be used as an entrance to the high-impact retail operation. It may be used as an exit only.

6. That the office space at the northwest corner of 340-360 Culver Road shall be accessory to the high-impact retail store and used strictly as an office. The windows shall not be used in any fashion to advertise or draw attention to the high-impact retail store from Culver Road.

7. That the space labeled as equipment/maintenance storage shown on the floor plan to the east of the high-impact retail store shall be used for the storage of equipment and materials for building and grounds maintenance for 1219 University Avenue and 340-360 Culver Road and not as a separate tenant space.

8. That business signs for the proposed high-impact retail store shall only be installed on the north wall of 340-360 Culver Road facing the gas sales area at 1219 University Avenue. There shall not be any business signs for the high-impact retail operation installed on the Culver Road elevation.

9. That the project shall be constructed in accordance with the approved site plan, floor plan and elevation drawings.

10. That any project modifications to either the site or buildings at 1219 University Avenue or 340-360 Culver Road shall be brought to the attention of, Tom Kicior in the Zoning Office (585) 428-7762 or kiciort@cityofrochester.gov, and approved by the Director of Planning & Zoning, prior to the changes taking effect.

Findings:

1. **Special Permit Approval.** The City Planning Commission approved a Special Permit (E-024-15-16) at their November 16, 2015 meeting to establish a 24-hour high-impact retail operation at 340-360 Culver Road; to retain the rights to a 24-hour vehicle service station at 1219 University Avenue; and to add a second 24-hour wash bay to the existing carwash at 1219 University Avenue. The Planning

Commission conditioned this approval on the modification of the floor plan for the high-impact retail store so that the windows along Culver Road are devoted to either the adjacent retail space or to an additional retail space such that the high-impact retail operation is not visible along the Culver Road frontage.

2. **Updated Floor Plan.** The applicant submitted an updated floor plan to reflect the Special Permit Conditions. The floor plan identifies three spaces along Culver Road. One that will be used as the office for the proposed high-impact retail operation, and two additional tenant spaces (yet to be determined). The floor plan also indicates that the interior door with access to the existing door on Culver Road will be used as an exit only.

   The updated floor plan will sufficiently meet the condition of the City Planning Commission. The store's interior setback from Culver Road, lack of entrance and signage on Culver Road and the location of the store entrance, loading area, fuel pumps and carwash bays will focus the activity on-site towards University Avenue and away from the 340-360 Culver Road frontage.

3. **Congestion and Circulation.** The site plan has been adjusted to address concerns raised in the preliminary findings regarding potential on-site congestion and circulation issues.

   - Parking and stacking. Three parallel parking spaces were removed at 1219 University Avenue as recommended in the preliminary findings, in order to create a dedicated carwash stacking area to be striped or curbed to improve circulation and to restrict queuing vehicles from encroaching on the retail store entrance and blocking access to the dumpster. Two parking spaces separate from the fuel islands will remain. The six parking spaces directly in front of the redevelopment area at 340-360 Culver Road fulfill the off-street parking requirements for the retail store.

   - Fuel and retail deliveries. The applicant supplied turning radius information and illustrations showing how fueling vehicles (WB50 trucks) and retail delivery vehicles (single unit trucks) will have adequate space to enter and exit the site using the existing curb cuts.

   - Loading area identification. Loading and deliveries for the high-impact retail store shall occur from 1219 University Avenue and not from the Culver Road street frontage. A designated loading area is proposed adjacent to the high-impact retail store.

   - Vacuum island striping. The final site drawings shall identify a striped area adjacent to the vacuum island to prevent vacuum customers from blocking vehicles leaving the carwash bay or from exiting the site onto University Avenue.

4. **Traffic.** The subject properties have historically been used for commercial/retail operations. The demolition of a 960 square foot retail store at 1219 University

Avenue and establishment of a 6,000 square foot retail store in an existing building at 340-360 Culver Road that has historically been used for retail sales, will not generate an increase in traffic, nor are there any additional demands on the existing street network on Culver Road or University Avenue.

5. **Equipment/Maintenance Storage.** The updated floor plans include a 1,030 square foot equipment/maintenance storage area and overhead door on 340-360 Culver Road only accessible in the southeast corner of 1219 University Avenue. The space will be used for the storage of maintenance equipment for both properties, such as snow plows, tools, etc.

6. **Required Easements.** This development proposal is subject to the filing of easements with the property deeds that are in place as long as there is a business relationship and sharing of infrastructure, access, loading, circulation, refuse storage, etc. between the properties at 1219 University Avenue and 340-360 Culver Road. The easements will include: the 6,000 square foot retail store floor area (but may be reduced as long as it maintains access to areas necessary for fuel pump operation); the 1,030 square foot equipment/maintenance storage area; and a 15 foot easement parallel to the common property line to comply with NYS Uniform Fire Prevention and Building Code requirements for openings (doors and windows) on a property line. If or when, the two properties no longer share access, infrastructure, loading, circulation, refuse storage, etc., additional review and approval by the Bureau of Planning and Zoning may be required.

7. **Signage.** A request for signage approval was not included in the site plan application. Sign approval will be required and will include a review of the existing signage on-site. Because the City Planning Commission required the retail store to be set back from Culver Road, the store no longer has street frontage to calculate allowable signage (the University Avenue side abuts the lot line, not the street). The applicant will be allocated the original 68 feet of street frontage for the purpose of determining the sign square footage to be allowed on the University Avenue side of the building. A sign for the high-impact retail store will not be permitted on the west elevation (Culver Road) of the building at 340-360 Culver Road. Additional window advertising or signage associate with the retail store will not be permitted in the accessory office windows on Culver Road pursuant to the City Planning Commission Special Permit Conditions.

8. **Drainage.** This project will not significantly increase the impervious coverage on-site. Six catch basins are present on-site which will work in coordination with the existing site grading to manage stormwater and the carwash bays will have an interior drainage system. The property owner is responsible for maintenance of on-site catch basins to ensure they are functioning properly. The sewer infrastructure in this area has capacity to accommodate this project.

9. **Proximity to a Preservation District.** The subject properties are not located within the East Avenue Preservation District, although the properties to the west on the opposite side of Culver Road are. The subject properties, even though they are proximate to a Preservation District, are not subject to Preservation Board Approval.

However, The City Planning Commission took the proximity of the East Avenue Preservation District into consideration when rendering a decision on the Special Permit to ensure that any potential negative impacts are mitigated to the greatest extent practicable.

10. **City Department of Environmental Services (DES) Requirements.** The applicant has indicated a willingness to comply with the recommendations of the DES.

11. **Additional Code Requirements.** The proposed landscaping, façade design, and window transparency are in compliance with requirements of the Rochester Zoning Code.

Additional Approvals and Submissions:

The following additional approvals may be obtained in the City of Rochester Permit Office, 30 Church Street, Room 121B, Rochester, New York 14614. **Permit Office Hours are Monday-Friday 9:00 AM to 4:00 PM.**

1. Certificate of Zoning Compliance (CZC). Tom Kicior, Zoning Division (585) 428-7762.

2. Building permit, sign permit, plumbing, electric permits and/or other approvals where required by city code or other applicable public agency, Permit Office, (585) 428-6526.

3. A Certificate of Occupancy for the fuel station, carwash and convenience store, Permit Office, (585) 428-6526.

If you have any questions regarding this approval, please contact Tom Kicior, Senior City Planner at (585) 428-7762.

Sincerely,

Zina Lagonegro

Zina Lagonegro, AICP, EIT
Director of Planning and Zoning

xc: Arthur Ientilucci, AJI Zoning & Land Use Advisory
340 Culver Road LLC
Tom Warth, City of Rochester, Law Department
Peter Siegrist, City of Rochester, Bureau of Planning and Zoning
Terry Mott, City of Rochester, Department of Environmental Services

LEGEND

LINETYPES

Centerline
Property Lines
Retain. Prop. Line
Easement Line
Existing Contour
Proposed Contour
Chain Link Fence
Wood Fence
Guide Rail
Wire Fence
Overhead Wires
Gas Line
Water Line
Telephone
Sanitary Sewer
Storm Sewer
Electric
Edge of Woods
Treelines
Setbacks
Right-of-Way
Landscaping #
Mulching Beds
Silt Fence
Drainage Flow
Rural Ramp Recharge

LINE STYLES

Feature to be removed (Gray Line)
Existing Utility (Light Line Weight)
Proposed Utility (Heavier Line Weight)

SYMBOLS

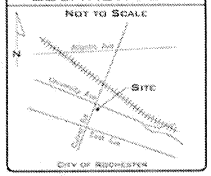
Utility Pole
Water Gate Valve
Curb Box
Gas Valve
Utility Box
Transformer
Survey Monument
Bollard
Sign
Iron Rod/Rebar
Traffic Control M.H.
Cleanout
Catch Basin
Fire Hydrant
Sound Post (pole)
Flare Inlet
Guide Rail
Benchmark
End Section
Spot Elev.
Light Pole
Well
Utility manhole
Storm Sewer Manhole
Sanitary Sewer Manhole
Rebar (to be set)

LABELS

Record Map Info.
Typical Style
To Be Removed
Existing
Proposed

LOCATION MAP

NOT TO SCALE

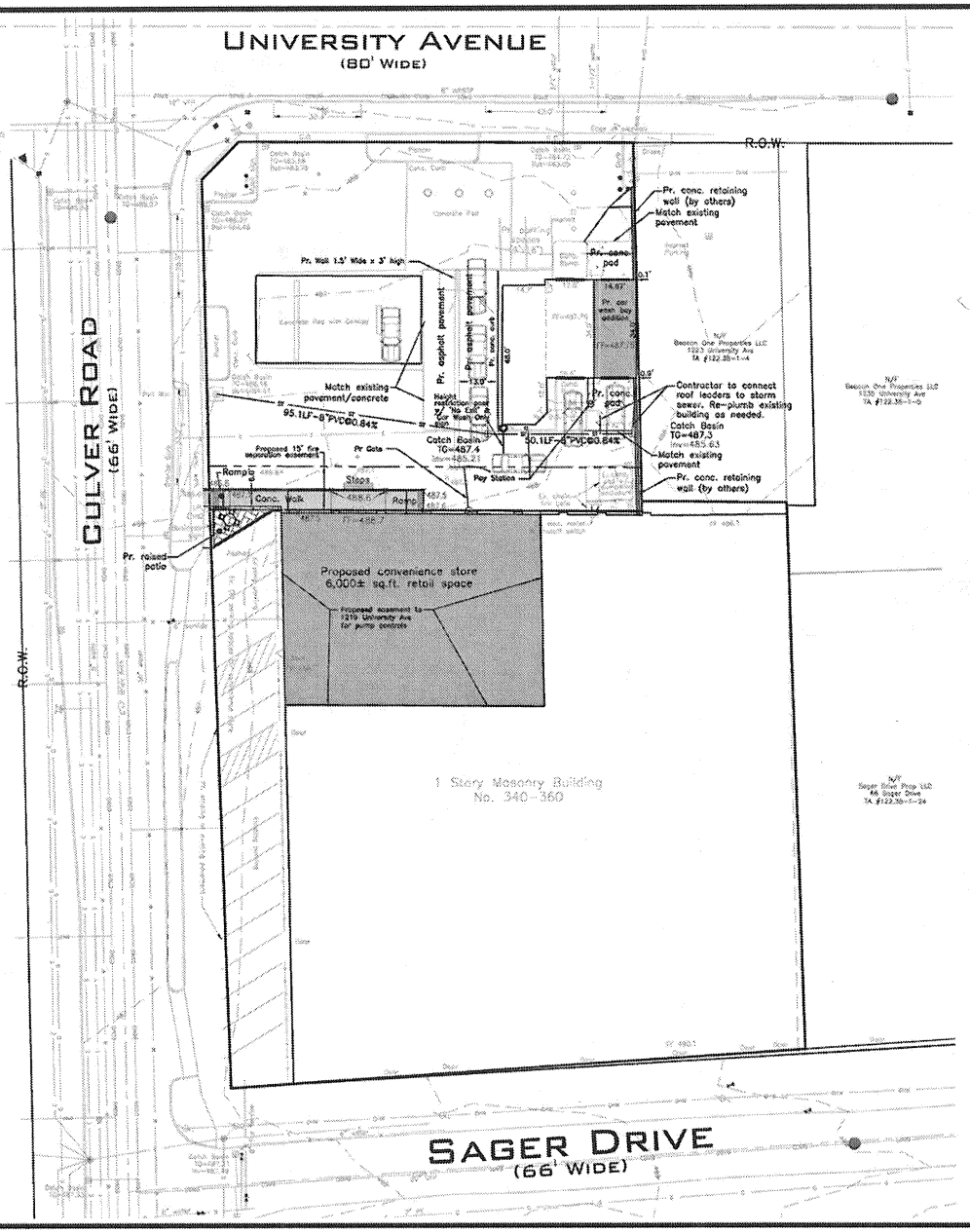


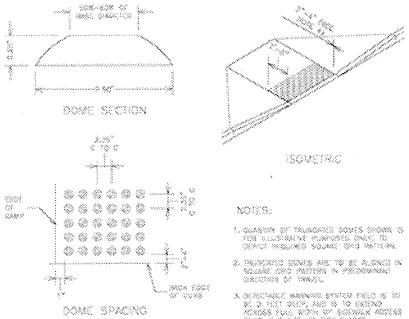
GENERAL NOTES

1. Tax Account Numbers: 122.58-1-20.1 & -20.2
2. Owners: 360 Culver Road LLC & Address: 360 Culver Rd Holdings
3. Site address: 340 Culver Road & 1219 University Avenue
4. Total Area: 57,612 +/-(1.322 acres)
5. This project is located in Town (or V), Township xx, Range x, of the Phelps and Gorham Purchase, City of Rochester, County of Monroe, State of New York.
6. This project is located within Other Areas-Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Number 36055C0134G, dated August 28, 2008.
7. Existing utilities were plotted from referenced survey and record maps.
8. Any areas of the existing public sidewalk or curb that are damaged or otherwise negatively impacted by any portion of the work are to be replaced with the sidewalk being replaced to the nearest control joint, and the curb being replaced to the nearest joint. There is to be no new cutting or partial replacement of the existing sidewalk or curb to accommodate any of the required work within the public right-of-way.

NORTH

SCALE: 1"=20'



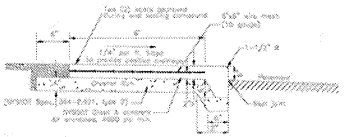


DETECTABLE WARNING SYSTEM

NOT TO SCALE

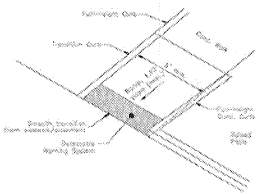
CONCRETE RAMP DETAIL

NOT TO SCALE



SIDEWALK w/ INTEGRAL CURB DETAIL

NOT TO SCALE



SIDEWALK ACCESS RAMP DETAIL

NOT TO SCALE

REPRODUCTION, ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A LICENSED & HOLDING BUSINESS, ELECTRONIC OR LIVING ENTITY NEW YORK IS VIOLATION OF ARTICLE 145, SECTION 7209, SUBDIVISION 2 OF NEW YORK STATE EDUCATION LAW.

LAND TECH
SURVEYING & PLANNING P.L.L.C.
3708 St. Paul Boulevard - Rochester, NY - 14617
Phone (585) 442-9902 - Fax (585) 271-3012

REVISIONS		
Add sump control equipment	8/19/19	AEF
Move limit of disturbance, shift & adjust curb cut	8/5/19	AEF
Move limit of disturbance, shift & adjust curb cut	6/5/19	AEF
Add sump control equipment	6/5/19	AEF

Scale: 1"=20'
Date: 4/24/19
Drawn By: AEF
Checked By: AEF
Project Number: 14355

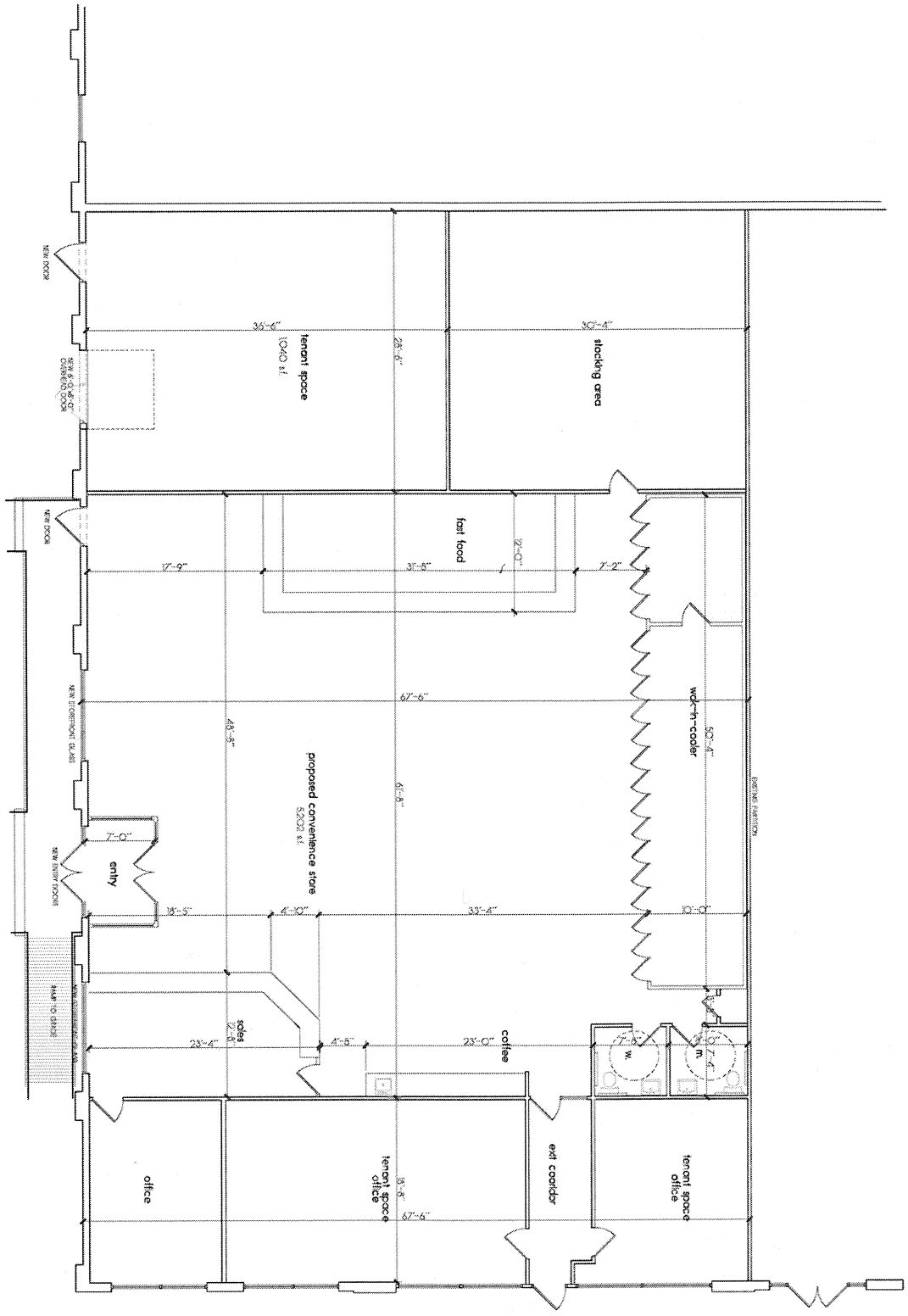
1219 University Avenue & 340-360 Culver Road
City of Rochester
County of Monroe
State of New York

SITE PLAN

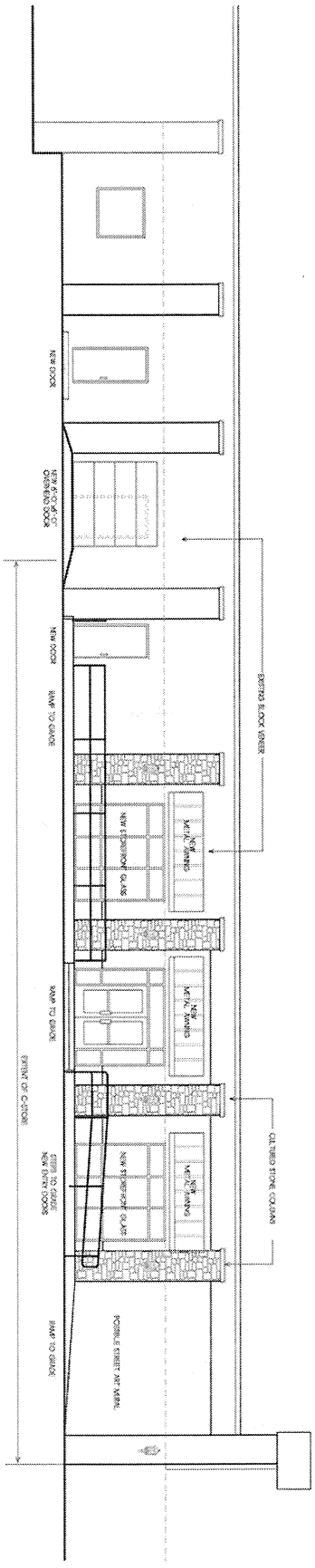
Sheet 1 of 2

proposed partial plan

3/16"=1'-0"

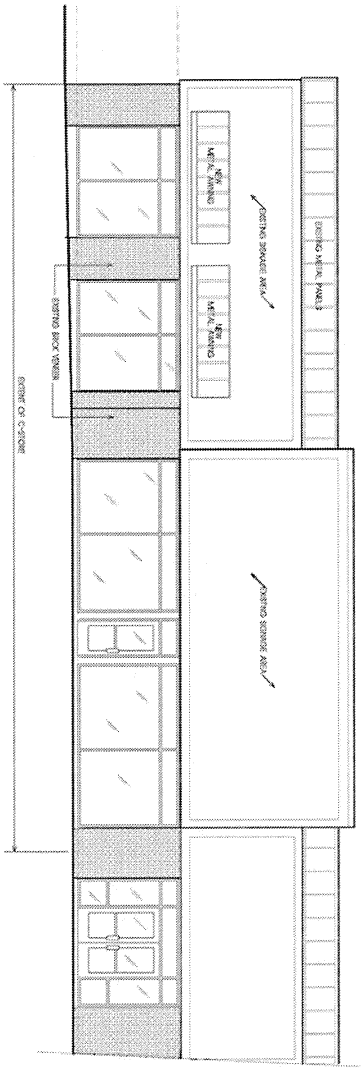


DEC. 10, 2015	A-1	JOB NO. 15036	REVISIONS No. DATE DESCRIPTION	PROPOSED RENOVATION FOR #340-360 CULVER ROAD ROCHESTER, NEW YORK		ALA architects 255 EAST AVENUE ROCHESTER, NEW YORK 14604 (585) 512-2079 ALAARCH@FRONTIERNET.NET



proposed north elevation

3/16"=1'-0"



proposed partial west elevation

3/16"=1'-0"

DEC. 10, 2015

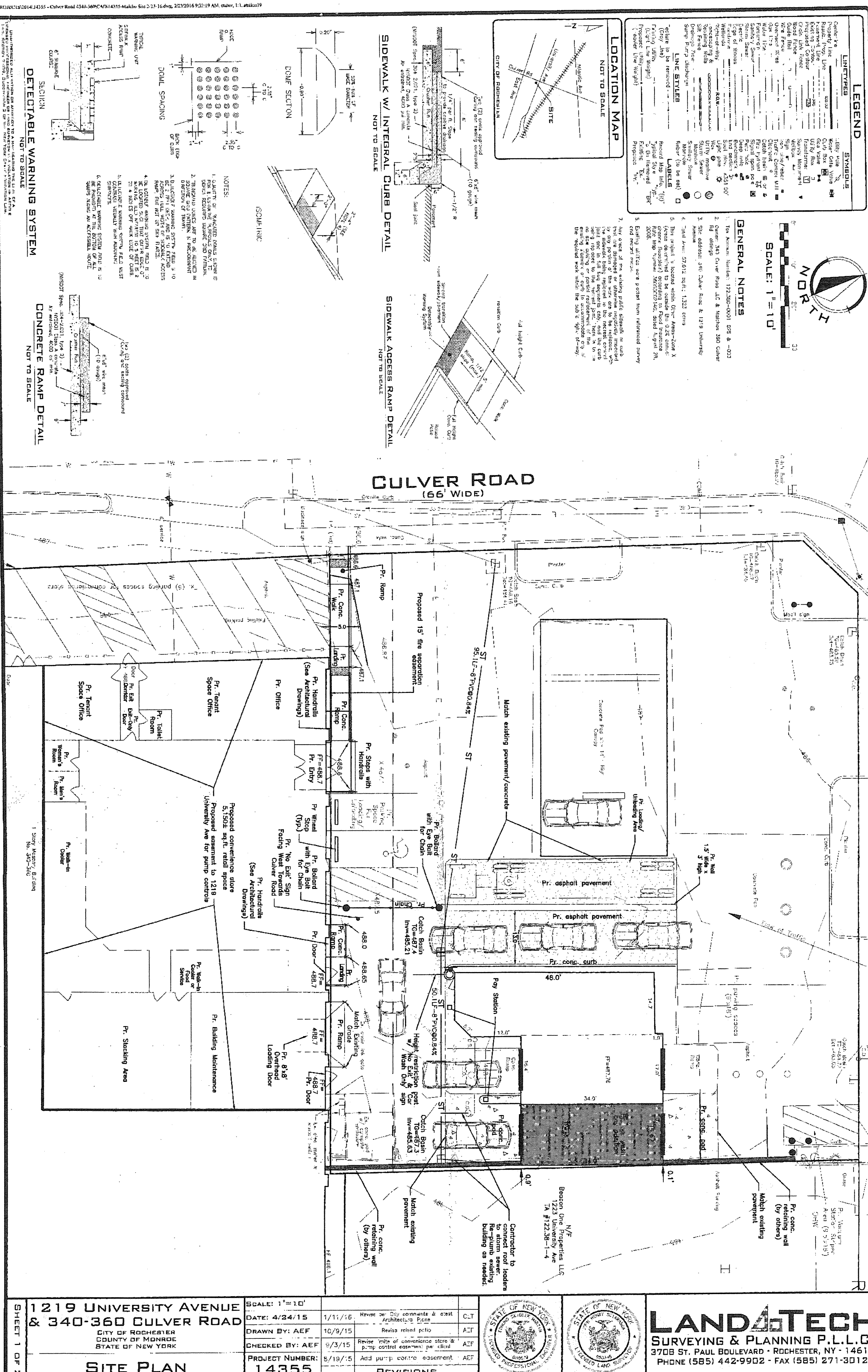
A-2

JOB NO. 15036

REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED RENOVATION
FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

ALA architects
355 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 92-2099 ALAARC@FRONTIERNET.NET



CULVER ROAD
(66' WIDE)
Pr. Ramp
Pr. Conc. Walk
Proposed 15' fire separation easement
Pr. Landing
Pr. Conc. Ramp
Pr. Handrails (See Architectural Drawings)
Pr. Office
Pr. Tenant Space Office
Pr. Tenant Space Office
Pr. Toilet Room
Pr. Stairs with Handrails
FF=488.7
Pr. Entry
Pr. Women's Room
Pr. Men's Room
Pr. Walk-in Cooler
1 Story Masonry Building No. 340-360
Proposed convenience store 5,150± sq.ft. retail space
Proposed easement to 1219 University Ave for pump controls
Pr. Wheel Stop (Typ.)
Pr. Bollard with Eye Bolt for Chain
Pr. 'No Exit' Sign Facing West Towards Culver Road
Pr. Handrails (See Architectural Drawings)
Pr. Door
Pr. Walk-in Cooler or Food Service
Pr. Building Maintenance
Pr. Stacking Area
Pr. Ramp
Match Existing Grade
Pr. 8'x8' Overhead Loading Door
Match existing pavement/concrete
Pr. Loading/Unloading Area
Pr. asphalt pavement
Pr. Wall 1.5' Wide x 3' High
Catch Basin TG=487.4 Inv=485.21
Pr. conc. curb
Pay Station
Height restriction post w/ 'No Exit' & 'Car Wash Only' sign
Catch Basin TG=487.3 Inv=485.63
FF=487.76
Pr. conc. pad
Pr. conc. retaining wall (by others)
Match existing pavement
Contractor to connect roof leaders to storm sewer. Re-pump existing building as needed.
N/F Beacon One Properties LLC 1223 University Ave TA #122.38-1-4
LEGEND
LOCATION MAP
NOT TO SCALE
GENERAL NOTES
SCALE: 1"=10'
NORTH
SIDEWALK W/ INTEGRAL CURB DETAIL
NOT TO SCALE
SIDEWALK ACCESS RAMP DETAIL
NOT TO SCALE
DETECTABLE WARNING SYSTEM
NOT TO SCALE
CONCRETE RAMP DETAIL
NOT TO SCALE
1219 UNIVERSITY AVENUE
& 340-360 CULVER ROAD
CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK
SITE PLAN
SHEET 1 OF 2
SCALE: 1"=10'
DATE: 4/24/15
DRAWN BY: AEF
CHECKED BY: AEF
PROJECT NUMBER: 14355
1/11/16 Revise per City comments & latest Architectural Plans CLT
10/9/15 Revise raised patio AEF
9/3/15 Revise limits of convenience store & pump control easement per client AEF
8/19/15 Add pump control easement AEF
REVISIONS
LANDTECH
SURVEYING & PLANNING P.L.L.C.
3708 ST. PAUL BOULEVARD · ROCHESTER, NY · 14617
PHONE (585) 442-9902 · FAX (585) 271-3012

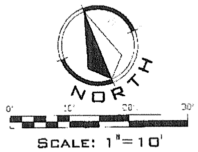
Legend

Linetypes: Centerline; Property Line; Resub. Prop. Line; Easement Line; Existing Contour; Proposed Contour; Chain Link Fence; Wood Fence; Guide Rail; Wire Fence; Overhead Wires; Gas Line; Water Line; Forcemain; Sanitary Sewer; Storm Sewer; Electric; Edge of Woods; Floodzone; Wetlands; Right-of-Way (R.O.W.); Landscaping & Retaining Walls; Silt Fence; Drainage Flow; Sump Pump Discharge

Symbols: Utility Pole; Water Gate Valve; Curb Box; Gas Valve; Utility Box; Transformer; Survey Monument; Mailbox; Sign; Iron pipe/rebar; Traffic Control M.H.; Cleanout; Catch basin; Fire hydrant; Signal/light pole; Perc hole; Deep hole; Benchmark; End section; Spot elev. x351.00'; Light pole; Well; Utility manhole; Storm Sewer Manhole; Sanitary Sewer Manhole; Rebar (to be set)

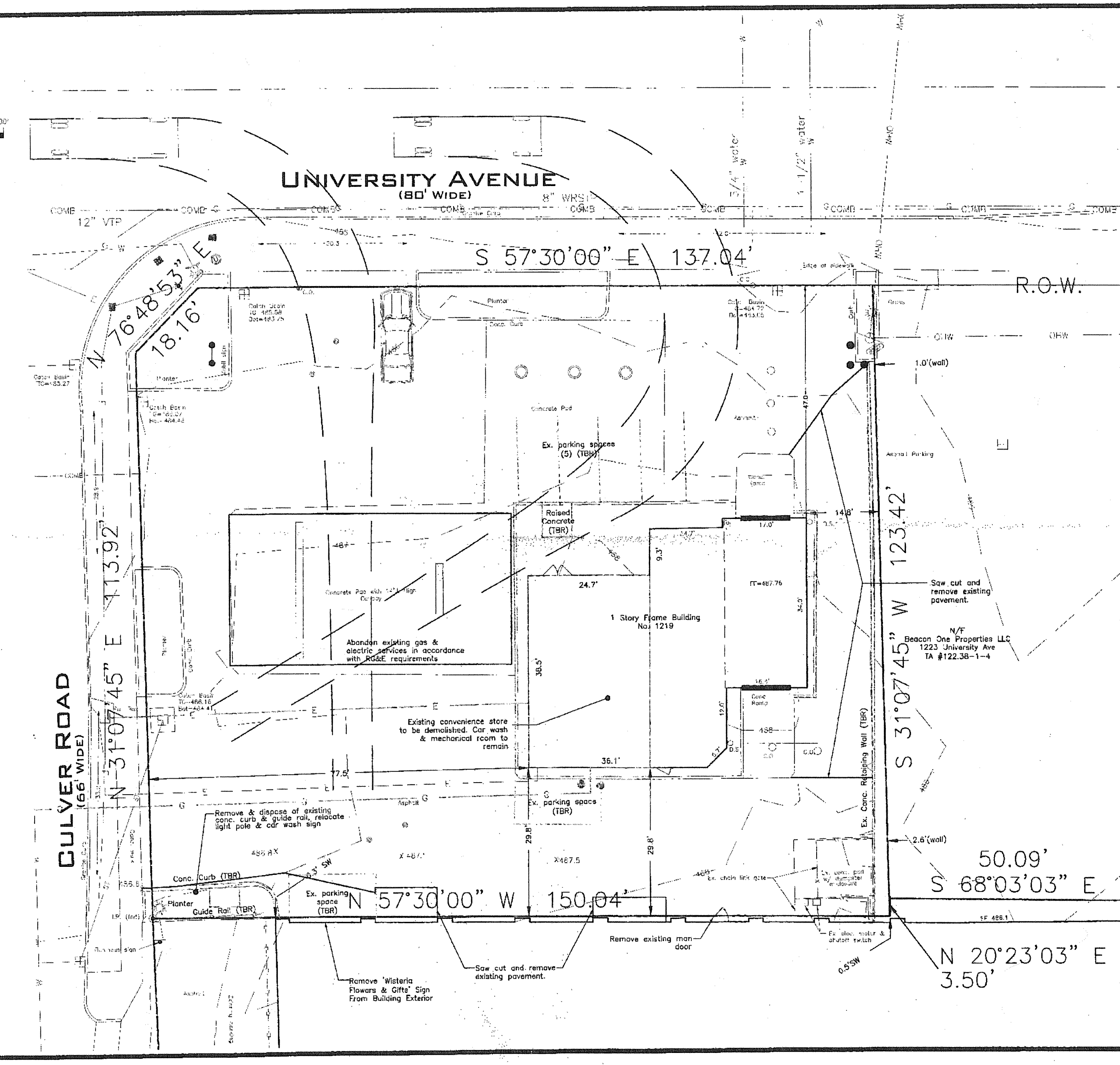
Line Styles: Feature to be removed (Grey Line); Existing Utility (Light Line Weight); Proposed Utility (Heavier Line Weight)

Labels: Record Map info. "(R)"; Typical Style "Typ."; To Be Removed "TBR"; existing "Ex."; Proposed "Pr."



Demolition Notes

1. The developer is to obtain all appropriate State, County and Town permits prior to any site work.
2. All utility locations shown are approximate. Contractor shall verify all locations before beginning work as required by applicable laws and regulations. Any discrepancies between mapping and field conditions shall be brought to the attention of LandTech immediately.
3. Underground utility locations are approximate. All utilities shall be field staked before commencing work. Contractor is to notify Central Stakeout (1-800-962-7962) a minimum of three (3) business days prior to construction for the location of underground utilities.
4. Demolition debris, including topsoil, to be disposed of in accordance with local regulations.



LANDTECH
SURVEYING & PLANNING P.L.L.C.
3708 St. Paul Boulevard · Rochester, NY · 14617
Phone (585) 442-9902 · Fax (585) 271-3012

1/11/16	Revise per City comments & latest Architectural Plans	CLI
	REVISIONS	

Scale: 1"=10'
Date: 4/24/15
Drawn By: AEF
Checked By: AEF
Project Number: 14355

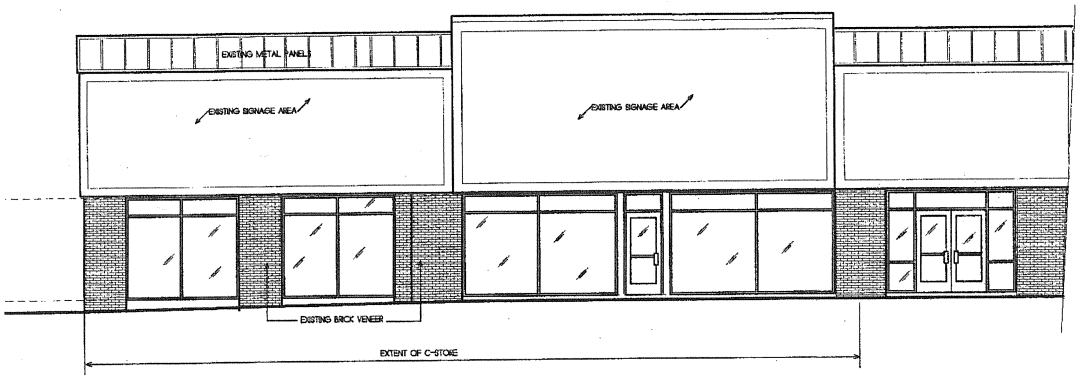
1219 University Avenue & 340-360 Culver Road

City of Rochester
County of Monroe
State of New York

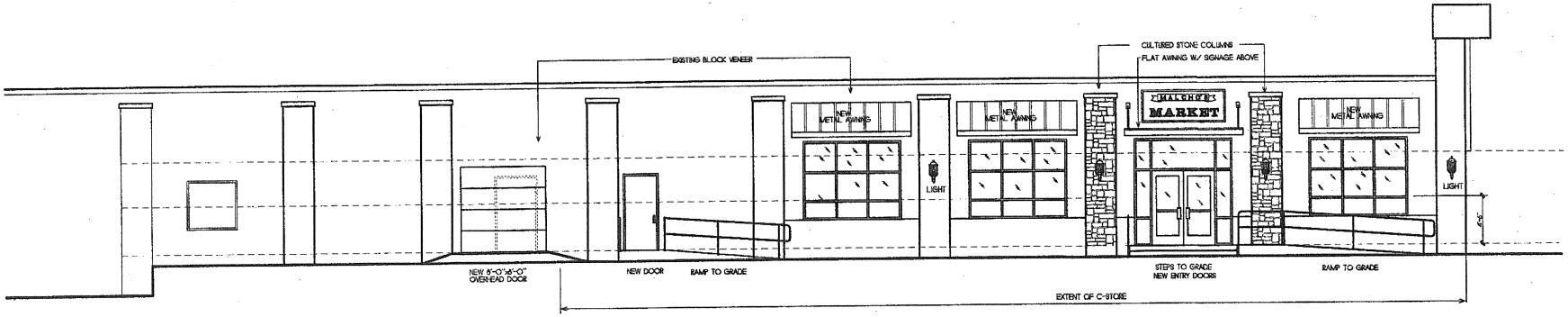
Demolition Plan

Sheet 2 of 2

Unauthorized alteration or addition to a map bearing the seal of a licensed professional engineer or land surveyor is a violation of Article 145, Section 7209, Subdivision 2 of the New York State Education Law.



proposed partial west elevation
3/16"=1'-0"



proposed north elevation
3/16"=1'-0"

ALA architects
255 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 262-2099 ALAARCH@FRONTIERNET.NET

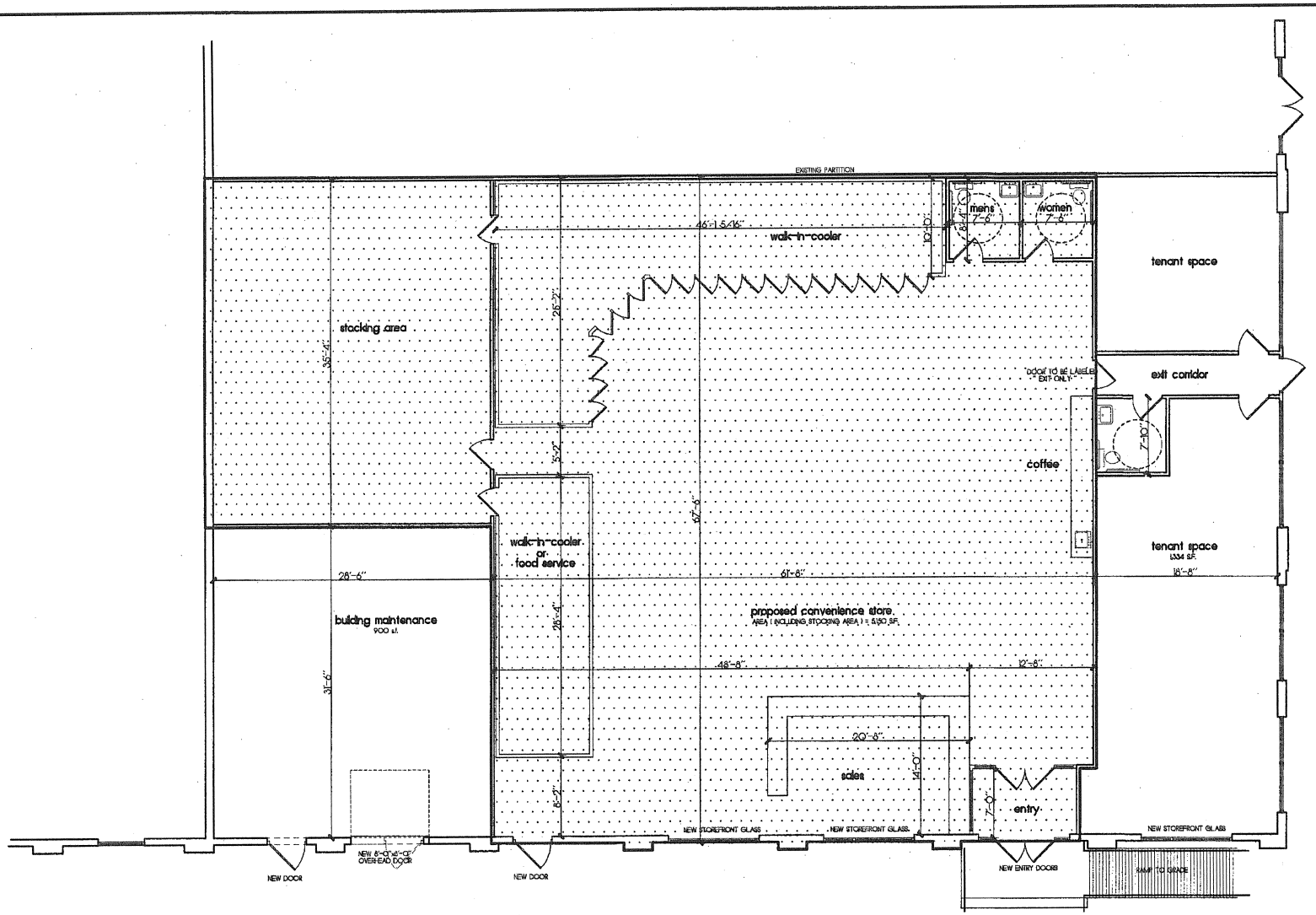
PROPOSED RENOVATION FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

REVISIONS No.	DATE	DESCRIPTION

JOB NO. 15036

A-2

MAR. 8, 2016



proposed partial plan

3/16"=1'-0"

7,274 S.F.

ALA architects
255 EAST AVENUE ROCHESTER, NEW YORK 14604
(585) 92-2099 ALAARCH FRONTIER.NET

PROPOSED RENOVATION FOR
#340-360 CULVER ROAD
ROCHESTER, NEW YORK

REVISIONS		
No.	DATE	DESCRIPTION

JOB NO. 15036

A-1

MAR 8, 2016

Short Environmental Assessment Form
Part 1 - Project Information

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:
Malcho's

Project Location (describe, and attach a location map):
1219 University Ave. & 340-360 Culver Rd.

Brief Description of Proposed Action:
To demolish an existing high impact retail convenience store and to construct a 2nd service station wash bay at 1219 University Avenue; and, to establish a high impact retail convenience store in an existing retail building at 340-360 Culver Road. No new pump islands or tanks. No subsurface work on existing tanks.

Name of Applicant or Sponsor:	Telephone: 585 545 4272
J.W Malcho Enterprises Inc.	E-Mail: kenmalcho@gmail.com

Address:
390 Culver Road

City/PO:	State:	Zip Code:
Rochester	NY	14607

	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: Site Plan Approval-Director of Planning and Zoning; Special Permits and condition waivers-City Planning Commission-Building Permits-City of Rochester	☐	☑

3.a. Total acreage of the site of the proposed action? .48 acres
b. Total acreage to be physically disturbed? .02 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?	NO	YES
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?	NO	YES
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?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
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?	☑	☐
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?	NO	YES
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 _____		

	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: _____	☑	☐

OK TK

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

Applicant/sponsor name: Ken Malcho Date: 6-30-15

Signature: Ken Malcho

PRINT FORM

Agency Use Only [If applicable]

Project: 1219 University Avenue

Date: 11/05/15

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: 1219 University Avenue

Date: 11/05/15

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.

No questions in part 2 were categorized as "Moderate to large impact may occur".

The EAF mapper triggered one potential issue related to the site, which was reviewed and determined not to have a significant impact. Remediation for hazardous waste was flagged which indicates that a surrounding property within 2,000 feet may be identified as a remediation site. This was determined not to have a significant impact on the site based on the proposed use of the site (reuse of existing fuel sales, car wash and retail building), and that nature of the proposed construction. The new car wash bay will be slab on grade construction and will not include significant site disturbance or excavation on site.

☐ 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.

Director of Planning & Zoning	11/6/15
Name of Lead Agency	Date
Zina Lagonegro, AICP, EIT	Director of Planning & Zoning
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 FORM

Kicior, Thomas

From: bropiteau@aol.com
Sent: Saturday, January 02, 2016 3:05 PM
To: Kicior, Thomas
Subject: proposed change in zoning to allow large convenience store and car wash to be built at corner of Culver and Univeresity.

I am a resident of the Park Ave area and do my banking at First Niagara across the street from this site. I feel that this type of business is a poor choice for this area. It will impact and encroach on the Historical Neighborhood of East Ave and cause more traffic on the already over crowded Culver Rd.

Sincerely
Barbara R. Galloway

Kicior, Thomas

From: Wiedrick, Jill
Sent: Friday, November 20, 2015 1:48 PM
To: Lagonegro, Zina B.; Siegrist, Peter J.; Kicior, Thomas
Subject: FW: 5 1219 University Ave. - 340-360 Culver Road

Jill M. Wiedrick, AICP
Senior City Planner
City Hall, Room 125 B
30 Church Street
Rochester, New York 14614
585-428-6914
wiedricj@cityofrochester.gov

-----Original Message-----
From: Charles Mullen [mailto:mullence@yahoo.com]
Sent: Friday, November 20, 2015 1:32 PM
To: Wiedrick, Jill
Subject: 5 1219 University Ave. - 340-360 Culver Road

Good day Jill,
My name Charles Mullen. I live with my wife Beth and own the property at 319-323 Culver Road. We have made significant external improvements since moving to 323 Culver in 2008. In addition, I started a lawn care business (Chuck's City Yardscape Care) that is focused on properties within the neighbor hood. Currently I contract with all the property owners on Culver between University and East Ave. Other than rush hours our street is quiet and neighborly. The much larger foot print within the convenient store, plus the 24/7 hour availability of an expanded opportunity to purchase tobacco and alcohol will attract unwanted noise and even riffraff through the evening hours.
Since moving to Culver, the addition of KFC, Price Right, Tim Horton, etc. has made this a higher traffic impact area with frequent accidents. With an increased store footprint and additional car wash, the corner congestion will worsen.
Traffic at pumps and store front:
No road entrances on University or Culver are changing. I do not understand how gassing vehicle, foot and car wash traffics are going to coexist with two rows of vehicles that are parked or standing in front of the convenient store entrances as they wait for the car wash. It seems like it will not have a clear cut safe traffic flow for customers as well and pulling in and out of both University and Culver.
My point is that this commercial change will negatively impact the integrity of this historical, residential neighborhood.
Respectfully,
Charles Mullen

Kicior, Thomas

From: Lisa Guido <lisaguido227@gmail.com>
Sent: Sunday, January 03, 2016 9:09 AM
To: Kicior, Thomas
Subject: 340 Culver Road

We are writing in regards to the planned proposal at 340 Culver road. A 24 hour convenience store has no place in our neighborhood. We are concerned about the traffic, noise and possible crime that this would bring. Stop the plans!

Lisa Guido & Bill Cibulka
227 Canterbury Road

Sent from my iPad

Kicior, Thomas

From: Nanette <gollymacie@rochester.rr.com>
Sent: Saturday, January 02, 2016 9:46 PM
To: Kicior, Thomas
Cc: dave@norbutrenovations.com
Subject: 340 Culver Road

Dear Mr. Kicior,
We are writing to express our concerns regarding the proposal for 340 Culver Rd. The proposed use does not in any fit into the character of the neighborhood and will only cause traffic and unwanted trouble to the area. This is not the type of business that belongs in this area. In recent years this area has attracted quality restaurants and other trendy businesses, this proposed use goes in a different direction. A direction that will not add to what is becoming a popular area.
We are opposed to this plan going forward in any fashion.
Nanette & Jack Elliott
341 Canterbury Rd.

Sent from my iPhone

Kicior, Thomas

From: Barbara McIver <barbara.mciver@gmail.com>
Sent: Saturday, January 02, 2016 10:06 AM
To: Kicior, Thomas
Subject: Redevelopment Culver & University Ave

My husband and I have lived in the Park Ave. neighborhood for over 30 years, and we are dismayed by the proposed redevelopment at Culver Road & University. Based on the information presented thus far, the gas station and convenience store will negatively impact the neighborhood in many ways. Please count us among those who oppose the plan.

Barbara McIver and Robert Wason
160 Brunswick Street

Kicior, Thomas

From: Kathleen Fraser <kthln.fraser@gmail.com>
Sent: Sunday, November 22, 2015 2:55 PM
To: Kicior, Thomas
Subject: Project at 1219 University Ave

Dear Mr. Kicior,

I am the home owner at 345 Culver Road, the property directly across from 340-360 Culver Road. We've played a little phone tag, so I thought perhaps it would be easier if I dropped you an email so that you have my e mail address.

Thank you for letting me know that you would inform me when the new site plan comes in for the approved store on University. I would like to review the plans when you receive them.

Thank you in advance for keeping me in the loop.

Best regards,

Kathleen Fraser

Kicior, Thomas

From: Jeffrey Larson <larsonj1@frontiernet.net>
Sent: Saturday, January 02, 2016 3:34 PM
To: Kicior, Thomas
Cc: 'David Norbut '; Spaull, Elaine M.
Subject: Redevelopment 340 Culver & University Ave

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Kicior,

Please understand we oppose what we understand to be proposed re-development of 340 Culver Road and adjacent property at the intersection of University Avenue. As residents of the nearby neighborhood and frequent travelers of the area, traffic congestion is already significantly overloaded in the area. Promoting additional traffic, including more left hand turns from Culver southbound into either the Mobile Station and or plaza complex are only envisioned to back up traffic further. Same with northbound traffic when there is no room to pull into the station. I already find it sufficiently difficult to get into and out of the First Niagara Bank on the southwest corner of Culver and University; having become sufficiently more difficult over the last two years. University eastbound traffic is already impaired when vehicles stop in the roadway unable to turn right to pull into the Mobile station as well as conflicting with the already high volume of cars backed up, sometimes into the Culver intersection turning left into the Price Chopper, Tim Horton's and other stores plaza. Additionally if the plaza were to become connected to the Mobile station, I envision significant additional traffic volume short-cutting through Sager Drive, an already undesirable situation. We do not need a larger 7x24 hour operation and commercialization beyond boutique stores in this area, significantly bordering residential neighborhoods and properties.

I am a bit confused though, for I do not see this development on the agenda for the Planning Commission, nor Preservation Board.

I hope our comments are helpful to you.

Sincerely,

Jeffrey B. Larson
Richard C. Conheady Jr
945 Park Avenue
Rochester NY 14610

From: David Norbut [mailto:dave@norbutrenovations.com]
Sent: Thursday, December 24, 2015 11:51 AM
To: Jeff Larson Richard Conheady
Subject: Who to send & if you can please CC me in on this thank you for your support!

Please address written and email comments about the proposed redevelopment plan for 340 Culver Rd. to Tom Kicior. He is with the City Planning Commission, with a position as a Senior City Planner. He is a member of the American Institute of Certified Planners. You can call him at 428-7762.

He has direct responsibility for reviewing input regarding this proposal. His email address is kiciort@cityofrochester.gov.

You may also contact him at the following address.

Tom Kicior, AICP
Senior City Planner
30 Church St. 428-6924
Room 125-B
Rochester NY 14614

From: David Norbut
Sent: Thursday, December 24, 2015 11:03 AM
To: Jeff Larson Richard Conheady
Subject: Redevelopment Culver & University Ave

Dear Neighbor, Happy Holidays

A plan has been presented to the City of Rochester for approval that will impact the quality of life in our neighborhood. The plan concerns redevelopment of the property at 340 Culver Road, which is at the southeast corner of University Ave. and Culver Road, this is where Wisteria is now.

The existing gas station and convenience store, which is currently 435 sq.ft., will be demolished. Wisteria will be relocated. In place of Wisteria, a 6000 sq.ft. space is proposed, to house a convenience store, selling cigarettes, lottery tickets, and alcoholic beverages. The gas station and convenience store will be open 24 hours a day. Three special use permits have been requested with the plan submitted.

The gas station and convenience store will be built with doors for retail operations that open out on the Culver Road side, directly across from residential private homes. A second car wash bay will also be built, on the University Ave. and Culver Rd. corner. This will overtax the existing sewer system, which constantly floods the road.

These drainage problems have not been addressed for many years. The proposed redevelopment does not address correcting these issues.

The Rochester Police Dept. has expressed concerns about the proposed redevelopment. They have seen increased crime, fights, traffic, accidents, noise, and other significant undesirable changes in City neighborhoods where there are enlarged convenience store operations that are open 24 hours a day.

The proposed construction will change the appearance and character of this corner. The buildings will be farther away from the street than they are now. This will not match the look of the other three properties with buildings on the corner, where the commercial buildings are set closer to the road. The other three buildings are KFC, The First Niagara Bank, and Monroe Muffler.

These set-back distances were required by the City when the redevelopment plans for these areas were submitted. This was required to maintain a look consistent with the rest of the residential neighborhood. Parking lot plans for the bank were changed to conform to a more residential appearance, including landscaping.

Creeping business intrusions into the residential Historic District that borders this corner is an issue. The proposed buildings do not make any attempt to fit into the look that the Historic District and Preservation Board guidelines try to maintain. Entrances to the convenience store and the parking area are from the Culver Road side, and are a particular issue.

Our neighborhood is at risk of losing more historical look details that are significant. Continuing high-traffic business development directly disturbs the residential property owners enjoyment of their homes.

Please support me in insisting that the proposed plans be changed to better fit our neighborhood. I encourage you to contact the City Planning Board with your comments. You can call them at 428-6914, or write to them at Planning Commission, City Hall, 30 Church St., Room 125B, Rochester NY 14614.

It is important that you respond now, before January 5, when this matter comes before the Planning Board for approval. Please reply by email to this request, letting me know if you can support me in fighting this project as it has been submitted.

My office is located at 1241 University Ave., near the corner in question, and my home is at 1230 East Ave., at the corner of East Ave. and Culver Rd. You may use a reply email to contact me, call me at my office, 426-4200, or reach me on my cell at 370-5805, to discuss your opinions.

Join me in working to improve and protect our neighborhood property values and quality of life. Thank you for your thoughtful consideration of the information provided in this letter.

David Norbut MB
Norbut Renovations
1241 University Ave
Rochester NY 14607
O: 585-426-4200
F:585-426-2517
C:585-370-5805
http://norbutconstruction.com/how-to-find-us/
www.norbutrenovations.com

Kicior, Thomas

From: Peggy <peggy004@gmail.com>
Sent: Saturday, January 02, 2016 12:43 PM
To: Kicior, Thomas
Subject: Culver Rd proposal

The last thing this city needs is another 24 hour store. We have plenty and they cause issues and are eyesores. NOT NEEDED.

Sent from my iPad

Kicior, Thomas

From: Robert Guhde <rguhde@rochester.rr.com>
Sent: Sunday, December 27, 2015 4:11 PM
To: Kicior, Thomas
Subject: Proposed redevelopment plan for 340 Culver Rd.

To: Mr. Tom Kicior, AICP, Senior City Planner,

I understand that someone proposes to build a "Fastrac-Sheetz" kind of place a few hundred yards from Rochester's nicest neighborhoods!

This plan needs be opposed. It is not in the best interest of anyone except the developer and sellers of property.

Sincerely,
--

Robert Guhde
128 Barrington
Rochester, NY 14607
House Phone 585 242 0185
Mobile 585 747 1421

Dec. 22 2015

Dear City Planning Commission,

The updated floor plan provided by J.W. Malcho Enterprises Inc. for 1219 University Avenue and 340-360 Culver Rd fails to comply with the decision of the committee in both letter and spirit. We request that this plan be denied and/or corrected. Our concerns regard:

- the door to the 24 hour high-impact retail along the Culver Rd. frontage,
- the presence of an office for the 24 hour high impact retail with a window exposed to the Culver Rd. frontage
- the use of Culver Rd. frontage for parking for the 24 hour high-impact retail store
- the feasibility of sustaining alternate retail space within the very small footprint of space created along the Culver Rd. frontage in the current plan
- the increase in noise, traffic, nuisance activity and impact on the neighborhood character associated with the presence of a 24 hour high-impact retail operation along the Culver Rd frontage.

In partial compliance with the committee's ruling, the updated plan moves the floor space of the high-impact 24 hr retail use back from Culver Rd. However, a door to the high-impact 24 hr retail use, a window to the store's office and parking remain on the Culver Rd frontage. The committees notice of decision states that the proposal is approved on the condition that " ... the high-impact retail store is not visible along the Culver Rd frontage." A door, a window into an office and parking are clear visible signs of the high-impact 24 hr retail store and are further likely to be marked with signage.

Regarding zoning and neighborhood character , in Section A5, the committee rules that "reorienting the 24 hour, high-impact retails use's entrance and windows toward the service station and commercial uses along University Avenue and away from Culver Road and the nearby residential and preservation district properties" "maintains the parcel's ... [C-2]... transitional function" between the M1 zone north of University avenue and the R1 zones to the south and west along Culver Rd. Inclusion of a door, window and parking to the convenience store along Culver Rd. is not consistent with this ruling. Rather it again brings operation of the high-impact retail 24 hr store in direct proximity of R1 residential properties.

Further, the revised site plan raises concerns about the intended use of the space. Inclusion of a door for to the 24 Hr store on Culver Rd requires extra and specific construction. The proposed plan requires construction of two interior walls to create a hallway from Culver Rd to the set back convenience store. If the goal is to separate the convenience store from the residential properties along Culver, as sections A5 and B5 require, this entrance is unnecessary. Construction of a single wall between the rear of the existing retail along the west wall of 340-360 Culver Rd (Culver Rd frontage) and a new high impact space set into the north wall of 340-360 Culver Rd is sufficient. The exterior door indicated in the plan already exists and currently serves as an entrance to Culver Rd retail. It could continue to serve this

purpose. There is no need to associate the current door facing Culver with or provide any new door along Culver Rd to the 24 hr high-impact retail.

The Committee's ruling includes the expectation of retail space in the portion of 340-360 Culver Rd adjacent to the north facing newly created 24 hr high-impact retail space. The interior wall indicated in the revised plan creates spaces that are much smaller than the typical depth for small retail operations. The revised plan specifies that these spaces will be used as office space.

In section C1 of the decision the committee states that. " By relocating the proposed high-impact retail store so that it did not front on Culver Road, the City Planning Commission concluded that many of the concerns of the neighboring property owners would be addressed." Unfortunately an active entrance, window and parking for the convenience store presents most of the same concerns as the original plan. Some of these concerns are reiterated below and focus on the type of activity and traffic that occurs late at night around a 24 hr convenience store.

Some our concerns for the potential damage to the neighborhood character are summarized below.

- Neighborhood Character.
  - *Surrounding Environment*: Mr Malcho's depiction of the surrounding environment entirely ignores the surrounding R1 residential properties and East Avenue historic district and associates the zone C2 buildings at 1219 University and 340-360 Culver with the zone M1 businesses north of university avenue. Low impact retail at 340-360 Culver provides a nice C2 buffer between the R1 East avenue historic neighborhood and the zone M1 businesses on the north side of university.
    - To the North Mr Malcho notes his proposal is similar to businesses to the north of the property. . However, these are in the zone M1 area north of University Avenue.
    - To the South he notes the retail facility at 340-360 Culver as south of 1219 University. However, he does not indicate the zone R1 residence to the South of 340-360 Culver.
    - To the West Mr Malcho notes the zone C2 bank property and focuses on its parking lots. However, prior to construction the plans for the bank building were required to reflect the aesthetic of the neighborhood. There Is no indication that Mr Malcho has made similar consideration for neighborhood aesthetic
    - To the east Mr Malcho notes a small R3 property. However, he does not indicate the R1 neighborhood beyond that property.
  - *Comprehensive city plan.* It should be noted that this property is within the bounds of the East Avenue Historic District. While technically exempt from preservation board oversight, the impact of this development on this historic district should not be ignored. A high impact retail operation at 340-360 represents a deeper penetration of commercial activity into this district than currently exists. In particular the fronting is

on a street connecting East and University avenues, not on one of the border streets University of Park avenue.

- *Character of block.* The proposed increased urban character at 1219 university would impact the character of the neighborhood and dominate the block. Further this plan removes long term good neighbor businesses.

- Traffic : The proposed plan would increase traffic at an already burdened intersection.
  - Culver Rd and University Avenue are designated as minor arteries and are already at or near capacity. There are frequent car accidents on Culver Rd between East and University, the block containing 340-360 Culver Rd. Further, during morning and evening hours it takes several light cycles to transit this block and driveway egress is highly limited.
- Noise.
  - The intended upgrade and in particular 2am to 6 am operation is intended to draw increased customer traffic. There is currently frequent late night noise disturbance due to the 24 hr operation at 1219 University. Expanding the 24 facility farther up Culver would bring these noise issues into direct conflict with residential use of the rest of the block.

Thank you for your attention to our very serious concerns,

Sincerely,

William Bentley, Annika Bentley
345 Culver Rd.
Rochester, N.Y. 14607

Gary and Virginia Goodwin
11 Hawthorne Street
Rochester, New York 14610

December 29, 2014

Mr. Tom Kicior AICD
Senior City Planner
30 Church Street 125 - B
Rochester, New York 14614

Dear Mr. Kicior,

We reside at 11 Hawthorne Street, 14610 and we are writing over our concerns of the proposed convenience store that is earmarked for the corner of University Avenue and Culver Road.

As a resident of the area for a number of years we think it important to maintain the historical nature of this area. The nature of a 24-hour convenience store has the potential to bring undesirable changes to the neighborhood. According to police reports increased disturbances and increased crime, fights, and accidents occur where these type of convenience stores are found. This type of store is not in concert with the character of the neighborhood.

The plan as we understand it will allow for a number of cars to park and come and go with a higher frequency than the current businesses produce. Traffic is already heavy at the East Ave intersection as well as the University Ave intersection with Culver.

The sewer system is also a concern as the size of the facility and its uses i.e. car wash, rest rooms and food preparation will tax the sewer system in this area whose capacity is already compromised.

The proposed plan has this property set back further from the road than the already established set backs of other businesses required by the city at an earlier time. This would create a different look than the rest of the residential neighborhood.

There are ample stores in this area that people can access with little inconvenience. These stores are open late at night.

I urge you to take these points into consideration as this proposed convenience store/car wash jeopardizes a very historical and important neighborhood.

Sincerely,

Virginia and Gary Goodwin

Tom Kicio, AICP
City Planning Commission
Room 125-B
30 Church Street
Rochester, NY 14614

December 24, 2015

Dear Mr. Kicio:

My name is Michael Veltri and I am an owner with my father of 329, 337 and 347 Culver Road. I am writing to you in regards to the proposed expansion of Malcho's Service Station, Car Wash and 24 hour Convenience store. I have reviewed the revised drawings and plans as well as the Notice of Decision by the City Planning Commission dated November 23, 2015.

After discussion and review of letters written by neighbors Kathleen Fraser, Charles Mullen and William and Annika Bentley, I wish to express my wholehearted agreement with their concerns for our neighborhood regarding increased traffic, unattractive sight lines and congestion on Culver Road. It would be redundant for me to articulate again, the negative impact this expansion will have on our neighborhood point by point. We have done much to clean up this block and I do not want to see it become a late night thoroughfare or congregation area.

Please reconsider this project, I am definitely against this expansion as it is proposed.

Respectfully:

Michael A Veltri

Michael Veltri
29 Coralburst Crescent
Webster, NY 14580

Kicior, Thomas

From: Siegrist, Peter J.
Sent: Monday, December 28, 2015 9:01 AM
To: Kicior, Thomas
Subject: FW: Redevelopment Culver & University Ave

FYI

Jeff Larson lives on Park at Calumet.

Peter Siegrist, AIA
Senior Planner
City of Rochester, NY
(585)428-7238
peter.siegrist@cityofrochester.gov

From: Jim [mailto:parcsecretary@hotmail.com]
Sent: Sunday, December 27, 2015 9:09 AM
Subject: FW: Redevelopment Culver & University Ave

Please scroll down to see the original message regarding the Culver University corner. I wasn't aware of this proposal.
Jimmy

From: larsonj1@frontiernet.net
To: abc.streets@gmail.com; parcsecretary@hotmail.com
Subject: FW: Redevelopment Culver & University Ave
Date: Sat, 26 Dec 2015 09:37:37 -0500

ABC & PARC, fyi...

Notice of proposed development which will more than likely impact traffic, nuisance incidents, potential crime and neighborhood quality of life. Opportunity for comment is very limited, time bound with any response / input to be received by City of Rochester Planning Commission no later than January 4, 2016. Feel free to distribute. Individual comment back to Planning commission is most important and valued by the Commission.

Jeff

From: David Norbut [mailto:dave@norbutrenovations.com]
To: Jeffrey Larson [mailto:larsonj1@frontiernet.net]
Sent: Thursday, December 24, 2015 11:51 AM
Please address written and email comments about the proposed redevelopment plan for 340 Culver Rd. to Tom Kicior. He is with the City Planning Commission, with a position as a Senior City Planner. He is a member of the American Institute of Certified Planners. You can call him at 428-7762.

He has direct responsibility for reviewing input regarding this proposal. His email address is kiciort@cityofrochester.gov.

You may also contact him at the following address.

Tom Kicior, AICP
Senior City Planner
30 Church St. 428-6924
Room 125-B
Rochester NY 14614

From: David Norbut
Sent: Thursday, December 24, 2015 11:03 AM
To: Jeff Larson Richard Conheady
Subject: Redevelopment Culver & University Ave

Dear Neighbor, Happy Holidays

A plan has been presented to the City of Rochester for approval that will impact the quality of life in our neighborhood. The plan concerns redevelopment of the property at 340 Culver Road, which is at the southeast corner of University Ave. and Culver Road, this is where Wisteria is now.

The existing gas station and convenience store, which is currently 435 sq.ft., will be demolished. Wisteria will be relocated. In place of Wisteria, a 6000 sq.ft. space is proposed, to house a convenience store, selling cigarettes, lottery tickets, and alcoholic beverages. The gas station and convenience store will be open 24 hours a day. Three special use permits have been requested with the plan submitted.

The gas station and convenience store will be built with doors for retail operations that open out on the Culver Road side, directly across from residential private homes. A second car wash bay will also be built, on the University Ave. and Culver Rd. corner. This will overtax the existing sewer system, which constantly floods the road.

These drainage problems have not been addressed for many years. The proposed redevelopment does not address correcting these issues.

The Rochester Police Dept. has expressed concerns about the proposed redevelopment. They have seen increased crime, fights, traffic, accidents, noise, and other significant undesirable changes in City neighborhoods where there are enlarged convenience store operations that are open 24 hours a day.

The proposed construction will change the appearance and character of this corner. The buildings will be farther away from the street than they are now. This will not match the look of the other three properties with buildings on the corner, where the commercial buildings are set closer to the road. The other three buildings are KFC, The First Niagara Bank, and Monroe Muffler.

These set-back distances were required by the City when the redevelopment plans for these areas were submitted. This was required to maintain a look consistent with the rest of the residential neighborhood. Parking lot plans for the bank were changed to conform to a more residential appearance, including landscaping.

Creeping business intrusions into the residential Historic District that borders this corner is an issue. The proposed buildings do not make any attempt to fit into the look that the Historic District and Preservation Board guidelines try to maintain. Entrances to the convenience store and the parking area are from the Culver Road side, and are a particular issue.

Our neighborhood is at risk of losing more historical look details that are significant. Continuing high-traffic business development directly disturbs the residential property owners enjoyment of their homes.

Please support me in insisting that the proposed plans be changed to better fit our neighborhood. I encourage you to contact the City Planning Board with your comments. You can call them at 428-6914, or write to them at Planning Commission, City Hall, 30 Church St., Room 125B, Rochester NY 14614.

It is important that you respond now, before January 5, when this matter comes before the Planning Board for approval. Please reply by email to this request, letting me know if you can support me in fighting this project as it has been submitted.

My office is located at 1241 University Ave., near the corner in question, and my home is at 1230 East Ave., at the corner of East Ave. and Culver Rd. You may use a reply email to contact me, call me at my office, 426-4200, or reach me on my cell at 370-5805, to discuss your opinions.

Join me in working to improve and protect our neighborhood property values and quality of life. Thank you for your thoughtful consideration of the information provided in this letter.

David Norbut MB
Norbut Renovations
1241 University Ave
Rochester NY 14607
O: 585-426-4200
F:585-426-2517
C:585-370-5805
http://norbutconstruction.com/how-to-find-us/
www.norbutrenovations.com

Kicior, Thomas

From: Denise Fabrizio <micden09@gmail.com>
Sent: Sunday, December 27, 2015 2:05 PM
To: Kicior, Thomas
Subject: development plans for 340 Culver Road

Dear Mr. Kicior, I was just made aware of the proposed plans to develop the property at 340 Culver Road to include a large convenience store open 24 hours as well as a gas station. I am a homeowner in the Park-East neighborhood. Let's see.... a large convenience store on the corner of University and Culver, one block from East Avenue? Um....no. I share all the concerns that the police department has expressed. They claim that there is increased crime, fights, traffic accidents and noise that negatively impact neighborhoods where these convenience stores are located. Keep in mind that this is one block from the East Avenue-Park Avenue historic neighborhood. I was under the impression that the city was trying to reduce the number of convenience stores in city neighborhoods because of the problems they bring, not add more. I have seen a dramatic positive change in the University Avenue corridor since I have lived in Rochester. There is the Neighborhood of the Arts, businesses moving in to previously blighted warehouse space, restaurants opening, and there are plans for an upscale apartment complex behind the Eastman House. Does a 6000 sq. foot convenience store really add to that mix? Is it really in character with what is happening on University Avenue? It feels to me like a step backwards and the city doesn't need any steps backwards when so many positive things are happening right now. Please listen to the police and the residents, especially on Culver Road near the proposed development. Thank you. Denise Fabrizio 19 Buckingham Street

Tom Kicior, AICP
Senior City Planner
30 Church Street, Room 125-B
Rochester, NY 14614

December 26, 2015

Dear Mr. Kicior,

After reviewing your Notice of Decision on November 23, 2015 and the proposed "revised" site plan, we would like to question the need for an expanded 2 bay 24 hour car wash, convenience store and gas pumps: Within 1 mile east there is already 2 gas stations (Speedway and Sunoco), a car wash (Buckman's) 3 grocery stores (Tops, Price Rite and Wegman's). 1.5 miles west is a Fastrac gas station located at Main and University with a convenience store and Delta Sonic. There is another gas station at Culver and Atlantic. There are more convenience stores on Park and Monroe Avenue within a 1-2 mile radius to the southwest.

At the City Planning Commission meeting on November 20, 2015, Mr. Malcho and his representative stressed that this expansion would not significantly increase the traffic- then why invest in expansion if not to increase business and revenue via increased traffic? Mr. Malcho also said that the car wash is only used less than 50 % of the time (may not be exact % but was significantly low) and has large capacity car wash utilization only a few times a year. Culver Road is one of the busiest streets in the city and a gateway to many residential areas. We do not want it to become a place for increased 24 hour loitering and center for tobacco and alcohol purchase.

We ask that you drive through our Culver Road /East Avenue neighborhood and observe the type of architecture and care that is being taken with our homes whether owner occupied or rentals. Then drive by Mr. Malco's retail store on Culver and observe the trash dumpster in front and the shoddy UNITED CARPET storefront signs. Adding a car wash, more foot and vehicle traffic will not make Mr. Malcho a better caretaker or a good neighbor. We do not feel this expansion is necessary and will ultimately be a detriment to the City. Please reconsider the need for this expansion.

Respectfully:

Charles E. Mullen

Beth V. Mullen

319-323 Culver Road
Rochester, NY 14607
585-748-0858

Attached is a copy of my email of November 20, 2015 sent to Jill Weidrick.

The italicized email below was sent to Jill Weidrick after attending the City Council Meeting on November 16, 2015.

* * * * * *

Good day Jill, *November 20, 2015*

My name Charles Mullen. I live with my wife Beth and own the property at 319-323 Culver Road. We have made significant external improvements to our home and neighborhood since moving to 323 Culver in 2008. In addition, I started a lawn care business (Chuck's City Yardscape Care) that is focused on properties within the neighbor hood. Currently I contract with all the property owners on Culver between University and East Ave. Other than rush hours our street is quiet and neighborly. The much larger foot print within the convenient store, plus the 24/7 hour availability of an expanded opportunity to purchase tobacco and alcohol will attract unwanted noise and even riffraff through the evening hours.

Since moving to Culver, the addition of KFC, Price Right, Tim Horton, etc. has made this a higher traffic impact area with frequent accidents. With an increased store footprint and additional car wash, the corner congestion will worsen.

Traffic at pumps and store front:
No road entrances on University or Culver are changing. I do not understand how gassing vehicle, foot and car wash traffics are going to coexist with two rows of vehicles that are parked or standing in front of the convenient store entrances as they wait for the car wash. It seems like it will not have a clear cut safe traffic flow for customers as well and pulling in and out of both University and Culver.

My point is that this commercial change will negatively impact the integrity of this historical, residential neighborhood.

Respectfully,
Charles Mullen

Kicior, Thomas

From: Ruth, Nick <nruth@hws.edu>
Sent: Sunday, January 03, 2016 9:28 AM
To: Kicior, Thomas
Subject: proposed redevelopment at culver and university

Dear Mr. Kicior,

I am writing to register my strong opposition to the proposed redevelopment of the southeast corner of Culver and University. I am a resident of the impacted neighborhood (we live on Berkeley St.), and I am concerned about developments that may negatively impact the historic nature of the area and possibly increase crime all without any obvious social or economic benefit to the residential neighborhoods in the immediate surrounding area. This does not seem to me to be a case of a business responding to an obvious need for services in one or more local neighborhoods, but rather an opportunistic economic move to create a 24 hour outlet for high profit products which arguably hurt the very neighborhoods in question.

I am a big fan of careful and thoughtful urban development that balances economic development with long-term social goals such as strong and diverse neighborhoods. Park Ave. has a 7-11 and CVS, and there is already a PriceRight at the same intersection as the proposed redevelopment. What, other than alcohol, tobacco, and lottery tickets made available round the clock, does the proposed venture bring to our neighborhoods and our city? The interests of businesses to grow and expand should be taken seriously, but when so few jobs or positive local economic benefit can be anticipated, this seems like a very bad move in one of the few city neighborhoods which is working hard to make city living viable for a broad range of city residents.

I hope you will oppose this redevelopment.

Sincerely,

Nick Ruth

Kicior, Thomas

From: kchaban . <katchaban@gmail.com>
Sent: Sunday, January 03, 2016 9:48 AM
To: Kicior, Thomas
Subject: Culver/University Proposal

No thank you. I am not interested in having this type of commerce there. 1. There is already an extreme traffic issue on Culver starting at that intersection so if anything needs to be done, its to figure out how to eliminate that. 2. I live on Barrington Street and it is bad enough I worry about the muggings and crime on one side of me on Monroe. We do not need another crime magnet on the other side of us boxing us in and making our neighbourhood even more unsafe then it already is.

I bought in this neighbourhood because of the historical charm. Convenience stores don't fit that category.

Katia C. Chaban
Barrington Street.

Tom Kicio,
City Planning Commission
30 Church Street
Rochester, NY 14614

December 24, 2015

Dear Mr. Kicio:

My name is Gene Veltri and I am the owner of 329, 337 and 347 Culver Road. I am writing to you in regards to the proposed expansion of Malcho's Service Station, Car Wash and 24 hour Convenience store. I have reviewed the revised drawings and plans as well as the Notice of Decision by the City Planning Commission dated November 23, 2015.

After discussion and review of letters written by neighbors Kathleen Fraser, Charles Mullen and William and Annika Bentley, I wish to express my wholehearted agreement with their concerns for our neighborhood regarding increased traffic, unattractive sight lines and congestion on Culver Road. It would be redundant for me to articulate again, the negative impact this expansion will have on our neighborhood point by point. We have done much to clean up this block and I do not want to see it become a late night thoroughfare or congregation area.

Please reconsider this project, I am definitely against this expansion as it is proposed.

Respectfully:

Gene Veltri
531 Fox Meadow Road
Rochester, NY 14626
585-750-3627

Kicior, Thomas

From: Peggy Rosenthal <pegrosenthal@yahoo.com>
Sent: Sunday, January 03, 2016 2:59 PM
To: Kicior, Thomas
Subject: proposed re-development at Culver & University Ave.

Dear Tom,

I live in this neighborhood, and I'm very concerned about the proposal for a 24 hour convenience store at the corner of Culver & University (340 Culver Rd.).

The corner borders a historic residential neighborhood. 24-hour convenience stores always bring increased crime, fights, traffic, noise. This is why the Rochester Police Dept. is concerned about this proposed change.

Property values nearby would plummet with this proposed redevelopment.

I urge you to refuse this proposed change to the corner.

Thank you,
Peggy Rosenthal
537 Harvard St.

Kicior, Thomas

From: Boo zimmerman <carol.zimmerman06@gmail.com>
Sent: Sunday, January 03, 2016 3:56 PM
To: Kicior, Thomas
Subject: 340 Culver Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I are writing to object to the current proposal at 340 Culver Rd. We are residents of the neighborhood and shop at all the existing commercial interests at that corner. The area is trying to restore an exciting and visual aesthetic to the area despite the lack of any prior success in keeping some form of architectural quality. We have visited other cites where new development has to conform to older more aesthetic buildings such as those now occupied by the restaurant Revelrey and the buildings across the street. Why can't the new buildings at 340 be made to look like those and actually enhance the charm of the corner. As to the purpose of the building; I.e. 24 hours convenience with sale of alcohol and cigarettes, we have 2 stores offering the same commodities within a short distance and adding such to that corner seems redundant and a probable security risk. We urge you to slow down the process of approval to gain more community input. Thanks for the difficult job that you do.
Sent from my iPad, carol zimmerman

Kicior, Thomas

From: Marc Lavender <mdpurple@gmail.com>
Sent: Sunday, January 03, 2016 4:03 PM
To: Kicior, Thomas
Subject: Please STOP proposed 340 Culver Road development

Dear Mr. Kicior-

As a tax-paying city home owner on Canterbury Road, I urge you to do all in your power to oppose the proposed development (which is to include a 24-hour convenience store) at 340 Culver Road.

Although I am generally not opposed to new retail establishments, a 24-hour store is less than ideal in that it threatens to create a noisy, aesthetically displeasing environment immediately adjacent to some of the more historic homes and properties in our city.

I appreciate your time and attention to this matter.

Sincerely,

Marc Lavender
301 Canterbury Road

Kicior, Thomas

From: Nancy Hamlin <n2hhamlin@frontiernet.net>
Sent: Monday, January 04, 2016 9:24 AM
To: Kicior, Thomas
Subject: Proposed development

I am writing as a resident and home-owner on East Avenue within the City of Rochester, between Culver Road and Winton Road. We, my husband and I, are strongly opposed to the proposed development for the southeast corner of University Avenue and Culver Road. We have a 24-hour Wegman's, a liquor store with sensible hours and other ample retail opportunities in this neighborhood. We do not need, nor want, another 24-hour operation which is highly likely to attract more traffic, more noise and more potential crime than already exists in this area. I urge your office and members of the City Planning Commission to deny a building permit to those individuals eager to sacrifice the welfare of one of the oldest and loveliest historical neighborhoods in Rochester to further commercial degradation. Thank you.

Nancy and Henry Hamlin
1490 East Avenue
Rochester, NY 14610

Sent from my iPad

Kicior, Thomas

From: Arnold Hunt <amhunt@rochester.rr.com>
Sent: Monday, January 04, 2016 9:39 AM
To: Kicior, Thomas
Subject: University/Culver development

Sir-
I own a home at 22 Beverly Street, 4 blocks from the proposed 24-hour "convenience" store at the intersection of University Avenue and Culver Road. As a resident of this neighborhood, I want to express my strong disapproval of the 3 special-use permits being issued. There is no need for this project in this location, and I believe it will negatively impact the quality of life in this residential neighborhood.
Thank you for your consideration in this matter.

Arnold Hunt
amhunt@rochester.rr.com

Kicior, Thomas

From: franci cosentino <fjc2290@aol.com>
Sent: Friday, January 01, 2016 9:41 AM
To: Gary Goodwin
Cc: Kicior, Thomas; Wayne Goodman
Subject: Re:

Gary
We really need to stop this migration of incompatible real estate.
Perhaps we can compromise, if we have to, by restricting such development to the "North side" of University Ave. where more comparable real estate already exists…further we should make a move to redraw the Zoning lines to include this development philosophy of development for the future…this would protect historic property owners from the constant onslaught of commercial developers…agree?
Fran

> On Dec 30, 2015, at 11:11 PM, Gary Goodwin <ggoodwinwbl@gmail.com> wrote:
>
> Fran,
> We have written to Tom also as requested by Dave Norbut. Subsequently we heard from Dave that the proposed redevelopment plan had already passed. It seems that the usual notification of neighbors portion of the process was not robust (did not include affected neighbors).
>
> A few years ago our neighborhood was able to vote down a plan to build a nursing home on the property now occupied by Dave Norbut. The plan had been put before us in that case by Hawthorne neighbor of the time Dr Jean Sneider (who later move downtown to the Sagamore and subsequently passed away).
>
> Gary and Virginia
>
> Sent from my iPad
>
> On Dec 30, 2015, at 12:18 PM, franci cosentino <fjc2290@aol.com> wrote:
>
> Begin forwarded message:
>
> **From:** Jane Parker <janeellenparker@aol.com>
> **Subject: Fwd:**
> **Date:** December 30, 2015 at 12:16:27 PM EST
> **To:** fjc2290@aol.com
>
> -----Original Message-----
> From: Kicior, Thomas <Thomas.Kicior@CityofRochester.Gov>
> To: 'Jane Parker' <janeellenparker@aol.com>
> Sent: Tue, Dec 29, 2015 4:45 pm
> Subject: RE:

Jane,

This proposal already went to the City Planning Commission hearing for approval on November 16th. The board, which is made up of citizen volunteers, approved the special permits that were required for this project. The City Planning Commission decision is final and can be found at http://www.cityofrochester.gov/article.aspx?id=8589936014. The web link also provides a copy of the staff report which provides more background information regarding this application. The development proposal does not require additional approval from other City Boards.

Hopefully the information above will provide more information pertaining to this development application and the City Planning Commission process.

Tom Kicior, AICP
Senior City Planner
Neighborhood and Business Development
Bureau of Planning and Zoning
City Hall, 30 Church Street, Room 125B
Rochester, NY 14614
kiciort@cityofrochester.gov
(585) 428-7762

From: Jane Parker [mailto:janeellenparker@aol.com]
Sent: Saturday, December 26, 2015 12:35 PM
To: Kicior, Thomas <Thomas.Kicior@CityofRochester.Gov>
Cc: fjc2290@aol.com
Subject:

Hi Tom,
My husband Fran Cosentino and I live at The Boynton House at 16 East Blvd. We would like you to know that we are against the redevelopment planned for the corner of Culver Rd. and University. Ave. We believe it will have many negative effects on our community, the same as stated by our neighbor David Norbut. Please reconsider issuing permits for this plan. Thank you.
Our best, Jane and Fran

Kicior, Thomas

From: jsh6200@aol.com
Sent: Sunday, December 27, 2015 11:17 AM
To: Kicior, Thomas
Subject: Proposed plan for 340 Culver Rd.

I have lived in the East Ave Preservation District since 1963 first as a tenant then as a landlord & personal property owner. I still live here & I have been a member of the Preservation Board & an Officer of the BSNA. I have been in working toward keeping our neighborhood vital & safe. I have fought to save what is good & valuable & fought against what brings the area down. We have won some battles & lost some...too many bars, inappropriate businesses, etc.

I am 100% against redevelopment of this corner. There is absolutely no need for a Convenience store at this location. There is a small grocery/conveience store at Upton & University & then there are several located in Marketview Hghts. Wegmans is close to the proposed location and should suffice for picking up convenience items & cigarettes. I also believe the proposal property is in the Preservation District & requires approval of that board. Redevelopment of this property will not enhance the neighborhood & will bring with it the same problems that other convenience stores hv with people hanging out there, some issues with crimes, drugs, etc. This proposal should not be approved.

Julie Holzbach, Licensed Real Estate Broker
50 Westminster Rd.
Rochester, N.Y. 14607
585-755-5341
Sent from my Verizon Wireless BlackBerry

Kicior, Thomas

From: Stephen Fielding <stevefielding1@gmail.com>
Sent: Wednesday, December 23, 2015 3:28 PM
To: Kicior, Thomas
Cc: Kathleen Fraser
Subject: RE: 340-360 Culver Rd. special permit application

Dear Mr. Kicior:

I reviewed the applicant's revised floor plan. Although it meets the letter of the Board's decision such that, ". . . the high-impact retail operation is not visible along the Culver Road frontage," it does not meet the requirements of item C of the decision, "The proposed will be developed so as not to interfere with the development and use of neighboring properties."

The revised plans show an entry/exit from the high impact retail to the Culver Rd. side. This would enable use of the Culver Rd. parking lots to enter and leave the store, creating additional traffic, late night noise from conversations, car doors, and occasional physical confrontations (the latter as documented on the University side). Even if designated as a fire exit, this exit would likely be used for the routine entry/exit of the high-impact retail space, creating a nuisance for the immediate neighborhood and necessitating additional enforcement efforts by the city.

Given that the Culver Rd. entrance is not likely to add much to the store's revenue, and the applicant's history of not addressing dumpster issues, this entrance should be walled off, in line with the Board's full decision. However, this entry could be used by the Culver Rd. side low-impact retailers.

I appreciate the City's concern for balancing the needs of businesses and neighborhoods. Both are necessary to return Rochester to the vibrant economy it once had.

Sincerely,

Stephen Fielding, PhD
University of Rochester (Retired)
224 Milburn St.
Rochester, NY 14607

Kathleen Fraser

Tom Kicior
City Planning Commission
City of Rochester,
Rochester, New York

December 23, 2015

Dear Mr. Kicior,

I am writing in response to the recently submitted revised site plan for 1219 University Avenue. I am the homeowner at 345 Culver Road, and reside in the preservation district directly across from 340-350 Culver Road. My home is a city treasure. It's unique features and history have made it a repeat part of the Landmark Society's tour.

First, I would like to thank the Planning Commission for its very careful review of the original application and its efforts to respect the needs of all concerned parties. Second, I wish to point out that the revised site plan does not meet the requirements laid out in the committee's December 1, 2015 decision. If implemented, the revised site plan will exacerbate the concerns and problems my neighbors and I brought to the board's attention at the meeting on this proposal. I will focus here on three specific concerns.

In regards to the revised plan's failure to meet the requirements laid out in the December 1, 2015 decision:

I. Part A of the decision states: The proposed development will be in harmony with the goals, standards and objectives of the Comprehensive Plan, part 5 of Part A specifies:

> The placement of +/-6000 square feet of high-impact retail space with gas pump controls in the existing +/-30,000 square foot retail building at 340-350 Culver Road with the above-described condition maintains that parcel's existing C-2 zoning and transitional function by re-orienting the 24-hour high-impact retail uses' entrance and windows toward the service station and commercial uses along University Avenue and away from Culver Road and the nearby residential and preservation district properties.

The revised site plan does not reorient the retail uses' entrance and windows. It includes using an existing door on Culver Road as an entrance to the store. The current door is clear glass and functions as a window. This entrance on Culver Road will cause the late night parking, noise, traffic and change of neighborhood character that the board's decision sought to avoid. Parking for and entering the high-impact retail 24-hour store on the Culver Road side of the building will only serve to add to the current traffic difficulties. Currently the frequent late night loud arguments,

fights and nuisance disturbances that occur in association with this business are close to the University/Culver intersection. With this change, they will move down the street to Culver, directly across the street from my neighbors' and my homes.

II. Part B of the December 1, 2015 decision states: The proposed use will not have a substantial or undue adverse effect upon adjacent properties. This assertion is supported by clause 9 which states:

> The floor plan for the high-impact retail store shall be modified so that the frontage facing Culver road is devoted to either window displays for the adjacent retail space or to the placement of additional retail use such that the high-impact retail operation is not visible along the Culver Road frontage.

The site plan dated December 10, 2015 by ALA architects calls for an office for the 24 hour high-impact retail space in the current adjacent retail space. This is simply an extension of the store and will not be used as window displays for an alternate retail use. The high-impact retail operation will be visible along the Culver Road frontage and will not be mitigated by displays for alternate more appropriate daytime retail space. There will be no buffer of alternate retail space between the 24 hour high-impact retail store and our residential neighborhood. The 340 -350 Culver Rd. retail space will not serve as a transition. It will be an abrupt shift to larger commercial footprint for a use that already is a source of significant traffic difficulties and late night noise and fight disturbances.

III. In my review of the plans available to me at the city planning office, I am unable to see where parking for the +/-6000 square feet store will occur. The only parking I see on the site is in front of 340-350 Culver Road. During the day, it appears that this parking would eliminate parking for the current retail stores in the building. If that happens, then I wonder how those businesses would function and if they did not, what use will then be proposed for the space? If the primary parking for the high-impact 24-hour retail space will be in front of the building on 340-350 Culver Road, then the proposed site plan directly negates the intention of the board to protect the residential character of my neighborhood. If parking for the development of 1219 University shifts to Culver Road, then we can expect the late night noise, nuisance disturbances and fights that currently occur at the University Ave site to shift as well.

Thank you for considering my very deep concern for maintaining a viable residential quality to the neighborhood my neighbors and I have invested in and have chosen as our homes.

Sincerely,

Kathleen Fraser
345 Culver Rd,
Rochester, N.Y.

Kicior, Thomas

From: Kathy Palokoff <kpalokoff@customericity.com>
Sent: Monday, December 28, 2015 8:58 AM
To: Kicior, Thomas
Subject: Dismay over proposal for 340 Culver Road

Dear Tom,

I wanted to express my concerns for the redevelopment plans for 340 Culver Road into a mega convenience store. As a lifelong city resident, I have seen nothing but increased crime, traffic and problems when these kind of projects happen in our neighborhoods. That particular area is where I do most of my shopping and banking and it will be a strong determent to continue doing so. I know people do these projects with the best intentions, but in my view this is not redevelopment but changing the feel and nature of a community.

I ask that you please stop this from happening.

Respectfully yours,

Kathy

Kathy Palokoff
CEO, Firestarter
585-746-8617
www.gofirestarter.com

Kicior, Thomas

From: Jane Parker <janeellenparker@aol.com>
Sent: Saturday, December 26, 2015 12:35 PM
To: Kicior, Thomas
Cc: fjc2290@aol.com

Hi Tom,
My husband Fran Cosentino and I live at The Boynton House at 16 East Blvd. We would like you to know that we are against the redevelopment planned for the corner of Culver Rd. and University. Ave. We believe it will have many negative effects on our community, the same as stated by our neighbor David Norbut. Please reconsider issuing permits for this plan. Thank you.
Our best, Jane and Fran

Kicior, Thomas

From: MacRae, Scott <Scott_MacRae@URMC.Rochester.edu>
Sent: Thursday, December 24, 2015 3:26 PM
To: Kicior, Thomas
Cc: David Norbut
Subject: 340 Culver Road Proposal.

I am opposed to the proposal to put a 24 hr. gas station and convenience store at 340 Culver road. I live at 22 East Blvd and feel that a 24 hour store would bring crime into our historic neighborhood.

Best regards,

Scott MacRae MD

President Rochester Bicycling Alliance
&
Professor of Ophthalmology
Professor of Visual Science
Flaum Eye Institute University of Rochester

Kicior, Thomas

From: Marjorie Relin <mrelinrat@frontiernet.net>
Sent: Sunday, December 27, 2015 9:38 AM
To: Kicior, Thomas
Subject: 24 hour convenience store

Hello Tom.

I am writing to express my disagreement with the plan proposed for the corner of Culver and University. With Pricerite across the street and Wegman's (open all night) 2 minutes down the road, there is no need for a 24 hour convenience store across the street form the bank and historical residences. Why would anyone stop at this store during the wee hours except to buy lottery tickets, etc. This does not bode well for the homeowners on Culver and surrounding streets.

I am a city resident, whose home is on Park Avenue, and I resent any more encroachment on the historical nature of this part of the city.

Sincerely,

Marjorie Relin
435 Park ave.
Rochester, NY

LANDMARK SOCIETY of WESTERN NEW YORK

December 29, 2015

Rochester Planning Commission
City of Rochester
City Hall
30 Church Street
Rochester, NY 14614

Rochester Planning Commission Members:

It has come to our attention that a proposed development is underway, which involves properties located at 340 Culver Road and the corner of University Avenue and Culver Road. These properties are adjacent to the East Avenue Preservation District.

The Landmark Society of Western New York has a long been a consulting party regarding developments that pose an impact to this intact preservation district. The East Avenue Preservation District provides for one of America's great "gateway" entrances to a city center. Further, our organization holds many protective covenants on properties in this district, including property that lies adjacent to this proposed development. We believe that any development that poses a potential impact to a preservation district, and especially one that lies adjacent to property that maintains historic protective covenants, should be carefully reviewed, allowing for proper community feedback. While our organization does not oppose new development, we do call for design implementations that provide an appropriate transition between new development and our historic resources. Our records do not indicate any prior knowledge of the aforementioned development proposal.

Given our current knowledge of the proposal, we believe property owners should have an opportunity to voice serious concerns over the size and scale of the proposed development. Further, we also call for design standards that address setback and parking. Any proposal should reflect consistency in setback, as all other buildings on this corner maintain a street presence, with parking located to the rear. Related issues, such as traffic and lighting will undoubtedly impact properties nearby. The character of the neighborhood is vital to maintaining the proper integrity, especially considering how a new development either compliments or counteracts existing structures. This is especially true on the south side of University Avenue, as it is adjacent to one of our nation's great historic districts.

Sincerely,

Wayne Goodman
Executive Director

Wiedrick, Jill

From: Charles Mullen [mullence@yahoo.com]
Sent: Friday, November 20, 2015 1:32 PM
To: Wiedrick, Jill
Subject: 5 1219 University Ave. - 340-360 Culver Road

Good day Jill,
My name Charles Mullen. I live with my wife Beth and own the property at 319-323 Culver Road. We have made significant external improvements since moving to 323 Culver in 2008. In addition, I started a lawn care business (Chuck's City Yardscape Care) that is focused on properties within the neighbor hood. Currently I contract with all the property owners on Culver between University and East Ave. Other than rush hours our street is quiet and neighborly. The much larger foot print within the convenient store, plus the 24/7 hour availability of an expanded opportunity to purchase tobacco and alcohol will attract unwanted noise and even riffraff through the evening hours.
Since moving to Culver, the addition of KFC, Price Right, Tim Horton, etc. has made this a higher traffic impact area with frequent accidents. With an increased store footprint and additional car wash, the corner congestion will worsen.
Traffic at pumps and store front:
No road entrances on University or Culver are changing. I do not understand how gassing vehicle, foot and car wash traffics are going to coexist with two rows of vehicles that are parked or standing in front of the convenient store entrances as they wait for the car wash. It seems like it will not have a clear cut safe traffic flow for customers as well and pulling in and out of both University and Culver.
My point is that this commercial change will negatively impact the integrity of this historical, residential neighborhood.
Respectfully,
Charles Mullen

Mailed after hearing

Kicior, Thomas

From: Cecelia Horwitz <horwitzcecelia@gmail.com>
Sent: Monday, December 28, 2015 9:46 AM
To: Kicior, Thomas
Subject: Proposed Development Plan for 340 Culver

To: Mr. Tom Kicior, AICP, Senior City Planner,

We understand that someone proposes to build a "Fastrac-Sheetz" kind of place a few hundred yards from Rochester's nicest neighborhoods!

This plan needs be opposed. The City relies on this neighborhood to attract visitors, young people, the creatives, and people of means.

This plan will not accomplish anything positive.for the neighborhood. It is not in the best interest of anyone except the developer and sellers of property.

Sincerely,

Cecelia Horwitz and Floyd Tucker
42 Berkeley Street
Rochester, NY 14607

Kicior, Thomas

From: Pia Cseri-Briones <pcb@necorafilms.com>
Sent: Saturday, January 02, 2016 3:27 PM
To: Kicior, Thomas
Cc: Jerry Wolf; Jim; David Norbut
Subject: Proposed @ 340 Culver

Hello,

I am writing to voice my concern over the proposed development at 340 Culver Rd.
This proposal for a 24-hour grocery selling cigarettes, alcohol and lottery is a really bad idea and something presumably not necessary for this area where many families live.

There already exist many places to buy such things and adding another is not the quality kind of business we want in our neighborhood. There has been some really great new businesses opening up in the Culver/University area. Unique businesses that have something to add - Coffee shops, full grocery store, restaurants, businesses, fitness spaces. These have made the neighborhood more desirable and special. A 24-hour "mini-mart" is a detriment to these other spaces and a detriment to my family and neighbors.

Please do not allow this to proceed. It stinks!

Thank you,
Pia Cseri-Briones
344 Berkeley St.
Berkeley Neighbors Group

Pia Cseri-Briones
pcb@necorafilms.com

Kicior, Thomas

From: Keith Parkins <kparkins@cs.rochester.edu>
Sent: Monday, January 04, 2016 2:52 PM
To: Kicior, Thomas
Subject: Development of gas station at University and Culver

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Kicior,

I am a resident of the Art Walk neighborhood, 23 Upton Park, and have been for fifteen years now. I am writing due to concerns about the development proposed at Malcho's Mobil station on the corner of University and Culver. In the past, our street voiced concerns that the development of the Price Rite at that corner would lead to increased traffic and sprawl that would take away from the character of the neighborhood. I am disheartened to hear that a neighborhood association wrote a letter in support of the proposed expansion and would like to know the name of the organization and the names of the people who signed the letter. I am assuming that this is a matter of public record but have not been able to find out any details. Could you let me know this information or how I can find out this information?

I do know that many residents on Culver have spoken out against the proposed expansion and that when a compromise had been reached that the residents felt was okay the resubmitted proposal did not comply with the compromise according to those residents. There is also a lot of concern that Mr. Malcho prefers to ask for forgiveness rather than permission.

So, I personally know that people who live in the neighborhood came out against the proposal. These objections were countered by a letter from an organization that hasn't been verified as far as I can tell. It would be nice to see that the supporters actually live in the neighborhood.

I look forward to hearing information about the neighborhood association that was okay with this, namely who they are, what neighborhood they represent, and how one may contact or join the organization.

Sincerely,
Keith Parkins

Keith Parkins U of R Center for Visual Science
kparkins@cvs.rochester.edu Meliora Hall, Room 253
office: (585) 275-2460 lab: (585) 275-2230
Flaum Eye Institute office: (585) 276-6275

Kicior, Thomas

From: Lea Nordhaus <lea.nordhaus@gmail.com>
Sent: Monday, January 04, 2016 3:48 PM
To: Kicior, Thomas
Cc: Jason Nordhaus
Subject: Proposed development at Culver/University

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tom,

My husband, Jason, and I are homeowners at 35 Brunswick Street, just around the corner from the proposed development of the gas station/car wash/convenience store at Culver and University. I write you to express our concerns with this proposal.

In short, we do not believe this type of business fits with the character of our neighborhood. We've seen the Park Ave neighborhood and Neighborhood of the Arts thrive due in large part to the fantastic small businesses and restaurants in their midst. These places enhance our neighborhood. We do not believe that a massive, 24-hour convenience store would enhance anything. Rather, we fear it would detract in terms of appearance, general fit with the neighborhood, and the impact of round-the-clock sales of alcohol, tobacco, etc. All of these things would materially affect both nearby homeowners and visitors to the neighborhood.

In addition, we have real concerns about the traffic impact of the proposal. We already see a lot of traffic cutting down (often far above the speed limit!) our street to avoid lights on Culver. In addition to not wanting more of that, we do not need to see congestion increased on these main thoroughfares that are so close to many other private residences.

As homeowners, payers of sizable taxes in an historical preservation district, and parents, we cringe at the thought of any project that would alter the overall appearance, safety, character, and value of our neighborhood. We hope you will please note our concern at any discussions and or hearings regarding this matter. Thank you.

Respectfully,
Lea and Jason Nordhaus

Kicior, Thomas

From: William Bentley <wbentley@gmail.com>
Sent: Wednesday, December 23, 2015 5:48 PM
To: Kicior, Thomas
Subject: 1219 University Ave and 340-360 culver Rd revised site plan
Attachments: Objection to updated site plan 1219 University Ave and 340-360 Culver Rd.docx

Dear Mr Kicior,

Please see our attached concerns regarding the revised site plan for 1219 University Ave and 340-360 Culver Rd. Thank you for taking the time to consider these concerns and presenting them to the committee.

Sincerely
William and Annika Bentley

Kicior, Thomas

From: Leo Brideau <lpbrideau@gmail.com>
Sent: Monday, December 28, 2015 9:20 AM
To: Kicior, Thomas
Subject: Proposed Development at Culver and University

Dear Mr. Kiciort,

We are residents of the neighborhood near the proposed new development at the corner of Culver Rd. and University Ave. We recently moved back to Rochester from Milwaukee. We previously had lived in Rochester for 21 years. I (Leo) served in a variety of positions at the University of Rochester, including as CEO of Strong Memorial Hospital. Our five children were all educated in the Rochester City Schools. When we retired we thought long and hard about where to live and ultimately chose Rochester.

We deliberately chose to return here and live in the city because we value the balance between urban residential living and compatible commercial development. For example, we think the pedestrian-oriented commercial businesses on Park Ave. are entirely compatible as an adjacency to our residential neighborhood. We believe the proposal for a far different kind of development at the corner of Culver and University would seriously disrupt that balance in our neighborhood .

We particularly object to a large convenience store that will be open for 24 hours a day selling alcohol, cigarettes and lottery tickets. That feature is directly in opposition to the residential nature of the neighborhood. It threatens the security of the neighborhood. While we have aesthetic concerns about the proposed development, our principal concern is its impact in fundamentally deteriorating the historic nature of this neighborhood. The proposed development would be compatible with a location at the exit of a major highway, but is completely incompatible with a residential neighborhood, let alone a historic one.

Our other major concern is the impact this development would have on traffic. Culver already handles more traffic than it was designed to do. It's clear that Culver/I-490 is a failed intersection at rush hour, and we have seen an increasing number of cars avoid Culver and use Brunswick as a through route because of the back-ups on Culver. Obviously, a development of this magnitude would increase the traffic on Culver, making an already bad situation worse.

We believe the economic vibrancy of urban areas is essential to the economic health of the entire region, and for this reason we urge you to not approve a proposal that would damage the attractiveness of this historic neighborhood and lead more people to flee to the suburbs to avoid exactly the type of development proposed.

Thank you for your consideration.

Leo and Kathleen Brideau
60 Brunswick St.
Rochester, NY 14607

Kicior, Thomas

From: LisaMarie Yerke <lisamarieyerke@gmail.com>
Sent: Monday, December 28, 2015 7:58 AM
To: Kicior, Thomas
Subject: Proposed Culver Project

Dear Tom,

Brian and I moved to 52 Brunswick Street over this past summer from Pittsford. One of the many reasons for our move was to live in the Park Ave and East Ave neighborhood, where so many restaurants, theaters, and shops are within walkable distance. The running community is also extremely strong here, which is important since safety at the early morning hour or late evening hours is a priority for me.

Brian and I keep in contact with the previous owner of our home, Gerald Gamm, who still lives in another house in the Park Ave area. He informed us of the proposed changes for the corner of Culver and University Ave. Although I am usually supportive of changes that will bring in good business to a neighborhood, the proposal as it currently stands does threaten the community, and the reasons, Brian and I moved down here.

Opening a 24 hour convenience store, especially one that opens *right across the street from residential homes,* is a huge threat to safety and will encourage loitering at odd hours of the evening. This is very different than opening a restaurant in this area or a theater, even though all of these are businesses.

There are also concerns about over stressing the sewage system with adding more bays for the car wash as well as changing the look of the intersection by not keeping the same coming laws similar with the laws that the KFC and the bank followed.

Please reconsider the plans as they stand - but most importantly, please block the opening of a 24 hour convenience store so close to my neighborhood and the residential area that is directly across from where the plans exist.

If the charm of the neighborhood changes, residents like Brian and I will not hesitate to move to another location where the zoning laws are better respected, which will decrease the value of the Park Ave area and all the houses here.

Thank you for your time,

Lisa & Brian

Drs. Lisa Yerke and Brian Kritzman
52 Brunswick Street
585-474-5377 (my cell)

Kicior, Thomas

From: Christine Fendley <cfendley@rochester.rr.com>
Sent: Sunday, December 27, 2015 9:32 AM
To: Kicior, Thomas
Subject: University and Culver Proposed Redevelopmnet

We are totally opposed to this redevelopment because of the potential impact on the historic residential district and Culver Road. Since the police department has determined that crime, fights, traffic congestion, and accidents are an outcome of this redevelopment , please do NOT allow this proposal to pass.

We personally have seen a horrible redevelopment of the Culver Road Armory with increased traffic congestion, noise and light pollution. Do not destroy this residential area of the city further.

Christine and Walter Fendley
363 Canterbury Road
Rochester, NY 14607

Kicior, Thomas

From: Esther Brill <ebrill@frontiernet.net>
Sent: Monday, December 28, 2015 1:20 PM
To: Kicior, Thomas
Cc: Haag, Matthew P.; Spaull, Elaine M.
Subject: Proposed Redevelopment Plan for 340 Culver Rd

To: Tom Kicior, AICP, Senior City Planner

As a 30-year neighborhood resident of 17 Ericsson St, I am writing to voice my strong objection to the proposed plan for the corner of Culver Road & University Avenue, which will impact the quality of life in our neighborhood - a convenience store, open 24-hours/day selling cigarettes, lottery tickets, and alcoholic beverages - built with doors for retail operations that open out on the Culver Road side, directly across from residential private homes; the second car wash bay will overtax the existing sewer system, which constantly floods these roads.

The Rochester Police Department. has expressed concerns about the proposed redevelopment. They have seen increased crime, fights, traffic, accidents, noise, and other significant undesirable changes in City neighborhoods where there are enlarged convenience store operations that are open 24 hours/day.

The proposed construction will change the appearance and character of this corner, not matching the look of the other three buildings (KFC, First Niagara, Monroe Muffler) where the commercial buildings are set closer to the road. Parking lot plans for the bank were changed to conform to a more residential appearance, including landscaping.

Creeping business intrusions into the residential Historic District that borders this corner is a major issue. The proposed buildings do not make any attempt to fit into the look that the Historic District and Preservation Board guidelines promote. Entrances to the convenience store and the parking area are from the Culver Road side and are a particular issue.

Our neighborhood is at risk of losing more historical-look details that are significant. Continuing high-traffic business development directly disturbs the residential property owners enjoyment of their homes, as well as their property values. The proposed plans must be changed to better fit our neighborhood.

Thank you for your responsiveness to neighborhood concerns.

ESTHER BRILL
17 Ericsson Street
Rochester NY 14610
585 721-8684
ebrill@frontiernet.net

www.EstherBrillPartnerDance.com
www.YourWeddingDanceRochester.com
www.RochesterSwingDance.com

Group Classes
Private Lessons for Individuals/ Couples/ Weddings
Custom Workshops for Your Group's Event/ Program/ Team Building

I expect to pass through life but once. If therefore, there be any kindness
I can show, or any good thing I can do to any fellow being, let me do it now,
and not defer or neglect it, as I shall not pass this way again.
Attributed to William Penn

Kicior, Thomas

From: mtmendi@aol.com
Sent: Saturday, January 02, 2016 3:41 PM
To: Kicior, Thomas
Subject: culver and university

Follow Up Flag: Follow up
Flag Status: Flagged

I am just ready about this proposed project and wondering WHY in such a busy traffic area something like this is being proposed.

Culver Road is ridiculous in terms of single lane traffic and this would only increase the backups that we face.

Also, there is a price rite across the street, a wegmans up the road and many other stores nearby. Why would the city approve ANOTHER 24 hour convenience store in both a residential area and one surrounded by stores already.

MORE TRAFFIC....ugly...DOES NOT MAKE SENSE. PLEASE do not simply approve this without major input from residents.

Maria Mendicino
Berkeley Street

Sent from my iPad

Kicior, Thomas

From: Scott Odorisi <sodorisi@gmail.com>
Sent: Tuesday, January 05, 2016 11:35 AM
To: Kicior, Thomas
Subject: Redevelopment of 340 Culver Road

Mr. Kicior,

We have been made aware of a proposal for a redevelopment of 340 Culver Road into a 24 hour convenience store selling alcohol, tobacco and lottery tickets. As current residents of the East Avenue Historical District who live within 500 feet of the proposed location, we want to express our deepest concern for the negative impact the proposed redevelopment would have on our neighborhood and our residence.

Our concerns are mainly twofold. First, the proposed plan is NOT IN HARMONY WITH THE GOALS OF THE COMPREHENSIVE PLAN of the East Avenue Historical District and Preservation Board. Over the past few years, the City of Rochester has made strides in the revival of the old industrial buildings on University Avenue near Culver Road. Although redevelopment and repurposing has taken place in the area, the existing character of the historical neighborhood has been preserved with projects such as The Revelry Restaurant, Saha Mediterranean Grill, Joe Bean, and now the new restaurant and cider bar of Mullers. The City's recent plan to encourage the development of city parklets in the area is also a reflection of the concern for the preservation and cautious redevelopment of the neighborhood with types of establishments that enhance the character of the neighborhood.

To allow the proposed plan of a 24 hour convenience store to proceed would significantly set back the great strides the City has taken to preserve the historical district to better reflect the historical charm that the neighborhood currently enjoys and has enjoyed for over 100 years.

Second, the proposed plan WILL HAVE A SUBSTANTIAL UNDUE ADVERSE EFFECT ON ADJACENT PROPERTIES. As you are well aware, 24 hour convenience stores bring with them significant traffic congestion, loitering, pollution and crime. This is statistically proven and especially true when the sale of alcohol, tobacco and lottery tickets are involved. These inherent problems will spread over our neighboring streets like an ameba and substantially deteriorate the overall quality of the neighborhood as well as the value of our largest investment, our home.

Please do not approve of such a redevelopment in this unique neighborhood. We hope the Planning Commission rejects the proposal and instead encourages businesses that better fit the existing character of the historical district.

Very truly yours,

Scott and Kelly Odorisi

Owners of:
1170 East Ave
Rochester, NY

and
1163 East Ave, Unit 5
Rochester, NY

182 Edgerton St
Rochester, NY 14607
rrosen182@gmail.com

December 29 2015

Planning Commission
City of Rochester
30 Church St
Rochester NY 14614

re: 340 Culver Road variance requests

I am a resident close to the Preservation District and also a property owner in the East Avenue Preservation District. I oppose granting of variances for a gas station and convenience store for a variety of reasons, as follows:

1. There is no hardship. There are abundant gas stations just north of this location, but outside the Preservation District. There is no need for a convenience store at all, as Price Rite is very close to this intersection. Variances of a use which is non conforming with the surrounding district should be granted only when economic hardship can be proven. Cigarettes, lottery tickets and beer sales are not required to make the sale of gasoline profitable! Nor are they a public necessity not available elsewhere in the neighborhood.

2. The Planning Commission has in the past maintained conformity with the standards of the Preservation District on other corners of this intersection. Culver Road in this location is the soft underbelly of the East Ave Preservation District, with very high auto and pedestrian traffic which make it highly visible as a gateway to the District.

3. There are examples of gas stations in other historic districts where the freestanding signs, building design, canopy and landscaping have been modified to conform to their district. This can be done here.

4. Maintaining the street frontage should be a very high priority. Expansion of the retail portion of the proposal should be permitted only if it were to comply with

the current Rochester design standard that buildings should be located within 10' of the street line, and be transparent.

Not only do I object to the granting of variances to the very excellent Zoning Code which took years of citizen input and professional volunteer time to create, but I would like to see non-conforming uses such as this amortized over an appropriate number of years, at which time it would be necessary for new plans to be filed which comply with the Zoning Code without variances. I realize that this may not be feasible without sustained citizen input; but I want to state for the record that I believe it would be a worthwhile way to strengthen the East Avenue Preservation District.

Sincerely,

Richard Rosen, A. I; A.., Architect

Kicior, Thomas

From: Chris Aikens <caikens@kenrickfirst.com>
Sent: Wednesday, December 30, 2015 4:07 PM
To: Kicior, Thomas
Cc: lfrancer@landmarksociety.org; wgoodman@landmarksociety.org; David Norbut; angela.davis11@gmail.com; Richard Aikens
Subject: RE: 340 Culver Road Development

Follow Up Flag: Follow up
Flag Status: Completed

Tom,

Was a proper Department of Environmental Conservation SEQR Analysis conducted for the proposed property? An SEQR analysis must first be conducted before the Board can approve the proposed plan. Here is a link to the Department of Environmental Conservation SEQR Requirement. http://www.dec.ny.gov/permits/6191.html

If an SEQR analysis has been conducted, please provide me with the documents Under the Freedom of Information Act.

Aside from having a noise, light, and traffic impact it appears that there may be many other major concerns based on the DEC requirements. Residents may be exposed to gasoline fumes. Also, fuel storage tanks and pumps need to be a certain distance from residential homes. The requirements regarding this have become more stringent.

Shall I contact the DEC regarding the proposed project?

Chris Aikens, CMCA, AMS, PCAM
Licensed Real Estate Agent
Property Manager
Kenrick Corporation
www.kenrickfirst.com

From: Kicior, Thomas [mailto:Thomas.Kicior@CityofRochester.Gov]
Sent: Wednesday, December 30, 2015 9:43 AM
To: Chris Aikens <caikens@kenrickfirst.com>
Subject: RE: 340 Culver Road Development

Chris,

I'm sorry, this proposal already went to the City Planning Commission hearing for approval on November 16th. The board, which is made up of citizen volunteers, approved the special permits that were required for this project. Residents are encouraged to attend the hearings to speak or write letters to the board expressing their concerns prior to the public hearings. The City Planning Commission decision is final and can be found at http://www.cityofrochester.gov/article.aspx?id=8589936014. The web link also provides meeting notifications,

agendas and a copy of the staff report which provides more background information regarding this application. The development proposal does not require additional approval from other City Boards.

There are multiple different ways that the City publicizes hearings at least 20 days in advance:

- Mailed Notice - Notifications are mailed to all neighboring property owners within 300ft of the property.
- Published Notice – Public hearing notices are published in the Daily Record Newspaper and at their website at http://nydailyrecord.com/
- Posted Notice – The applicant hangs a 2'x3' sign on the property stating: "City Planning Commission – Application Pending – For Information Call 428-6914".
- City of Rochester Website Notice – City Planning Commission hearings are posted on the City website at http://www.cityofrochester.gov/boardsandcommissions/. The web page includes agendas, staff reports and decisions.

Hopefully the information above will better explain this development application and the City Planning Commission process.

Thank you for your input.

Tom Kicior, AICP
Senior City Planner
Neighborhood and Business Development
Bureau of Planning and Zoning
City Hall, 30 Church Street, Room 125B
Rochester, NY 14614
kiciort@cityofrochester.gov
(585) 428-7762

From: Chris Aikens [mailto:caikens@kenrickfirst.com]
Sent: Tuesday, December 29, 2015 4:27 PM
To: Richard Aikens <raikens@kenrickfirst.com>; Kicior, Thomas <Thomas.Kicior@CityofRochester.Gov>
Cc: Elaine Spaull <espaull@centerforyouth.net>; Jim (parcsecretary@hotmail.com) <parcsecretary@hotmail.com>; dave@norbutrenovations.com; angela.davis11@gmail.com
Subject: RE: 340 Culver Road Development

Notice of this proposed development was not sent to 80 Brunswick Street.

-There is already a mobil gas station on the corner 50 yards away which has many convenience items.

-There is a convenience store which already exists on Park Avenue-Wilson Farms, which is only five or six street blocks away.

-A convenience mart will cheapen our homes and should absolutely not be allowed in, or in close proximity to the East Avenue Preservation District. There is an Otis W. Dryer built residence, and a Claude Bragdon built home kiddy corner from this proposed location. Absolutely should not be allowed.

-A convenience mart even being considered in our City's most Historic neighborhood is a disgrace. Keep this away from our homes.

Chris Aikens, CMCA, AMS, PCAM
Licensed Real Estate Agent
Property Manager
Kenrick Corporation
www.kenrickfirst.com

From: Richard Aikens
Sent: Tuesday, December 29, 2015 4:04 PM
To: kiciort@cityofrochester.gov
Cc: Elaine Spaull <espaull@centerforyouth.net>; Jim (parcsecretary@hotmail.com) <parcsecretary@hotmail.com>; dave@norbutrenovations.com; Chris Aikens <caikens@kenrickfirst.com>
Subject: 340 Culver Road Development

Mr. Kicior,

On Sunday I received an email from our neighborhood association informing me of the proposed development at 340 Culver Road. I do not believe this development should be approved for the following reasons.

1. A 24 hour convenience store will be located across the street from beautiful old homes in the preservation district.
2. A 24 hour convenience store is this area is not needed as Wegmans is just down the street.
3. A 24 hour convenience store in this location will increase traffic, crime, accidents and noise in a residential neighborhood.
4. A notice about this proposed development was not sent to 983 Park Avenue.

Please do not allow this development to proceed.

Richard K. Aikens
Kenrick Corporation
3495 Winton Place D-4
Rochester, NY 14623
Tel: 585-424-1540
Fax: 585-424-1553
raikens@kenrickfirst.com

Kicior, Thomas

From: Jeffrey Larson <larsonj1@frontiernet.net>
Sent: Saturday, January 02, 2016 3:34 PM
To: Kicior, Thomas
Cc: 'David Norbut '; Spaull, Elaine M.
Subject: Redevelopment 340 Culver & University Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Kicior,

Please understand we oppose what we understand to be proposed re-development of 340 Culver Road and adjacent property at the intersection of University Avenue. As residents of the nearby neighborhood and frequent travelers of the area, traffic congestion is already significantly overloaded in the area. Promoting additional traffic, including more left hand turns from Culver southbound into either the Mobile Station and or plaza complex are only envisioned to back up traffic further. Same with northbound traffic when there is no room to pull into the station. I already find it sufficiently difficult to get into and out of the First Niagara Bank on the southwest corner of Culver and University; having become sufficiently more difficult over the last two years. University eastbound traffic is already impaired when vehicles stop in the roadway unable to turn right to pull into the Mobile station as well as conflicting with the already high volume of cars backed up, sometimes into the Culver intersection turning left into the Price Chopper, Tim Horton's and other stores plaza. Additionally if the plaza were to become connected to the Mobile station, I envision significant additional traffic volume short-cutting through Sager Drive, an already undesirable situation. We do not need a larger 7x24 hour operation and commercialization beyond boutique stores in this area, significantly bordering residential neighborhoods and properties.

I am a bit confused though, for I do not see this development on the agenda for the Planning Commission, nor Preservation Board.

I hope our comments are helpful to you.

Sincerely,

Jeffrey B. Larson
Richard C. Conheady Jr
945 Park Avenue
Rochester NY 14610

From: David Norbut [mailto:dave@norbutrenovations.com]
Sent: Thursday, December 24, 2015 11:51 AM
To: Jeff Larson Richard Conheady
Subject: Who to send & if you can please CC me in on this thank you for your support!

Please address written and email comments about the proposed redevelopment plan for 340 Culver Rd. to Tom Kicior. He is with the City Planning Commission, with a position as a Senior City Planner. He is a member of the American Institute of Certified Planners. You can call him at 428-7762.

He has direct responsibility for reviewing input regarding this proposal. His email address is kiciort@cityofrochester.gov.

You may also contact him at the following address.

Tom Kicior, AICP
Senior City Planner
30 Church St. 428-6924
Room 125-B
Rochester NY 14614

From: David Norbut
Sent: Thursday, December 24, 2015 11:03 AM
To: Jeff Larson Richard Conheady
Subject: Redevelopment Culver & University Ave

Dear Neighbor, Happy Holidays

A plan has been presented to the City of Rochester for approval that will impact the quality of life in our neighborhood. The plan concerns redevelopment of the property at 340 Culver Road, which is at the southeast corner of University Ave. and Culver Road, this is where Wisteria is now.

The existing gas station and convenience store, which is currently 435 sq.ft., will be demolished. Wisteria will be relocated. In place of Wisteria, a 6000 sq.ft. space is proposed, to house a convenience store, selling cigarettes, lottery tickets, and alcoholic beverages. The gas station and convenience store will be open 24 hours a day. Three special use permits have been requested with the plan submitted.

The gas station and convenience store will be built with doors for retail operations that open out on the Culver Road side, directly across from residential private homes. A second car wash bay will also be built, on the University Ave. and Culver Rd. corner. This will overtax the existing sewer system, which constantly floods the road.

These drainage problems have not been addressed for many years. The proposed redevelopment does not address correcting these issues.

The Rochester Police Dept. has expressed concerns about the proposed redevelopment. They have seen increased crime, fights, traffic, accidents, noise, and other significant undesirable changes in City neighborhoods where there are enlarged convenience store operations that are open 24 hours a day.

The proposed construction will change the appearance and character of this corner. The buildings will be farther away from the street than they are now. This will not match the look of the other three properties with buildings on the corner, where the commercial buildings are set closer to the road. The other three buildings are KFC, The First Niagara Bank, and Monroe Muffler.

These set-back distances were required by the City when the redevelopment plans for these areas were submitted. This was required to maintain a look consistent with the rest of the residential neighborhood. Parking lot plans for the bank were changed to conform to a more residential appearance, including landscaping.

Creeping business intrusions into the residential Historic District that borders this corner is an issue. The proposed buildings do not make any attempt to fit into the look that the Historic District and Preservation Board guidelines try to maintain. Entrances to the convenience store and the parking area are from the Culver Road side, and are a particular issue.

Our neighborhood is at risk of losing more historical look details that are significant. Continuing high-traffic business development directly disturbs the residential property owners enjoyment of their homes.

Please support me in insisting that the proposed plans be changed to better fit our neighborhood. I encourage you to contact the City Planning Board with your comments. You can call them at 428-6914, or write to them at Planning Commission, City Hall, 30 Church St., Room 125B, Rochester NY 14614.

It is important that you respond now, before January 5, when this matter comes before the Planning Board for approval. Please reply by email to this request, letting me know if you can support me in fighting this project as it has been submitted.

My office is located at 1241 University Ave., near the corner in question, and my home is at 1230 East Ave., at the corner of East Ave. and Culver Rd. You may use a reply email to contact me, call me at my office, 426-4200, or reach me on my cell at 370-5805, to discuss your opinions.

Join me in working to improve and protect our neighborhood property values and quality of life. Thank you for your thoughtful consideration of the information provided in this letter.

David Norbut MB
Norbut Renovations
1241 University Ave
Rochester NY 14607
O: 585-426-4200
F:585-426-2517
C:585-370-5805
http://norbutconstruction.com/how-to-find-us/
www.norbutrenovations.com

Kicior, Thomas

From: CHNA News <chnanews@gmail.com>
Sent: Saturday, January 02, 2016 1:11 PM
To: Kicior, Thomas
Subject: Culver Road & University Ave Convenience Store Proposal
Attachments: Preservation Board Culver and University.docx; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Tom Kicior, AICP
Senior City Planner
30 Church St. 428-6924
Room 125-B
Rochester NY 14614

Dear Mr. Kicior:

The Canterbury Harvard Neighborhood Association has unanimously demanded that the proposal for the redevelopment of the proposed 6000 sq. ft. convenience store / gas station / two bay car wash at the southeast corner of University Avenue & Culver Road be denied. Attached is a formal letter from our association detailing our concerns. Please present this letter to the presentation board member and keep our neighborhood association informed of any and all activity on this proposal and all others that may appear in the future.

Thank You

Jerry Wolf for CHNA

Canterbury Harvard

Neighborhood Association

355 Canterbury Road
Rochester, NY 14607
585 734-5800

The Canterbury Harvard Neighborhood Association is composed of 280 families (233 single-family homes and 19 multifamily homes). Its boundaries are a triangle formed by the full length of Canterbury Road from Culver Road to Monroe Avenue, and Harvard Street from Culver Road to Dartmouth Street, including all of the streets running between Canterbury Road and Harvard Street. We are neighbors to the East Avenue Preservation District and supporters of the Neighborhood of the Arts.

We normally receive information from the city on proposals affecting the quality of life of our neighborhood and we did not receive any notice what-so-ever on the proposal for the redevelopment of the parcel at the south east corner of Culver Road and University Avenue. This is disturbing to us. Through our association with thirteen neighborhood Associations in our area we were informed about the proposal for the redevelopment of this property. Notification of a project of this magnitude should have been sent to us and all other area neighborhood associations directly and I want to make sure that we receive further such proposals in the future.

By email vote, Canterbury Harvard Neighborhood Association's membership hereby unanimously opposes the proposed redevelopment of this property and that the proposal be denied for the following 13 specific reasons: You will probably be hearing from individul members too.

1. **Size:** The proposal calls for the demolition of the existing gas station that sells the most expensive gas in our area and it's 435 sq. ft. convenience store (also excessively pricey) and in place of the Wisteria store, a cherished business in our neighborhood, building a 6000 sq. ft. convenience store. We do not need a 24 hour convenience store of this size in our neighborhood as we have a 24 hour Wegmans store, less then a mile down the street that offers a larger selection at a lower price then any convenience store would.

2. **Store Deliveries:** A 6000 sq. ft. convenience store will require multiple delivery trucks driving through our neighborhood impacting driving conditions that are already congested.

3. **Prior Approvals:** Our neighborhood association supported the proposal for the Aldi Store at the corner of Blossom & Winton Road because it brought our neighborhood a reasonably price alternative to Wegmans, Topps and Price Rite and because it offered short hours with only one delivery truck a day. There is no need for such a large convenience store in our area as we already have a 7 Eleven convenience store on Park Avenue and another on Monroe Avenue serving our neighborhood. We do not need a convenience store of this magnitude.

4. **Proposed store sales:** The proposal calls for the sale of cigarettes, lottery tickets, and alcoholic beverages. To the best of our knowledge there is City of Rochester legislation limiting the sale of only one of these three at new convenience stores.

5. **24-hour sales:** The special use permit to allow this store to be open 24 hours should be denied because these stores have brought increased crime, fights, traffic, noise and other significant changes in neighborhoods where there are enlarged convenience store operations that are open 24 hours. The Rochester Police Department has reported such statistics to other neighborhood associations in the past and is a major concern of them.

6. **Second Car wash:** Part of this proposal is a second car wash bay. This will overtax the current sewer system, which constantly floods the roads in this area. These drainage issues have not been addressed for years. The proposed redevelopment does not address this issue.

7. **Negative Impact.** The proposed project would have a dramatically negative impact on the appearance and character of this corner. The buildings are proposed to be farther away from the street then they are now. They will not match the look of the other three buildings on the corner. The other buildings are set closer to the road. The other buildings are First Niagara, Monro Muffler and KFC.

8. **Setback Requirements:** Setback distances were required by the City of Rochester when the development plans for the other three corners were submitted. This was required to maintain a look consistent with the rest of the residential neighborhood. Parking lot plans for the bank were altered to conform to a more residential appearance, including landscaping.

9. **Diminishment of Value.** The gas station and convenience store will be built with the entrance for retail operations facing Culver Road, directly across from residential properties. This proposal would diminish the value of these residential properties substantially. It should be denied for that reason alone. No one would want to live in a home directly across from a 24 hour convenience store / gas station / two bay car wash.

10. **Creeping Business Intrusions:** A business intrusion into the residential Historic District that borders this corner is an issue. The propose buildings show no attempt to

fit into the look that our Historic District and Preservation Board try to maintain. The entrances to the convenience store and the parking area from the Culver Road side are a real concern.

11. **Historic Look:** Our neighborhood is at risk of losing more historical look details that are significant. Continuing high-traffic business development directly disturbs the residential property owner's enjoyment of their homes. The proposal of a 6000 sq. ft. convenience across the street from residential property is totally unacceptable.

12. **1230 Culver Road:** The large home at 1230 Culver Road has just made a substantial improvement to their property with an addition and this proposal would impact the homes value substantially.

13. **Traffic Congestion.** The additional traffic generated by the proposed redevelopment would exacerbate existing traffic congestion at peak hours on University Avenue, and Culver Road, which both have only two lanes. Presently, during evening rush hour on Route 490 at the Culver Road exit, vehicles turning north cause significant congestion both on Culver Road and in exiting Route 490. Lines of traffic trying to exit at Culver Road often stretch near Winton Road. Adding this project would only increase this problem. Cars exiting on University Avenue from Price Rite already face heavy traffic, and there have been several accidents. Cars exiting the banks onto Culver Road already have issues merging into an already congested road. Cars exiting on to either Culver Road or University for the present gas station and car wash have difficulties at most time merging into traffic. Placing a large convenience store at this intersection will make exiting from any of these locations more difficult.

For all of the above reasons, the Canterbury Harvard Neighborhood Association is adding their 200+ voices to those of many other interested citizens, area businesses who insist that the application for this development be denied.

Sincerely,

Jerry Wolf
Secretary, Canterbury Harvard Neighborhood Association

Kicior, Thomas

From: Erba, Giuseppe <Giuseppe_Erba@URMC.Rochester.edu>
Sent: Tuesday, January 05, 2016 1:02 PM
To: Kicior, Thomas
Subject: 340 Culver Rd. redevelopment plan

Dear Mr. Kicior,

We have been residents of 80 Brunswick Street for 25 years and we thoroughly enjoyed that neighborhood. When three years ago we decided to downsize, we moved to an apartment at 1400 East Avenue, just a few blocks away, where we continue to enjoy the beauty and comforts of that residential area. We noticed, however, that in our current apartment, situated half way between East Ave. and University Ave., the noise level due to the constant flow of traffic in those two Avenues is much higher compared to Brunswick Street. We are very concerned that the proposed plan to redevelop for commercial use the Gas Station and adjacent area at the corner of University and Culver as will increase the traffic noise to an intolerable level.

This is only one of the foreseeable deleterious effects on the neighborhood. A larger scale Gas Station + car wash with adjacent Convenience Store open 24 hours offering cigarettes, lottery tickets and alcoholic beverages among other goods will attract a crowd of customers who otherwise may not frequent the area. This will not only increase the traffic at a time when it normally slows down but may also encourage inappropriate behavior of night customers, making the neighborhood less safe in the hours of the day when it is most quiet and peaceful.

First and foremost, we resent the intrusiveness of commercial enterprises aiming at their own financial gains with little or no consideration of the hidden costs in terms of discomfort, increased risks and disruptions, that long term residents of the area will have to bear. Did the neighborhood request this change or does it originate from a big gas retailer or oil company telling us what they think we need in order to increase their profits? We should encourage the establishment of small stores and restaurants to attract more people walking on the side walks, enjoying what the neighborhood offers and the beauty of this residential area, rather than more cars traveling on the roads. People come to live and visit this area of the city because it is a place you can enjoy and have interaction with people, not for the ease of filling up their car's tank or buying goods at a convenience store. The proposed expansion only brings a more suburban and distant feel and appearance to the neighborhood. The suburbs are car-oriented because they are built to depend on cars: there is where big gas stations, big convenience stores and car wash services belong. The suburbs are all about cars not people; the opposite is true for our neighborhood.

Besides such considerations, the development of the existing site as proposed is difficult to justify. There are already two additional gas stations within half a mile down East Avenue and a car wash service operating nearby on Winton Avenue. In the proximity there is a recently renovated Wegmans that opens 24 hours/7 days a week and a Price Rite supermarket accessible from across the University/Culver intersection. Do we need another mega-convinience store

In conclusion, we feel that an expansion of the existing facility is not needed and would be inappropriate for this neighborhood. In the 28 years we have lived in the area we have used the gas station at Culver and University and found it satisfactory as it is. The motivation behind the proposed expansion appears to be merely an attempt to increase revenues by establishing a giant convenience store attached to the gas station a new car wash service, none of which, in our opinion, is needed.

We rely entirely on the City Planning Board to make our voice heard and to protect the integrity of the neighborhood we love. Therefore, we are most grateful for your consideration.

Sincerely,

Giuseppe Erba and Mark Pierzynski

1400 East Avenue, Apt. 510
Rochester, NY 14610

Kicior, Thomas

From: Sam Santoriello <sam@ashly.com>
Sent: Tuesday, January 05, 2016 2:59 PM
To: Kicior, Thomas
Cc: 'Scott Odorisi'; 'Sam Santoriello'; dave@norbutrenovations.com
Subject: University/CulverRd development proposal.

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon Tom,

It has recently come to my attention about the redevelopment proposal (per below) of the south east corner of University and East Ave. I am a long time resident in the Park/East area between Culver and Berkeley.
I would be strongly opposed to any business that would resemble a 24 hour convenience store, especially one this large. This business would attract considerable traffic and cause major safety issues for all the residents. I travel thru this intersection on the way to work and it's already bad just with the traffic of the bank and Mobil station. Cars are speeding thru this intersection all the time. There are way too many businesses that have displaced residences in this area over time. More apartments and less homes have already cause significant congestion at this intersection. Culver road is routinely backed up in both directions during both rush hours and cars often go over the speed limit. Add the attraction of a 24 hours major convenience store and more people from outside the neighborhood will be driving thru this area. It's would be a terrible zoning mistake to allow this development to occur. **I completely concur with the comments below and respectfully request that this project not be approved.** Sincerely, Sam Santoriello – 1163 East Ave.

****

****

Dear Neighbor, Happy Holidays

A plan has been presented to the City of Rochester for approval that will impact the quality of life in our neighborhood. The plan concerns redevelopment of the property at 340 Culver Road, which is at the southeast corner of University Ave. and Culver Road, this is where Wisteria is now.

The existing gas station and convenience store, which is currently 435 sq.ft., will be demolished. Wisteria will be relocated. In place of Wisteria, a 6000 sq.ft. space is proposed, to house a convenience store, selling cigarettes, lottery tickets, and alcoholic beverages. The gas station and convenience store will be open 24 hours a day. Three special use permits have been requested with the plan submitted.

The gas station and convenience store will be built with doors for retail operations that open out on the Culver Road side, directly across from residential private homes. A second car wash bay will also be built, on the University Ave. and Culver Rd. corner. This will overtax the existing sewer system, which constantly floods the road.

These drainage problems have not been addressed for many years. The proposed redevelopment does not address correcting these issues.

The Rochester Police Dept. has expressed concerns about the proposed redevelopment. They have seen increased crime, fights, traffic, accidents, noise, and other significant undesirable changes in City neighborhoods where there are enlarged convenience store operations that are open 24 hours a day.

The proposed construction will change the appearance and character of this corner. The buildings will be farther away from the street than they are now. This will not match the look of the other three properties with buildings on the corner, where the commercial buildings are set closer to the road. The other three buildings are KFC, The First Niagara Bank, and Monroe Muffler.

These set-back distances were required by the City when the redevelopment plans for these areas were submitted. This was required to maintain a look consistent with the rest of the residential neighborhood. Parking lot plans for the bank were changed to conform to a more residential appearance, including landscaping.

Creeping business intrusions into the residential Historic District that borders this corner is an issue. The proposed buildings do not make any attempt to fit into the look that the Historic District and Preservation Board guidelines try to maintain. Entrances to the convenience store and the parking area are from the Culver Road side, and are a particular issue.

Our neighborhood is at risk of losing more historical look details that are significant. Continuing high-traffic business development directly disturbs the residential property owners enjoyment of their homes.

Please support me in insisting that the proposed plans be changed to better fit our neighborhood. I encourage you to contact the City Planning Board with your comments. You can call them at 428-6914, or write to them at Planning Commission, City Hall, 30 Church St., Room 125B, Rochester NY 14614.

It is important that you respond now, before January 5, when this matter comes before the Planning Board for approval. Please reply by email to this request, letting me know if you can support me in fighting this project as it has been submitted.

My office is located at 1241 University Ave., near the corner in question, and my home is at 1230 East Ave., at the corner of East Ave. and Culver Rd. You may use a reply email to contact me, call me at my office, 426-4200, or reach me on my cell at 370-5805, to discuss your opinions.

Join me in working to improve and protect our neighborhood property values and quality of life. Thank you for your thoughtful consideration of the information provided in this letter.

David Norbut MB

Norbut Renovations

1241 University Ave

Rochester NY 14607

O: 585-426-4200

F:585-426-2517

C:585-370-5805

http://norbutconstruction.com/how-to-find-us/

www.norbutrenovations.com

Kicior, Thomas

From: Gmail <a.hoeft.macdonald@gmail.com>
Sent: Monday, January 04, 2016 10:46 PM
To: Kicior, Thomas
Subject: Culver and University redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

I am writing to express my dissent regarding the development of a 24 hour gas and convenience store to be located on the corner of Culver and University. My husband and I both feel that an operation of this matter will impact the residential nature of our area, drawing traffic along residential streets, especially over night. We also worry that the car wash component will overburden the sewer system, which at present is not substantial enough to protect our homes in times of heavy rain, without the addition of significant water waste from the car wash.

I thank you for your consideration,

Amy Hoeft MacDonald, MD
551 Harvard Street

Sent from my iPhone

Louis C. Parker, III
1316 East Avenue
Rochester, New York 14610
585-410-3770
lparker@ur.rochester.edu

December 30, 2015

City Planning Commission
Rochester Bureau of Planning and Zoning
City Hall - Room 125B
Rochester, New York 14614

Re: Proposed Redevelopment of 340-360 Culver Road
Southeast Corner of University Avenue and Culver Road

Dear Commission Members:

My home and property is at the intersection of East Avenue and East Boulevard in the front and Sager Drive and East Boulevard in the rear. Having now practiced law for forty (45) years when my wife and I purchased our home in 2008, it was with the objective of enjoying it and the City of Rochester in our retirement years. I oppose the above proposal for a number of reasons, including those referenced in this letter.

I was shocked yesterday to learn of the Commission's November 16th approval of the above referenced proposal. I received no post card from the City with respect to the above referenced redevelopment, and I am aware of no other residents in the neighborhood having received any notice from the City.

Allowing the proposed 6,000 sq. ft. a high traffic 24 hours a day seven days a week (24x7) convenience store/gas station to be operated in the premises now occupied by Wisteria Florist, a low traffic volume business, would eliminate the existing and essential transitional low volume commercial buffer between the four single family Preservation District homes and properties, including ours, that front on East Avenue between Culver and East Boulevard and Sager Drive in the rear. Sager parallels the side of 340-360 Culver building. Moreover, if this proposal is implemented, the resulting increase in vehicular and occupants' traffic, as well as pedestrian traffic, will be highly detrimental to both owners of the historic single family highly taxed homes referenced above and to the owners and occupants of the residential properties directly facing the 340-360 Culver building on the other side of Culver Road. Specifically, the expanded commercial activity of a convenience store/gas station more than ten (10) times the size of the existing gas station with the experiential traffic increase resulting from such increased commercial activity will decrease the values of all of the referenced residential properties base and impair the quality and value of what is one of the City's few remaining higher end residential neighborhoods that directly borders the low volume minimal traffic business that would be replaced by the proposed redevelopment.

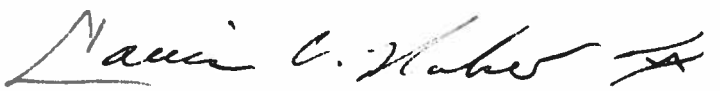
The vehicular traffic already present on Culver in the short block between the traffic lights at the East Avenue and Culver Road intersection and the University Avenue and Culver Road intersection is currently almost intolerable as both referenced Culver intersections feed traffic to and from Interstate 490. Any heightened commercial inducement to stop of the kind and nature here proposed in the highly congested short Culver Road block between East Avenue and University Avenue or from University Avenue at the extremely busy University and Culver intersection will further exacerbate the problem increasing not only traffic, but the further likely hood of accidents. Traffic accidents already occur with great frequency at both referenced intersections.

The proposed plan is also understood to involve an additional car wash beyond the one currently existing at the less than 500 sq. ft. service station that is to be demolished and replaced with above referenced 6,000 sq. ft. convenience store/service station. Two car washes instead of one can only make the areas existing sewer infrastructure problems worst. The storm sewers at the Culver Road and University Avenue intersection and at the Culver and Sager intersection are already at capacity as demonstrated by over flow and flooding of these intersections that I have personally observed. Moreover, the storm drains on my property at the intersection of Sager and East Boulevard overflow every time there is a thunderstorm flooding the street, sidewalk, and my property.

Any proposal that has the inevitable and intended result of increasing vehicular and occupant traffic and pedestrian traffic in this neighborhood is not in the best interest of the City, any of its residents, and definitely not in the interest of the residents whose homes and properties are in the area here under consideration. By nature, a 6,000 square foot 24x7 convenience store/gas station is looking for transit customers. The vehicles and personnel it will attract can only have an adverse effect on residential property values and quality of life of the adjoining neighborhood's residents, the areas existing infrastructure drainage problems, and inevitably the City's residential property tax base.

For the above reasons, I respectfully request that this Commission reopen its decision for further hearing and consideration. Those adversely affected by the Commission's action to date in this matter should not be compelled to resort to costly legal appeals when notice was not given to or received by such persons, including those within 300 feet of the subject property and those beyond.

Sincerely,



Louis C. Parker, III

Kicior, Thomas

From: Cathy Feinen <georgeck@frontiernet.net>
Sent: Monday, January 04, 2016 12:07 PM
To: Kicior, Thomas
Subject: the new development on Culver and University

Follow Up Flag: Follow up
Flag Status: Flagged

As a long time City resident...I am very concerned about the possibility of a large 24 hour convenience store being placed in our neighborhood....We already have a small 7 Eleven on Park Ave....and the addition of another place to sell liquor cigarettes etc...will encourage a serious deterioration of the quality of this important East End section of our city..This is a residential historic area adding more commercial and traffic problems is inappropriate use of the land...I understand that traffic will be opened to Culver Rd...which is already having heavy use and can create a dangerous condition....The Police Dept has asked to have this plan scrapped...and so have our neighborhood organizations...it is IMPERATIVE THAT THE CITY LISTEN TO IT'S RESIDENTS ESPECIALLY IN ONE OF THE FEW AREAS THAT HAVE REMAINED VIABLE AND A STRONG FOOT HOLD IN THE CITY...WE DON'T NEED TO LOOSE MORE OF OUR MIDDLE CLASS TAX PAYERS...

Cathy Feinen...328 Berkeley St

Kicior, Thomas

From: Robert Guhde <rguhde@rochester.rr.com>
Sent: Thursday, December 31, 2015 4:23 PM
To: Kicior, Thomas; Roy Tompkins; Sandra Goldman; Cecelia Horwitz
Subject: Re: Proposed redevelopment plan for 340 Culver Rd.

Elaine,

Looks like no vetting is necessary---fait accompli. We get a giant 24 hr gas station.

Case 5 File Number: E-024-15-16 Case Type: Special Permit Applicant: Kenneth Malcho Address: 1219 University Avenue, 340-360 Culver Road Zoning District: C-2 Community Center District Section of Code: 120-43T, 120-146.1, 120-43R, 120-154 Purpose: To establish a 24-hour high impact retail operation at 340-360 Culver Road, to retain the rights to a 24-hour service station, and to add a second wash bay to the existing car wash at 1219 University Avenue; an action requiring City Planning Commission approval. SEQR: Unlisted Lead Agency: Director of Planning and Zoning

On 12/29/2015 4:56 PM, Kicior, Thomas wrote:

> Robert,
>
> This proposal already went to the City Planning Commission hearing for approval on November 16th. The board, which is made up of citizen volunteers, approved the special permits that were required for this project. The City Planning Commission decision is final and can be found at http://www.cityofrochester.gov/article.aspx?id=8589936014. The web link also provides meeting notifications, agendas and a copy of the staff report which provides more background information regarding this application. The development proposal does not require additional approval from other City Boards.
>
> Hopefully the information above will better explain this development application and the City Planning Commission process.
>
> Thank you for your input,
>
> Tom Kicior, AICP
> Senior City Planner
> Neighborhood and Business Development
> Bureau of Planning and Zoning
> City Hall, 30 Church Street, Room 125B
> Rochester, NY 14614
> kiciort@cityofrochester.gov
> (585) 428-7762
>
> **From:** Robert Guhde [mailto:rguhde@rochester.rr.com]
> **Sent:** Sunday, December 27, 2015 4:11 PM
> **To:** Kicior, Thomas <Thomas.Kicior@CityofRochester.Gov>
> **Subject:** Proposed redevelopment plan for 340 Culver Rd.
>
> To: Mr. Tom Kicior, AICP, Senior City Planner,
>
> I understand that someone proposes to build a "Fastrac-Sheetz" kind of place a few hundred yards from Rochester's nicest neighborhoods!

This plan needs be opposed. It is not in the best interest of anyone except the developer and sellers of property.

Sincerely,
--

Robert Guhde
128 Barrington
Rochester, NY 14607
House Phone 585 242 0185
Mobile 585 747 1421

--

Robert Guhde
128 Barrington
Rochester, NY 14607
House Phone 585 242 0185
Mobile 585 747 1421

City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Planning
and Zoning

To: City Planning Commission

From: Zina Lagonegro, Director of Planning and Zoning

Date: April 11, 2016

Subject: Site Plan Referral – SP-004-15-16
1219 University Avenue & 340-360 Culver Road

The purpose of Site Plan Review is to review development and redevelopment proposals for conformance with the Zoning Code; identify special review processes that may be necessary (special permit, variance, etc.); minimize the necessity for variances; solicit and coordinate comments from required referral agencies at the federal, state, county and local level, where applicable; to enhance the quality of the proposed development; and to incorporate mitigation measures to reduce impacts.

The Zoning Code provides a list of thresholds for minor and major Site Plan Review. If a specific project meets one or more of the thresholds, Site Plan Review is required. The conversion to or from any vehicle related uses or the development or redevelopment of such uses is a trigger for minor Site Plan Review.

The property at 1219 University Avenue currently offers gas sales, a 960 square foot high-impact retail sales operation, and a single-bay, automated car wash. All of these uses currently operate on a 24-hour basis. The property at 340-360 Culver Road is a large scale (30,000 square foot) retail sales and service building.

From the Site Plan Review perspective, the existing uses were established in accordance with the zoning and building codes in effect at the time of construction. Any new development or redevelopment of these properties is subject to the current zoning and building codes. However, only the scope of work identified in the application is subject to Site Plan Review, not the entire property. Some preexisting conditions are permitted to continue.

In this case, the request was to demolish the 960 square foot, high-impact retail sales and service structure and construct an additional carwash bay. There was no proposal to change the gas pumps, islands or underground tanks so this area was not subject to the review. The driveway curb cuts and circulation patterns were reviewed and analyzed for compliance with the zoning code, and with the Department of Environmental Services policies and found to be sufficient.

The proposal also included the establishment of a 6,000 square foot high-impact retail sales and service operation at 340-360 Culver Road in an existing building already developed for retail sales and service. High-impact retail sales and service and 24-hour uses require Special Permit approval by the City Planning Commission and are

not subject to Site Plan Review. However, because the high-impact retail sales and service was being relocated to 340-360 Culver Road and the gas sales operation at 1219 University Avenue would be controlled and monitored within the high-impact retail use at 340-360 Culver Road, both properties were reviewed as a single project through the Site Plan Review process.

There were no site modifications proposed to 340-360 Culver Road other than the establishment of the high-impact retail store and northern façade/entrance. The existing parking along Culver Road is pre-existing and partially located in the public right-of-way, however sufficient space is available to back up and turn around before crossing over the raised sidewalk. This project was referred to the Department of Environmental Services (DES), which has jurisdiction over the public right-of-way. DES issued two interdepartmental correspondence (enclosed), and did not require any modification to the parking area at 340-360 Culver Road.

Many buildings in the City of Rochester were constructed at a time when there was no requirement to provide off-street parking. Therefore, these buildings are afforded a pre-existing deficiency. This deficiency is determined by the legal use of the building as of the effective date of the 2003 Zoning Code. The building at 340-360 Culver Road has been used for retail purposes for several decades. The parking requirement for retail sales and service and offices is 2 spaces/1,000 square feet. A building could be used by a single tenant or multiple tenants, but the number of required parking spaces would not change unless a use was established with a higher parking requirement.

The establishment of the high-impact retail sales and service operation was approved by the City Planning Commission by Special Permit on condition that "the floor plan for the high-impact retail store shall be modified so that the building frontage facing Culver Road is devoted to either window displays for the adjacent retail space or to the placement of an additional retail use such that the high-impact retail operation is not visible along the Culver Road frontage." The applicant responded by redesigning the floor plan to accommodate two additional tenant spaces along the Culver Road building frontage (use to be determined). These tenant spaces are proposed within the existing building footprint. Retail sales and service and offices have the same parking requirement. Therefore, no additional parking spaces need to be provided.

ADA requirements are not regulated by the Zoning Code, they are regulated by the New York State Building Code. A Building Code representative is on the Site Plan Review Committee and identified that at least one handicap accessible parking space will need to be provided. The Building Department conducts a full review of project including ADA requirements to ensure the project meets NYS Building Code requirements after the Site Plan has been approved. The final stamped drawings are required to reflect ADA requirements. A handicap accessible ramp is included on the Site Plan and the applicant has incorporated details for a handicap accessible parking space at 1219 University Avenue according to the Site Plan submitted January 22, 2016 and all subsequent Site Plan revisions.

Monroe County Department of Transportation (MCDOT) acts as the City's transportation engineers and are included in the Site Plan Reviews distribution list.

MCDOT reviews the Site Plan Review agendas and project descriptions and requests to review Site Plans that they believe will have significant impacts on traffic. Some larger projects require a traffic study. MCDOT did not request to review this project.

Concerns regarding past snow storage on the sidewalk, and business signage on the sidewalk are property maintenance and enforcement concerns, rather than Site Plan Review concerns. Public right-of-way issues are under the jurisdiction of the Department of Environmental Services. Signage is not permitted on the public right-of-way, and no signage has been approved in conjunction with the Site Plan Approval. Snow storage is not permitted on the public right-of-way either. Both of these concerns will be forwarded to DES for review and they may request that an enforcement case be opened.

CITY PLANNING COMMISSION
STAFF REPORT
April 18, 2016

Zoning Map Amendment

Case #3: Staff Reviewer: Jill Wiedrick

File Number: M-05-15-16

Case Type: Zoning Map Amendment

Applicant: Jeffrey Benjamin, Ubiquity. Inc.

Address: 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, 1143 Joseph Avenue

Zoning District: R-1 Low Density Residential District, C-1 Neighborhood Center District

Section of Code: 120-190C

Request: **To amend the Zoning Map by rezoning the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; an action requiring City Planning Commission recommendation to City Council.**

Analysis:
The applicant is proposing to rezone the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District so that they can be developed for a broader range of residential and business uses. According to the applicant, rezoning the above properties to R-3 High Density Residential would allow residents and organizations within this area to provide additional series and resources which would create a more productive and diverse neighborhood culture.

It is important to note that if the rezoning is approved, any R-3 use would be permitted on these properties.

Please see below for the current use of the properties that are proposed to be rezoned.

Address	Current Use
1065 Joseph Avenue	two family
1069-1089 Joseph Avenue	charter school
1074 Joseph Avenue	single family
1080 Joseph Avenue	three family
1088-1096 Joseph Avenue	single family/commercial building/parking
1104 Joseph Avenue	single family
1108 Joseph Avenue	single family
1111 Joseph Avenue	Bethany House
1119 Joseph Avenue	church and community area
1126-1128 Joseph Avenue	two family
1127 Joseph Avenue	single family
1143 Joseph Avenue	commercial building

Applicant's statement concerning how request conforms to Zoning Map Amendment Considerations:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 1065, 1069, 1111, 1119, 1127, 1143 1074, 1080, 1088-1096, 1104, 1108, 1114, 1126-1128 Joseph Ave

2. **APPLICANT:** Jeffery Benjamin **COMPANY NAME:** Ubiquity Inc

   ADDRESS: 1096 Joseph Avenue **CITY:** Rochester **ZIP CODE:** 14621

   PHONE: 585-415-4978 **FAX:** 585-544-9167

   E-MAIL ADDRESS: djffbenjamin@aol.com

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

3. **PLAN PREPARER:** SAME AS ABOVE

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

   PHONE: _____ **FAX:** _____

   E-MAIL ADDRESS: _____

4. **ATTORNEY:** _____

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

   PHONE: _____ **FAX:** _____

5. **ZONING DISTRICT:** _____

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** To re-establish the use of the Property located at 1094 Joseph Avenue as a Two-Family Dwelling; By Application to Acquire R-3 Zoning Amendment this property collectively with the above listed Properties on the application would maximize each Property intended or Potential use for Real Property

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: Jeffery Benjamin **DATE:** 3-14-2016

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:** _____

AMENDMENT CONSIDERATIONS

In making recommendations regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. The proposed Amendment conforms with the City's Comprehensive Plan, a Development Plan, and any other adopted special area plans.

The Proposed Application will allow current homeowners FROM 1065 - 1143 Joseph Avenue to expand their existing usage of their properties into a broader range of Residential and business Applications; Which allows residents and organizations within the district to provide additional services and resources, which in essence create a more productive, and DIVERSE Neighborhood culture.

B. The proposed Amendment is compatible with the present zoning and conforming uses of nearby property (ies) and with the character of the neighborhood.

The Current Properties are conforming to the neighborhood based on The existing demographics, churches, schools and businesses; These Properties will compliment the area dynamics in terms of Improving neighbor hood relationships With INVESTORS AND neighboring residents: By identifying blighted AND VACANT Properties in the immediate area, property owners DEMONSTRATE a unified EFFORT to help Maintain the character OF the neighborhood.

C. The proposed uses are suitable for the property (ies) affected by the Amendment.

1) Multi-Family Occupancy
2) Home-based businesses
3) Two-Family dwellings
4) FAMILY & Group DAY CARE homes
5) PLACE OF WORSHIP
6) BED & BREAKFAST ESTABLISHMENTS

D. There are available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed amendment.

CURRENTLY The Proposed PROPERTIES ARE located in a high TRAFFIC area, which is accessible to Public transportation, area restaurants, & grocery stores, hospital churches and public schools;

SIGNATURES OF THE OWNER(S) (INCLUDING THE APPLICANT) OF REAL ESTATE TO BE AFFECTED BY THE MAP AMENDMENT

I HAVE READ AND FAMILIARIZED MYSELF WITH THE CONTENT OF THIS APPLICATION AND DO HEREBY CONSENT TO ITS SUBMISSION AND PROCESSING.

NAME (Please Print)	**SIGNATURE**	**ADDRESS OF AFFECTED PROPERTY**
Jeffery Benjamin	Jeffery Benjamin	1088 1092-1096 Joseph Ave
James Lassiter	James Lassiter	1065 Joseph Ave
Donna Ecker	Donna Ecker	1111 Joseph Ave
Henry Soublet	Henry Soublet	1143 Joseph Ave
Marvin Brown		1080 Joseph Ave
Justin Brown		1074 Joseph Ave
John Bradford	John R Bradford	1127 Joseph Ave
~~Neil Brewster~~		~~645 Joseph~~ 091-63-2-86
Jeffery Benjamin	Jeffery Benjamin	1119 Joseph Ave 091-63-2-82
NM Christopher Gomez		1108 Joseph Ave - 091-63-2-83
NM Eddie Avile		1114 Joseph Ave - 091-63-2-87
NM Julio Vazquez		1069-1089 Joseph Ave - 091-63-2-81
NM Rigoberto C. Colon		1104 Joseph Ave - 091-63-2-84
		1126-1128 Joseph Ave -

SIGNATURES OF THE OWNER(S) (INCLUDING THE APPLICANT) OF REAL ESTATE TO BE AFFECTED BY THE MAP AMENDMENT

I HAVE READ AND FAMILIARIZED MYSELF WITH THE CONTENT OF THIS APPLICATION AND DO HEREBY CONSENT TO ITS SUBMISSION AND PROCESSING.

NAME (Please Print)	**SIGNATURE**	**ADDRESS OF AFFECTED PROPERTY**
Musa Mohamed	Musa	1144 Joseph Ave
Migdalia Caraballo	Migdalia Caraballo	1104 Joseph Ave
Nitza Ramos	Nitza Ramos	19 Bremen St
Ivette	Ivette Ramos	1050 Joseph Ave
Leoncio Gomez	Leoncio Gomez	1106 Joseph Ave
Joseph Anastazia	Joseph Anast	1126-1128 Joseph Ave
Ruby Joiner	Ruby Joiner	1060 Joseph Ave
Luis Crespo	Luis Crespo	1044 Joseph Ave
Jaime Rivera	Jaime Rivera	1037 Joseph Ave
Lydia Colon	Lydia Colon 21 Bremen St	
Sylvia Salmon	Sylvia Salmon	59 Van Siclen
Leon Suggs JR	Leon Suggs	102 Van Siclen
Melanie Rodriguez	Melanie Rodriguez	87 Van Siclen

LEGAL DESCRIPTION OF PROPOSED REZONING

FROM R-1 TO R-3

#1065, #1069-1089, #1111, #1119, #1127 JOSEPH AVENUE

#1074, #1080, #1088, #1092-1096, #1104, #1126-1128 JOSEPH AVENUE

T.A. # 091.710-02-006 & T.A. #091.630-02-085, 086, 087.001, 087.002

T.A. #091.710-03-001 & #091.630-02-078, 079, 080, 081, 084

All that tract or parcel of land, situate in the City of Rochester, County of Monroe, State of New York, being part of Town Lot 44, 1000 Acre Tract and being more particularly bounded and described as follows: Beginning at a point in the centerline of Joseph Avenue (66' ROW), at the intersection of the easterly extension of the south line of the John A Dobbertin Subdivision, as filed in the Monroe County Clerk's Office in Liber 25 of Maps, Page 13, said intersection being the Point or Place of Beginning; thence

1) Southerly, along said centerline, a distance of 14.2 feet, more or less, to the westerly extension of the north line of lands conveyed to Joseph & Anastazja Janiak in Liber 3242 of Deeds, Page 56; thence

2) Easterly, along said extension and the north line of said lands of Janiak, a distance of 152.5 feet, more or less, to the northeast corner thereof; thence

3) Southerly, parallel with said Joseph Avenue, and along the east line of said lands of Janiak, a distance of 86.83 feet to the southeast corner thereof; thence

4) Westerly, along the south line of said lands of Janiak and it's extension, a distance of 152.5 feet, more or less, to the said centerline of Joseph Avenue; thence

5) Southerly, along said centerline, a distance of 83.8 feet, more or less, to the westerly extension of the north line of lands conveyed to Migdalia Caraballo Colon in Liber 11033 of Deeds, Page 487; thence

6) Easterly, along said extension and the north line of said lands of Colon, a distance of 159.0 feet, more or less, to the northeast corner thereof; thence

7) Southerly, parallel with said Joseph Avenue and along the east line of said lands of Colon, a distance of 39.5 feet to the southeast corner thereof and the north line of lands conveyed to Ubiquity Inc in Liber 11373 of Deeds, Page 409; thence

8) Easterly, along said north line of lands of Ubiquity Inc and it's extension, a distance of 149.5 feet, more or less, to the centerline of Bremen Street (47' ROW); thence

9) Southerly, along said centerline, a distance of 73.3 feet, more or less, to the easterly extension of the south line of said lands of Ubiquity Inc; thence

10) Westerly, along said extension and the south line of lands of Ubiquity Inc, a distance of 149.5 feet, more or less, to the northeast corner of Lot 1 of the Witzigman Tract, as filed in the Monroe County Clerk's Office in Liber 9 of Maps, Page 65; thence

11) Southerly, along the east line of said Lot 1 and Lots 3, 5, & 7, a distance of 147.0 feet to the southeast corner of said Lot 7; thence

12) Westerly, along the south line of said Lot 7 and it's extension, a distance of 159 feet, more or less, to the said centerline of Joseph Avenue; thence

13) Southerly, along said centerline, a distance of 57 feet, more or less, to the easterly extension of the south line of lands conveyed to James J Lassiter in Liber 11503 of Deeds, Page 349; thence

14) Westerly, along said extension and the south line of lands of Lassiter, a distance of 193.7 feet, more or less, to the southwest corner thereof and the west line of Lot 5 of the John E Maier Subdivision, as filed in the Monroe County Clerk's Office in Liber 36 of Maps, Page 18; thence

15) Northerly, along the west line of said lands of Lassiter and the west line of said Lot 5, a distance of 33.8 feet to the northwest corner of said Lot 5; thence

16) Westerly, along the north line of said John E Maier Subdivision and the south line of Lot R-50 of the Moulson Resubdivision, as filed in the Monroe County Clerk's Office in Liber 242 of Maps, Page 83, a distance of 205.7 feet, more or less, to the southwest corner of said Lot R-50; thence

17) Northerly, along the west line of said Lot R-50, a distance of 232.78 feet to an angle point; thence

18) Westerly, continuing along said Lot R-50, a distance of 45.87 feet to an angle point; thence

19) Northerly, continuing along said west line of Lot R-50, a distance of 130.0 feet to the northwest corner thereof; thence

20) Easterly, along the north line of said Lot R-50, a distance 45.87 feet to the southeast corner of Lot 59 of the S Moulson Subdivision, as filed in the Monroe County Clerk's Office in Liber 8 of Maps, Page 41; thence

21) Northerly, along the east line of said Lot 59, a distance of 99 feet, more or less, to the said south line of the John A Dobbertin Subdivision; thence

22) Easterly, along said south line of the Dobbertin Subdivision and it's extension, a distance of 399 feet, more or less, to the said centerline of Joseph Avenue, being the Point or Place of Beginning.

LEGAL DESCRIPTION OF PROPOSED REZONING

FROM C-1 TO R-3

#1143 JOSEPH AVENUE

T.A. #091.630-02-032

All that tract or parcel of land, situate in the City of Rochester, County of Monroe, State of New York, being part of the Moulson Subdivision of the Kedie Farm and being more particularly bounded and described as follows: Beginning at the centerline intersection of Norton Street (66' ROW) and Joseph Avenue (66' ROW), said intersection being the Point or Place of Beginning; thence

1) Southerly, along said Joseph Avenue centerline, a distance of 153.3 feet, more or less, to the easterly extension of the south line of Lot 3 of the John A Dobbertin Subdivision, as filed in the Monroe County Clerk's Office in Liber 25 of Maps, Page 13; thence

2) Westerly, along said extension and the south line of Lot 3 & 4, a distance of 183.5 feet, more or less, to the southwest corner of Lot 4; thence

3) Northerly, along the west line of said Lot 4 and it's extension, a distance of 153.3 feet, more or less, to the said centerline of Norton Street; thence

4) Easterly, along said centerline, a distance of 183.5 feet, more or less to the said centerline of Joseph Avenue, being the Point or Place of Beginning.

April 5, 2016

G:\DIV\MAPS\DESC\REZONED\JOSEPH1143.DOC

April 1, 2016

City of Rochester
Planning + Zoning Commission

Re: R-3 Zoning.

Attention: Ms Jill Wiedric,

Dear Ms Wiedric,
March 31st, I received a letter from Mr Jeffery Benjamin. In his letter, he outlined his plans for improving Joseph Avenue. To proceed, he needs the Zoning to be R-3. He needs the help of the planning + Zoning Commission. I am writing this letter to you to ask for your help.
This used to be a great neighborhood. I have ~~had~~ lived in my house since 1966. I raised four children here. They were always safe. They walked to school every day. (They even came home for lunch)
It was a great place to live. Not so much now. Any thing that could be done to improve would be an asset.

Please give Mr Benjamin a chance. Any thing is better

than nothing!

I think his plan is great.

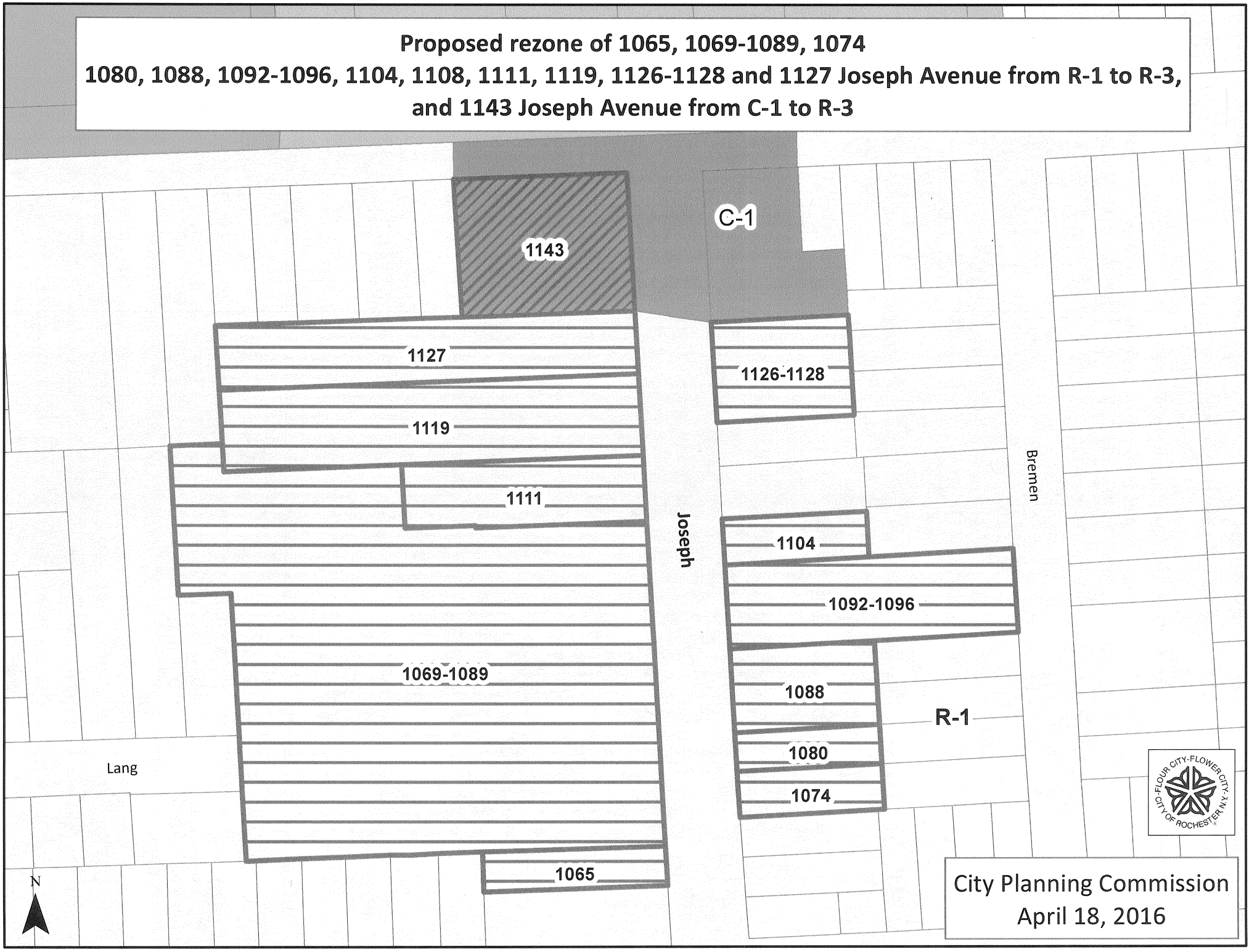
I am looking forward to the finished job. Please help. Thank you.

Sincerely

Mrs Patricia Zajac
92 Van Stallen Street
Rochester, N. Y. 14621

P.S. I am 81 yrs old!

US Parcels: 1065 JOSEPH AVE
City: ROCHESTER
State: NY
Zip: 14621
Pictometry
Map
Auto
1 / 42
Norton St
Seneca
Joseph Ave
Bremen St
Van Stallen St
Wolfert Ter
1065
1061
1069-1089
1088
1080
1074
1070
1064
1060
1050
1092-1096
1104
1108
1114
1126-1128
1134
1111
1119
1127
1143
579
585
589
593
597
623-625
Dunn St
Seneca Ave
Joseph Ave
Klein St
N Clinton Ave
Laser St
bing
© 2016 Pictometry
© 2010 NAVTEQ © AND © 20
Date: 04/15/2015 | Level: Neighborhood | Scale: 50%


Proposed rezone of 1065, 1069-1089, 1074
1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128 and 1127 Joseph Avenue from R-1 to R-3,
and 1143 Joseph Avenue from C-1 to R-3
C-1
1143
1127
1126-1128
1119
1111
Joseph
Bremen
1104
1092-1096
1069-1089
1088
R-1
1080
1074
Lang
1065
N
FLOUR CITY-FLOWER CITY-I ♥ N Y
CITY OF ROCHESTER
City Planning Commission
April 18, 2016

CITY PLANNING COMMISSION
STAFF REPORT

April 18, 2016

Case #4: Staff Reviewer: Jill Wiedrick

File Number: PD #16 (Century-Strathallan)

Case Type: Zoning Map Amendment/Text Amendment/Planned Development District

Applicant: Century Club and 550 East Ave., LLC

Property Address: 546, 550, 566, 586, 600 East Avenue and 7 Strathallan Park

Zoning District: PD #16

Section of Code: 120-190(C)

Request: **To amend the Zoning Map and Zoning Text of Planned Development District #16 by incorporating 600 East Avenue into the District, amending the current development concept plan, and amending the PD#16 District Regulations in the Zoning Code; actions requiring City Planning Commission recommendation to City Council.**

Analysis:
Attached are Preliminary Findings, the Proposed PD Regulations; a map of the Proposed District Boundary and the Development Concept Plan.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 586 & 600 EAST AVENUE

2. **APPLICANT:** MC MANAGEMENT OF ROCHESTER LLC **COMPANY NAME:** SAME

   ADDRESS: 550 EAST AVENUE **CITY:** ROCHESTER **ZIP CODE:** 14607

   PHONE: (585) - 924-3050 **FAX:** (585) - 924-8149

   E-MAIL ADDRESS: GMORELLE@CHRISTA.COM

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

3. **PLAN PREPARER:** HANLON ARCHITECTS & HOLLAND TROTTA PROJECT

   HANLON - 1300 UNIVERSITY AVE

   ADDRESS: HTP - 1255 UNIVERSITY AVE. SUITE 240 **CITY:** ROCHESTER **ZIP CODE:** 14607

   PHONE: HANLON - 223-6440 HTP - 703-6562 **FAX:** HANLON - 563-6371

   E-MAIL ADDRESS: HANLON - dhanlon@hanlonarchitects.com HTP - ray@htpprojectsolutions.com

4. **ATTORNEY:** BETSY D. BRIGG - WOODS OVIATT GILMAN

   ADDRESS: 700 CROSSROADS BUILDING 2 State St **CITY:** ROCHESTER **ZIP CODE:** 14614

   PHONE: 987-2800 **FAX:** 454-3968

5. **ZONING DISTRICT:** PD#16 & R-3 (O/O)

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

   See addendum

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased):** 6 to 8 months FROM APPROVAL

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:** _____

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:** _____

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 586 & 600 EAST AVENUE

2. **APPLICANT:** MC MANAGEMENT OF ROCHESTER LLC **COMPANY NAME:** SAME

   ADDRESS: 550 EAST AVENUE **CITY:** ROCHESTER **ZIP CODE:** 14607

   PHONE: (585) - 924 - 3050 **FAX:** (585) - 924 - 8149

   E-MAIL ADDRESS: GMORELLI@CHRISTA.COM

   INTEREST IN PROPERTY: Owner ☒ Lessee ☐ Other ☐

3. **PLAN PREPARER:** HANLON ARCHITECTS & HOLLAND TROTTA. PROJECT.

   ADDRESS: HANLON - 1300 UNIVERSITY AVE. HTP - 1255 UNIVERSITY AVE. SUITE 240 **CITY:** ROCHESTER. **ZIP CODE:** 14607

   PHONE: HANLON - 223-6440 HTP - 703-6562 **FAX:** HANLON - 563-6371

   E-MAIL ADDRESS: HANLON - dhanlon@hanlonarchitects.com HTP - ray@htpprojectsolutions.com

4. **ATTORNEY:** BARRY D. BRIGGS - WOODS OVIATT GILMAN

   ADDRESS: 700 CROSSROADS BUILDING 2 State St. **CITY:** ROCHESTER **ZIP CODE:** 14614

   PHONE: 987-2800 **FAX:** 454-3968

5. **ZONING DISTRICT:** PD#16 & R-3 (O/O)

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

   see addendum

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 6 to 8 months FROM APPROVAL

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.

SIGNATURE: _____ **DATE:** _____

AMENDMENT CONSIDERATIONS

In making recommendations regarding amendments to the text of the Zoning Ordinance or to the Zoning Map, the Planning Commission shall consider and make findings on the following matters regarding the proposed amendment:

A. The proposed Amendment conforms with the City's Comprehensive Plan, a Development Plan, and any other adopted special area plans.

SEE ADDENDUM

B. The proposed Amendment is compatible with the present zoning and conforming uses of nearby property (ies) and with the character of the neighborhood.

SEE ADDENDUM

C. The proposed uses are suitable for the property (ies) affected by the Amendment.

SEE ADDENDUM

D. There are available public facilities, services and infrastructure suitable and adequate for the uses allowed under the proposed amendment.

SEE ADDENDUM

SIGNATURES OF THE OWNER(S) (INCLUDING THE APPLICANT) OF REAL ESTATE TO BE AFFECTED BY THE MAP AMENDMENT

I HAVE READ AND FAMILIARIZED MYSELF WITH THE CONTENT OF THIS APPLICATION AND DO HEREBY CONSENT TO ITS SUBMISSION AND PROCESSING.

NAME (Please Print)	**SIGNATURE**	**ADDRESS OF AFFECTED PROPERTY**
n/a		

ZONING DISTRICT DESCRIPTION

Beginning at the intersection of the centerline of East Avenue (75.00' feet wide right of way), with the centerline of North Goodman Street (66.00' ft. wide right of way), thence;

1. North 71°31'58" West, and along the centerline of East Avenue, a distance of 120.72' feet to a point, thence;

2. North 18°32'34" East, a distance of 235.93' feet to a point, thence;

3. South 68°14'33" East, a distance of 134.37' feet to the centerline of North Goodman Street, thence;

4. South 21°54'47" West, and along the centerline of North Goodman Street, a distance of 228.63' feet to the Point of Beginning containing 29,601± square feet or 0.680± acres.

Being and hereby intending to describe 0.680± acres of land more or less (centerline) including the following property: 500 East Avenue (TA # 121.270-0001-006.000), as shown on a survey map prepared by Fitzgerald Engineering, PLLC, dated January 19, 2006, Project No. 15-0480.

Addendum
to
Application for Zoning Map &Text Amendments
to
Change the Classification of the Property at 600 East Avenue from R-3 O/O to PD #16 and to modify the Current Plan for PD#16 to Accommodate this Change

PROJECT INFORMATION #6: DETAILEDPROJECT DESCRIPTION-

To amend the Zoning Map to extend Planned Development District (PDD) #16 to include the property at 600 East Avenue thereby changing its zoning classification from R-3 Office Overlay (O/O) to PDD #16. The Development Concept Plan (regulatory text) for PDD#16 will be amended to modify the existing subarea #3 and to create a new subarea #4, along with ancillary text modifications. These amendments will accommodate the construction of a new 3-4 story building to house 10-12 apartments and approximately 8000 sf. of office space. The current PDD#16 Parking Management Plan is updated to reflect new circumstances.

AMENDMENT CONSIDERATIONS: **(Code standard/***Applicant response)*

A. THE PROPOSED AMENDMENT CONFORMS WITH THE CITY'S COMPREHENSIVE PLAN, A DEVELOPMENT PLAN, AND ANY OTHER ADOPTED SPECIAL AREA PLANS

1. The Comprehensive Plan (the Plan) provides for PDD's to recognize defined areas for unified and integrated development intended to create more flexible development opportunities than would be possible through the strict application of the land use and development regulations of the zoning code. PDD's allow diversification in the uses permitted and variation in the relationship of uses, structures, and open spaces and are

conceived as cohesive unified projects with unique standards and regulations.

2. Planned Development District #16 (PDD) was established November 11, 2014 (Ord. No. 2014-339) and was found at that time to conform to the Plan as it describes a policy of promoting the recognition of the City and region as a tourism destination. Its adoption at that time recognized that the District would be a mixed use urban district that would include the aforementioned hospitality uses as well as residential, office, service, and retail uses. These uses were then also recognized as conforming to the plan.
3. The Plan also encourages appropriate private, market-driven, investments in the local tourism industry that result in additional revenue for businesses and the creation of new jobs for local residents. The Plan indicates that it is the policy of the City to support and promote activities and institutions in a way that contributes to our community's life, vitality and growth and promotes citizen and business partnerships in using those resources to create economic development and community pride. The cooperation between the Century Club and the Strathallan Hotel is an example of such a business partnership.

   The incorporation of 600 East Avenue, and the associated investment, is a direct result of the PDD initiative and will make the PD District stronger, without actually expanding hospitality uses. The amendment accommodates the improvement to 586 and 600 East Ave. which will strengthen the presence of the district on East Ave. by eliminating the view to a parking lot and eliminating an existing, obsolete non-contributing building. The elimination of a curb cut on East Ave., and the redevelopment at 586 and 600 with a sensitively architecturally designed building, will reinforce the East Ave. streetscape.

4. The visitor industry is becoming one of the largest sectors of the economy worldwide. Long-term projections are for ongoing growth in tourism both domestically and internationally. Within the industry, heritage tourism is among the fastest growing categories. So it is reasonable to assign it a high priority as an economic development strategy.
   Consistently, studies reveal that heritage visitors stay longer and spend more per day than other visitors. The result is a greater impact than visitors for other reasons. This is in part due to the fact that a city's historic resources are irreplaceable and virtually not replicable elsewhere. (Planning for the Future, Using the Past, The Role of Historic Preservation in Building Tomorrow's Washington, DC , By Donovan D. Rypkema, 9/2003)
   The Hospitality based PDD #16 supports this kind of economic development strategy with its location in a Preservations Distinct and its inclusion of the Century Club historic building. Its extension at this time will fuel the PDD's prominence in the Preservation District and strengthen its potential in supporting economic development.

5. The Plan supports a land use development pattern in the City that balances reasonable property use rights with our community's expectation of protection from negative impacts generated by nearby uses or activities. Further, The Plan seeks to 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.
   All incremental development within the PDD is subject to Site Plan Approval and Preservation Board Approval . These processes, equally applicable to the expanded District will ensure the realization of the purpose and objectives of the expanded PDD#16. The applicant has met,

and actively engaged with the Park Meigs Neighborhood Association on 1/7/16 in order to communicate, disclose and receive comment. A second meeting, for the same purpose, with adjacent property owners and renters is planned for January 26, 2016.

B. THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE PRESENT ZONING AND CONFORMING USES OF NEARBY PROPERTY (IES) AND WITH THE CHARACTER OF THE NEIGHBORHOOD.

1. The present Zoning classification of the property at 600 East Ave. is R-3 Office Overlay, essentially a high density residential district permitting office uses. The proposed regulation of 600 East Ave. as part of PDD #16 would be defined by the standards for PDD# 16 for a new sub –area four, which will not differ significantly from the current R-3 O/O regulation.

2. The expansion of the PDD and amended text accommodate development that supports preservation goals, provides protections for the neighborhood, and supports the purpose of the Preservation District, which is such a key component of the community. The property at 600 East Ave, currently housing a totally non-contributing building, and frankly a building that is out of place in the Preservation District, will be incorporated into PDD #16 and will be the subject of substantial investment. This investment will ensure development that makes the property more conforming in the District, and certainly more contributing. All preservation district rules and regulations continue to apply within the PDD. PDD #16 actually reinforces requirements for Preservation Board approval of all physical changes to buildings and site; and, additional protections, in the form of designated open space/green areas, are offered for East Ave front yards and streetscape.

3. The extension of the district will promote a consistent and contiguous treatment of the East Ave front yard between Strathallan Pk. and Goodman St., along with the removal of the curb cut currently existing at 586 East Ave, while enhancing the a contiguous public pedestrian walkway .
4. The PDD is not an unusual untried land use mechanism in this neighborhood and preservation area. The George Eastman House, the Museum and Science Center, the Memorial Art Gallery, and the University Business Center all carry a PDD designation. The Wesley-on –East health care facility had previously been so designated as well. This land use tool has been used extensively in this neighborhood apparently with great success.

C. THE PROPOSED USES ARE SUITABLE FOR THE PROPERTY (IES) AFFECTED BY THE AMENDMENT.

1. The residential and office uses proposed in conjunction with the request to expand PD#16 are permitted in PD #16 as well as the R-3 O/O District currently existing for 600 East Ave.
2. The uses will be designed as multi story and will be more appropriate to the East Avenue area and frontage than the existing building.
3. The residential and office uses provide for a good transition from the PDD to the R-3 district to the east..

D. THERE ARE AVAILABLE PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE SUITABLE AND ADEQUATE FOR THE USES ALLOWED UNDER THE PROPOSED AMENDMENT.

1. The proposed PDD is located n a built out urban area with extensive infrastructure and utilities in place. The extended PDD also will be served adequately by essential public facilities and services such as highways,

streets, traffic control signals and devices, parking spaces, police and fire protection, drainage structures, refuse disposal, and water and sewers.

2. The applicant has established a responsible approach to dealing with the parking needs of the PDD. The PDD includes a parking management plan (attached) that assesses demand and addresses the management and sharing of existing parking supplies. This approach is consistent with the Zoning Code's reduction in required parking, emphasis on utilization of existing parking supplies, and shared facilities.

3. Incremental development spurred by the district expansion will be subject to both site plan approval and preservation board approval. These development controls will ensure design compatibility and synergy between the historic century club property at 566 East Ave. and the development proposed for the remainder of the East Ave frontage of that block. This is best accomplished with the advantage of the PDD zoning and associated common ownership and control.

Planned Development District (No. 16)
Century-Strathallan
[Adopted 11-12-2014 by Ord. No. 2014-339]
[As Amended _____by Ord. N0. 2016-____]

A. Purpose and intent.

(1) The Century-Strathallan Planned Development District (Planned Development District No. 16, or PD No. 16) is comprised of approximately 4.07 ~~4.5 acres (3.6~~ acres of private land~~)~~, including four ~~four~~ properties with five~~four~~ separate buildings as depicted on the Development Concept Plan and labeled as Subareas 1 to ~~43~~.

(2) The intent of Century-Strathallan Planned Development District is to provide a defined area for uified and integrated development. It will allow a diversification in the uses permitted and variation in the relationship of uses, structures, and open spaces. The PD will create more flexible use and development opportunities than would be possible through the strict application of the current R-3 O/O Code regulations. The district will provide flexibility and efficiencies in hotel and club use and operation that will support efforts to meet their needs, those of their customers, and those of travelers visiting the City. The PD is intended to ensure the current and long-range success of both the Strathallan Hotel and the Century Club. The PD will clearly set the parameters of use and growth that will protect the adjacent residential neighborhood. From a Code perspective, the Strathallan Hotel and Century Club will no longer be regulated as intrusions in the district but rather desirable and important elements of the neighborhood. The planned development district regulations will set a clear level of expectation for the future and in doing so will provide more certainty for the ownership and the neighborhood.

(3) Uses may include housing, retail, commercial, office and other complementary hospitality uses. This planned development district will incorporate appropriate design elements, amenities or treatments that maintain and enhance the design relationships between buildings and uses within the district and beyond the district in order to maintain an ambience that is uniquely urban and pedestrian oriented.

(4) It is the goal of Planned Development District No. 16 that the entirety of the district may be utilized for the integrated and unified use and development of the Century Club and the Strathallan Hotel. The District will provide for the benefits and efficiencies that come with collaborative use and the synergies that will support the success of both facilities. Generally, uses would be for hospitality and lodging-related purposes while at the same time limiting the

future adaptive uses as described herein to those that may be conducted within the existing structures or any expansion thereof. The District will afford protections that limit use, clearly define boundaries, better control parking, preserve important open spaces, and provide for the careful consideration of the construction of new buildings. Any development in the district continues to be subject to Rochester Preservation Board approval and site plan approval for incremental development by the Director of Planning and Zoning.

B. Permitted uses. Permitted uses in PD No. 16 are specified for each of the three subareas comprising the district:

(1) Subarea 1: 550 (546) East Avenue (hotel).

(a) Hotels.

(b) Uses as permitted per Article V of the Zoning Code, R-3 High-Density Residential District.

(c) Bars, restaurants, conference and banquet facilities, with entertainment.

(d) Retail sales and services, accessory to the principal use as a hotel.

(e) Health clubs, spas and similar facilities.

(f) Grade-level outdoor seating areas and activities, accessory to the principal use as a hotel, operating between the hours of 6:00 a.m. and 12:00 midnight.

(g) Rooftop outdoor seating areas and activities, accessory to the principal use as a hotel, operating between the hours of 6:00 a.m. and 2:00 a.m.

(2) Subarea 2: 7 Strathallan Park (residential structure).

(a) Uses as permitted per Article V of the Zoning Code, R-3 High-Density Residential District.

(b) Suites and lodging accessory to the hotel use in Subarea 1.

(c) Health clubs, spas and similar facilities, accessory to the hotel use in Subarea 1.

(3) Subarea 3: 566 East Avenue (main building and carriage house) ~~and 586 East Avenue (parking lot).~~

(a) Private clubs.

(b) Suites and lodging.

(c) Health clubs, spas and similar facilities.

(d) Uses as permitted per Article V of the Zoning Code, R-3 High Density Residential District.

(e) Restaurant, conference, banquet and catering facilities, with entertainment, except for a principal use in the carriage house that is not part of or an accessory use to the principal use of another building in the district.

(f) Retail sales and services, specialty and low-impact.

(g) ~~-~~Offices, except for clinics.

(h) Art galleries.

(i) Studios for artists, crafters, photographers, composers, writers and the like.

(j) Parking lots existing at the time of enactment of this planned development, as illustrated on the Development Concept Plan.

(4) Subarea 4: 586 East Avenue and 600 East Avenue

a) Private clubs.

(b) Suites and lodging.

(c) Health clubs, spas and similar facilities.

(d) Uses as permitted per Article V of the Zoning Code, R-3 High Density Residential District.

~~(e) Restaurant, conference, banquet and catering facilities, with entertainment, except for a principal use in the carriage house that is not part of or an accessory use to the principal use of another building in the district.~~

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(h ~~i~~) Studios for artists, crafters, photographers, composers, writers and the like.

(I ~~j~~) Parking lots existing at the time of enactment of this planned development, as illustrated on the Development Concept Plan.

C. Special P~~p~~ermit uses.

(1) Outdoor entertainment, associated with outdoor seating areas and outdoor activities.

(2) Any temporary use which exceeds five occurrences per calendar year.

(3) Parking garages, unless built into permitted residential uses as accessory to those uses.

(4) Construction of new buildings other than uses as permitted as per Article V of the Zoning Code, R-3 High-Density Residential District, and not including additions to existing buildings within the district.

(5) Restaurant, conference, banquet and catering facilities, with entertainment, when located within the existing carriage house at 566 East Avenue, when not accessory to a permitted principal use in Subarea 1, ~~or~~ Subarea 3.~~–~~

D. Temporary uses. Temporary uses shall be subject to the requirements listed in § 120-149 of the Zoning Code, with the exception that the Director of Planning and Zoning may approve up to five temporary uses per calendar year.

E. Design.

(1) Front yard depths in Sub Areas 1, 2 and 3, existing on the date of the amendment, shall be maintained.

(2) A landscape maintenance and open space preservation plan shall be filed with the current plan.

(3) As per § 120-185 of the Zoning Code, all exterior alterations within PD No. 16 are subject to review and approval by the Rochester Preservation Board.

(4) Development, redevelopment, and exterior alterations within PD No. 16 shall be subject to the applicable City-Wide Design Guidelines and Standards (Article XIX).

F. District setbacks. Setback requirements shall apply only to street frontages and perimeter lot lines. Buildings or parking lots which at the enactment of this PD No. 16 encroach on the prescribed setbacks shall be recognized as nonconforming structures per §§ 120-200 and 120-208 of the Zoning Code.

(1) Minimum setback on East Avenue frontage in Subarea 1 shall be 100 feet.

(2) Minimum setback on East Avenue frontage in Subarea 3 shall be 70 feet.

(3) Minimum setback on East Avenue frontage in Subarea 4 shall be 60 feet.

(~~4~~3) Minimum setback on Strathallan Park frontage shall be 20 feet.

(5) Minimum setback on N. Goodman Street shall be 20 feet

(64) Minimum setbacks along District perimeter lot lines shall be 10 feet.

(7 ~~5~~) Minimum setbacks for parking lots shall be 10 feet from perimeter lot lines, and parking lots shall not encroach on street front setbacks as per Subsection F(1) and (2) above.

(8 ~~6~~) Setbacks from interior lot lines: none.

G. Coverage, open space and height requirements.

(1) Land coverage within the district shall be a maximum of 50% for building coverage and 70% for lot coverage.

(2) Dedicated open space shall be as defined and illustrated in the Development Concept Plan.

(3) Building height.

(a) Maximum building height for the existing building in Subarea 1 shall be 10 stories.

(b) Maximum height of new buildings in Subarea 1 shall not exceed the maximum height allowed in Subareas 2 and 3.

(c) Maximum building height for Subareas 2 ~~and~~, 3 and 4 shall not exceed two times the building's frontage.

H. Parking and loading requirements.

(1) Parking.

(a) Parking for uses located in PD No. 16 may be located anywhere in the district, except that new parking facilities shall not be located within required front yard setbacks.

(b) Proposals for new or expanded parking facilities shall be accompanied by a parking demand analysis as set forth in § 120-173B of the Zoning Code.

(c) Parking within the district is restricted to the parking areas shown on the Development Concept Plan.

(d) Shared parking arrangements may be employed with properties located outside the district.

(e) On-street parking spaces within the district may be counted towards the district parking supply.

(f) A parking management plan shall be filed at the adoption of the district and updated with district expansion or the filing of plans for incremental development or .at the request of the City of Rochester Director of Planning and Zoning..

(2) Loading.

(a) On-site loading shall comply with the requirements set forth in § 120-172 of the Zoning Code.

(b) On-site loading facilities may be shared by any uses within the district.

I. Signage. A sign program shall be developed for the district, which will include building identification, way finding, and event promotion and which will be subject to site plan approval by the Director of Planning and Zoning and certificate of appropriateness approval by the Rochester Preservation Board.

J. Other.

(1) The planned development is subject to the requirements set forth in Article XVII of the Zoning Code regarding planned development districts.

(2) New development in PD No. 16 is subject to requirements applying to all districts (Article XX) except when waived by the Director of Planning and Zoning in the review and approval of a site plan for incremental development.

(3) The general height exceptions set forth in Article XXIII shall apply.

K. Accessory structures and uses.

(1) Accessory structures, as per § 120-163A and B, are permitted in connection with the established uses within the district and shall not be located in a required front yard. Accessory structures existing at the time of enactment of this section shall be considered as legal, preexisting structures.

(2) Minor accessory structures, such as benches, knee walls, gazebos, and the like, and hardscape elements of any landscape plan may be permitted by the Director of Planning and Zoning.

L. Personal wireless telecommunications facilities (PWTF). Personal wireless telecommunications facilities in the Planned Development District No. 16 shall be regulated pursuant to Zoning Code § 120-143A(6).

PD #16 AS AMENDED TO INCLUDE 600 EAST AVENUE & New Subarea 4

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[Adopted 11-12-2014 by Ord. No. 2014-339]

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(j) Parking lots existing at the time of enactment of this planned development, as illustrated on the Development Concept Plan.

C. Special permit uses.

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(1) Front yard depths existing on the date of the amendment shall be maintained.

(2) A landscape maintenance and open space preservation plan shall be filed with the current plan.

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(a) On-site loading shall comply with the requirements set forth in § 120-172 of the Zoning Code.

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(2) New development in PD No. 16 is subject to requirements applying to all districts (Article XX) except when waived by the Director of Planning and Zoning in the review and approval of a site plan for incremental development.

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K. Accessory structures and uses.

(1) Accessory structures, as per § 120-163A and B, are permitted in connection with the established uses within the district and shall not be located in a required front yard. Accessory structures existing at the time of enactment of this section shall be considered as legal, preexisting structures.

(2) Minor accessory structures, such as benches, knee walls, gazebos, and the like, and hardscape elements of any landscape plan may be permitted by the Director of Planning and Zoning.

L. Personal wireless telecommunications facilities (PWTF). Personal wireless telecommunications facilities in the Planned Development District No. 16 shall be regulated pursuant to Zoning Code § 120-143A(6).

SITE PLAN DRAWINGS

FOR

STRATHALLAN DEVELOPMENT

566, 586, 600 EAST AVENUE

CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

STANDARD ABBREVIATIONS

ASPH	=	ASPHALT	MH	=	MANHOLE
BC	=	BOTTOM OF CURB	MIN	=	MINIMUM
BO	=	BOTTOM OF OPENING	MHW	=	MEAN HIGH WATER
CAP	=	CORRUGATED ALUMINUM PIPE	MON	=	MONUMENT
CB	=	CATCH BASIN	N&W	=	NAIL AND WASHER
CIP	=	CAST IRON PIPE	OD	=	OUTER DIAMETER
CMP	=	CORRUGATED METAL PIPE	OG	=	ORIGINAL GROUND
CNF	=	COULD NOT FIND	OHW	=	ORDINARY HIGH WATER
CONC	=	CONCRETE	OLW	=	ORDINARY LOW WATER
CP	=	CONCRETE PIPE	O/H	=	OVERHEAD
CSP	=	CORRUGATED STEEL PIPE	PMT	=	PAVEMENT
CULV	=	CULVERT	PVC	=	POLYVINYL CHLORIDE PIPE
DIP	=	DUCTILE IRON PIPE	RCP	=	REINFORCED CONCRETE PIPE
DIA	=	DIAMETER	R	=	RADIUS
DMH	=	DRAINAGE MANHOLE	RIM	=	RIM OF DRAINAGE STRUCTURE
DS	=	DRAINAGE STRUCTURE	RR	=	RAILROAD
DWG	=	DRAWINGS	RW	=	RETAINING WALL
EA	=	EACH	SF	=	SQUARE FOOT (FEET)
EHW	=	EXTREME HIGH WATER	SHLDR	=	SHOULDER
EL	=	ELEVATION	SIDPP	=	SMOOTH INTERIOR CORRUGATED PIPE
ELEV	=	ELEVATION	ST	=	STREET
ELW	=	EXTREME LOW WATER	STY	=	STORY
ES	=	END SECTION	SW	=	SIDEWALK
FP	=	FIRE PROTECTION	SWPPP	=	STORMWATER POLLUTION PREVENTION PLAN
G	=	GAS	TC	=	TOCH OF CURB
HDPE	=	HIGH DENSITY POLYETHYLENE PIPE	TG	=	TOP OF GRATE
HW	=	HEADWALL	TYP	=	TYPICAL
INV	=	INVERT	UMH	=	UNKNOWN MANHOLE
IP	=	IRON PIN OR IRON PIPE	U/G	=	UNDERGROUND
LF	=	LINEAR FOOT (FEET)	VCP	=	VITRIFIED CLAY PIPE
LP	=	LIGHT POLE	WS	=	WATER SERVICE
MAX	=	MAXIMUM	WW	=	WING WALL
MB	=	MAILBOX	W/	=	WITH

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LINE LEGEND

PROPERTY BOUNDARY LINE	SANITARY SEWER MAIN
PROPOSED CONTOUR LINE	SANITARY LATERAL
EXISTING CONTOUR LINE	STORM SEWER MAIN
OVERHEAD WIRES	STORM SEWER LATERAL
UNDERGROUND UTILITIES	GAS MAIN
WATER MAIN	GAS SERVICE
WATER SERVICE	FILTER FABRIC
FIRE SERVICE	VEGETATION

LINE STYLES

FEATURE TO BE REMOVED (FADED LINE WEIGHT)
EXISTING FEATURE (LIGHT LINE WEIGHT)
PROPOSED FEATURE (HEAVY LINE WEIGHT)

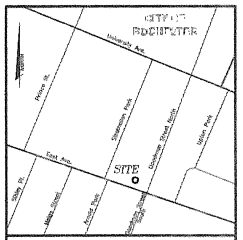
SYMBOL LEGEND

SIGN	FLOW ARROW	GAS VALVE	STRM MANHOLE	TREE PROTECTION	BORING PIT
UTILITY POLE	WATER VALVE	SAN. MANHOLE	CATCH BASIN	CONIFEROUS TREE	LIGHT POLE
CURB BOX	FIRE HYDRANT	SAN. CLEANOUT	TO BE REMOVED	DECIDUOUS TREE	CHECK DAM

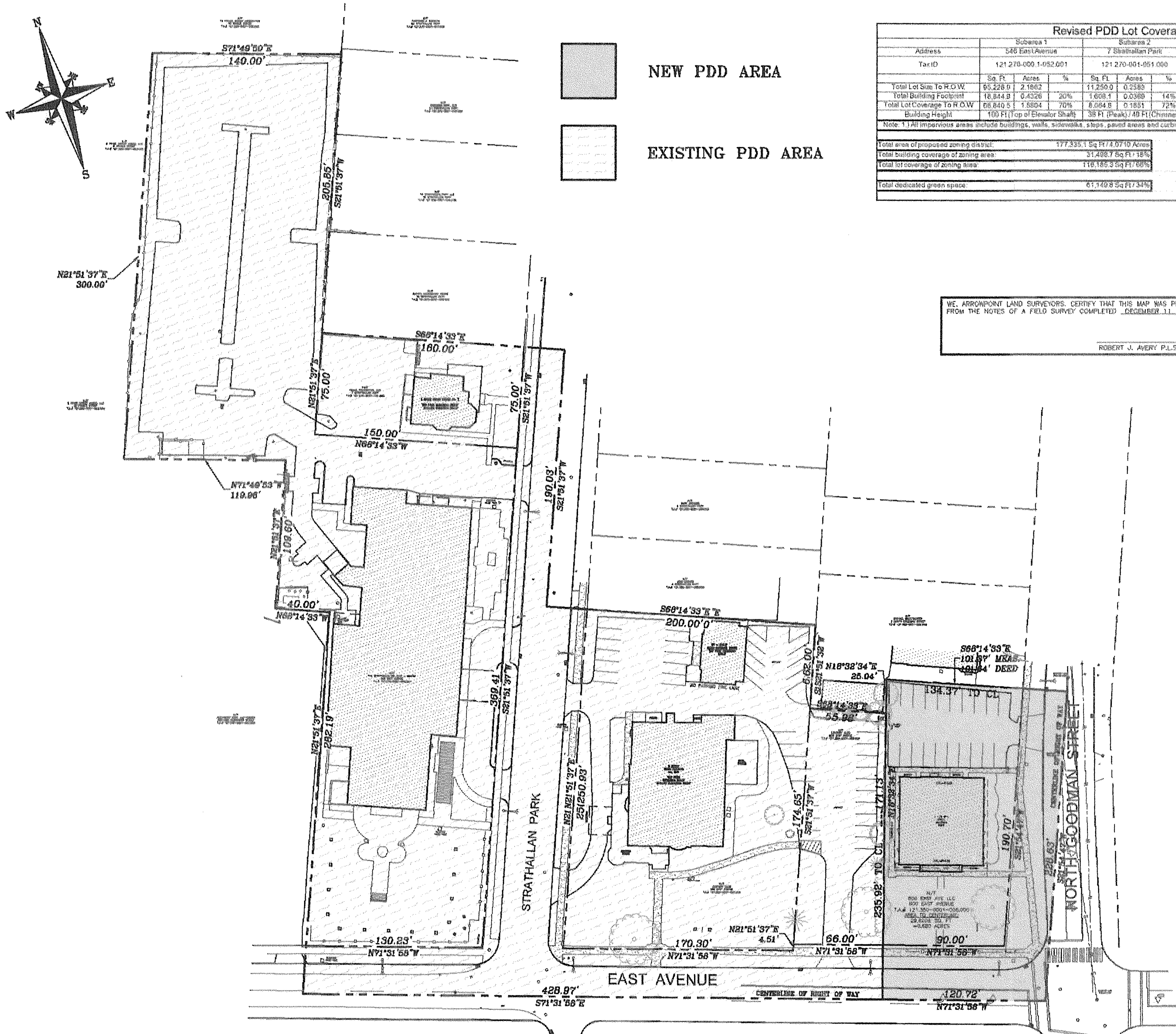
the HollandTrotta PROJECT

TABLE OF CONTENTS:

1. PDD ZONING EXTENSION MAP
2. INSTRUMENT SURVEY
3. SUBDIVISION PLAT
4. SITE PREPARATION PLAN
5. SITE IMPROVEMENT PLAN
6. DETAIL SHEET



LOCATION MAP



NEW PDD AREA

EXISTING PDD AREA

Revised PDD Lot Coverage Table												
	Subarea 1			Subarea 2			Revised Subarea 3			Newly Added Subarea 4		
Address	546 East Avenue			7 Strathallan Park			566 East Avenue			586 & 600 East Avenue		
Tax ID	121.270-000.1-052.001			121.270-001-051.000			121.350-0001-067.000			121.350-0001-005.000 & 121.350-0001-006.000		
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%
Total Lot Size To R.O.W.	95,228.9	2.1862		11,250.0	0.2583		41,827.0	0.9602		29,029.2	0.6664	
Total Building Footprint	18,844.9	0.4326	20%	1,608.1	0.0369	14%	8,770.0	0.2013	21%	10,168.7	0.2334	35%
Total Lot Coverage To R.O.W.	68,840.5	1.5804	70%	8,064.8	0.1851	72%	21,192.0	0.4865	51%	18,088.0	0.4152	62%
Building Height	100 Ft (Top of Elevator Shaft)			38 Ft. (Peak) / 40 Ft (Chimney)			44 Ft. (Peak) / 49 Ft. (Chimney)					

Note: 1.) All impervious areas include buildings, walls, sidewalks, steps, paved areas and curbing. 2.) All pervious areas inlcude lawn, landscaped and gravel areas.

Total area of proposed zoning district:	177,335.1 Sq Ft / 4.0710 Acres
Total building coverage of zoning area:	31,499.7 Sq Ft / 18%
Total lot coverage of zoning area:	116,185.3 Sq Ft / 66%
Total dedicated green space:	61,149.8 Sq Ft / 34%

WE, ARROWPOINT LAND SURVEYORS, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF A FIELD SURVEY COMPLETED DECEMBER 11, 2015.

ROBERT J. AVERY P.L.S. 49743

STATE OF NEW YORK · ROBERT J. AVERY · NO. 049743 · Licensed Land Surveyor

ARROWPOINT
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GRAPHIC SCALE: 1" = 40'

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING: "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE: 1" = 40'
DATE: January 20, 2016
SHEET: C-1
PROJECT NO.: 15-0480
FILE NAME: 15-0480 Drawings.dwg
DRAWN BY: SCP
CHECKED BY: RJF

PDD ZONING EXTENSION MAP

PROJECT
STRATHALLAN DEVELOPMENT
566, 586 & 600 EAST AVENUE

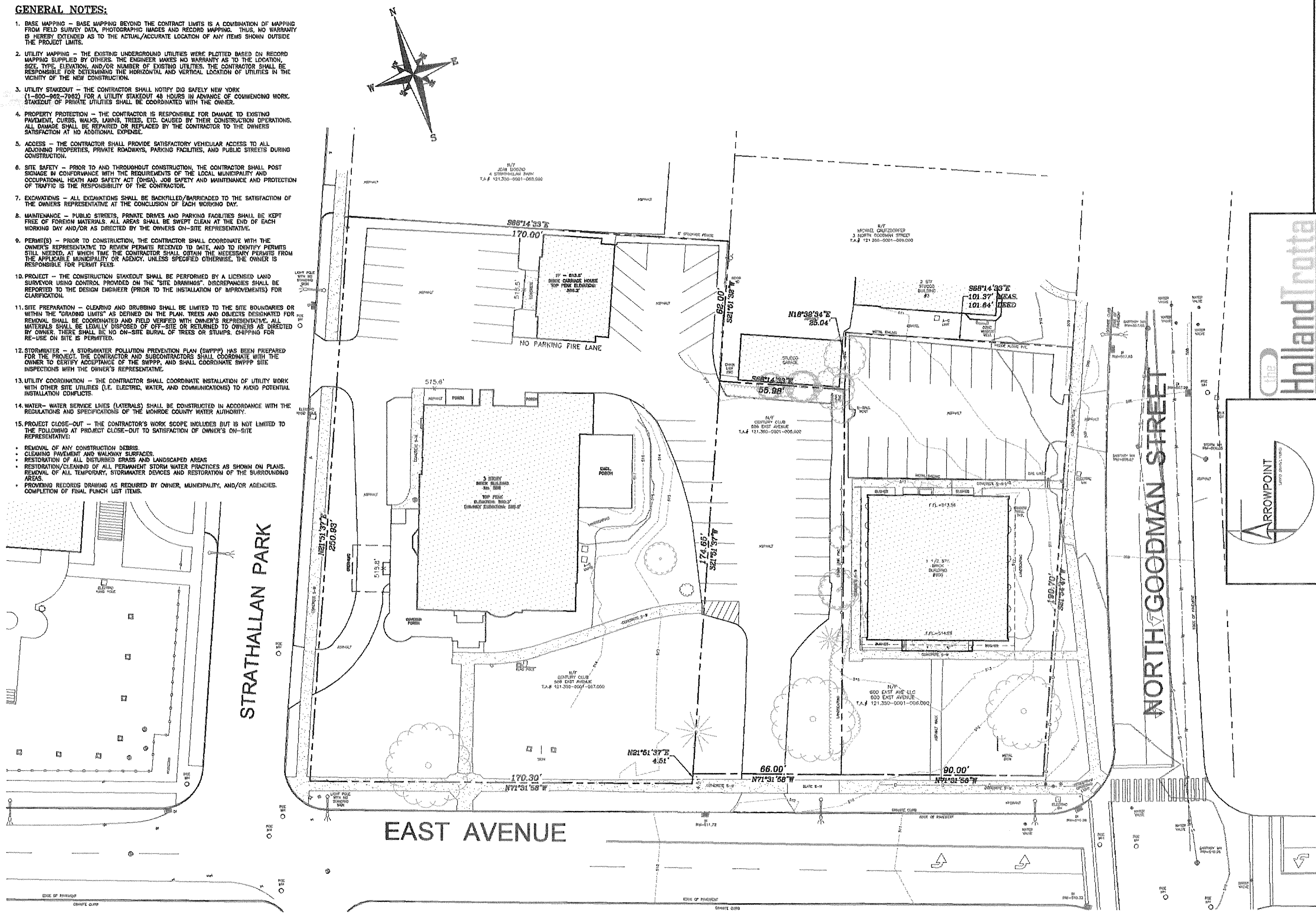
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
566, 586, 600 EAST AVENUE ROCHESTER, NY
CLIENT
THE HOLLAND TROTTA PROJECT

GENERAL NOTES:

1. BASE MAPPING – BASE MAPPING BEYOND THE CONTRACT LIMITS IS A COMBINATION OF MAPPING FROM FIELD SURVEY DATA, PHOTOGRAPHIC IMAGES AND RECORD MAPPING. THUS, NO WARRANTY IS HEREBY EXTENDED AS TO THE ACTUAL/ACCURATE LOCATION OF ANY ITEMS SHOWN OUTSIDE THE PROJECT LIMITS.
2. UTILITY MAPPING – THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW CONSTRUCTION.
3. UTILITY STAKEOUT – THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
4. PROPERTY PROTECTION – THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNERS SATISFACTION AT NO ADDITIONAL EXPENSE.
5. ACCESS – THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
6. SITE SAFETY – PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL HEATH AND SAFETY ACT (OHSA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. EXCAVATIONS – ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
8. MAINTENANCE – PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEPT CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNERS ON-SITE REPRESENTATIVE.
9. PERMIT(S) – PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE TO REVIEW PERMITS RECEIVED TO DATE, AND TO IDENTIFY PERMITS STILL NEEDED, AT WHICH TIME THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. UNLESS SPECIFIED OTHERWISE, THE OWNER IS RESPONSIBLE FOR PERMIT FEES.
10. PROJECT – THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "SITE DRAWINGS". DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR CLARIFICATION.
11. SITE PREPARATION – CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "GRADING LIMITS" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH OWNER'S REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNERS AS DIRECTED BY OWNER. THERE SHALL BE NO ON-SITE BURIAL OF TREES OR STUMPS. CHIPPING FOR RE-USE ON SITE IS PERMITTED.
12. STORMWATER – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THE PROJECT. THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH THE OWNER TO CERTIFY ACCEPTANCE OF THE SWPPP, AND SHALL COORDINATE SWPPP SITE INSPECTIONS WITH THE OWNER'S REPRESENTATIVE.
13. UTILITY COORDINATION – THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. ELECTRIC, WATER, AND COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
14. WATER– WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
15. PROJECT CLOSE-OUT – THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:

- REMOVAL OF ANY CONSTRUCTION DEBRIS.
- CLEANING PAVEMENT AND WALKWAY SURFACES.
- RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS
- RESTORATION/CLEANING OF ALL PERMANENT STORM WATER PRACTICES AS SHOWN ON PLANS. REMOVAL OF ALL TEMPORARY, STORMWATER DEVICES AND RESTORATION OF THE SURROUNDING AREAS.
- PROVIDING RECORDS DRAWING AS REQUIRED BY OWNER, MUNICIPALITY, AND/OR AGENCIES. COMPLETION OF FINAL PUNCH LIST ITEMS.



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ROBERT L.AVERY, P.L.S.: 585.755.0328
SCOTT A. COX: 585.525.8629

the HollandTrotta PROJECT

INSTRUMENT SURVEY

PROJECT
STRATHALLAN DEVELOPMENT
566, 586 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
566, 586, 600 EAST AVENUE ROCHESTER, NY
CLIENT
THE HOLLAND TROTTA PROJECT

FitzGerald Engineering

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STATE OF NEW YORK · JOHN FITZGERALD · NO. 084081 · Licensed Professional Engineer

NEW YORK STATE LICENSED PROFESSIONAL

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GRAPHIC SCALE: 1" = 20'
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DRAWING ALTERATION NOTICE

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SCALE: 1" = 20'
DATE: January 20, 2016
SHEET: C-2
PROJECT NO.: 15-0480
FILE NAME: 15-0480 Drawings.dwg
DRAWN BY: SCP
CHECKED BY: RJF

I, ARROWPOINT LAND SURVEYORS, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF A FIELD SURVEY COMPLETED DECEMBER 11, 2015.

ROBERT J. AVERY P.L.S. #9142

ARROWPOINT
LAND SURVEYORS

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the HollandTrotta PROJECT

SUBDIVISION PLAT

SCALE	1" = 20'
DATE	January 20, 2016
SHEET	C-3
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF

GRAPHIC SCALE: 1" = 20'

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STATE OF NEW YORK ROBERT JOHN FITZGERALD LICENSED PROFESSIONAL ENGINEER NO. 084087

NEW YORK STATE LICENSED PROFESSIONAL

Fitzgerald Engineering

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1255 University Avenue
Suite 208
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Phone: 585.261.9897
Web Site: fitzgeraldengineering.net

PROJECT
STRATHALLAN DEVELOPMENT
586, 586 & 600 EAST AVENUE

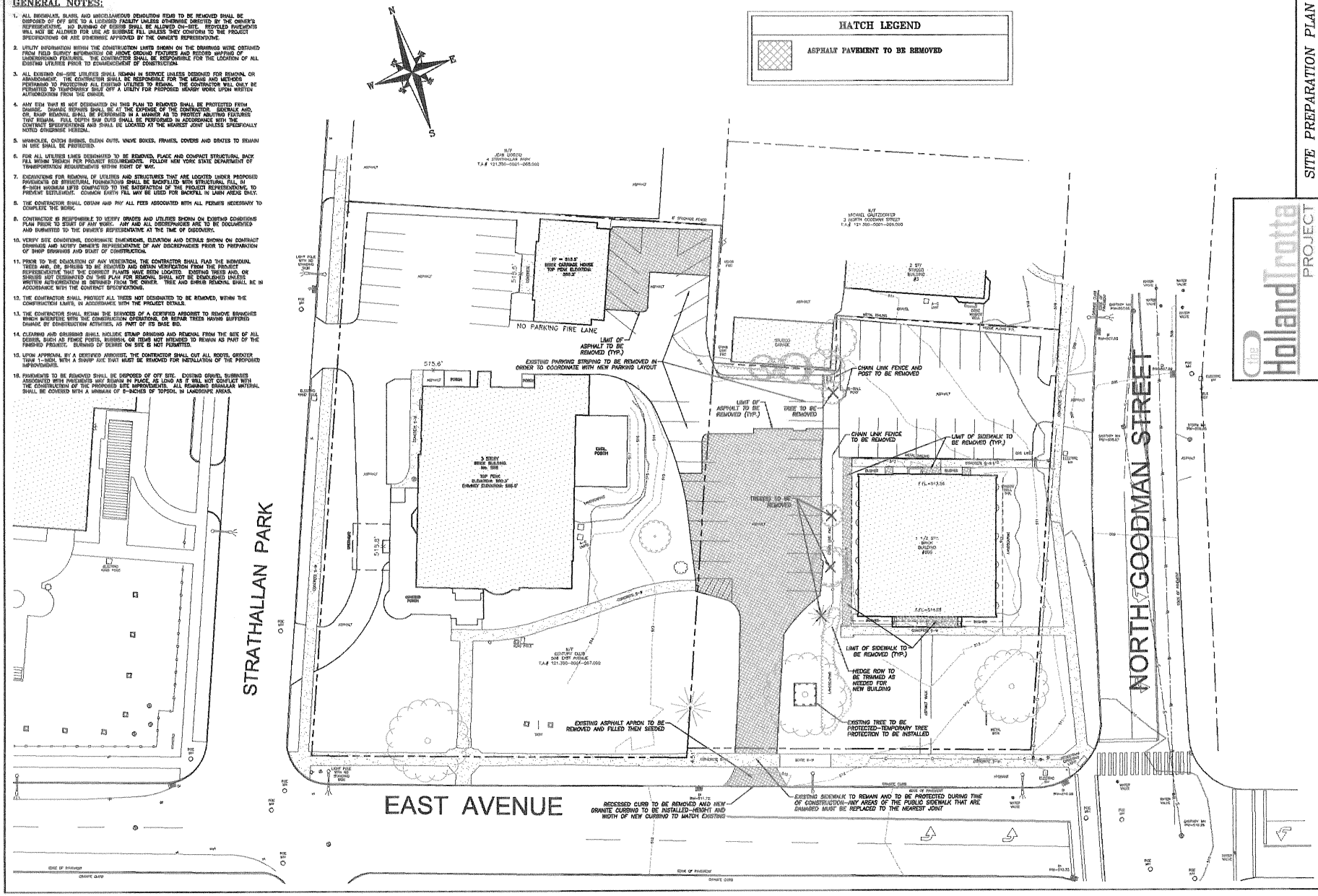
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
585, 586, 600 EAST AVENUE ROCHESTER, NY

CLIENT
THE HOLLAND TROTTA PROJECT

GENERAL NOTES:

1. ALL RUBBISH, TRASH, AND MISCELLANEOUS DEMOLITION ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE TO A LICENSED FACILITY UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. NO BURNING OF DEBRIS SHALL BE ALLOWED ON-SITE. RECYCLED PAVEMENTS WILL NOT BE ALLOWED FOR USE AS SUBBASE FILL UNLESS THEY CONFORM TO THE PROJECT SPECIFICATIONS OR ARE OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
2. UTILITY INFORMATION WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS WERE OBTAINED FROM FIELD SURVEY INFORMATION OR ABOVE GROUND FEATURES AND RECORD MAPPING OF UNDERGROUND FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN IN SERVICE UNLESS DESIGNED FOR REMOVAL OR ABANDONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS PERTAINING TO PROTECTING ALL EXISTING UTILITIES TO REMAIN. THE CONTRACTOR WILL ONLY BE PERMITTED TO TEMPORARILY SHUT OFF A UTILITY FOR PROPOSED NEARBY WORK UPON WRITTEN AUTHORIZATION FROM THE OWNER.
4. ANY ITEM THAT IS NOT DESIGNATED ON THIS PLAN TO REMOVED SHALL BE PROTECTED FROM DAMAGE. DAMAGE REPAIRS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. SIDEWALK AND, OR, RAMP REMOVAL SHALL BE PERFORMED IN A MANNER AS TO PROTECT ABUTTING FEATURES THAT REMAIN. FULL DEPTH SAW CUTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND SHALL BE LOCATED AT THE NEAREST JOINT UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
5. MANHOLES, CATCH BASINS, DRAIN OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES TO REMAIN IN USE SHALL BE PROTECTED.
6. FOR ALL UTILITIES LINES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACK FILL WITHIN TRENCH PER PROJECT REQUIREMENTS. FOLLOW NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS WITHIN RIGHT OF WAY.
7. EXCAVATIONS FOR REMOVAL OF UTILITIES AND STRUCTURES THAT ARE LOCATED UNDER PROPOSED PAVEMENTS OR STRUCTURAL FOUNDATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL IN 6-INCH MAXIMUM LIFTS COMPACTED TO THE SATISFACTION OF THE PROJECT REPRESENTATIVE, TO PREVENT SETTLEMENT. COMMON EARTH FILL MAY BE USED FOR BACKFILL IN LAWN AREAS ONLY.
8. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
10. VERIFY SITE CONDITIONS, COORDINATE DIMENSIONS, ELEVATION AND DETAILS SHOWN ON CONTRACT DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS AND START OF CONSTRUCTION.
11. PRIOR TO THE DEMOLITION OF ANY VEGETATION, THE CONTRACTOR SHALL FLAG THE INDIVIDUAL TREES AND, OR, SHRUBS TO BE REMOVED AND OBTAIN VERIFICATION FROM THE PROJECT REPRESENTATIVE THAT THE CORRECT PLANTS HAVE BEEN LOCATED. EXISTING TREES AND, OR SHRUBS NOT DESIGNATED ON THIS PLAN FOR REMOVAL SHALL NOT BE REMOVED UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER. TREE AND SHRUB REMOVAL SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
12. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED TO BE REMOVED, WITHIN THE CONSTRUCTION LIMITS, IN ACCORDANCE WITH THE PROJECT DETAILS.
13. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO REMOVE BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATIONS, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES, AS PART OF ITS BASE BID.
14. CLEARING AND GRUBBING SHALL INCLUDE STUMP GRINDING AND REMOVAL FROM THE SITE OF ALL DEBRIS, SUCH AS FENCE POSTS, RUBBISH, OR ITEMS NOT INTENDED TO REMAIN AS PART OF THE FINISHED PROJECT. BURNING OF DEBRIS ON SITE IS NOT PERMITTED.
15. UPON APPROVAL BY A CERTIFIED ARBORIST, THE CONTRACTOR SHALL CUT ALL ROOTS, GREATER THAN 1-INCH, WITH A SHARP AXE THAT MUST BE REMOVED FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS.
16. PAVEMENTS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE. EXISTING GRAVEL SUBBASES ASSOCIATED WITH PAVEMENTS MAY REMAIN IN PLACE, AS LONG AS IT WILL NOT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. ALL REMAINING GRANULAR MATERIAL SHALL BE COVERED WITH A MINIMUM OF 6-INCHES OF TOPSOIL IN LANDSCAPE AREAS.



SCALE	1" = 20'
DATE	JANUARY 20, 2016
SHEET	C-4
PROJECT NO.	15-0480
FILE NAME	15-0480 Drainage.dwg
DRAWN BY	SCP
CHECKED BY	RJF

GRAPHIC SCALE: 1" = 20'

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 7209, SUBDIVISION 2:

"IF, IN ACCEPTANCE OF THIS LAND USE AND DEVELOPMENT PLAN, ANY ALTERATION IS MADE TO THE DRAWING OF A LICENSED ENGINEER OR LAND SURVEYOR, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE PLAN AND DRAWING HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

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NEW YORK STATE LICENSED PROFESSIONAL

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1387 Fairport Road
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Rochester, NY 14617
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Web Site: fitzgeraldengineering.net

Holland Trotta PROJECT

PROJECT: STRATHALLAN DEVELOPMENT
588, 586 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION: 588, 586, 600 EAST AVENUE, ROCHESTER, NY
CLIENT: THE HOLLAND TROTTA PROJECT

SITE PREPARATION PLAN

GENERAL NOTES:

1. ALL SIDEWALKS, SLABS, AND MISCELLANEOUS DEMOLITION ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE TO A LICENSED FACILITY UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. NO BURNING OF DEBRIS SHALL BE ALLOWED ON-SITE. RECYCLED PAVEMENTS WILL NOT BE ALLOWED FOR USE AS SUBBASE FILL UNLESS THEY CONFORM TO THE PROJECT SPECIFICATIONS OR ARE OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
2. UTILITY INFORMATION WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS WERE OBTAINED FROM FIELD SURVEY INFORMATION OR ABOVE GROUND FEATURES AND RECORD MAPPING OF UNDERGROUND FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN IN SERVICE UNLESS DESIGNED FOR REMOVAL OR ABANDONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS PERTAINING TO PROTECTING ALL EXISTING UTILITIES TO REMAIN. THE CONTRACTOR WILL ONLY BE PERMITTED TO TEMPORARILY SHUT OFF A UTILITY FOR PROPOSED NEARBY WORK UPON WRITTEN AUTHORIZATION FROM THE OWNER.
4. ANY ITEM THAT IS NOT DESIGNATED ON THIS PLAN TO REMOVED SHALL BE PROTECTED FROM DAMAGE. DAMAGE REPAIRS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. SIDEWALK AND, OR, RAMP REMOVAL SHALL BE PERFORMED IN A MANNER AS TO PROTECT ABUTTING FEATURES THAT REMAIN. FULL DEPTH SAW CUTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND SHALL BE LOCATED AT THE NEAREST JOINT UNLESS SPECIFICALLY NOTED OTHERWISE HEREON.
5. MANHOLES, CATCH BASINS, CLEAN OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES TO REMAIN IN USE SHALL BE PROTECTED.
6. FOR ALL UTILITIES LINES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACK FILL WITHIN TRENCH PER PROJECT REQUIREMENTS. FOLLOW NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS WITHIN RIGHT OF WAY.
7. EXCAVATIONS FOR REMOVAL OF UTILITIES AND STRUCTURES THAT ARE LOCATED UNDER PROPOSED PAVEMENTS OR STRUCTURAL FOUNDATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL, IN 8-INCH MINIMUM LIFTS COMPACTED TO THE SATISFACTION OF THE PROJECT REPRESENTATIVE, TO PREVENT SETTLEMENT. COMMON EARTH FILL MAY BE USED FOR BACKFILL IN LAWN AREAS ONLY.
8. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
10. VERIFY SITE CONDITIONS, COORDINATE DIMENSIONS, ELEVATION AND DETAILS SHOWN ON CONTRACT DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS AND START OF CONSTRUCTION.
11. PRIOR TO THE DEMOLITION OF ANY VEGETATION, THE CONTRACTOR SHALL FLAG THE INDIVIDUAL TREES AND, OR, SHRUBS TO BE REMOVED AND OBTAIN VERIFICATION FROM THE PROJECT REPRESENTATIVE THAT THE CORRECT PLANTS HAVE BEEN LOCATED. EXISTING TREES AND, OR SHRUBS NOT DESIGNATED ON THIS PLAN FOR REMOVAL SHALL NOT BE DEMOLISHED UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER. TREE AND SHRUB REMOVAL SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
12. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED TO BE REMOVED, WITHIN THE CONSTRUCTION LIMITS, IN ACCORDANCE WITH THE PROJECT DETAILS.
13. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO REMOVE BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATIONS, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES, AS PART OF ITS BASE BID.
14. CLEARING AND GRUBBING SHALL INCLUDE STUMP GRINDING AND REMOVAL FROM THE SITE OF ALL DEBRIS, SUCH AS FENCE POSTS, RUBBISH, OR ITEMS NOT INTENDED TO REMAIN AS PART OF THE FINISHED PROJECT. BURNING OF DEBRIS ON SITE IS NOT PERMITTED.
15. UPON APPROVAL BY A CERTIFIED ARBORIST, THE CONTRACTOR SHALL CUT ALL ROOTS, GREATER THAN 1-INCH, WITH A SHARP AXE THAT MUST BE REMOVED FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS.
16. PAVEMENTS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE. EXISTING GRAVEL SUBBASES ASSOCIATED WITH PAVEMENTS MAY REMAIN IN PLACE, AS LONG AS IT WILL NOT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. ALL REMAINING GRANULAR MATERIAL SHALL BE COVERED WITH A MINIMUM OF 6-INCHES OF TOPSOIL IN LANDSCAPE AREAS.

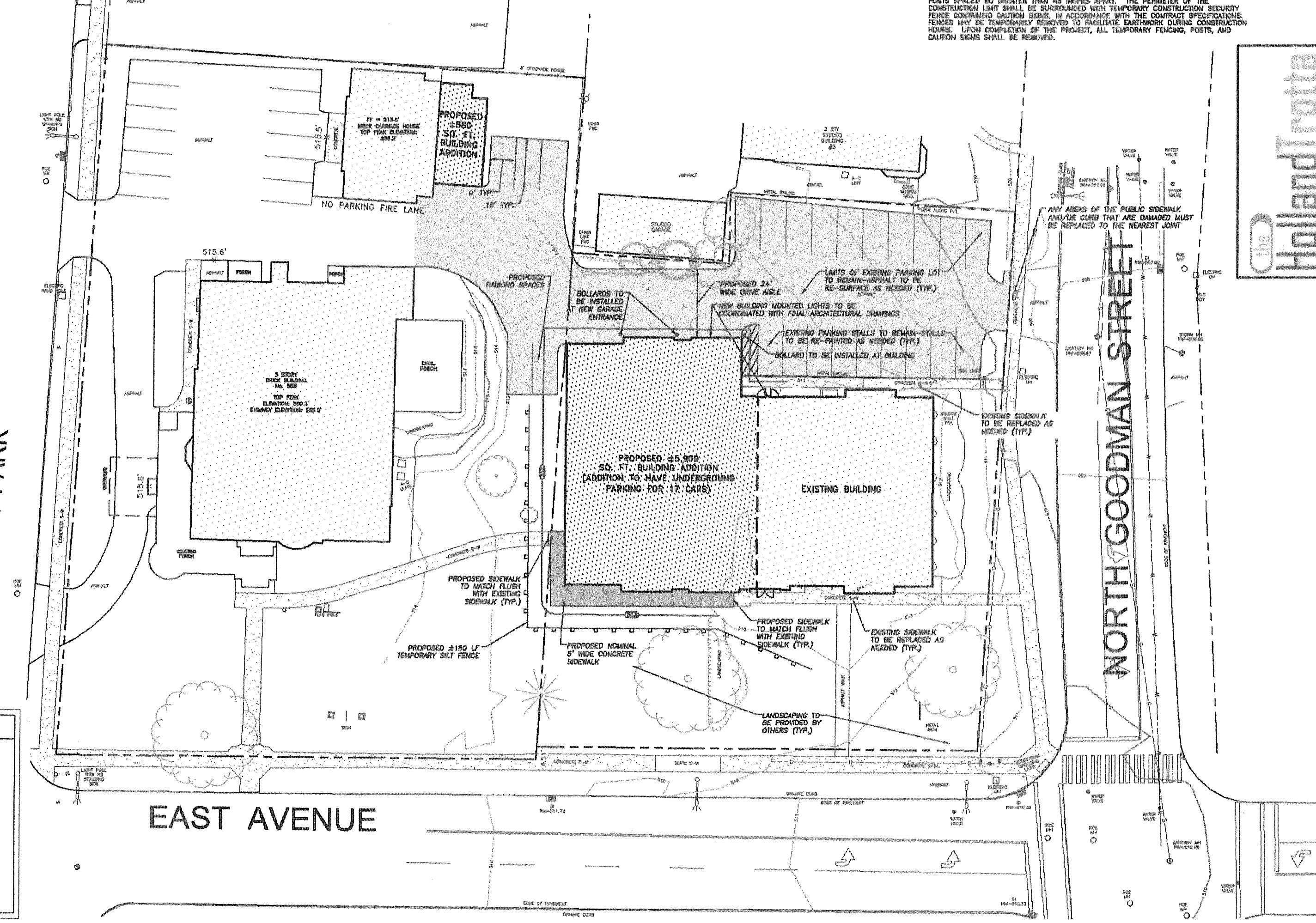
UFPO NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE FOR CREATION OF THIS PLAN TO LOCATE BURIED UTILITIES/STRUCTURES. CALL UFPO AT 1-800-962-7962 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR FIELD VERIFICATION OF UTILITY TYPES AND LOCATIONS.

DIG SAFELY – NEW YORK
Underground Facilities Protective Organization
1-800-962-7962

UTILITY NOTES:

1. THERE SHALL BE NO INTERRUPTION OF ANY UTILITY SERVICE, UNLESS WRITTEN APPROVAL TO DO SO IS OBTAINED FROM THE OWNER.
2. THE LOCATIONS, SIZES, AND ELEVATION OF THE EXISTING UTILITIES SHOWN HEREIN ARE BASED ON RECORD DRAWINGS AND FIELD VERIFICATION WHERE POSSIBLE. THUS, THIS INFORMATION IS SHALL BE CONSIDERED APPROXIMATE ONLY AND ITS ACCURACY IS NOT GUARANTEED. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.
3. ALL UTILITIES AND SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL STATE, AND LOCAL LAWS.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF TRENCHING SO THAT ADJUSTMENTS CAN BE MADE IN ELEVATION AND, OR, ALIGNMENT TO PREVENT CONFLICTS, IF REQUIRED.
5. THE PROPOSED LOCATION OF THE WATER, GAS, AND ELECTRIC UTILITIES ARE BASED ON HORIZONTAL ALIGNMENT ONLY. THUS, THE CONTRACTOR MAY HAVE TO INSTALL THESE UTILITIES AT DEPTHS GREATER THAN SPECIFIED TO AVOID VERTICAL CONFLICTS WITH OTHER SITE FEATURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF ALL SHEETING OR SHORING, AS PART OF ITS BASE BID, AND ALL WORK SHALL BE IN CONFORMANCE WITH THE CONTRACT REQUIREMENTS.
7. ALL EXISTING PAVEMENTS TO BE CROSSED BY UTILITY INSTALLATIONS SHALL BE SAW CUT AT OR BEYOND THE REQUIRED LIMIT OF DISTURBANCE AND RESURFACED TO THE EDGE OF THE EXISTING PAVEMENT. INSTALLATION OF UTILITIES UNDER NEW PROJECT PAVEMENTS SHALL NOT BE PERMITTED UNLESS THE CONTRACTOR RESURFACES THE ENTIRE AREA AT THE CONTRACTOR'S EXPENSE.
8. ALL EXISTING UTILITIES TO BE CROSSED AND ALL UTILITY POLES NEAR EXCAVATIONS SHALL BE PROTECTED, PRESERVED, AND SUPPORTED AS NECESSARY THE BY THE CONTRACTOR AS PART OF THE CONTRACTOR'S BASE BID.
9. ANY EXISTING STORM DRAINAGE PIPES, INCLUDING DRIVEWAY CULVERTS, WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH CORRUGATED SMOOTH INTERIOR POLYETHYLENE PIPE WHICH CONFORMS TO AASHTO SPEC. M294 TYPE S, ASTM SPEC. D3350, NYSDOT ENGINEERING INSTRUCTION #00-38, AND NYSDOT STANDARD SPECIFICATION SUBSECTION 706-14.
10. ALL EXISTING AND PROPOSED STORM SEWER INLETS SHALL BE PROTECTED UNTIL FINAL STABILIZATION IS ACHIEVED, AS SPECIFIED ON THE GRADING PLAN AND WITHIN THE CONTRACT SPECIFICATIONS. IF CONTAMINATED, THE CONTRACTOR SHALL CLEAN SEWER INLETS, PIPES, AND THE POND, AT THE CONTRACTOR'S EXPANSE, PRIOR TO ISSUANCE OF SUBSTANTIAL COMPLETION.
11. EXISTING UNDERGROUND UTILITIES THAT ARE NOT DESIGNATED TO BE REMOVED SHALL BE CONSIDERED ACTIVE. AS SUCH, ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE SPECIFIED FOR ALTERATION AS PART F THIS PROJECT.
12. THE CONTRACTOR SHALL SURROUND ALL OPEN EXCAVATIONS, HAZARDOUS ITEMS, AND ITEMS REQUESTED BY THE PROJECT REPRESENTATIVE WITH ORANGE TEMPORARY CONSTRUCTION SAFETY FENCE. THE FENCE SHALL BE A MINIMUM 72 INCHES TALL AND MOUNTED ON RIGID POSTS SPACED NO GREATER THAN 48 INCHES APART. THE PERIMETER OF THE CONSTRUCTION LIMIT SHALL BE SURROUNDED WITH TEMPORARY CONSTRUCTION SECURITY FENCE CONTAINING CAUTION SIGNS, IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FENCES MAY BE TEMPORARILY REMOVED TO FACILITATE EARTHWORK DURING CONSTRUCTION HOURS. UPON COMPLETION OF THE PROJECT, ALL TEMPORARY FENCING, POSTS, AND CAUTION SIGNS SHALL BE REMOVED.



HATCH LEGEND

RE-SURFACED ASPHALT PAVEMENT (AS NECESSARY)

NEW CONCRETE PAVEMENT

NEW BUILDING ADDITION

SITE IMPROVEMENT PLAN

PROJECT
STRATHALLAN DEVELOPMENT
586, 588 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
586, 588, 600 EAST AVENUE ROCHESTER, NY
CLIENT
THE HOLLAND TROTTA PROJECT

the HollandTrotta PROJECT

FitzGerald Engineering
Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

STATE OF NEW YORK – ROBERT JOHN FITZGERALD – NO. 084591 – Licensed Professional Engineer

NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
1			
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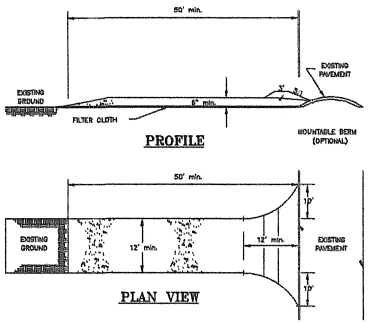
GRAPHIC SCALE: 1" = 20'
0 10 20 30 40 60

DRAWING ALTERATION NOTICE
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING.
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

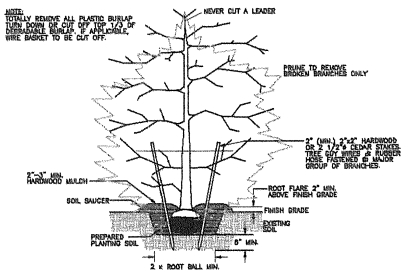
SCALE
1" = 20'
DATE
January 20, 2016
SHEET
C-5
PROJECT NO.
15-0480
FILE NAME
15-0480 Drawings.dwg
DRAWN BY SCP
CHECKED BY RJF



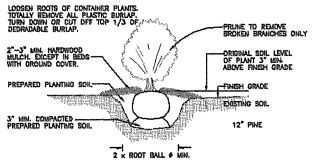
TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

CONSTRUCTION SPECIFICATIONS

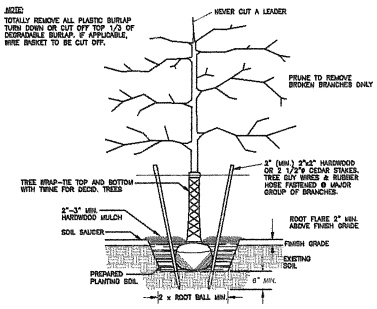
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FT. IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



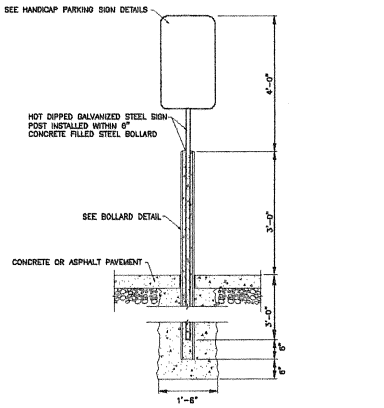
TYPICAL EVERGREEN TREE PLANTING DETAIL
N.T.S.



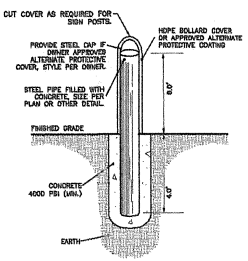
TYPICAL SHRUB PLANTING DETAIL
N.T.S.



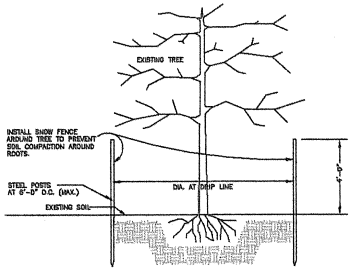
TYPICAL TREE PLANTING DETAIL
N.T.S.



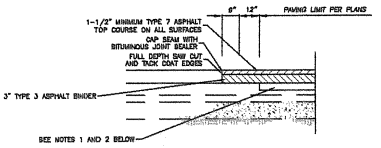
HANDICAP PARKING SIGN (IN PAVEMENT) DETAIL
N.T.S.



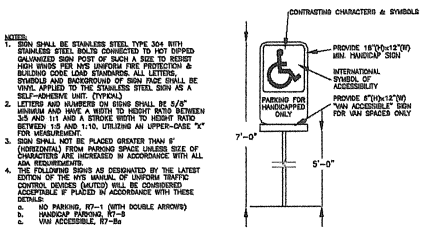
BOLLARD DETAIL
N.T.S.



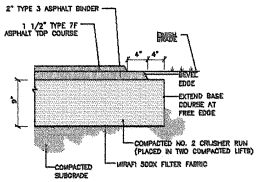
TREE PROTECTION DETAIL
N.T.S.



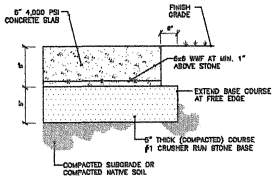
ASPHALT PAVEMENT RESTORATION DETAIL
N.T.S.



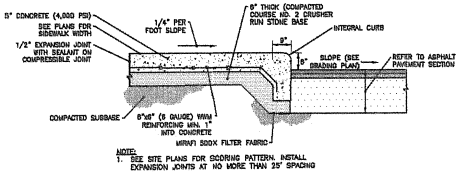
HANDICAP PARKING SIGN DETAIL
N.T.S.



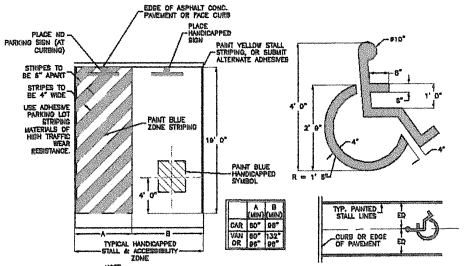
TYPICAL ASPHALT PAVEMENT AND BOXOUT SECTION
N.T.S.



CONCRETE PAVEMENT SECTION
(N.T.S.)



INTEGRAL CURB SIDEWALK DETAIL
N.T.S.



HANDICAP PARKING SPACE DETAIL
N.T.S.

DETAIL SHEET

PROJECT
STRATHALLAN DEVELOPMENT
588, 588 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
588, 588, 600 EAST AVENUE ROCHESTER, NY

CLIENT
THE HOLLAND TROTA PROJECT

Fitzgerald Engineering, P.L.L.C.
1387 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.241.7977
Web Site: fitzgeraldengineering.net

NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
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DRAWING ALTERATION NOTICE
THE FOLLOWING PLAN, DESIGN FROM THE NEW YORK STATE EDUCATION LAW TO BE A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR HE, ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, IS AUTHORIZED TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR SURVEYOR SHALL ADD TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE	NOT TO SCALE
DATE	January 20, 2016
SHEET	C-6
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF

CITY PLANNING COMMISSION
STAFF REPORT
April 18, 2016

SPECIAL PERMIT

Postponed from March 21, 2016 hearing

Case #5: Staff Reviewer: Jill Wiedrick

File Number: E-038-15-16

Case Type: Special Permit

Applicant: Dan Nothnagle, Three Heads Brewing

Address: 186 Atlantic Avenue

Zoning District: M-1 Industrial District

Section of Code: 120-83A(9), 120-137, 120-173E(3)

Request: **To establish live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily and to consider a shared parking agreement with 10 Norwood Street to address the parking deficit created by the proposed live entertainment; an action requiring City Planning Commission approval.**

Analysis:
The subject property is located on Atlantic Avenue between Norwood Street and Anderson Avenue. The property is being developed as a new brewery and tasting room.

The applicant wishes to add live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily. The applicant has stated that entertainment would not occur every day. However, since specific days of the week that live entertainment would occur could not be pinpointed by the applicant, the special permit shall be considered to allow live entertainment to occur any day of the week between 6:00PM and 12:00AM.

According to the applicant, live entertainment will consist of musicians and bands playing original music, including jazz, acoustic, bluegrass and rock. Live entertainment is proposed to be indoors in the tasting room and will occur for special events and beer release parties.

Code Compliance:
In accordance with Section 120-83A(9), providing live entertainment requires a Special Permit in the M-1 District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-137 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

The tasting room has windows that face adjacent residentially zoned and developed property.

b) The applicant shall provide a number of off-street parking spaces equal to ½ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

The maximum occupancy of this restaurant is 250 people which requires 125 off-street parking spaces. Please see the attached Alternative Parking Plan.

In accordance with 120-183A, a marketability analysis is required. Please see page five of the letter of intent.

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. However, the City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to considering the Special Use Permit. Please note that this application is being evaluated in conjunction with 10 Norwood Street.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 186 Atlantic Avenue

2. **APPLICANT:** Daniel Nothnagle **COMPANY NAME:** Three Heads Brewing

   ADDRESS: 186 Atlantic Avenue **CITY:** Rochester **ZIP CODE:** 14607

   PHONE: 585-729-4944 **FAX:** _____

   E-MAIL ADDRESS dan@threeheadsbrewing.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 _____

5. **ZONING DISTRICT:** _____

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):**
   Three Heads Brewing is seeking to add an Entertainment Permit to its already approved and constructed Brewery. The approved plans included a tasting room and patio. Please see the attached document.

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

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.

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 brewery with tasting room and patio has been approved to be in harmony with the Comprehensive Plan. We request the ability to have live music in the tasting room up to 3 nights a week and music on the patio at the appropriate time and at acceptable volume during warmer months.

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.**

Please see the attached document for answers to this question.

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 was approved with the enthusiasm of the neighbors and constructed appropriately.

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 design and construction of Three Heads has been throroughly researched and deemed ~~appropriate by the planning board. Three Heads has received approval from the Property Manager~~ at Gleason to allow overflow parking in their lot.

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 building was constructed on a long vacant lot deemed an eyesore by the neighborhood.

700 Crossroads Building
2 State Street, Rochester, New York 14614
P 585.987.2800 F 585.454.3968

WOODS OVIATT GILMAN LLP

woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

Writer's Direct Dial Number: 585.445.2736
Writer's Direct Fax Number: 585.445.2636
Email: bbrugg@woodsoviatt.com

March 29, 2016

Planning Commission
City of Rochester
30 Church Street
Rochester, New York 14614

Re: Special Use Permit Application
Three Heads Brewing – 186 Atlantic Avenue
LETTER OF INTENT

Dear Commission Members:

This office represents Atlantic Avenue Capital Partners, LLC (the "applicant"), the owner of the property at 186 Atlantic Avenue (the "property"). The applicant developed the property as a new brewery and tasting room for Three Heads Brewing. The property is located in the M-1 Industrial District. The operation is a permitted use. However, Three Heads Brewing wishes to include live entertainment in the tasting room, in connection with its operation. The City of Rochester Zoning Code allows live entertainment with a special permit in the M-1 District. Accordingly, this application is submitted to request a special use permit to permit live entertainment in the tasting room. In connection with this application, we are also submitting an Alternative Parking Plan to address the parking required by Code, as triggered by the inclusion of live entertainment.

The property is approximately 1.02 acres in size. It is located a block north of University Avenue and walking distance to Goodman Street, in an area of the Neighborhood of the Arts now experiencing new investment and improvement. The area includes residential streets, industrial operations, and a variety of retail, commercial, office, and non-profit uses, including newer uses between Elton and Russell Streets. The site sits on Atlantic Avenue, with Norwood Street to the west, and Anderson Avenue to the east. Neighboring uses include a collision shop and residential structures to the east, a vacant building and the railroad tracks to the north, and residential to the west

Three Heads Brewing represents an investment of nearly $4 million in a formerly vacant parking lot. The new building and site are nearing completion. As a brewing and manufacturing operation, the use has unique public appeal with a tasting room offering an enjoyable tasting experience. Live local music is an integral part of the Three Heads Brewing identity. By pairing music with craft beer, Three Heads Brewing has engaged customers for the past five years. This concept is a natural fit with the Neighborhood of the Arts and the primary reason Three Heads Brewing chose to locate there.

Live entertainment is an essential part of the Three Heads Brewing concept and the high quality experience customers expect and appreciate. They propose to feature musicians and bands playing original music, including jazz, acoustic, blue grass and rock. Live entertainment is proposed to be indoors, in the tasting room. The owners plan to hold a grand opening soon and would like to include live entertainment in their opening celebration. They also propose to have live entertainment for their new beer release parties and for special events. New beer releases are anticipated to be approximately once per month on Friday or Saturday nights, with live entertainment being between the hours of 7:00 pm and 11:00 pm. The tasting room will be open for limited weekday and evening hours, such that any weekday events would end by 10:00 pm. The music will be indoors to prevent disturbance of residential neighbors.

The Board should also be aware that it will be reviewing a separate application from the same developer for the construction of a neighborhood mexican restaurant, Bitter Honey, to be operated by Rochester restaurateur Josh Miles (of Char at the Strathallan and the Revelry) on the adjacent land to the north. The two projects are independent, but the site lay-out and uses complement each other, with an expectation that patrons may visit both establishments. The overall development is a significant improvement to the property- a former vacant industrial parking lot, and is anticipated to serve and enhance the experience of those who live, work and visit the area, complementing the many restaurant, retail, office, cultural and residential uses all located within comfortable walking distance of the property.

Parking requirements for live entertainment uses are based upon maximum occupancy, which has been determined to be 240 people for the tasting room. Maximum occupancy is based on the floor area, not actual or expected business. Under City Code §§ 120-173(C) and 120-137(B), Code requires 120 parking spaces for the live entertainment use (or 1 space per 2 customers). While the property does not have 120 on-site spaces, sufficient parking is available for the use as demonstrated by the enclosed Alternative Parking Plan.

The neighboring Bitter Honey property meets Code for required on-site parking. Three Heads Brewing meets Code before the addition of live entertainment. It is only the addition of live entertainment that carries the higher parking requirement per Code.

While Code required parking is based on maximum occupancy, the operator anticipates actual occupancy to be closer to 100 people for its monthly beer release parties, fewer on weekday evenings, and more for the grand opening or a special event. Furthermore, the nature of the use, hours or operation, character of the neighborhood all mitigate the need for additional parking.

The general special use permit standards are provided by City Code § 120-192(B)(3)(1). The current application for live entertainent for Three Heads Brewing satisfies the standards for the granting of the special use permit as follows:

a. **The proposed application 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 proposed live entertainment use promotes many of the goals of the City of Rochester's Comprehensive Plan. One of the goals for "Campaign Eight: Tourism Destination" is to encourage special events, venues and celebrations to draw visitors to the city of Rochester. Three Heads Brewing is a well-known local brand that will draw visitors for new beer releases and tastings. This type of use is consistent and compatible with the character of the neighborhood, and other businesses, events and activities found in the neighborhood. The proposed live entertainment is an important element of the business concept and its success, and will contribute to the visitor experience at the brewery and the Neighborhood of the Arts. Three Heads Brewing also represents a significant improvement and investment in a challenging property and location, with a use that enhances the character of the immediate area.

The new brewery is part of an emerging cultural, entertainment, and dining district that will attract and serve both residents and visitors to the City and serve as a walkable destination for the many people who live and work in the area. Visitors to the nearby Memorial Art Gallery, Village Gate, Auditorium Theater, and the numerous other institutions and businesses in the neighborhood will have an additional entertainment option in a convenient walkable neighborhood.

b. **The proposed application 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 project will not have any undue adverse impacts. The Three Heads Brewing tasting room offering live entertainment will have a positive effect on the neighborhood. Entertainment will be contained inside the building, to minimize any potential noise. Live entertainment is more of an accessory or complementary part of the brewery operation, not the sole or primary business purpose. The frequency and hours anticipated are reasonable and consistent with the quality of the business operation.

The business has brought about the redevelopment of a vacant industrial parking lot at the edge of the Neighborhood of the Arts with a quality project that has enhanced the neighborhood. The site is well designed and incorporates a quality development. The special permit will allow a manufacturing use to thrive and blend well with the eclectic mix of uses and character of the area. The proposal is in keeping with the existing character of the Neighborhood of the Arts.

Adequate parking is provided, as described in the Alternative Parking Plan. The location is in a pedestrian oriented neighborhood where many people live, work and visit. The neighborhood and parking available offers the opportunity for people to park once and walk, comfortably visiting multiple establishments in the area. The new brewery is an easy walk to nearby cultural institutions, residential streets, and other businesses.

The off-street parking requirements in the Code are based on the maximum occupancy, not the actual or expected occupancy. During day-time business hours, adequate on-site parking is provided for the brewery's operation. Evenings and weekends, visitors to the tasting room and live entertainment will have use of the on-site parking. Live entertainment will be offered at times when area office and manufacturing businesses are typically closed. As described in the Alternative Parking Plan, alternate off-site parking is available in the neighborhood to satisfy the Code requirements for parking.

c. **The proposed application 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 live entertainment use is only a part of the overall brewery use and tasting room experience. The scale of the use, hours of operation, and nature of the operation are such that the use is a good fit with the neighborhood and will not dominate the area or interfere with the development or use of neighboring properties. Live entertainment will occur indoors in the tasting room and at limited times, so as to not impact residential neighbors. Adequate parking is provided for the use, which will operate during evening times when other types of businesses are closed. The area is dominated by Gleason Works and other larger venues located in the Neighborhood of the Arts. The area attracts visitors on nights and weekends, such that the proposal will enhance and support the character of the area and development of nearby properties.

d. **The proposed application 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 use will provide adequately for such services.**

The property is a short walk from the University Avenue bus line. As fully described in the Alternative Parking Plan, there will be adequate off and on-street parking for the planned events with live entertainment. The area is well served by public services and utilities.

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

The proposed live entertainment use will take place entirely within a new existing building. The project will not result in the destruction or damage to any of the above-listed features. In fact, the

revitalization of the area will only serve to support and benefit the uses in the nearby East Avenue Preservation District.

f. In determining whether the evidence establishes that the foregoing standards have been met, the Planning Commission may determine that an overriding public need mitigates certain impacts or effects of the proposed application and support approval.

There will be no negative impacts caused by the proposed use of the Three Heads Brewing tasting room for live entertainment. The project will, however, serve the public by adding to the important thriving concentration of arts and cultural institutions in the neighborhood. The Neighborhood of the Arts is a unique and important part of the City of Rochester. The proposed entertainment venue will draw and enhance the opportunity for visitors to the neighborhood, and encourage those who live and work in the City to enjoy and remain in the neighborhood.

In addition to the general special use permit standards provided by City Code § 120-192(B)(3)(1), special uses in the M-1 Industrial District must meet the "Marketability standards" under City Code § 120-192(B)(3)(b). The application meets the "Marketability standards" if *any one* of the following are established. The project meets *all* of the standards as follows:

a. The premises is not marketable for manufacturing or industrial purposes as demonstrated by at least one of the following factors:
[i] The inability to find a tenant or interested buyer over an extended period of time.
[ii] Physical location or locational limitations or deficiencies of the site, building or public infrastructure.

The property will be used as a brewery, which is a permitted use in the M-1 District. The proposed entertainment use is a part of the broader brewery use, which will contribute to the success of the business and provide an amenity to those who work, live and visit the neighborhood and area businesses. The property was developed for the Three Heads Brewing operation, representing a substantial economic investment in the property and neighborhood. It was previously a vacant industrial parking lot.

b. In the case of a site of one acre or less, the low potential to include the site as part of an assembly of adjacent properties for industrial purposes.

The property is slightly larger than one acre and has been developed for Three Heads Brewing, a permitted use. The land use remains manufacturing but with the addition of live entertainment, which is appropriate for a brewery operation. There is no opportunity nor is it appropriate to combine parcels for other industrial purposes.

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c. The proposed use is in conformance with the strategic plan and policies of the City of economic development and job creation.

The proposed use supports area businesses by offering a service to those who visit the other businesses in the area. The operation is consistent with and advances the character of the area and the Neighborhood of the Arts. The Three Heads Brewing operation will offer an additional option and contribute to the experience of visitors to the City, to nearby cultural institutions and arts venues and area businesses. The new brewery tasting room will encourage visitors to spend money and enjoy the City of Rochester. The project also represents a substantial financial investment and redevelopment of a previously vacant and underutilized site.

d. The proposed use will provide a service to neighboring industrial uses and/or their employees.

The addition of Three Heads Brewing, including its live entertainment component, enhances the neighborhood and directly serves those who work, live and visit the businesses in the area, including employees and business travelers visiting Gleason Works, area offices, and other businesses. The operation serves neighborhood industrial uses also by contributing to the vitality and appeal of the neighborhood as a place for people to live and work. By adding to the offerings in the Neighborhood of the Arts, Three Heads Brewing helps promote Rochester as a desirable place to live, work, locate a business, and visit.

Based on the foregoing, we respectfully request that a special use permit be granted to allow the proposed restaurant use pursuant to City Code §§ 120-83(A)(9) in the M-1 Industrial District. We look forward to presenting this application and answering any questions you may have at your next available meeting. In the interim, should you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your consideration.

Very Truly Yours,

WOODS OVIATT GILMAN LLP

Betsy D. Brugg

Please direct responses to Rochester Office

BDB/dfb

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COSTICH
ENGINEERING, P.C.

Project No. 5231

March 29, 2016

Ms. Zina Lagonegro, AICP, EIT
Director of Planning & Zoning
Bureau of Planning and Zoning
30 Church Street - Room 125B
Rochester, New York 14614

Re: Three Heads Brewery (3HB), 186 Atlantic Avenue
Event – Alternative Parking Plan

Dear Zina:

The following serves to outline the Event Parking Plan developed for the Three Heads Brewery facility (3HB) located at 186 Atlantic Avenue. In addition to providing documentation of the Event Parking Plan this document will discuss the methodology, assumptions and rational behind the plan.

Summary

The event parking plan for 3HB provides for adequate parking demands for the facility. The development of the event parking plan has identified one hundred and twenty eight (128) on street parking spaces within the immediate area exceeding the City ordinance requirement for one hundred and twenty (120) spaces. The event parking plan developed is conservative in that no reductions were made in parking demands based on pedestrian, bicycle, mass transit or alternative parking opportunities within the neighborhood.

Methodology

The development of the event parking plan started with the evaluation of the code requirements associated for event parking demands compared to the number of available onsite parking spaces. The comparison of the day-to-day brewery facility parking requirements as compared to the City Code guidelines for event parking, indicated that the event parking code requirements are approximately four times that required by the code for day-to-day operations. Due to the large differential in the parking requirements required for only approximately twelve events per year, an evaluation of the area was performed to provide an alternate parking plan for these events. A walking tour of the area surrounding 3HB was conducted to assess the parking opportunities available. An assessment of pedestrian, bicycle, and mass transit opportunities within the area was conducted to determine if reductions in the number of parking spaces were warranted. Contingencies were evaluated to address the potential for other events occurring within the Neighborhood of the Arts Community which would reduce available on-street parking opportunities within the area.

Setting and Operations

The 3HB facility was constructed on approximately one-half of a vacant two acre parcel at the northwest corner of the intersection of Atlantic Avenue and Anderson Avenue. The parcel was subdivided into two parcels at the time of obtaining municipal approvals for the development of the brewery. Subsequent to the start of construction for the brewery, a potential user was identified for the remaining lot at the north end of the site. A Mexican restaurant, to be named "Bitter Honey", is planned for the lot north of the brewery. Although the two uses will complement each other, they will be owned and operated independently. Site design has been developed to share similar materials and consolidate access, however parking demands for each facility have been treated independently.

Live local music has always been a part of the 3HB identity and culture, and as such, the brewery seeks to complement their brewery operations with this element. The customary day-to-day operations of the brewery will be augmented by holding events on a monthly basis to promote their products and releases of new beers. The events will involve live music. Live music events are ancillary to the primary use of the property as a brewery. These events are to be held in the indoor tasting room of the facility. These events will typically be scheduled for a Friday or Saturday evening. Live music will feature local talent performing original music, jazz, bluegrass, acoustic and rock. Events will occur between the hours of 7PM and 12PM. These events are outside the normal day to day operation of the tasting room which will be open to the public.

Table 1 – Tasting Room Hours	
3HB Tasting Room (Non Event)	
Day	Hours
Tuesday, Wednesday	4-8PM
Thursday	4-11PM
Friday, Saturday	12PM-12AM
Sunday	12-5PM
3HB Tasting Room (Event)	
Friday, Saturday	7-12PM

Parking Analysis

The following criteria were utilized for determining the parking space requirements:

- Events to be held indoors
- Events to occur wholly within the tasting room
- Tasting Room Occupancy has been set at 240 persons
- §120-173 Off-Street Parking

C. Required Parking Spaces
(1) Entertainment 0.5 spaces per allowable occupancy
240/2 = **120 Required Spaces**

A walking tour of the area was conducted to assess the number of parking spaces, likely vehicular and pedestrian routes and potential obstacles to parking areas. Evaluation of the area started with a review of the parking patterns and posted no-parking areas within the vicinity of the brewery. Neighborhood areas west of the site were given limited consideration due to the residential nature of the streets and likelihood for conflicts with residents for parking spaces and unavailability of spaces. Several opportunities were identified adjacent to the site and extending south to University Avenue. Parking spaces en route from University Avenue were given the largest consideration given that University Avenue is a centralized route serving the neighborhood. Parking areas west of Russell Street on University Avenue were not included due to the increased residential density and the limitations to including residential areas identified above. The following parking opportunities were identified:

Table 2 – On Street Parking Opportunities		
Street	**Description**	**Number of Parking Spaces**
Russell Street	Furthest Point 1200 ft	26
Anderson Avenue	East Side Only between Atlantic & Curve	14
Norwood Street	East Side Only	14
Atlantic Avenue	North Side Only, between Anderson & Russell Street	8
University Avenue	Between Elton Street & Gleason Works Crosswalk	28 north side 38 south side
On Street Parking Immediately Available as Outlined Above		**128**

The parking evaluation performed is conservative in that there are several opportunities to reduce the number spaces needed which have not been taken into account in the evaluation. The brewery is within a walkable neighborhood with greater than 115 rooftops within ¼ mile, most of the residences are multifamily. The brewery is on bus routes with a bus stop on University Avenue at Elton Street. Further opportunities for parking demand reductions include:

Table 3 – Parking Demand Reduction Opportunities			
Bicycle Patrons	10%	240 x 0.1	24
Pedestrian Patrons	5%	240 x 0.05	12
Mass Transit	0.5%	240 x 0.005	2
On-site Brewery Parking	4-5 event staff plus band	30-9	21
Restaurant Patrons Who Attend Events	12 patrons		6
Total Potential Parking Demand Reductions			**65**

Potential reductions in the parking event demands account for approximately ½ of the parking requirement. There is potential to reduce the parking demand requirements by sixty-five (65) spaces reducing the total off-site event parking demand to fifty five (55) spaces. During events the brewery will be only be staffed by 4-5 employees and band members. Of the thirty (30) on-site parking spaces approximately twenty-one (21) will be available for onsite parking. Additionally it is anticipated that once open, Bitter Honey patrons will eat at the restaurant and then go to the brewery to attend the event. It is anticipated that approximately twelve (12) restaurant patrons will be in attendance during an event. The restaurant patrons are likely to have traveled together and conservatively represent an opportunity for six (6) of the restaurant parking spaces to be utilized by patrons who go to dinner at the restaurant and then attend an event.

Reductions in event parking requirements for mass transit opportunities has been evaluated and believed to have a minimal impact on the parking requirement based on the demographics of the people who generally attend the brewery events. The greatest consideration for parking demand reductions is based on the residents within the area who bicycle to events within the City followed by nearby residents who may walk to an event. Given the demography of the people and the potential for community draw to events, the potential for reductions in parking demands were identified however were not the basis for the plan.

Further opportunities for parking within the area exist in off street parking lots near the brewery which have not been utilized in establishing the required parking spaces. An informal agreement has been discussed with the owner's for the Gleason property immediately south of the Brewery to allow parking within their lot. Their lot has an approximate capacity for ninety-two vehicles. Several smaller private lots exist on Elton Street and Atlantic Avenue, that if needed could be explored for event use. Due to the ability to meet the parking demands within close proximity to the site as outlined above, formal agreements to allow the use of others parking lots has not been pursued.

In addition to nearby surface parking lots, a principal owner of the property is the owner of other properties on University Avenue approximately six tenths of a mile east of the brewery. Parking opportunities exist at the Price Rite property for approximately seventy one (71) spaces in the north-east corner of the parking lot. This portion of the Price Rite Lot is easy to isolate from the rest of the parking field. Use of the grocery store parking areas does not overlap with primary use hours for the grocery and the hours of live entertainment. If this location were to be utilized for event parking a shuttle service would be provided to transport patrons to the brewery and back to the lot.

The parking plan developed for 3HB Event Parking is conservative in that it is based on a worse-case scenario. The parking plan has been developed in accordance with the code requirements for eligible alternatives under the City's Off-Street Parking code. In accordance with the code requirement only credit for 20% of the required spaces has been utilized although approximately 128 spaces could be conservatively accounted for within the area. The alternatives considered allowed for reductions to be taken for the effects of multi-modal transportation opportunities and

the availability of parking opportunities within the immediate area and the remote off-site parking with shuttle service.

The parking plan demonstrates that there is overall more than sufficient parking for the needs of the establishment.

Table 4 – Alternative Parking Plan Summary	
Code Required Parking	120
Allowance for On-Street Parking – 20%	(24)
Shared Parking with Shuttle	(71)
Potential On-Site Reductions	(65)
Alternative Parking Spaces Available Beyond Code Requirement	**40**

The event parking plan would be displayed on the 3HB web site so that event goers would have the opportunity to review the parking opportunities prior to heading out to an event. The primary objective of the parking plan was to produce a plan which meets the facility parking needs with minimal impact to the residents and community.

To aid in your review attached please find figures depicting the site layout plan, study area, and event parking plan.

We look forward to appearing before the Planning Commission at its April 18th, 2016 hearing to present the Event Parking Plan. In the meantime if you should have any questions or require additional information, please contact our office.

Respectfully submitted,

Michael P. Montalto
COSTICH ENGINEERING

Enc.

Cc: Daniel Nothnagle
Frank Imburgia

Three Heads Brewing

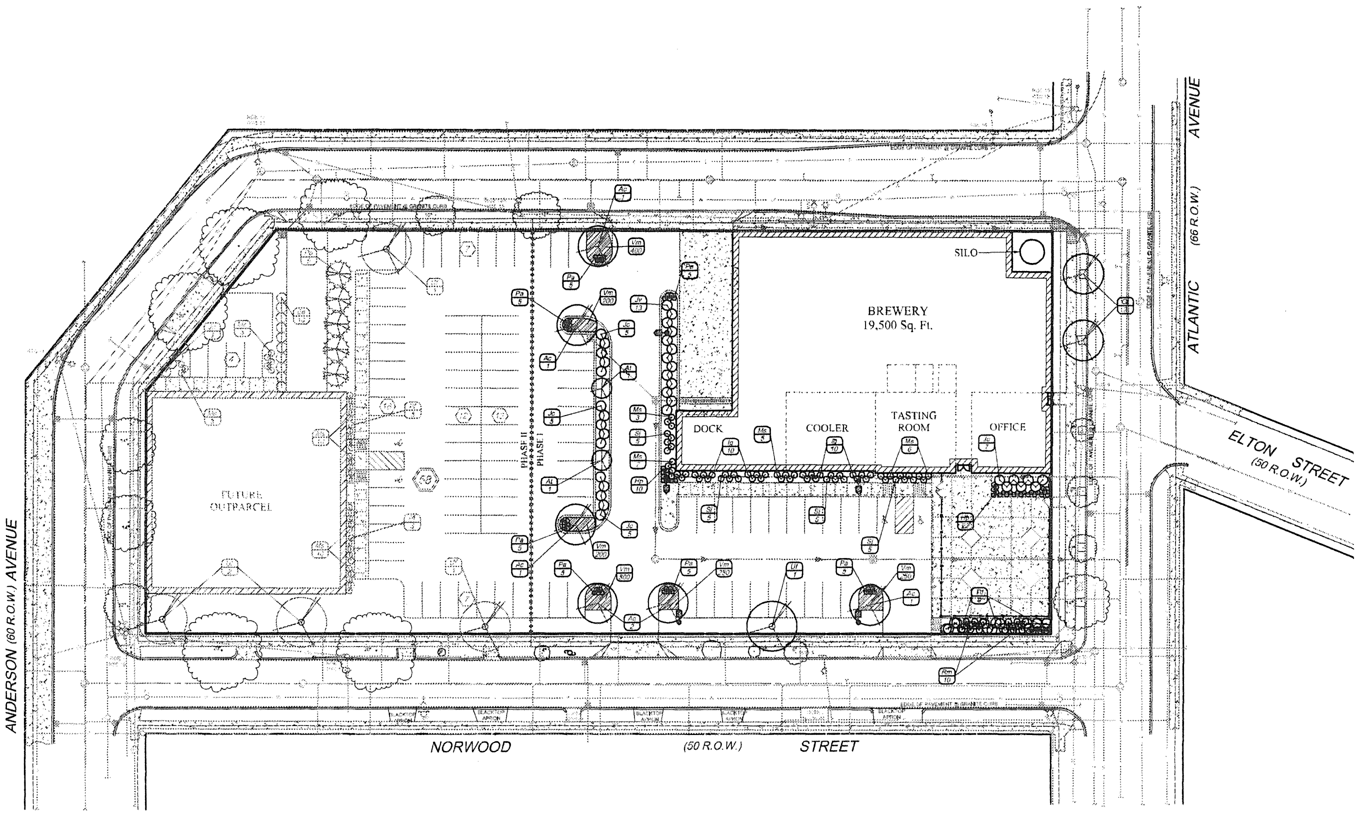
Entertainment Permit Application

Three Heads Brewing is seeking an entertainment permit to host live music 2-3 times per week. Live, local music has always been a part of Three Heads Brewing's identity. By pairing music with craft beer, Three Heads Brewing has engaged and entertained many residents of Rochester for over five years and seeks to build upon this with the opening of its own building. Music and craft beer are excellent examples of art in its highest form, which is a primary reason Three Heads Brewing chose to locate in the Neighborhood of the Arts.

Three Heads Brewing will feature a wide variety of music at its establishment and will include acoustic, jazz, soul, bluegrass, and rock among its many offerings. Live music would always be finished by 11 p.m on any weekend night, and 10 p.m. during the week. All live music will be performed indoors, thus not having a negative impact on the neighborhood.

Three Heads Brewing's facility on Atlantic Avenue is conveniently located near many bus stops and is well serviced by lit sidewalks and crosswalks. It is also advantageously located within walking distance to many of its customers, and expects a good amount of people to walk or bike to enjoy its craft beer and fine music offerings. Three Heads Brewing has 36 permanent parking spaces, and the management of Gleason Works has allowed for overflow parking in its lot directly across the street. On street parking on the thoroughfares of Atlantic Avenue and University Avenue is plentiful, and really opens up after 4 p.m. on weekdays and is very open on weekends. This allows a variety of options for anyone who may choose to drive.

Live music at Three Heads would not only have a positive impact on Three Heads Brewing's ability to create a sustainable business, it would be an asset to all city residents, and a great benefit to the Neighborhood of the Arts. Patrons from all over will be able to have a nice meal at many of the fine establishments the neighborhood has to offer and continue to enjoy their time in the city by savoring a fresh craft beer while being entertained by fine local music.



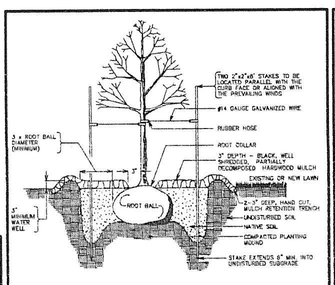
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTE
SHADE TREES/EVERGREEN TREES				
Ac	Acer x.f. "Celebration"	CELEBRATION MAPLE	2.5" CAL.	BB
AL	Amelanchier c. "Spizam"	SPRING GLORY SERVICEBERRY	1.5" CAL.	BB
Gi	Gleditsia triacanthos inermis "Impcole"	SIMPERIAL HONEYLOCUST	2.5" CAL.	BB
Pp	Picea pungens	COLORADO SPRUCE	5'-6' HT.	BB
Uf	Ulmus x. "Frontier"	FRONTIER ELM	2.5" CAL.	BB
SHRUBS				
Ea	Euonymus alata "Compacta"	DWARF BURNING BUSH	24-30" HT.	BB
Ig	Ilex glabra "Chamzin"	NORDIC HOLLY	NO.3	CONT.
Jc	Juniperus ch. "Sea Green"	SEAGREEN JUNIPER	NO. 3	CONT.
Jv	Juniperus virginiana "Burkii"	BURKII JUNIPER	5-6' HT.	CONT.
Pf	Potentilla f. "Primrose Beauty"	PRIMROSE BEAUTY POTENTILLA	NO. 3	CONT.
Rm	Rosa meivahyn	KNOCKOUT ROSE	NO.3	CONT.
Sj	Spiraea j. "Neon Flash"	NEON FLASH SPIRAEA	NO. 3	CONT.
Td	Taxus densiformis	DENSE SPREADING YEW	18-24" SPR.	CONT.
PERENNIALS / GRASSES				
Hp	Hemerocallis x. "Poczam"	POCKET FULL OF GOLD DAYLILY	NO. 2	CONT.
Ms	Miscanthus s. "Morning Light"	MORNING LIGHT MAIDEN GRASS	NO. 2	CONT.
Pa	Pennisetum a. "Hameln"	HAMELN FOUNTAIN GRASS	NO. 2	CONT.
GROUNDCOVERS				
Vm	Vinca minor	BLUE MYRTLE	2.25"	FLAT

ABBREVIATIONS: BB=BALLED & BURLAPPED NO.#=GALLON SIZE
CONT.= CONTAINER FLAT = 50 PEAT POTS PER FLAT

LANDSCAPE NOTES

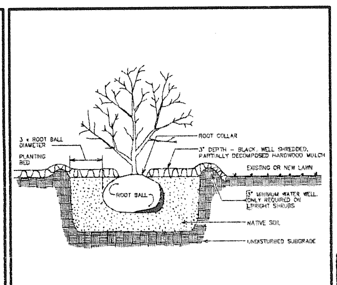
1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD MULCH.
9. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
10. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
11. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
13. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADED, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



CITY OF ROCHESTER

TREE PLANTING IN GRASS AREA

ISSUED 9-2-81 STD. DWG
REVISED 2-10-05 NO. R611-1



CITY OF ROCHESTER

SHRUB PLANTING

ISSUED 9-2-81 STD. DWG
REVISED 2-10-05 NO. R611-3

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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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STATE OF NEW YORK · MARK R. COSTICH · NO. 085971 · Licensed Professional Engineer

M.P.M.
DRAWN BY D.P.B.
O.L.H.
J.R.L.
DATE 09/29/2014
SCALE 1"=30'

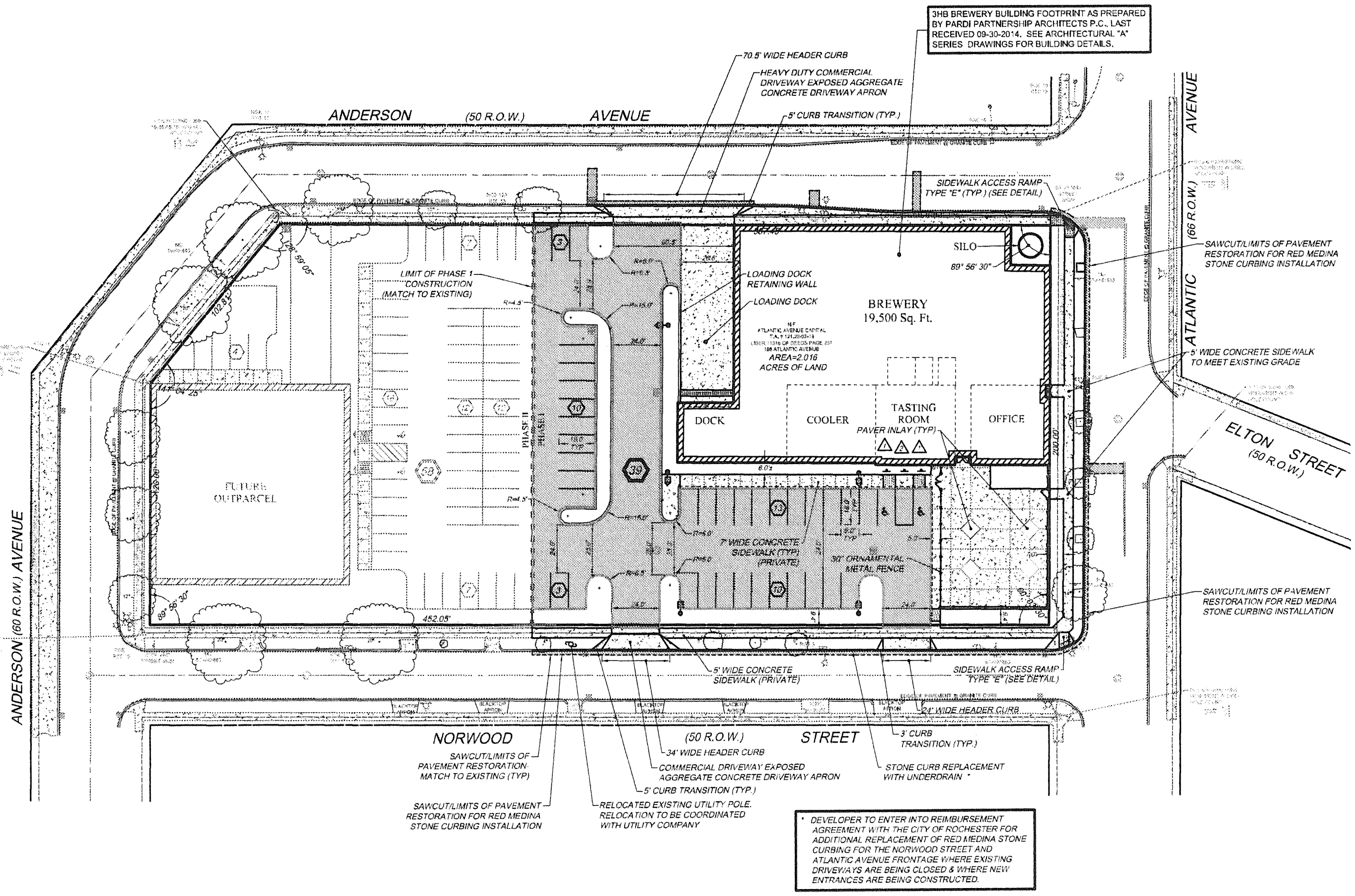
COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

3HB BREWERY
786 ATLANTIC AVENUE

LANDSCAPING PLAN

LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

LA100



NORTH

SITE LEGEND

(SEE SHEET GA110 FOR GENERAL LEGEND)

- STANDARD DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK
- CONCRETE CURBING
- EDGE OF PAVEMENT
- LIGHT POLE
- TOTAL PARKING SPACE ROW COUNT
- PROJECT PHASE LINE
- PROPOSED BUILDING
- PROPOSED ORNAMENTAL METAL FENCE

SITE DATA

1. CURRENT ZONING OF THIS PROJECT IS M-1 NON RESIDENTIAL REGULATIONS

MINIMUM LOT AREA	N.A.
MINIMUM LOT WIDTH	N.A.
MAXIMUM BUILDING COVERAGE	70%
MAXIMUM LOT COVERAGE	80%
MINIMUM FRONT SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MINIMUM SIDE SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MINIMUM REAR SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MAXIMUM BUILDING HEIGHT	N.A.

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT
1	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE	"C"	7'-0"
2	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	"C"	7'-0"

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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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STATE OF NEW YORK — MARK R. COSTICH — NO. 065977 — Licensed Professional Engineer

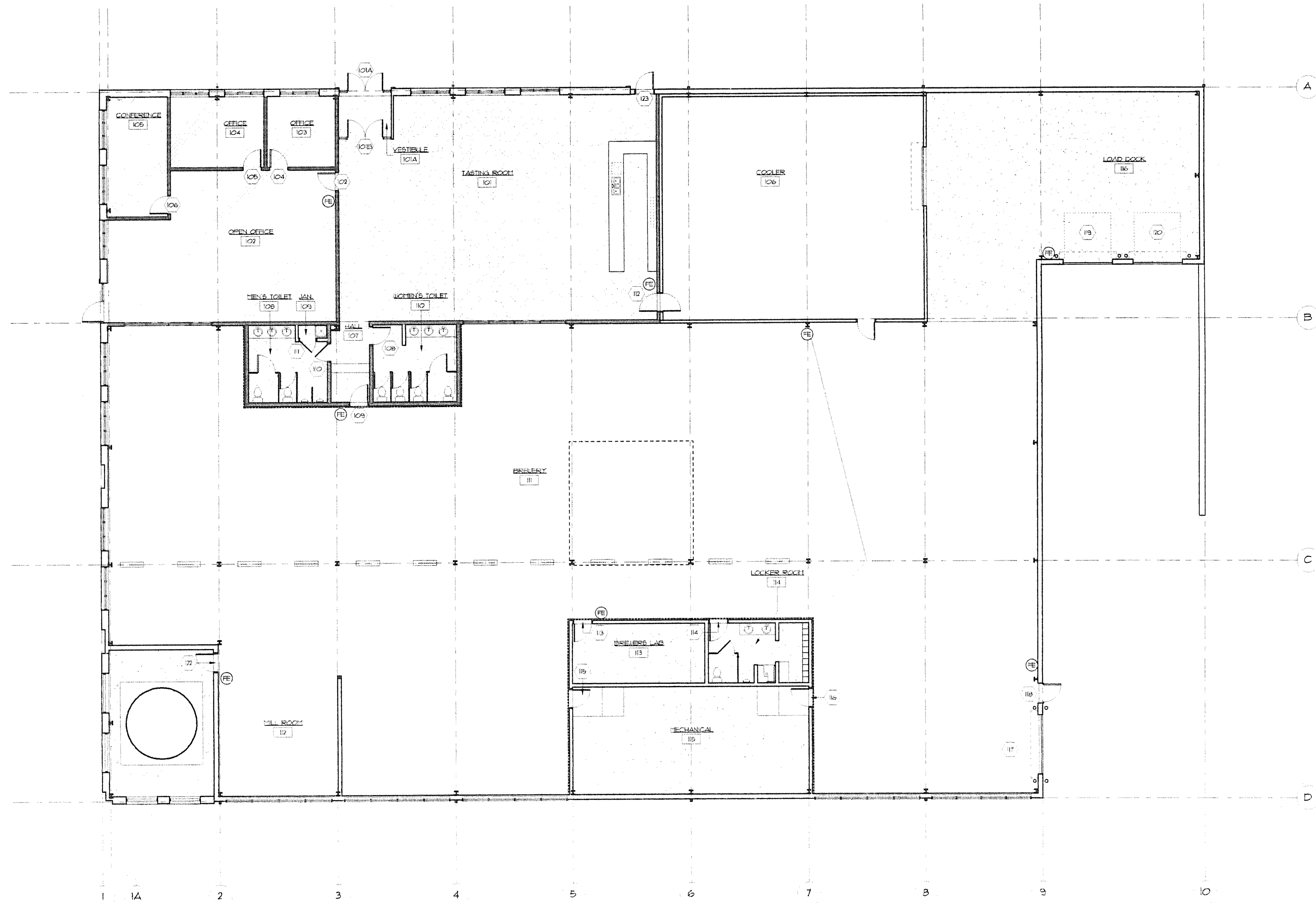
M.P.M.
D.P.B.
D.J.H.
J.R.L.
09/29/2014
1"=30'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

3HB BREWERY
356 ATLANTIC AVENUE

SITE PLAN

CA110


CONFERENCE
105
OFFICE
104
OFFICE
103
VESTIBULE
101A
TASTING ROOM
101
COOLER
106
LOAD DOCK
116
OPEN OFFICE
102
MEN'S TOILET
108
JAN.
109
HALL
107
WOMEN'S TOILET
110
BREWERY
111
LOCKER ROOM
MILL ROOM
112
BREWERS LAB
113
MECHANICAL
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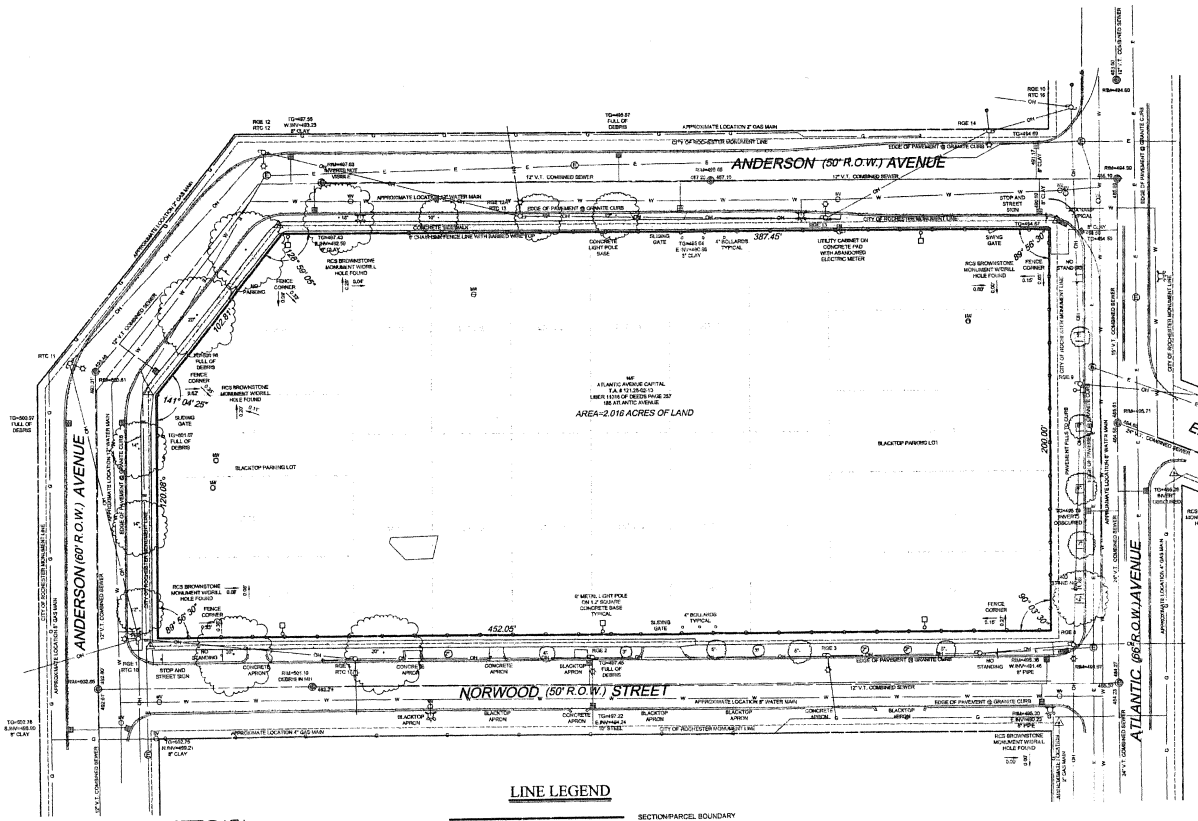
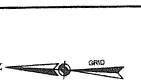


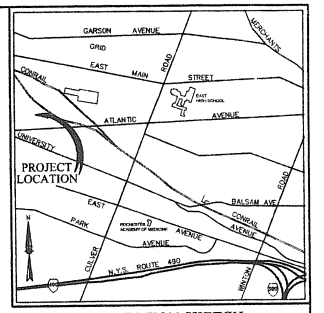


REFERENCES

1. MAP ENTITLED "MAP OF A SURVEY LOTS 160-212 PERRY, SLY & HOLMES TRACT" PREPARED BY O'NEILL & HODACK ASSOCIATES DATED AUGUST 21, 2013.
2. LIBER 11316 OF DEEDS PAGE 257.
3. DISTRICT MAPPING PROVIDED BY CITY OF ROCHESTER SURVEY OFFICE. DISTRICT 26 MAP 16.
4. TITLE REPORT "CHICAGO TITLE INSURANCE COMPANY" ORDER # 1516-29996 DATED JUNE 30, 2015.

SURVEY NOTES

1. LOCATIONS SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON AUGUST 29, 2014. HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH CITY OF ROCHESTER SURVEY OFFICE. HORIZONTAL DATUM: NAD 1983.
2. THE VERTICAL DATUM IS REFERENCED TO RCS MONUMENT LOCATED AT THE SOUTHEAST CORNER OF ATLANTIC AVENUE AND MERRIMAN STREET. ELEVATION = 498.02' (ROCHESTER CITY DATUM)



LOCATION SKETCH

NOT TO SCALE

SYMBOL LEGEND

	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN	T	TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE	PB	PHONE BOOTH
	MANHOLE		PEDESTRIAN POLE
S	SANITARY MANHOLE	TRAFFIC CONTROL CABINET	
● C.O.	CLEAN OUT		LAMP POST
GV	GAS VALVE		LIGHT POLE
GS	GAS SERVICE		UTILITY POLE WITH LIGHT
GM	GAS METER	FLAG POLE	FLAG POLE
SV	SPRINKLER VALVE	M.B.	MAILBOX
SH	SPRINKLER HEAD		BOLLARD
WV	WATER VALVE		POST
WS	WATER SERVICE		SIGN
	HYDRANT		SIGN
WM	WATER METER		SIGN
W	WELL		TURNING ARROW
MW	MONITOR WELL		HANDICAP
	BORE	STOP	STOP BAR
CTV	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE	AC	AIR CONDITIONING UNIT
	PULL BOX	SAN	SANITARY UTILITY LATH
	ELECTRIC PULL BOX		GAS UTILITY LATH
ELEC.	TELEPHONE PULL BOX	W	WATER UTILITY LATH
TELE.		T	TELEPHONE UTILITY LATH
	TRAFFIC PULL BOX	E	ELECTRIC UTILITY LATH
T	TRANSFORMER	C	CABLE UTILITY LATH

SCHEDULE B ITEMS

2. UTILITY EASEMENT GRANTED TO THE ROCHESTER RAILWAY AND LIGHT COMPANY, ROCHESTER TELEPHONE COMPANY AND THE NEW YORK TELEPHONE COMPANY IN THE INSTRUMENT RECORDED MAY 19, 1919 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1011 PAGE 382. EASEMENT AFFECTS THE FRONTAGE OF LOT 159 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
3. UTILITY EASEMENT GRANTED TO ROCHESTER RAILWAY AND LIGHT COMPANY, ROCHESTER TELEPHONE COMPANY AND THE NEW YORK TELEPHONE COMPANY IN THE INSTRUMENT RECORDED MAY 19, 1919 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1011 PAGE 375. EASEMENT AFFECTS THE FRONTAGE OF LOT 203 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE NO WIDTH SPECIFIED.
4. UTILITY EASEMENT GRANTED TO ROCHESTER RAILWAY AND LIGHT COMPANY, ROCHESTER TELEPHONE COMPANY AND THE NEW YORK TELEPHONE COMPANY IN THE INSTRUMENT RECORDED JULY 26, 1917 IN THE MONROE COUNTY CLERK'S OFICE IN LIBER 967 PAGE 497. EASEMENT AFFECTS THE FRONTAGE OF LOT 206 ON NORWOOD STREET, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF NORWOOD STREET. NO WIDTH SPECIFIED.
5. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED FEBRUARY 4, 1930 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1512 PAGE 144. EASEMENT IS ALONG SOUTH SIDE OF PARKWOOD ROAD AND DOES NOT AFFECT THIS PARCEL. DOCUMENT PROVIDED DATED AUGUST 19, 1929 NOT AS REFERENCED ABOVE.
6. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED APRIL 13, 1926 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1357 PAGE 272. EASEMENT AFFECTS THE FRONTAGE OF LOT 207 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
7. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED JUNE 7, 1929 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1501 PAGE 159. EASEMENT AFFECTS THE FRONTAGE OF LOT 210 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
8. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED MARCH 21, 1930 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1403 PAGE 114. EASEMENT AFFECTS THE EAST AND SOUTH BOUNDARYS OF LOT 211 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
9. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED APRIL 13, 1926 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1357 PAGE 270. EASEMENT AFFECTS THE EAST AND SOUTH BOUNDARYS OF LOT 211 ON ANDERSON AVENUE. BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
10. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED JULY 26, 1917 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 967 PAGE 499. EASEMENT AFFECTS THE SOUTH BOUNDARY LOT 212 ON ANDERSON AVENUE. BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.

SCHEDULE B ITEMS

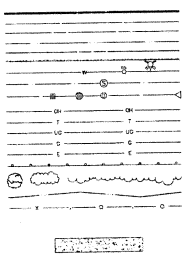
11. UTILITY EASEMENT GRANTED TO THE ROCHESTER GAS & ELECTRIC CORPORATION AND THE ROCHESTER TELEPHONE COMPANY IN THE INSTRUMENT RECORDED OCTOBER 28, 1926 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1526 PAGE 67. EASEMENT AFFECTS THE FRONTAGE OF LOT 197 ON ANDERSON AVENUE, BUT ALL OBSERVABLE UTILITIES FALL WITHIN THE RIGHT-OF-WAY OF ANDERSON AVENUE. NO WIDTH SPECIFIED.
12. EASEMENT DESCRIBED IN THE NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGEMENT GRANTED TO AT&T CORPORATION AND AT&T COMMUNICATIONS-EAST INC. DATED MAY 20, 2009 RECORDED SEPTEMBER 4, 2009 IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 11758 PAGE 98. EASEMENT APPEARS TO AFFECT LANDS OWNED BY THE RAILROAD ON THE NORTH AND EAST SIDES OF ANDERSON AVENUE.
13. RESTRICTIVE COVENANTS CONTAINED IN THE BARGAIN AND SALE DEED MADE BY THE GLEASON WORKS TO ATLANTIC AVENUE CAPITAL PARTNERS LLC DATED OCTOBER 11, 2013 RECORDED OCTOBER 16, 2013 IN THE MONROE COUNTY CLERKS OFFICE IN LIBER 11316 PAGE 257. STATED THAT PROPERTY WILL BE USED FOR COMMERCIAL OR INDUSTRIAL USES BASED ON ENGINEERED PLANNED AND BUILT IN ACCORDANCE WITH LOCAL LAWS AND STANDARDS.

SITE DATA

1. CURRENT ZONING OF THIS PROJECT IS M-1 NON RESIDENTIAL REGULATIONS

MINIMUM LOT AREA	N.A.
MINIMUM LOT WIDTH	N.A.
MAXIMUM BUILDING COVERAGE	70%
MAXIMUM LOT COVERAGE	80%
MINIMUM FRONT SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MINIMUM SIDE SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MINIMUM REAR SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.
MAXIMUM BUILDING HEIGHT	N.A.

LINE LEGEND



CERTIFICATION

WE, COSTICH ENGINEERING, P.C., HEREBY CERTIFY TO

- THE CANANDAIGUA NATIONAL BANK AND TRUST COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS
- STEPHEN E. HALL ESQ
- CHICAGO TITLE INSURANCE COMPANY
- ATLANTIC AVENUE CAPITAL PARTNERS, LLC
- HARRIS BEACH PLLC
- THE COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 29, 2014 AND FROM THE REFERENCES LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: _____ Date: 7-24-2015

Charles Joseph Costich III, N.Y.S. L.S., No. 050428

Dig Safely. New York
Underground Facilities Protection Organization
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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
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www.digsafelynewyork.com

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHK'D	APVD.

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COSTICH ENGINEERING, P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT. IF THIS DOCUMENT BEARS AN EMBOSSED SEAL, IT IS ALSO A VIOLATION OF LAW FOR ANY LICENSEE WHO ALTERS THIS DOCUMENT IN ANY WAY WITHOUT BOTH AFFIXING HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

STATE OF NEW YORK — CHARLES JOSEPH COSTICH III — NO. 050428 — LICENSED PROFESSIONAL LAND SURVEYOR

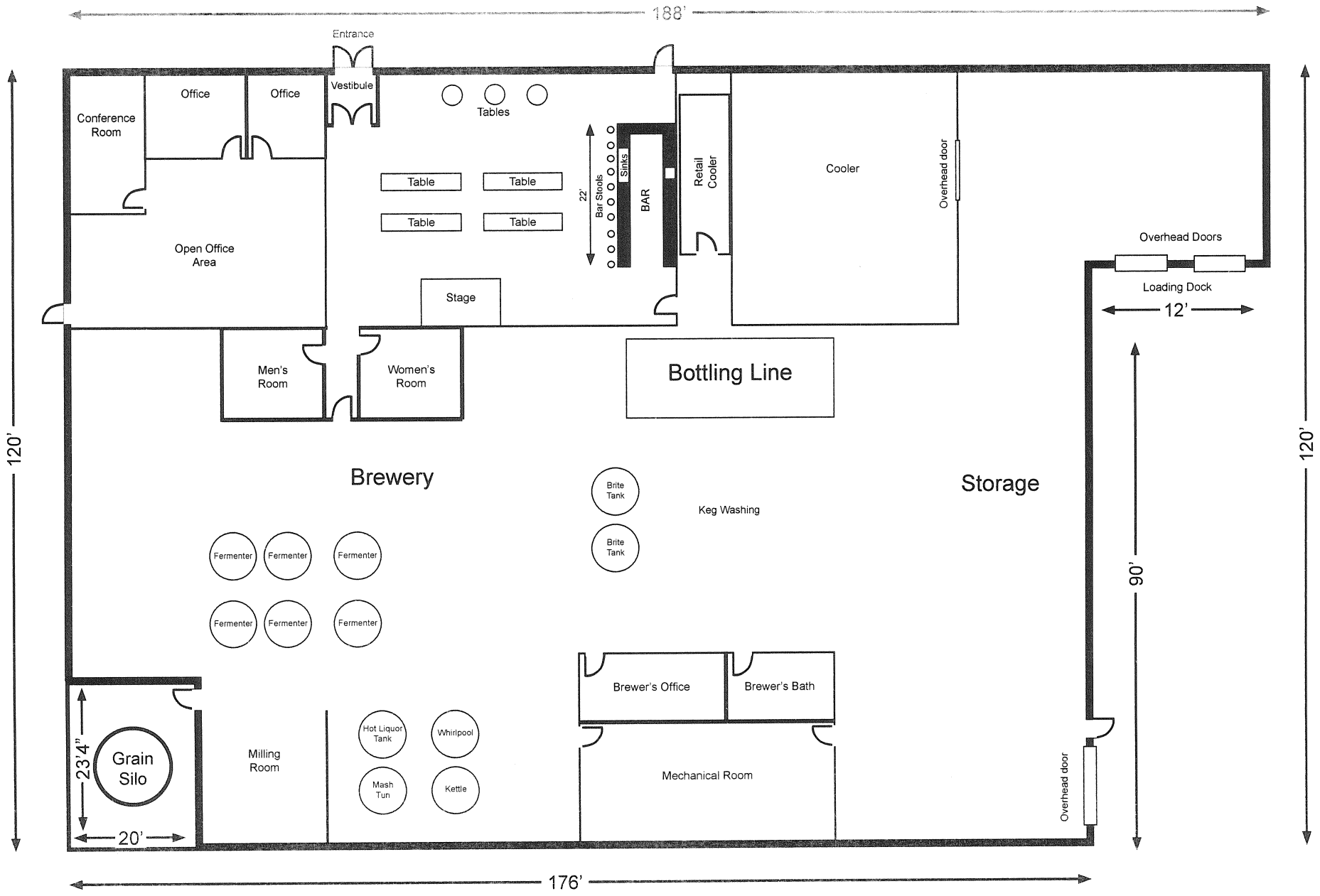
PROJECT ENGINEER	M.M
DRAWN BY	D.T.H.
DESIGNED BY	D.T.H.
TOPO BY	J.R.L.
DATE	9/12/2014
SCALE	1"=30'

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

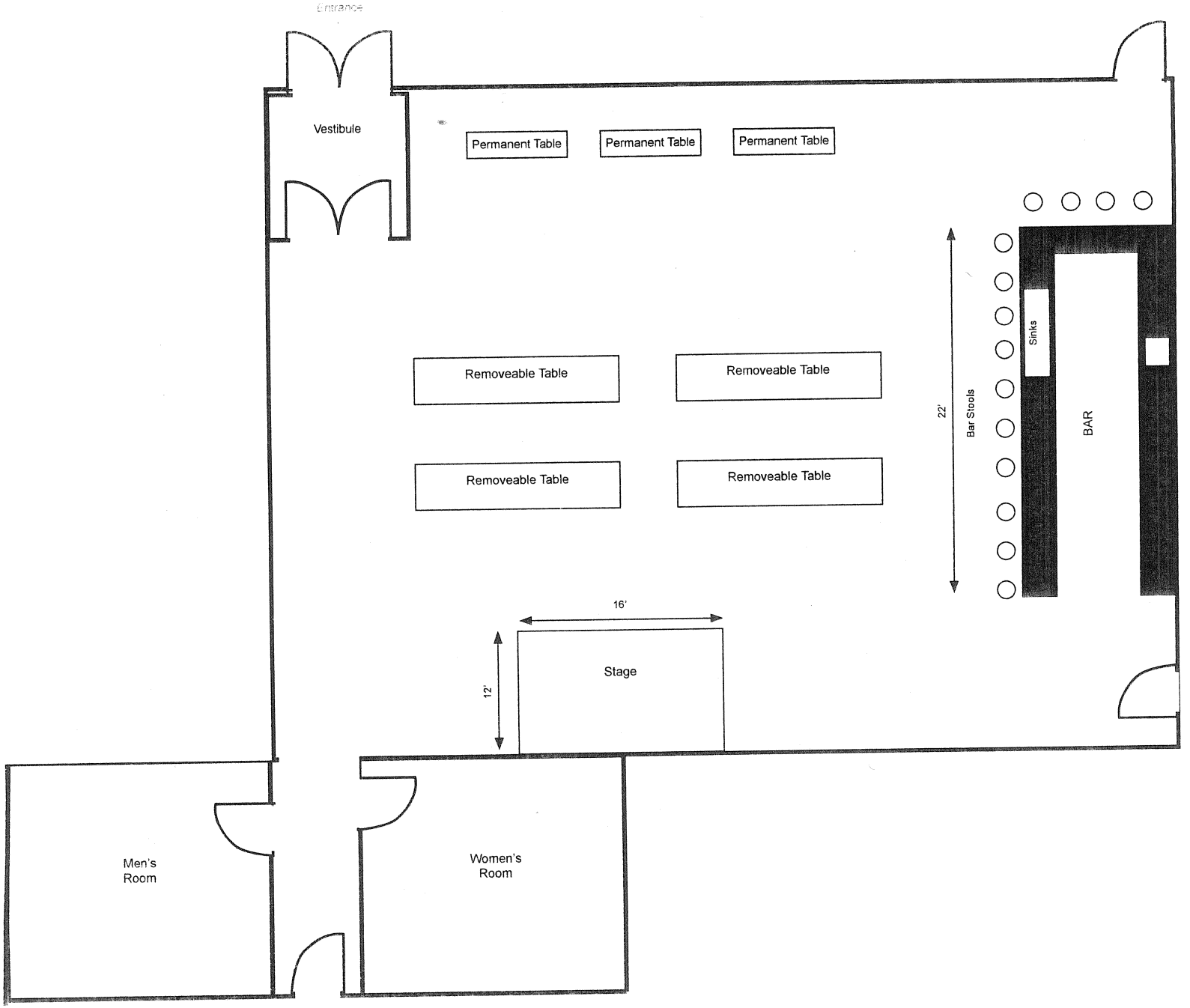
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT	186 ATLANTIC AVENUE
TITLE OF DRAWING	EXISTING FEATURES PLAN
LOCATION OF PROJECT	TAX PARCEL NO. 121-29.02-13 LOTS 192-212 PERRY, SLY & HOLMES TRACT CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT	RR CONTRACTORS 90 GOODWAY DRIVE ROCHESTER, NEW YORK 14623
DRAWING NO.	VS100
SHEET	1 OF 1



Three Heads Brewing

186 Atlantic Avenue • Rochester, NY 14607



Three Heads Brewing

186 Atlantic Avenue • Rochester, NY 14607

Wiedrick, Jill

From: Joe Ventura <Joe@artwalktile.com>
Sent: Tuesday, March 29, 2016 3:02 PM
To: Wiedrick, Jill; 'Evan Michael Lowenstein'; 'IDA HICKMAN'
Cc: Dutton Properties (keisha@duttonproperties.com); Lisa Reyes (lyr0710@hotmail.com); pittsfordny@aol.com
Subject: RE: Three heads special Permit for LIVE MUSIC

Jill,

I am the owner of two properties directly across the street from the Three Heads Brewery, 179 Atlantic & 167 Atlantic Ave {35 linear feet to be exact}. The application for Special Permit for LIVE MUSIC that Three Heads applied for is very non-descript. I was assuming a brewery to be built, NOT a night club. This will start with music inside that will be audible to the neighborhood because this building DOES not have proper sound proofing. Live entertainment was never mentioned in the initial application. This seems very deceitful since the business isn't even open yet. My tenants 7-total, have banned together to tell me if this passes they will move out. I have already invested $500,000 into the block and I am not even finished. I have consulted my attorney on this matter.

The people of this neighborhood have a common interest in this project. We want it to succeed, but not to disrupt the flow of our residential properties.

Joe Ventura
ARTWALK TILE
28 Atlantic Avenue
Rochester NY 14607
585.242.9535 showroom
585.242.0921 fax

3/21/16

To whom it may concern,

My name is Joe Yokajty. I am a NOTA resident currently living at the corner of Elton and Atlantic. I am writing to provide the feedback that I feel is needed for the City Planning Commission to make an informed and proper decision regarding the application for a Special Permit - Case 5, File Number E-038-15-16.

I would also like to share a map illustrating the relative location of the Applicant's establishment to the numerous bordering residential properties.

We have all likely experienced it. Patrons listen to live music at and establishment. The over-amplified audio equipment causes patrons to elevate their voices to a much higher volume – even during normal conversation. Strangely enough, when the patrons leave the establishment after listening to live amplified music for a portion of the evening, they tend to continue conversing at elevated volumes – maybe due to preconditioning, maybe due to a small temporary loss of hearing and/or wringing in the ears. This is a one of the factors that comes into play.

When a live music performance ends, especially if the ending time is late, patrons will frequently depart the establishment in larger groups compared to those evenings where a live music is not provided. This is an additional factor that comes into play.

The applicant's establishment shares Atlantic Avenue and Norwood Street with ten (10) residential properties which are in "direct line of sight" of the establishment. These ten (10) residential properties comprise twenty (20) apartments containing thirty six (36) bedrooms. Additional residential properties are located in close proximity, but are not necessarily in "direct line of sight" of the establishment.

Besides the unreasonable ending times of the live entertainment permit being sought, the layout of the building structures and parking lot also will play a very big part in the eminent disturbances that will occur on a more frequent basis. The relative location of the establishment's main entrance and parking lot will require patrons to walk past these numerous residential properties. Due to the gated patio structure that was recently constructed on the property, patrons leaving the establishment will be required to take a right and walk down the sidewalk of Atlantic Avenue for about 40 yards, then take a right on Norwood Street for another 40 yards (on average). The total distance is nearly the length of a football field. For groups of patrons leaving a live music event, this is a significant distance through the heart of a residential neighborhood.

Please refer to the attached map which illustrates the relative locations of building structures, parking lot and residential properties.

If the members of the Planning Commission consider approving the Special Permit for which the applicant is applying, the resulting issues will be immediately obvious. Many of the occupants of these residential properties, who start their workdays in the morning, will simply find it difficult obtain the amount of sleep to which they are accustomed.

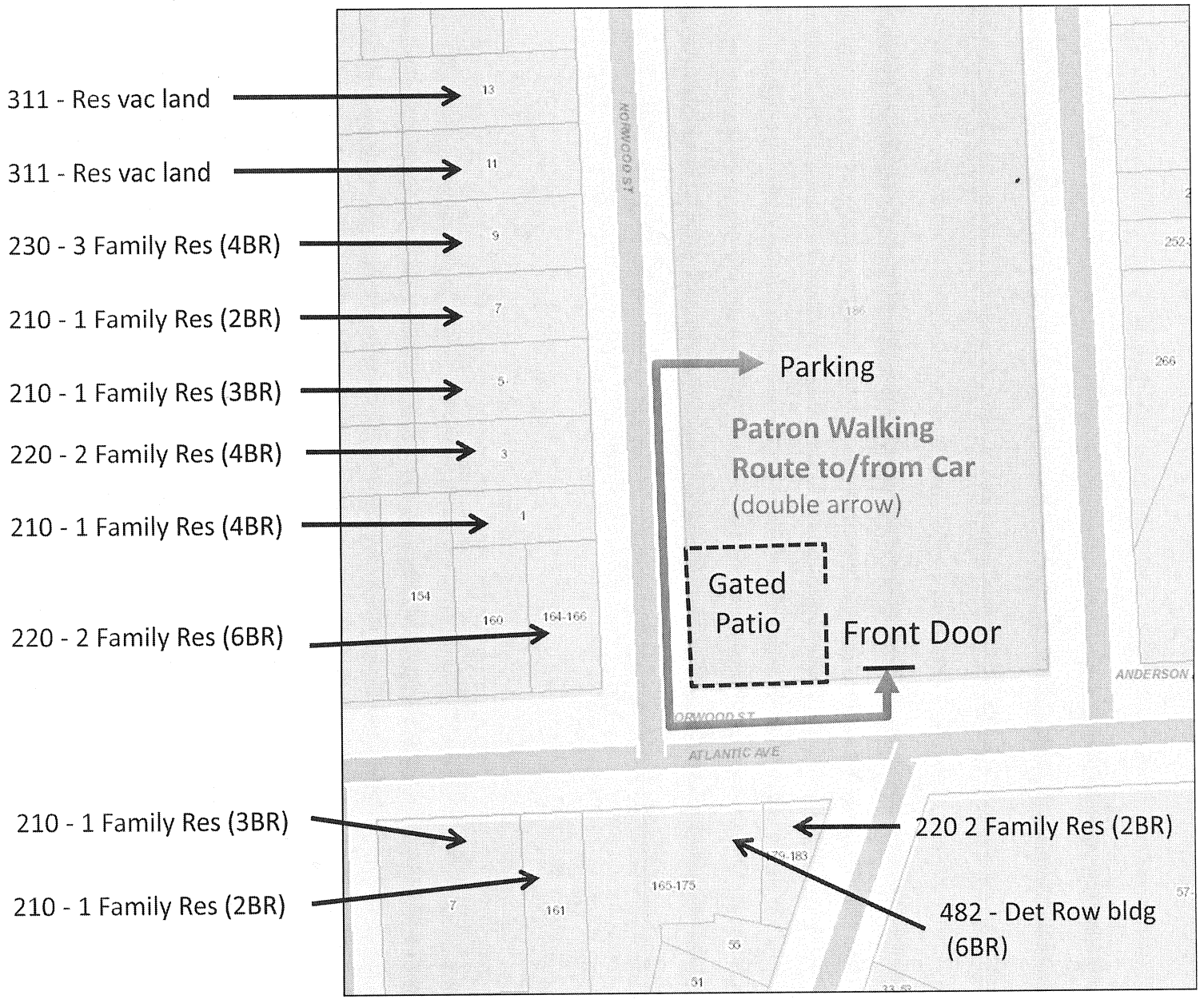
Granted is not one hundred (100) apartments that boarder the applicant's establishment, but I would encourage the voting body to consider a scenario in which those approving/ disapproving this application had a bedroom in one of the twenty (20) neighboring residential apartments.

I appreciate the consideration of my input and hope that the feedback provided is helpful in making an informed decision. If this application is not one of an obvious given protocol, I will assume that subjective and thoughtful judgment will be required. I would respectfully ask the governing body to use their acquired knowledge and a little bit of common sense and make the proper decision regarding this application.

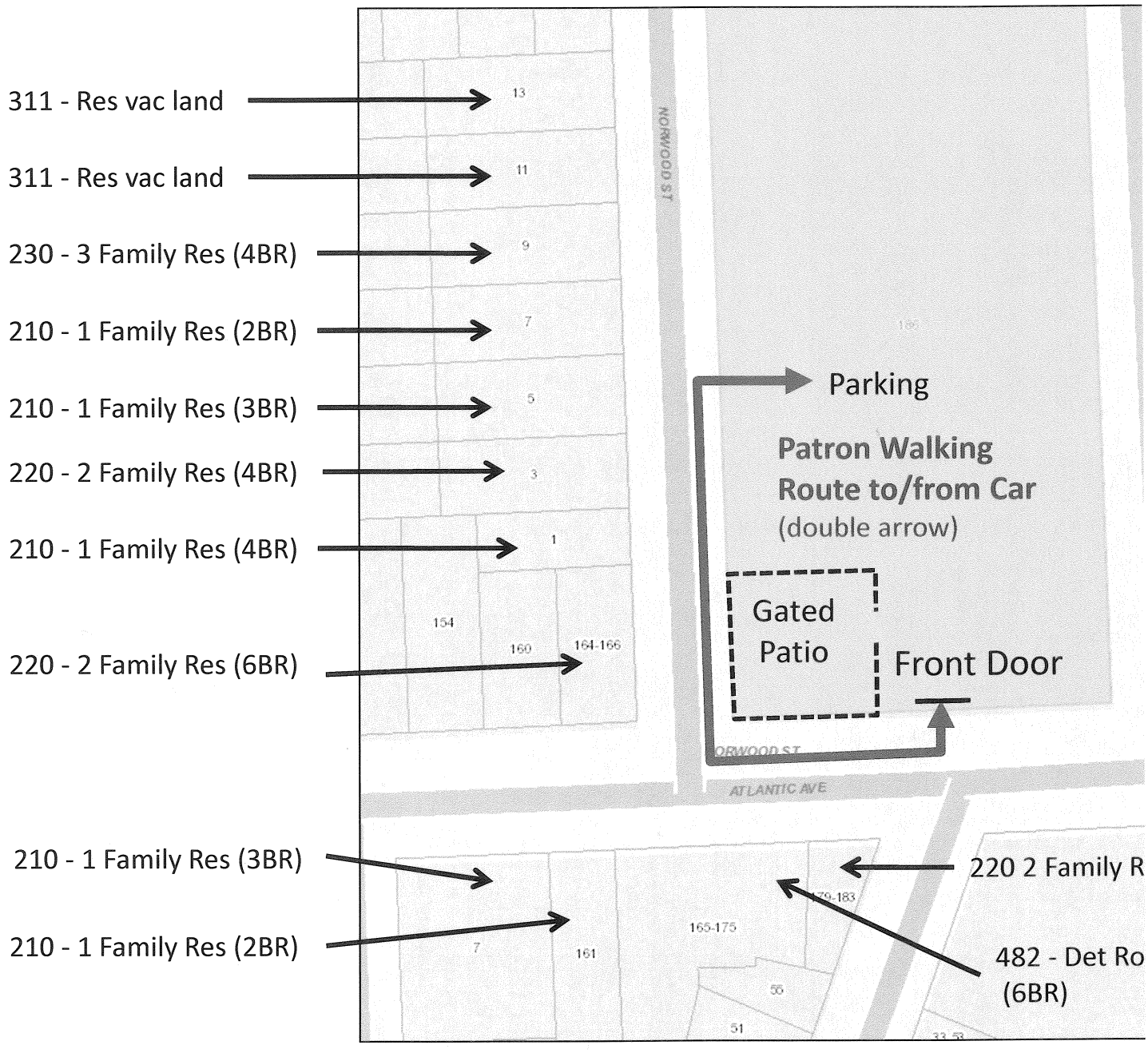
Joe Yokajty
179 Atlantic Avenue
269-8974 (C)

Ps. I do plan to attend the hearing. I would be willing to verbally communicate the above input/ concerns.

10 Residential Properties (in direct line of sight) **/ 20 Apartments / 36 Bedrooms**



;idential Properties (in direct line of sight) **/ 20 Apartments / 36 Bedrooms**



Wiedrick, Jill

From: pittsfordny@aol.com
Sent: Wednesday, March 30, 2016 4:52 PM
To: Joe@artwalktile.com; Wiedrick, Jill; evanlowe@yahoo.com; imhickman2002@yahoo.com
Cc: keisha@duttonproperties.com; lyr0710@hotmail.com
Subject: Re: Three heads special Permit for LIVE MUSIC

Jill,

I just moved into the building across the street from the brewery about a month ago. My apartment is probably the closest one to Three Heads. The outdoor seating area gives patrons a perfect view through my first floor window into my living room and kitchen. When I moved in the brewery was under construction and I was under the impression that this would be a reputable upstanding business bringing jobs and vitality to the neighborhood, not constant noise and aggravation or I would never had moved into this area. I assumed that breweries make beer, not music. I'm sure plenty of other renters feel the same way and will choose to break their leases or move elsewhere when their leases are up. My last apartment was adjacent to an Irish pub and the reason I broke my lease early to move to my current apartment (despite it costing double the rent) was because of the noise level and crime the bar brought to my prior home by lowering the integrity of the neighborhood. Now I'm in the same situation again and this is so much more than just a nuisance. As someone with a sleep disorder, having noise from the brewery keeping me up at night interferes with my ability to just get through the day, let alone financially support myself.

This company shouldn't be allowed to come in to this neighborhood and lower our property values and our quality of living just because the residents don't have the power or influence to keep this a quiet and pleasant place to live. We're hoping that city zoning board is willing to protect our right to a quiet safe neighborhood for our families. Our children shouldn't have to be kept up until midnight every night by the live outdoor music when they have school so early in the morning. The children should be able to play outside without having to hear the noise from the music and the drunks at the brewery. I'm sure the brewery will already cause enough problems in terms of traffic in the area and drivers under the influence of alcohol which is dangerous to have so close to our community park. This is detrimental to the quality of life in for the honest hardworking families in this neighborhood and I can't help but feel like we're being taken advantage of. Luckily there is power in numbers, and since this has the power to impact my life so greatly I would gladly start a petition in the neighborhood and I will be contacting the NOTA neighborhood association to get involved. I would be happy to get more publicity for fighting this through the local media and news stations.

We have noise ordinances to protect our community. The other businesses in the area are respectful of their noise level and I don't understand why this one should be given special permission. We already have a nude bar tarnishing the reputation of this neighborhood enough. This is the perfect way to take a quiet neighborhood that could be easily be revitalized and turn it into a slum. Please don't let them destroy our quality of life and devalue our homes.

Respectfully,

Katherine Dounce

-----Original Message-----
From: Joe Ventura <Joe@artwalktile.com>
To: Jill Wiedrick (Jill.Wiedrick@CityofRochester.Gov) <Jill.Wiedrick@CityofRochester.Gov>; 'Evan Michael Lowenstein' <evanlowe@yahoo.com>; 'IDA HICKMAN' <imhickman2002@yahoo.com>
Cc: Dutton Properties (keisha@duttonproperties.com) <keisha@duttonproperties.com>; Lisa Reyes (lyr0710@hotmail.com) <lyr0710@hotmail.com>; pittsfordny <pittsfordny@aol.com>
Sent: Tue, Mar 29, 2016 3:01 pm
Subject: RE: Three heads special Permit for LIVE MUSIC

Jill,

I am the owner of two properties directly across the street from the Three Heads Brewery, 179 Atlantic & 167 Atlantic Ave {35 linear feet to be exact}. The application for Special Permit for LIVE MUSIC that Three Heads applied for is very non-descript. I was assuming a brewery to be built, NOT a night club. This will start with music inside that will be audible

to the neighborhood because this building DOES not have proper sound proofing. Live entertainment was never mentioned in the initial application. This seems very deceitful since the business isn't even open yet. My tenants 7-total, have banned together to tell me if this passes they will move out. I have already invested $500,000 into the block and I am not even finished. I have consulted my attorney on this matter.

The people of this neighborhood have a common interest in this project. We want it to succeed, but not to disrupt the flow of our residential properties.

Joe Ventura
ARTWALK TILE
28 Atlantic Avenue
Rochester NY 14607
585.242.9535 showroom
585.242.0921 fax

Wiedrick, Jill

From: IDA HICKMAN <imhickman2002@yahoo.com>
Sent: Thursday, March 31, 2016 1:30 PM
To: Wiedrick, Jill
Subject: MUSCI IN THE THREE HED BREWERY

Hi Jill,
I am Ida Hickman I live at 5 Norwood Street across the street from the Three Head Brewery. I plan to be at the meeting April 18th.

My concern is about the music and why we was not told in the first city planning meeting for a permit to build they was going to having music in the brewery three night a week and also music in the restaurant three night a week.

I really want to voice my concerns at the meeting April 18th.

Thank you.

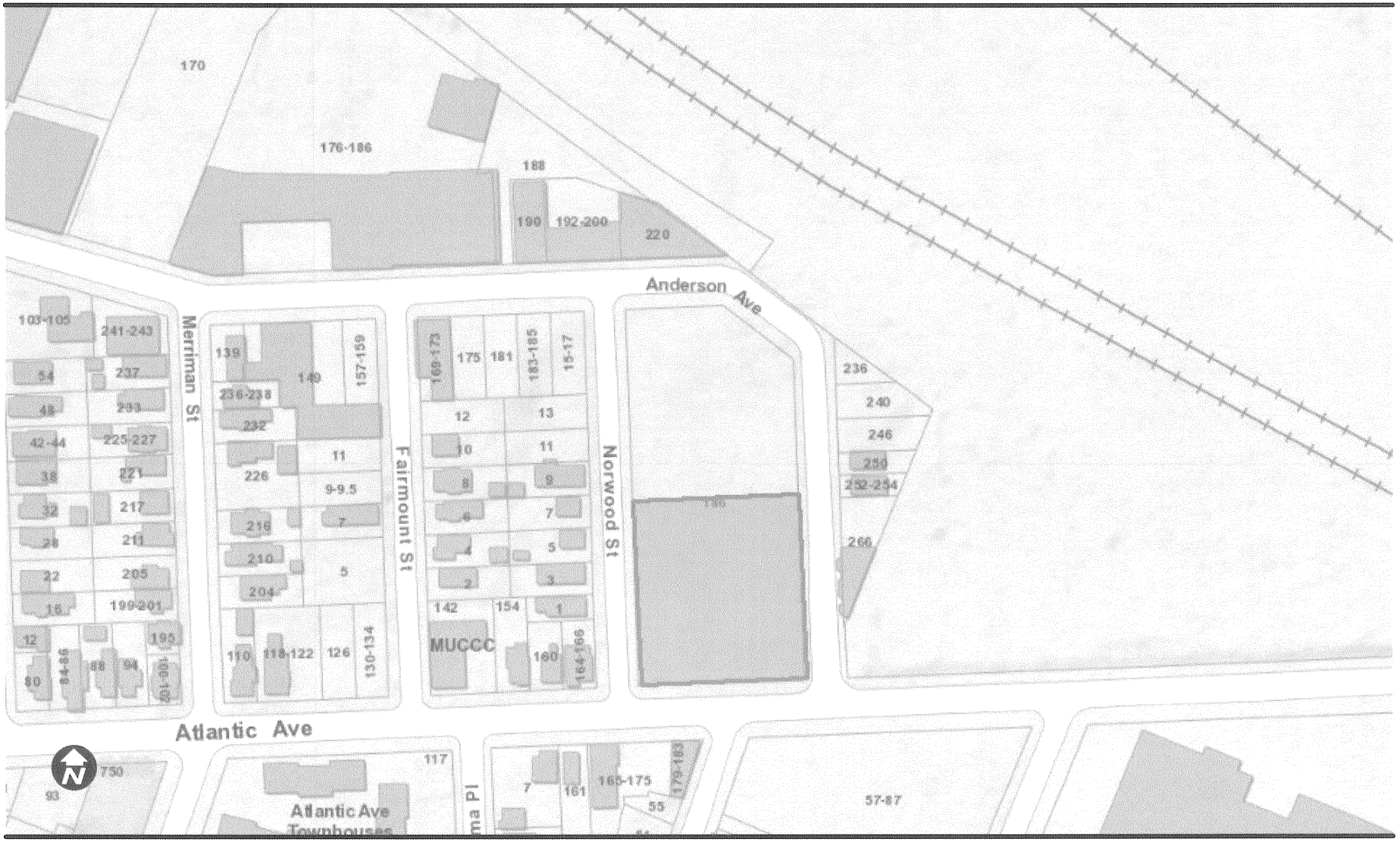
Ida Hickman

60.76 Feet | Area: 87596.98 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 50%

City of Rochester, NY
Property Information
186 atlantic ave
Search By: Address Owner SBL
SBL
Address
121.28-2-13
186 Atlantic Ave
Anderson Ave
Merriman St
Fairmount St
Atlantic Ave
R-2
M-1
C-1
O-S
MUCCC
esri

186 ATLANTIC AV



April 7, 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
April 18, 2016

SPECIAL PERMIT

Case #6: Staff Reviewer: Jill Wiedrick

File Number: E-038-15-16

Case Type: Special Permit

Applicant: Atlantic Avenue Capital Partners, LLC

Address: 10 Norwood Street

Zoning District: M-1 Industrial District

Section of Code: 120-83A(3), 120-173E(3)

Request: **To establish a 6,743 square foot sit-down restaurant, and to consider a shared parking agreement with 186 Atlantic Avenue; an action requiring City Planning Commission approval.**

Analysis:
The subject property is located on Norwood Street between Atlantic Avenue and Anderson Avenue. The property is being developed as a new restaurant.

The applicant wishes to establish a 6,743 square foot sit-down restaurant. According to the applicant, this restaurant will be a unique restaurant concept featuring authentic Mexican cuisine. The restaurant will offer table service and 'grab and go.' Hours of operation are anticipated to be 10:00AM to 12:00AM, Sunday, 4:00PM to 12:00AM, Tuesday through Thursday, 4:00PM to 2:00AM Friday and Saturday.

Code Compliance:
In accordance with 120-183A, a marketability analysis is required. Please see page four of the letter of intent.

Please also note that the restaurant has proposed to share parking with the neighboring property, 186 Atlantic Avenue. Please see the attached Alternative Parking Plan.

Site Plan and Environmental Review:
Site Plan Review is not required for this proposal. However, the City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to considering the Special Use Permit. Please note that this application is being evaluated in conjunction with 186 Atlantic Avenue.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 10 Norwood St.

2. **APPLICANT:** Atlantic Avenue Capital Partners LLC **COMPANY NAME:** _____
   ADDRESS: 90 Goodway Dr **CITY:** Rochester **ZIP CODE:** 14623
   PHONE: 585-445-2736 **FAX:** 585-445-2636
   E-MAIL ADDRESS bbrugg@woodsoviatt.com
   INTEREST IN PROPERTY: **Owner** ☐ **Lessee** ☐ **Other** ☑

3. **PLAN PREPARER:** Costich Engineering
   ADDRESS: 217 Lake Ave. **CITY:** Rochester **ZIP CODE:** 14608
   PHONE: 585-458-3020 **FAX:** _____

4. **ATTORNEY:** Betsy D. Brugg, Esq.
   ADDRESS: 2 State St. **CITY:** Rochester **ZIP CODE:** 14614
   PHONE: 585-445-2736 **FAX:** 585-445-2636
   E-MAIL ADDRESS bbrugg@woodsoviatt.com

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

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):**
   A special use permit is requested for the new Bitter Honey restaurant on a .99 acre parcel adjacent to the Three Heads Brewing development.

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

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. Woods Oviatt Gilman, LLP as attorneys and agents for Atlantic Avenue Capital Partners LLC

SIGNATURE: _____ **DATE:** 3/16/16

By: Betsy D. Brugg, Esq.

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
10:59AM Mar 23/16
01-0002 001 BUD
#21850
$250.00
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.

Please see letter of intent for complete description.

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.

Please see letter of intent for complete description.

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.

Please see letter of intent for complete description.

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.

Please see letter of intent for complete description.

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.

Please see letter of intent for complete description.

700 Crossroads Building
2 State Street, Rochester, New York 14614
P 585.987.2800 F 585.454.3968

WOODS OVIATT GILMAN LLP
ATTORNEYS
woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

Writer's Direct Dial Number: 585.445.2736
Writer's Direct Fax Number: 585.445.2636
Email: bbrugg@woodsoviatt.com

March 17, 2016

Planning Commission
City of Rochester
30 Church Street
Rochester, New York 14614

Re: Special Use Permit Application
Bitter Honey – 10 Norwood Street
LETTER OF INTENT

Dear Commission Members:

This office represents Atlantic Avenue Capital Partners, LLC (the "applicant"), the owner and developer of property at 10 Norwood Street (the "property"). The applicant proposes to develop the property into a new restaurant called Bitter Honey, in conjunction with its recent development of the Three Heads Brewery on the adjoining parcel to the south. The property is located in the M-1 Industrial District, which allows bars and restaurants as a specially permitted use. We are therefore requesting a special use permit to allow the proposed restaurant use under City Code § 120-83(A)(3).

The property is approximately .99 acres in size and in the M-1 Zoning District. It is located a block north of University Avenue and walking distance to Goodman Street, in an area of the Neighborhood of the Arts now experiencing new investment and improvement. The area includes residential streets, industrial operations, and a variety of retail, commercial, office, and non-profit uses, including newer uses between Elton and Russell Streets. The site sits on Anderson Avenue to its east and north, and Norwood Street to the west. It is adjacent to and designed to complement the newly built Three Heads Brewing on the adjacent parcel to the south. Neighboring uses include a collision shop and residential structures to the east, a vacant building and the railroad tracks to the north, and residential to the west.

Bitter Honey will be a unique restaurant concept featuring authentic Mexican cuisine operated by restauranteur Josh Miles and his team. Mr. Miles currently operates some of the most successful restaurants in the City, including Char Steak & Lounge at The Strathallan Hotel, and The Revelry on nearby University Avenue. After considering other locations, this site was found to be the most desirable location.

The restaurant will offer table service and "grab and go", an amenity to nearby residents and businesses. Hours of operation are anticipated to be 10 am - midnight Sunday, 4 pm - 12 midnight

Tuesday through Thursday, 4 pm - 2 am Friday and Saturday, but will be refined as the restaurant moves forward. Bitter Honey expects to employ approximately 30 employees, many of whom are likely to live in the neighborhood.

The proposed building will be attractive in design. The building includes approximately 4,415 +/- square feet on the first floor for dining, bar, take out, and kitchen, and has an additional 1,550 +/- square feet on the second floor. An outdoor patio area is proposed, shown in the northwest corner. The restaurant design and concept fits well with the surrounding Neighborhood of the Arts and will contribute to the on-going revitalization of the property and area.

The developer has been building the neighboring Three Heads Brewery, which is scheduled to open soon. The brewery represents a $4 million investment in the property, which was previously a vacant industrial Gleason parking lot with related challenges. While the brewery operation is a permitted use, it should be noted that an application for a special use permit has been filed to allow live entertainment in the tasting room of the brewery- which application is scheduled to be reviewed at the same meeting as this application. The two projects are independent but will complement each other. Patrons will be able to come to the neighborhood and both enjoy a meal at Bitter Honey and visit the brewery for beer tasting. The development will complement the numerous other restaurant, retail, office, cultural and residential uses in the Neighborhood of the Arts. Residents and visitors to the neighborhood will have new and unique dining and entertainment options within a short distance, helping to further establish the pedestrian-oriented character of the neighborhood.

The general special use permit standards are provided by City Code § 120-192(B)(3)(1). The current application satisfies the standards for the granting of the special use permit as follows:

a. **The proposed application 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 proposed restaurant use promotes many of the goals of the City of Rochester's Comprehensive Plan. The restaurant will be a part of an emerging cultural, entertainment, and dining district in the city that will attract and serve both visitors to the City and serve as a walkable destination for the many people who live and work in the area. Visitors to the nearby Memorial Art Gallery, Village Gate, Auditorium Theater, and the numerous other institutions and businesses in the neighborhood will have an additional quality dining option in a convenient walkable neighborhood. The restaurant will also help support the neighboring Three Heads Brewery (as well as other area venues) with many patrons expected to visit both businesses. The project will also replace and improve vacant land in a challenging location with a vibrant and appropriate use, and quality building and development.

b. **The proposed application 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.**

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The project will not have any such undue adverse impacts. The Bitter Honey restaurant will have a positive effect on the adjacent property and neighborhood, improving the remaining vacant land adjacent to the Three Heads Brewing site with a complementary use and quality development. The use and development will contribute to the revitalization and improvement of the immediate area, and provide a quality dining option to nearby residents and businesses. The proposal is in keeping with the existing character of the neighborhood and the Neighborhood of the Arts.

The Neighborhood of the Arts is a pedestrian oriented neighborhood Residents and visitors to nearby cultural institutions and businesses (including the new brewery) will be able to walk to Bitter Honey and enjoy the neighborhood. It is anticipated that many visitors will park once and walk, visiting multiple establishments in the area.

The restaurant site includes sufficient and Code compliant on-site parking for the use. 61 off-street parking spaces and 6 bicycle parking spaces have been provided for the restaurant on site. (Per City Code § 120-173(C), 60 spaces are required: 10 parking spaces are required per 1,000 square feet of net floor area in restaurants. There will be 5,965 square feet of net floor area at Bitter Honey, which requires 60 parking spaces under the Code.) Additional off-street parking is available and will be shared with the neighboring Three Heads Brewery as fully described in the Alternative Parking Plan to be submitted with that project's special use permit application.

c. The proposed application 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 applicant is proposing to construct a two-story building in keeping with the size and scale of other buildings in the neighborhood. The existing building stock in the Neighborhood of the Arts is varied, and includes large multi-story complexes, converted warehouses, and multi-family homes. The development of the vacant lot with a new high-quality building will promote the continued development and revitalization of the neighborhood.

d. The proposed application 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 use will provide adequately for such services.

The property is a short walk from the University Avenue bus line. There is adequate on-street parking throughout the neighborhood. The area is well served by public services and utilities.

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

The applicant is proposing to construct a high-quality building on a currently vacant parcel. The project will not result in the destruction or damage to any of the above-listed features. In fact, the revitalization of the area will only serve to support and benefit the uses in the nearby East Avenue Preservation District.

f. In determining whether the evidence establishes that the foregoing standards have been met, the Planning Commission may determine that an overriding public need mitigates certain impacts or effects of the proposed application and support approval.

There will be no negative impacts caused by the development of the new Bitter Honey restaurant. The project will, however, serve the public by adding to the important thriving concentration of arts and cultural institutions in the neighborhood. The Neighborhood of the Arts is a unique and important district in the city of Rochester, and the proposed new restaurant will provide a service to the neighborhood's many visitors and residents.

In addition to the general special use permit standards provided by City Code § 120-192(B)(3)(1), special uses in the M-1 Industrial District must meet the "Marketability standards" under City Code § 120-192(B)(3)(b). The application meets the "Marketability standards" if *any one* of the following are established. The project meets *all* of the standards as follows:

a. The premises is not marketable for manufacturing or industrial purposes as demonstrated by at least one of the following factors:
[i] The inability to find a tenant or interested buyer over an extended period of time.
[ii] Physical location or locational limitations or deficiencies of the site, building or public infrastructure.

The property has been a vacant Gleason parking lot for years. The uses and character of the area have changed over time, with less demand for industrial uses in this area. The area is located across the street from train tracks and environmentally challenged property. The property is also small in size, slightly less than an acre, near to thriving cultural and residential areas, and is therefore not desirable for an industrial use.

b. In the case of a site of one acre or less, the low potential to include the site as part of an assembly of adjacent properties for industrial purposes.

The property is also slightly less than an acre, and cannot be combined with any other property for industrial purposes. The only neighboring property is already being developed as Three Heads Brewing- an industrial use which is unique in nature, being compatible with residential and cultural uses in the area.

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c. The proposed use is in conformance with the strategic plan and policies of the City of economic development and job creation.

The project will create numerous temporary construction jobs, and approximately 30 permanent jobs for the on-going operation of the restaurant on a currently vacant parcel. The restaurant is likely to attract visitors from outside the city and will provide a valuable service for the nearby cultural institutions and arts venues. The Bitter Honey restaurant will encourage visitors to spend money in the city of Rochester. The project also represents a substantial financial investment in a difficult and otherwise vacant site.

d. The proposed use will provide a service to neighboring industrial uses and/or their employees.

The restaurant will have synergy with the neighborhood, offering a new dining option to nearby residents, businesses, and visitors to the area. The restaurant complements the neighboring Three Heads Brewery (an industrial use), and with the evolution of the area, serves the nearby industrial uses, like Gleason, and their employees and visitors by providing another dining option and improving the overall character of the neighborhood. As fully described in the Alternative Parking Plan to be submitted with the Three Heads Brewing special use permit application, the industrial use will also benefit from shared parking with Bitter Honey.

Based on the foregoing, we respectfully request that a special use permit be granted to allow the proposed restaurant use pursuant to City Code §§ 120-192(B)(3)(1) and 120-192(B)(3)(b) in the M-1 Industrial District.

We look forward to presenting this application and answering any questions you may have at your next available meeting. In the interim, should you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your consideration.

Very Truly Yours,

WOODS OVIATT GILMAN LLP

Betsy D. Brugg

Please direct responses to Rochester Office

BDB/dfb

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COSTICH
ENGINEERING, P.C.

Project No. 5231

March 29, 2016

Ms. Zina Lagonegro, AICP, EIT
Director of Planning & Zoning
Bureau of Planning and Zoning
30 Church Street - Room 125B
Rochester, New York 14614

Re: Three Heads Brewery (3HB), 186 Atlantic Avenue
Event - Alternative Parking Plan

Dear Zina:

The following serves to outline the Event Parking Plan developed for the Three Heads Brewery facility (3HB) located at 186 Atlantic Avenue. In addition to providing documentation of the Event Parking Plan this document will discuss the methodology, assumptions and rational behind the plan.

Summary

The event parking plan for 3HB provides for adequate parking demands for the facility. The development of the event parking plan has identified one hundred and twenty eight (128) on street parking spaces within the immediate area exceeding the City ordinance requirement for one hundred and twenty (120) spaces. The event parking plan developed is conservative in that no reductions were made in parking demands based on pedestrian, bicycle, mass transit or alternative parking opportunities within the neighborhood.

Methodology

The development of the event parking plan started with the evaluation of the code requirements associated for event parking demands compared to the number of available onsite parking spaces. The comparison of the day-to-day brewery facility parking requirements as compared to the City Code guidelines for event parking, indicated that the event parking code requirements are approximately four times that required by the code for day-to-day operations. Due to the large differential in the parking requirements required for only approximately twelve events per year, an evaluation of the area was performed to provide an alternate parking plan for these events. A walking tour of the area surrounding 3HB was conducted to assess the parking opportunities available. An assessment of pedestrian, bicycle, and mass transit opportunities within the area was conducted to determine if reductions in the number of parking spaces were warranted. Contingencies were evaluated to address the potential for other events occurring within the Neighborhood of the Arts Community which would reduce available on-street parking opportunities within the area.

Setting and Operations

The 3HB facility was constructed on approximately one-half of a vacant two acre parcel at the northwest corner of the intersection of Atlantic Avenue and Anderson Avenue. The parcel was subdivided into two parcels at the time of obtaining municipal approvals for the development of the brewery. Subsequent to the start of construction for the brewery, a potential user was identified for the remaining lot at the north end of the site. A Mexican restaurant, to be named "Bitter Honey", is planned for the lot north of the brewery. Although the two uses will complement each other, they will be owned and operated independently. Site design has been developed to share similar materials and consolidate access, however parking demands for each facility have been treated independently.

Live local music has always been a part of the 3HB identity and culture, and as such, the brewery seeks to complement their brewery operations with this element. The customary day-to-day operations of the brewery will be augmented by holding events on a monthly basis to promote their products and releases of new beers. The events will involve live music. Live music events are ancillary to the primary use of the property as a brewery. These events are to be held in the indoor tasting room of the facility. These events will typically be scheduled for a Friday or Saturday evening. Live music will feature local talent performing original music, jazz, bluegrass, acoustic and rock. Events will occur between the hours of 7PM and 12PM. These events are outside the normal day to day operation of the tasting room which will be open to the public.

Table 1 – Tasting Room Hours	
3HB Tasting Room (Non Event)	
Day	Hours
Tuesday, Wednesday	4-8PM
Thursday	4-11PM
Friday, Saturday	12PM-12AM
Sunday	12-5PM
3HB Tasting Room (Event)	
Friday, Saturday	7-12PM

Parking Analysis

The following criteria were utilized for determining the parking space requirements:

- Events to be held indoors
- Events to occur wholly within the tasting room
- Tasting Room Occupancy has been set at 240 persons
- §120-173 Off-Street Parking

C. Required Parking Spaces
(1) Entertainment 0.5 spaces per allowable occupancy
240/2 = **120 Required Spaces**

A walking tour of the area was conducted to assess the number of parking spaces, likely vehicular and pedestrian routes and potential obstacles to parking areas. Evaluation of the area started with a review of the parking patterns and posted no-parking areas within the vicinity of the brewery. Neighborhood areas west of the site were given limited consideration due to the residential nature of the streets and likelihood for conflicts with residents for parking spaces and unavailability of spaces. Several opportunities were identified adjacent to the site and extending south to University Avenue. Parking spaces en route from University Avenue were given the largest consideration given that University Avenue is a centralized route serving the neighborhood. Parking areas west of Russell Street on University Avenue were not included due to the increased residential density and the limitations to including residential areas identified above. The following parking opportunities were identified:

Table 2 – On Street Parking Opportunities		
Street	**Description**	**Number of Parking Spaces**
Russell Street	Furthest Point 1200 ft	26
Anderson Avenue	East Side Only between Atlantic & Curve	14
Norwood Street	East Side Only	14
Atlantic Avenue	North Side Only, between Anderson & Russell Street	8
University Avenue	Between Elton Street & Gleason Works Crosswalk	28 north side 38 south side
On Street Parking Immediately Available as Outlined Above		**128**

The parking evaluation performed is conservative in that there are several opportunities to reduce the number spaces needed which have not been taken into account in the evaluation. The brewery is within a walkable neighborhood with greater than 115 rooftops within ¼ mile, most of the residences are multifamily. The brewery is on bus routes with a bus stop on University Avenue at Elton Street. Further opportunities for parking demand reductions include:

Table 3 – Parking Demand Reduction Opportunities			
Bicycle Patrons	10%	240 x 0.1	24
Pedestrian Patrons	5%	240 x 0.05	12
Mass Transit	0.5%	240 x 0.005	2
On-site Brewery Parking	4-5 event staff plus band	30-9	21
Restaurant Patrons Who Attend Events	12 patrons		6
Total Potential Parking Demand Reductions			**65**

Potential reductions in the parking event demands account for approximately ½ of the parking requirement. There is potential to reduce the parking demand requirements by sixty-five (65) spaces reducing the total off-site event parking demand to fifty five (55) spaces. During events the brewery will be only be staffed by 4-5 employees and band members. Of the thirty (30) on-site parking spaces approximately twenty-one (21) will be available for onsite parking. Additionally it is anticipated that once open, Bitter Honey patrons will eat at the restaurant and then go to the brewery to attend the event. It is anticipated that approximately twelve (12) restaurant patrons will be in attendance during an event. The restaurant patrons are likely to have traveled together and conservatively represent an opportunity for six (6) of the restaurant parking spaces to be utilized by patrons who go to dinner at the restaurant and then attend an event.

Reductions in event parking requirements for mass transit opportunities has been evaluated and believed to have a minimal impact on the parking requirement based on the demographics of the people who generally attend the brewery events. The greatest consideration for parking demand reductions is based on the residents within the area who bicycle to events within the City followed by nearby residents who may walk to an event. Given the demography of the people and the potential for community draw to events, the potential for reductions in parking demands were identified however were not the basis for the plan.

Further opportunities for parking within the area exist in off street parking lots near the brewery which have not been utilized in establishing the required parking spaces. An informal agreement has been discussed with the owner's for the Gleason property immediately south of the Brewery to allow parking within their lot. Their lot has an approximate capacity for ninety-two vehicles. Several smaller private lots exist on Elton Street and Atlantic Avenue, that if needed could be explored for event use. Due to the ability to meet the parking demands within close proximity to the site as outlined above, formal agreements to allow the use of others parking lots has not been pursued.

In addition to nearby surface parking lots, a principal owner of the property is the owner of other properties on University Avenue approximately six tenths of a mile east of the brewery. Parking opportunities exist at the Price Rite property for approximately seventy one (71) spaces in the north-east corner of the parking lot. This portion of the Price Rite Lot is easy to isolate from the rest of the parking field. Use of the grocery store parking areas does not overlap with primary use hours for the grocery and the hours of live entertainment. If this location were to be utilized for event parking a shuttle service would be provided to transport patrons to the brewery and back to the lot.

The parking plan developed for 3HB Event Parking is conservative in that it is based on a worse-case scenario. The parking plan has been developed in accordance with the code requirements for eligible alternatives under the City's Off-Street Parking code. In accordance with the code requirement only credit for 20% of the required spaces has been utilized although approximately 128 spaces could be conservatively accounted for within the area. The alternatives considered allowed for reductions to be taken for the effects of multi-modal transportation opportunities and

the availability of parking opportunities within the immediate area and the remote off-site parking with shuttle service.

The parking plan demonstrates that there is overall more than sufficient parking for the needs of the establishment.

Table 4 – Alternative Parking Plan Summary	
Code Required Parking	120
Allowance for On-Street Parking – 20%	(24)
Shared Parking with Shuttle	(71)
Potential On-Site Reductions	(65)
Alternative Parking Spaces Available Beyond Code Requirement	**40**

The event parking plan would be displayed on the 3HB web site so that event goers would have the opportunity to review the parking opportunities prior to heading out to an event. The primary objective of the parking plan was to produce a plan which meets the facility parking needs with minimal impact to the residents and community.

To aid in your review attached please find figures depicting the site layout plan, study area, and event parking plan.

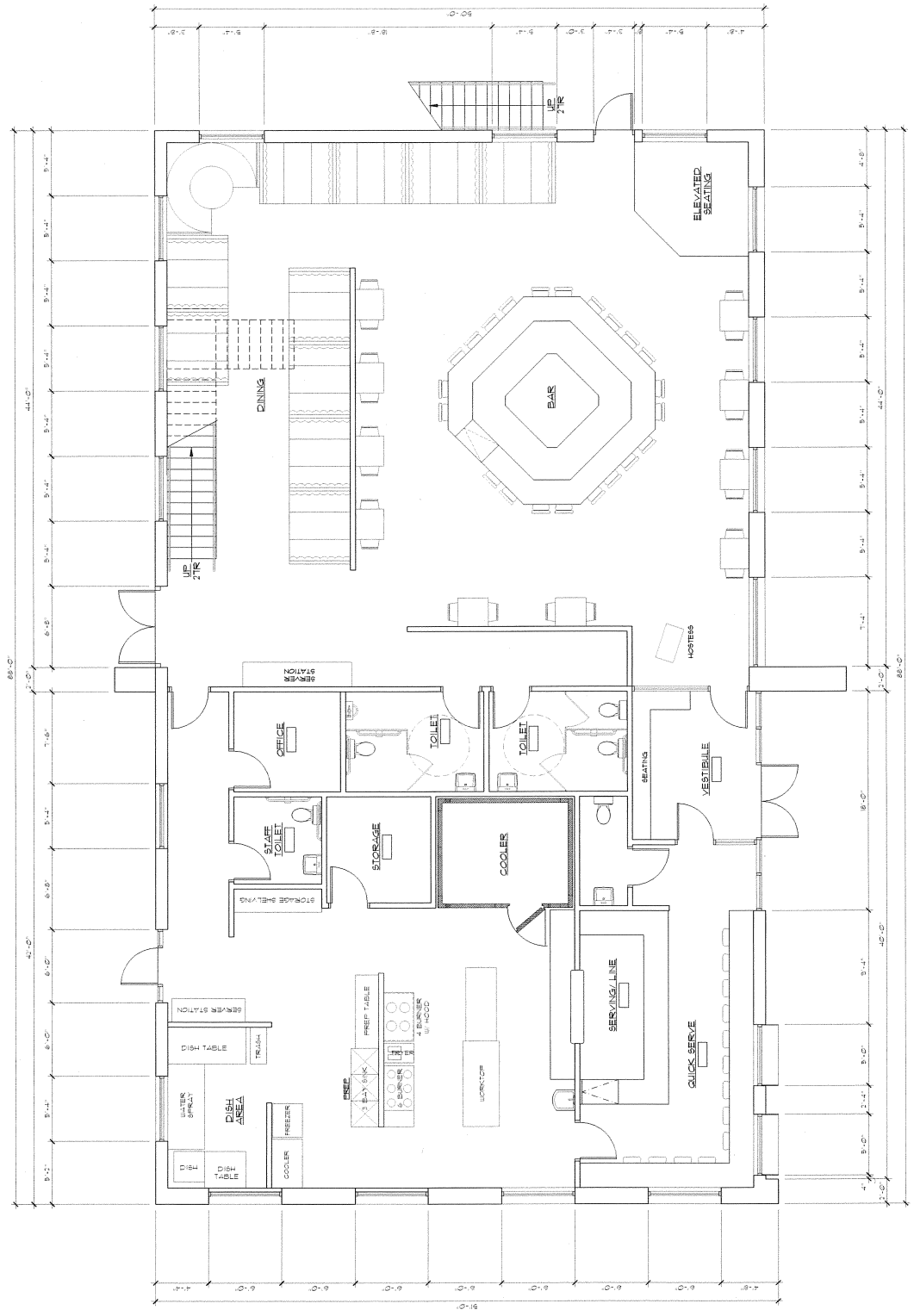
We look forward to appearing before the Planning Commission at its April 18th, 2016 hearing to present the Event Parking Plan. In the meantime if you should have any questions or require additional information, please contact our office.

Respectfully submitted,

Michael P. Montalto
COSTICH ENGINEERING

Enc.

Cc: Daniel Nothnagle
Frank Imburgia



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 / A1

BITTER HONEY

ROCHESTER, NEW YORK

REVISED:

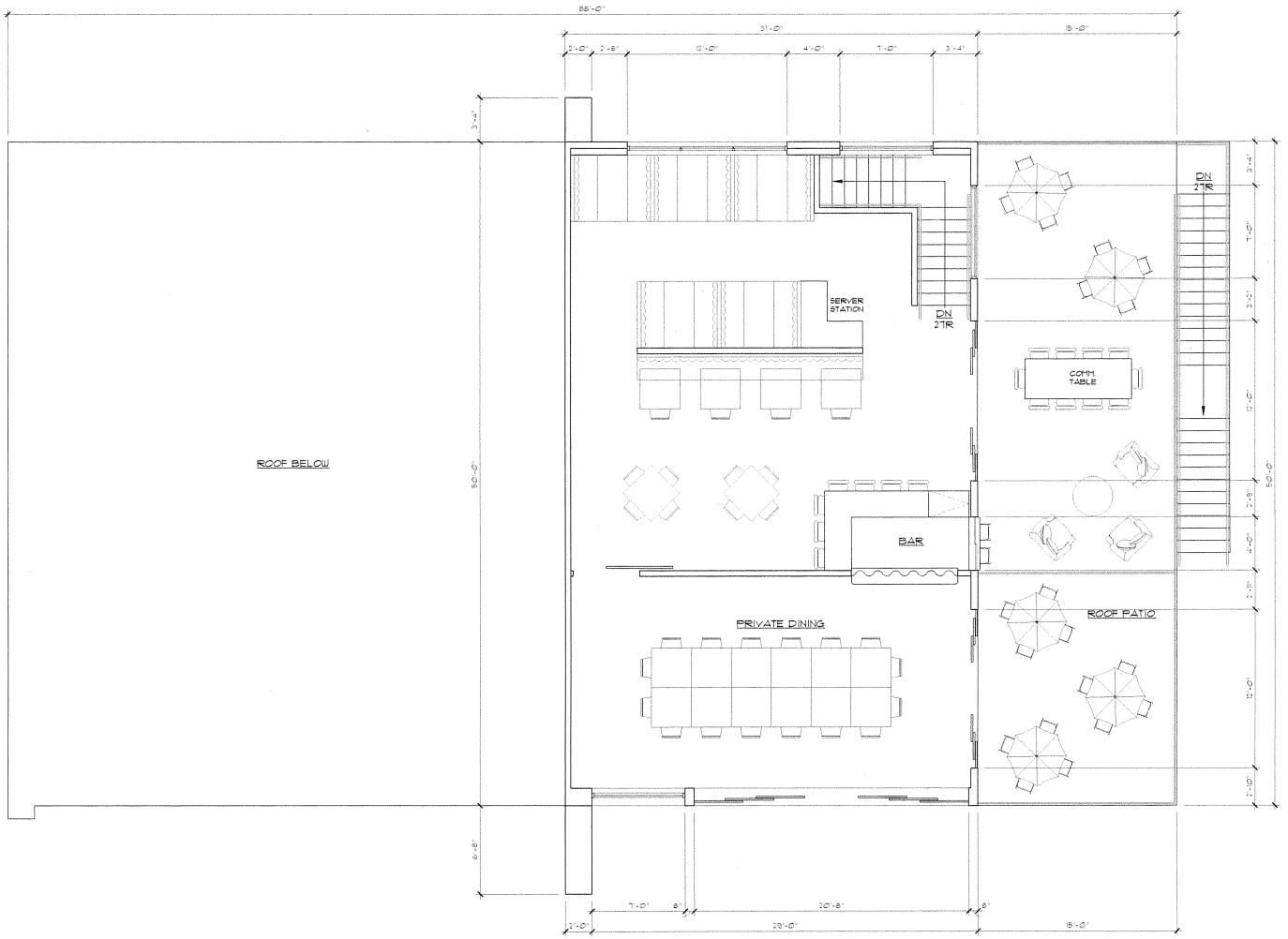
DATE: 03-17-16

DRAWING TITLE: FIRST FLOOR PLAN

SHEET NO. A1

PROJECT NO.

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
T: 585.223.6440
F: 585.360.6371
WWW.HANLONARCHITECTS.COM



1/A2 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
T 585.223.6440
F 585.223.6371
WWW.HANLONARCHITECTS.COM

BITTER HONEY

ROCHESTER, NEW YORK

REVISED:

DATE: 03-17-16

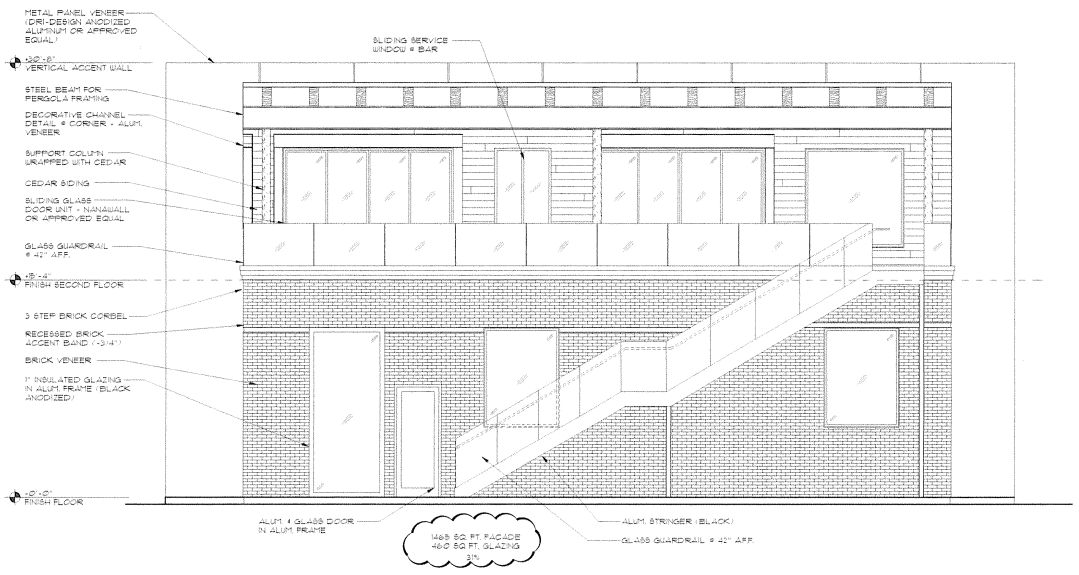
SECOND FLOOR PLAN

DRAWING TITLE:

A2

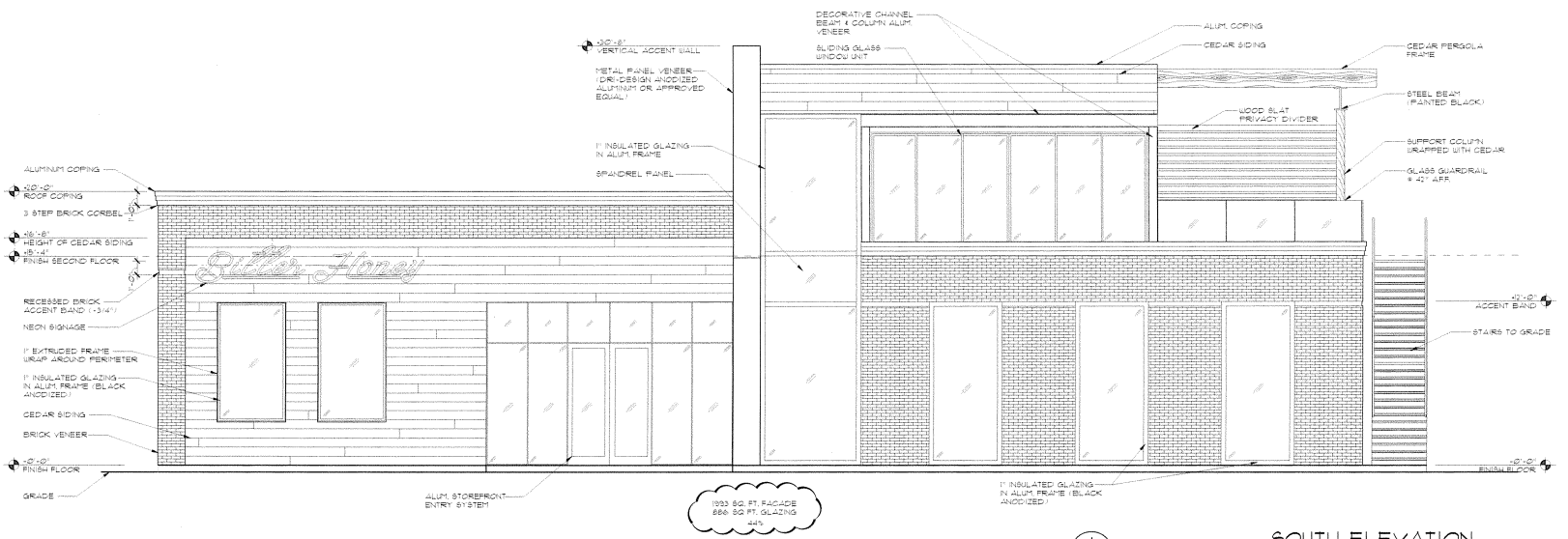
SHEET NO:

PROJECT NO:



2 EAST ELEVATION

SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

HALON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HALONARCHITECTS.COM
T 585.223.6440
F 585.223.6471

BITTER HONEY

ROCHESTER, NEW YORK

REVISED:

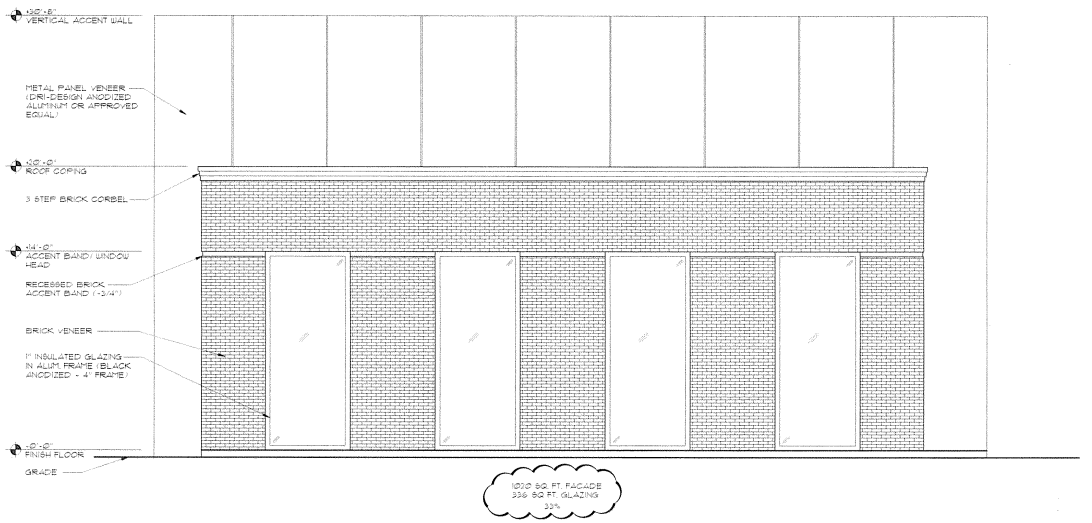
DATE: 03-17-16

EXTERIOR ELEVATIONS

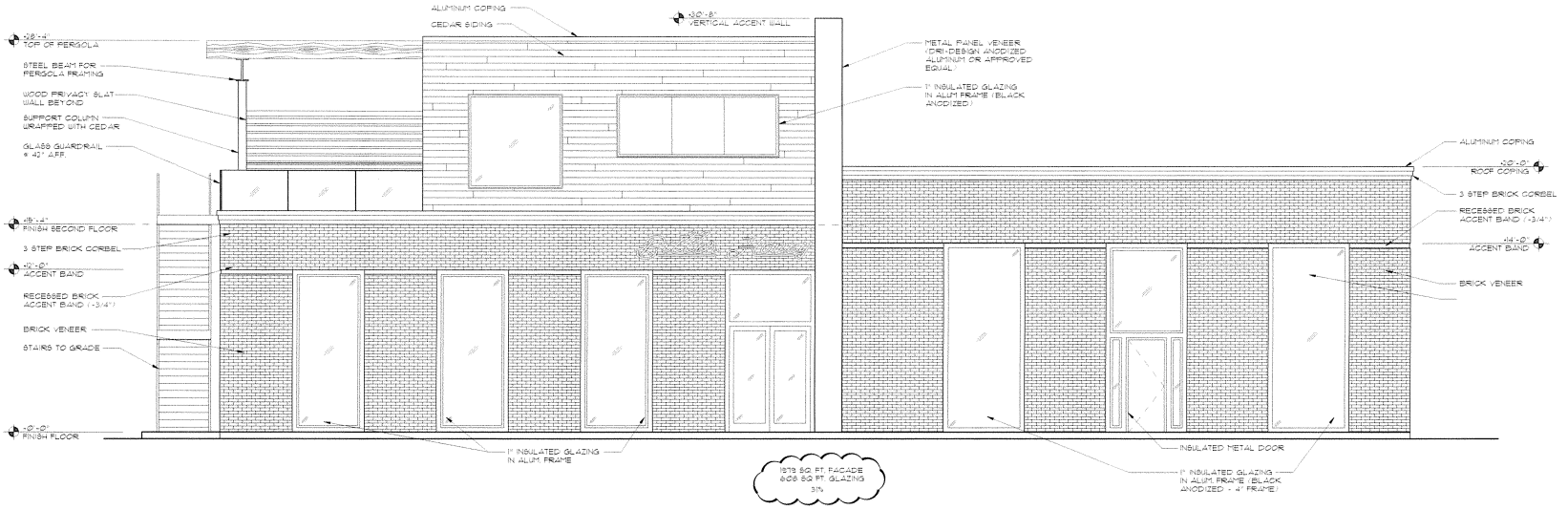
DRAWING TITLE:

SHEET NO:

PROJECT NO: 15-200



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

HANLON ARCHITECTS
1301 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T. 585.272.8340
F. 585.502.5351

BITTER HONEY
ROCHESTER, NEW YORK

REVISED:

DATE: 03-17-16

EXTERIOR ELEVATIONS

DRAWING TITLE:

SHEET NO:

PROJECT NO: 15-200

BITTER HONEY RESTAURANT

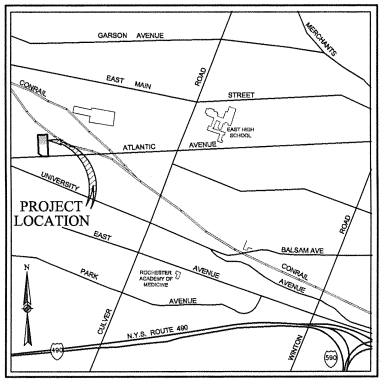
PHASE II - LOT 1

SITE DEVELOPMENT PLANS

CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

INDEX OF DRAWINGS

DRAWING NO.	DRAWING TITLE
GA100	COVER SHEET SHEET 1 OF 12
GA110	GENERAL NOTES & LEGEND SHEET SHEET 2 OF 12
CA100	EXISTING FEATURES AND DEMOLITION PLAN SHEET 3 OF 12
CA110	SITE PLAN SHEET 4 OF 12
CA120	UTILITY PLAN SHEET 5 OF 12
CA130	GRADING AND EROSION CONTROL PLAN SHEET 6 OF 12
LA100	LANDSCAPE PLAN SHEET 7 OF 12
EL100	LIGHTING PLAN SHEET 8 OF 12
CA500	DETAIL SHEET SHEET 9 OF 12
CA501	DETAIL SHEET SHEET 10 OF 12
CA502	DETAIL SHEET SHEET 11 OF 12
CA503	DETAIL SHEET SHEET 12 OF 12



LOCATION SKETCH
NOT TO SCALE

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

STATE OF NEW YORK
MARK R. COSTICH
NO. 065971
Licensed Professional Engineer

BITTER HONEY RESTAURANT
PHASE II - LOT 1
SITE DEVELOPMENT PLANS
CITY OF ROCHESTER
COUNTY OF MONROE
STATE OF NEW YORK

LAST REVISED: MARCH 16, 2016
FEBRUARY 12, 2016

DWG. NO. GA100 SHEET 1 OF 12

#5231.01

PROJECT NAME AND LOCATION

BITTER HONEY RESTAURANT
10R ATLANTIC AVENUE
ROCHESTER, NEW YORK
T.A.#: 121-28-02-13

OPERATOR'S NAME AND ADDRESS

ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF THE DEMOLITION OF EXISTING PAVEMENT AND CONSTRUCTING A NEW 3HB BREWERY BUILDING WITH ASSOCIATED UTILITIES, DRIVES, SIDEWALKS, PATIO AND PARKING AREAS. THE ESTIMATED TIME FOR COMPLETION OF THE CONSTRUCTION PROJECT IS 12 MONTHS. SOIL DISTURBING ACTIVITIES WILL INCLUDE:

A. CONSTRUCTION OF TEMPORARY CONSTRUCTION EXIT POINTS.
B. INSTALLATION OF ORANGE SAFETY FENCE AROUND TREES TO REMAIN.
C. CLEARING AND GRUBBING.
D. INSTALLATION OF PERIMETER CONSTRUCTION FENCE.
E. DEMOLITION OF EXISTING PAVEMENT & CURBING.
F. PERFORM EARTH-WORK OPERATIONS.
G. CONSTRUCTION OF PROPOSED BUILDING.
H. INSTALLATION OF STORM SEWER PIPES AND INLETS.
I. CONSTRUCTION OF UTILITIES.
J. CONSTRUCTION OF CURB, DRIVES, AND SIDEWALKS.
K. FINAL GRADING AND LANDSCAPING.

M.C.H.D. WATER MAIN NOTES

1. THE WATER MAIN SHALL BE DISINFECTED EQUAL TO A.W.W.A. STANDARD FOR "DISINFECTING OF WATER MAINS, DESIGNATION C651" (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION, IN THE WATER LEAVING THE MAIN, IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.

   ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.

   THE SAMPLING POINT(s) MUST BE DECONTAMINATED BY FLAMING.

   FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.

   THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(n) OF THE EDUCATION LAW) CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT.

   THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

2. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL), SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

3. WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.

4. THE WATER MAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.

GENERAL NOTES

1. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO ALL APPLICABLE LAWS REGARDING LIABILITY INCURRED THROUGH DISTURBANCE AND DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION. ANY AND ALL CONTROL POINTS, SURVEY AND R.O.W. MONUMENTS THAT ARE DISTURBED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF ANY UTILITIES TO REMAIN AND SHALL PROVIDE UNINTERUPTED SERVICE TO ALL USERS OF THE EXISTING UTILITIES. EXISTING UTILITIES (TO REMAIN) ENCOUNTERED IN TRENCH OR PAVEMENT EXCAVATIONS SHALL BE SUPPORTED AS ORDERED BY THE OWNER'S REPRESENTATIVE OR AS DIRECTED BY UTILITY COMPANY.

4. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS HAVE BEEN PLOTTED FROM FIELD SURVEYS AND RECORD MAPS AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF OR CLOSELY PARALLEL TO, OR UNDER THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. NO EXTENSIONS OF CONTRACT TIME AND NO MONETARY DAMAGE CLAIMS SHALL BE ALLOWED AS A RESULT OF REVISED DESIGN LOCATIONS OR TIME ALLOWED TO DO SAME WHICH RESULT FROM EXISTING UTILITIES BEING FOUND IN DIFFERENT LOCATIONS THAN SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES.

5. ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR MONROE COUNTY SEWER USE LAW.

6. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER AND/OR THE APPROPRIATE WATER, SEWER AND/OR DRAINAGE DISTRICTS. UNLESS OTHERWISE NOTED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PROVIDE ALL BONDS FOR THIS WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES INSPECTION SHALL BE PERFORMED PRIOR TO ANNOUNCED DISCONNECTION OF SERVICES.

9. NO WORK WITHIN THE ATLANTIC AVENUE RIGHT-OF-WAY SHALL BE PERMITTED BETWEEN THE HOURS OF 7 AM TO 9 AM AND 4 PM TO 6 PM.

CITY OF ROCHESTER WATER BUREAU NOTES

1. ALL WATER MAIN WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY WATER BUREAU.

2. THE COMBINED SERVICE SHALL BE WRAPPED WITH LINEAR LOW DENSITY POLYETHYLENE FILM 8 MIL MINIMUM THICKNESS AND POLYETHYLENE ADHESIVE TAPE. MATERIAL AND INSTALLATION PROCEDURES SHALL BE IN CONFORMANCE WITH REQUIREMENTS OF ANSI / AWWA C105 / A21.5

SURVEY NOTES

1. LOCATIONS SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON AUGUST 29, 2014 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH CITY OF ROCHESTER SURVEY OFFICE. HORIZONTAL DATUM NAD 1983

2. THE VERTICAL DATUM IS REFERENCED TO RCS MONUMENT LOCATED AT THE SOUTHEAST CORNER OF ATLANTIC AVENUE AND MERRIMAN STREET ELEVATION = 498.02' (ROCHESTER CITY DATUM)

REFERENCES

1. MAP ENTITLED "MAP OF A SURVEY LOTS 192-212 PERRY, BLY & HOLMES TRACT" PREPARED BY O'NEILL & YODACK ASSOCIATES DATED AUGUST 21, 2013.

2. LIBER 11316 OF DEEDS PAGE 257.

3. DISTRICT MAPPING PROVIDED BY CITY OF ROCHESTER SURVEY OFFICE. DISTRICT 26 MAP 16.

MCPW - ROCHESTER PURE WATERS DISTRICT SEWER NOTES:

1. THIS PLAN REQUIRES APPROVAL AND ISSUANCE OF A PLUMBING PERMIT FROM THE CITY OF ROCHESTER PLUMBING DEPARTMENT.

2. PRIOR TO CONSTRUCTION, SEWER CONNECTION PERMITS MUST BE OBTAINED FROM THE MONROE COUNTY PURE WATERS (MCPW) PERMIT OFFICE AT 444 EAST HENRIETTA ROAD, BUILDING 15, ROCHESTER, NEW YORK 14620-4643, PHONE # 753-7600 (OPT. 5).

   - A SEWER CONNECTION PERMIT CAN ONLY BE ISSUED TO A LICENSED PLUMBER THAT IS FULLY INSURED AND BONDED IN THE RPWD.
   - A SEWER CONNECTION PERMIT WILL NOT BE ISSUED UNTIL EASEMENTS TO THE RPWD ARE EXECUTED (IF APPLICABLE).
   - APPLICABLE SEWER CONNECTION PERMIT FEES MUST BE PAID PRIOR TO OR AT TIME OF PERMIT ISSUANCE. PAYMENT MUST BE MADE BY CHECK OR MONEY ORDER PAYABLE TO THE "RPWD".
   - FOR ALL NEW MHS, RECEIVING BASINS OR OTHER STRUCTURES TO BE DEDICATED TO THE RPWD; SHOP DRAWINGS/CERTIFICATION LETTERS/TEST REPORTS FOR ALL MATERIALS TO BE USED FOR CONSTRUCTION MUST BE APPROVED BY THE RPWD PRIOR TO SEWER CONNECTION PERMIT ISSUANCE. THE DOCUMENTS MUST BE APPROVED BY THE CONTRACTOR AND DESIGN ENGINEER PRIOR TO RPWD REVIEW AND APPROVAL.

3. THE ROCHESTER PURE WATERS DISTRICT SHALL BE NOTIFIED, IN WRITING, SEVEN (7) WORKING DAYS IN ADVANCE OF MAINLINE SEWER CONSTRUCTION/RECEIVING BASIN CONSTRUCTION, AND FORTY-EIGHT (48) HOURS IN ADVANCE OF LATERAL (CONNECTION) INSTALLATION, OR DISTRICT-SUPPLIED TAP. THE DEVELOPER, OR HIS/HER AGENT, SHALL VERIFY THE SCHEDULING OF ALL WORK THE DAY PRIOR TO ACTUAL WORK WITH A PHONE CALL TO THE DISTRICT (753-7600 OPTION 5).

4. STORM/SANITARY/COMBINATION SEWERS, LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROCHESTER PURE WATERS DISTRICT.

5. APPROPRIATE MEASURES MUST BE TAKEN TO PREVENT DIRT, DEBRIS, AND CONSTRUCTION MATERIALS FROM ENTERING STORM/SANITARY/COMBINATION SEWERS, LATERALS, CATCH BASINS, MANHOLES, AND APPURTENANCES DURING CONSTRUCTION. IMMEDIATELY REMOVE ANY SUCH MATERIALS FROM MCPW - RPWD SEWERS AND APPURTENANCES AND REPAIR ANY DAMAGE CAUSED BY SUCH MATERIALS AT NO COST TO THE OWNER.

6. ALL OLD/REMOVED CATCH BASIN GRATES AND MANHOLE CASTINGS ARE PROPERTY OF MCPW - RPWD. RETURN FRAMES, GRATES AND CASTINGS TO MONROE COUNTY PURE WATERS FLEET CENTER AT 145 PAUL ROAD, MONDAY THROUGH FRIDAY BETWEEN 8:00AM AND 3:00PM AT NOT COST TO THE OWNER.

7. CLEANOUTS SHALL BE INSTALLED ON ALL 4" AND 6" DIAMETER SEWER LATERALS AT THE RIGHT-OF-WAY (ROW) LINE, OR THE SEWER EASEMENT LINE WHERE APPLICABLE. (THE SEWER EASEMENT, RIGHT-OF-WAY AND/OR PROPERTY LINE MUST BE STAKED OUT PRIOR TO INSTALLATION OF LOT LINE CLEANOUTS TO ENSURE PROPER LOCATION OF THE CLEANOUTS. [REFER TO CLEANOUT DETAIL FOR PROPER INSTALLATION]).

8. IF AN EXISTING LATERAL IS TO BE UTILIZED, THE PLUMBER/CONTRACTOR MUST ENSURE THAT THE LATERAL IS IN GOOD CONDITION AND IS FREE OF DEBRIS (DIRT, MUD, STONE, ROOTS, ETC.) VIA A VIDEO TAPED INSPECTION PERFORMED BY THE PLUMBER/CONTRACTOR OR HIS/HER/THEIR AGENT. PRIOR TO CONNECTION, THE VIDEO TAPED INSPECTION OF THE EXISTING LATERAL MUST BE PRESENTED TO THE DISTRICT FOR REVIEW AND APPROVAL TO UTILIZE AN EXISTING LATERAL. IT IS THE RESPONSIBILITY OF THE BUILDER OR THEIR AGENT TO CLEAN AND/OR REPLACE THE PIPE/LATERAL AS NEEDED.

9. ANY NEW PORTION OF A SEWER LATERAL INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND SEWER EASEMENT MUST BE SDR-21 PVC.

10. ANY EXISTING LATERALS NOT UTILIZED MUST BE ABANDONED TO MONROE COUNTY PURE WATERS (MCPW) STANDARDS AT THE PROPERTY LINE OR, WHERE APPLICABLE, THE SEWER EASEMENT LINE.

11. ANY PORTION OF A SEWER AND/OR LATERAL WITH LESS THAN FOUR-FEET (4') OF COVER WILL REQUIRE CONCRETE ENCASEMENT. SEWERS/LATERALS WITH LESS THAN THREE-FEET (3') OF COVER ARE NOT ALLOWED.

12. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR MONROE COUNTY SEWER USE LAW.

13. "AS-BUILT" DRAWINGS SHALL BE FURNISHED TO THE RPWD. THE "AS-BUILT" PLANS SHALL INDICATE THE EXACT LOCATION OF ALL SEWERS, MANHOLES, WYE BRANCHES, LATERALS, AND CLEANOUTS AS WELL AS LENGTHS AND SLOPES OF PIPES. ELEVATIONS OF ALL SEWER MANHOLE RIMS AND INVERTS AND LATERAL DEPTHS AT PROPERTY LINES OR RPWD EASEMENT LINES SHALL ALSO BE SHOWN.

14. THE REQUIREMENTS OF THE HIGHWAY OWNER/PROPERTY OWNER SHALL BE ADHERED TO FOR ITEMS ABOVE THE PIPE BEDDING, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE AND PROTECTION OF TRAFFIC, BACKFILL MATERIAL AND SURFACE RESTORATION.

LEGEND

	EXISTING	PROPOSED
SIZE & TYPE OF TREE	DECIDUOUS / CONIFEROUS	SEE DRAWING LA100
UTILITY POLE AND POLE NUMBER	R.G.&E. 35, R.T.C. 25	
GAS LINE	G	G
GAS VALVE		
GUY WIRE		
UNDERGROUND SIGNAL CABLE	S	
TRAFFIC HANDHOLE		
UNDERGROUND TELEPHONE	T	T
UNDERGROUND ELECTRIC	E	E
UNDERGROUND CABLE TELEVISION	U.C.T.V.	
EASEMENT		
STORM MANHOLE		
STORM SEWER,C.B. & END SECTION	12" R.C.P.	6" STM
SANITARY SEWER	8" SAN. SEWER	6" SDR-21
SANITARY MANHOLE		
HYDRANT W/VALVE		
WATER VALVE		
WATERMAIN	W	W
HEADWALL		
SIGN AND TYPE	STOP	STOP
LIGHT POLE		
CURB		
EDGE OF PAVEMENT		
FENCE AND TYPE	WOOD GUIDE RAIL	
RIGHT-OF-WAY LINE & PROPERTY LINE		
BUILDING		
R.O.W. MONUMENT		
CONTOURS	504	504

NO.	DATE	REVISION	BY	CHKD.	APVLS.

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STATE OF NEW YORK — MARK R. COSTICH — No. 065971 — Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BOUNDARY	D.T.H.
TOPOGRAPHY	J.R.L.
DATE	02/12/2016
SCALE	N.T.S.

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

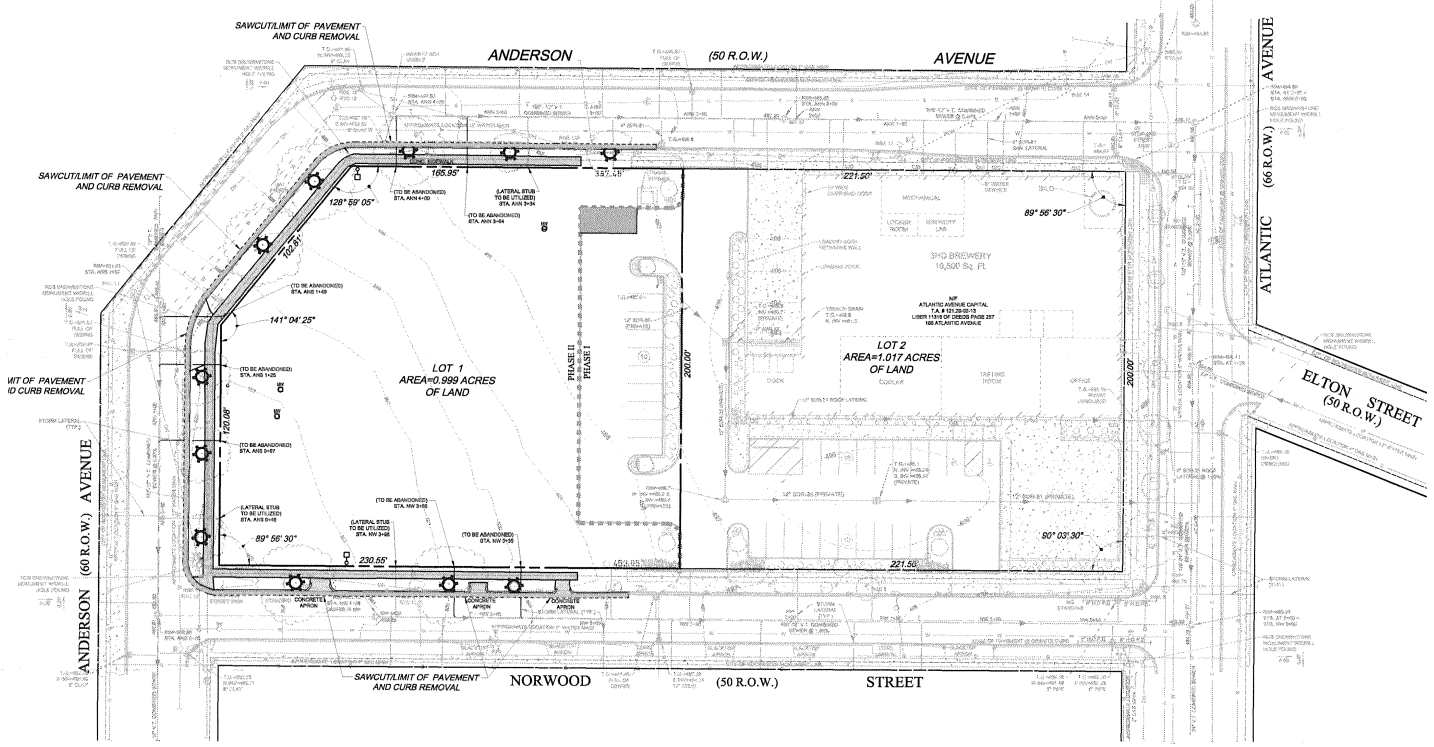
TITLE OF PROJECT: BITTER HONEY RESTAURANT
10 NORWOOD STREET

TITLE OF DRAWING: PHASE II - LOT 1
GENERAL NOTES & LEGEND SHEET

LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

DWG. # 5231.01
GA110
SHEET 2 OF 13

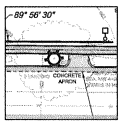


NORTH

LINE LEGEND

- SECTION/PARCEL BOUNDARY
- CENTER LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT.
- EXISTING SANITARY SEWER, & MANHOLE.
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- TREE,HEDGE,EDGE OF WOODS
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION @ X
- CONCRETE PAD/ CONCRETE SIDEWALK
- PHASE LIMIT LINE
- SAWCUT LIMIT OF PAVEMENT REMOVAL

DEMOLITION LEGEND



EXISTING FEATURES TO BE REMOVED

EXISTING FEATURES TO REMAIN

EXISTING ASPHALT & SUBBASE AREA TO BE REMOVED

TREE PROTECTION

ROCHESTER PURE WATERS DISTRICT

NOTE:

1. LATERAL ABANDONMENT MUST BE WITNESSED BY A REPRESENTATIVE OF THE DISTRICT. NOTIFY PURE WATERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION FOR INSPECTION OF THE LATERAL ABANDONMENT. TELEPHONE (585) 760-7600, OPTION 5.
2. BRICK FOR PLUG: ASTM C-32, GRADE SS
3. BEFORE CONSTRUCTION BEGINS, CONTRACTOR TO CONTACT THE CITY OF ROCHESTER SURVEY AND MAPPING DEPARTMENT REGARDING THE PROCESS OF RETAINING/REPLACING CITY MONUMENT LINE MARKERS.
4. ALL EXISTING STORM LATERALS TO BE ABANDONED AT THE RIGHT-OF-WAY. (7 IN PHASE II, SEE DETAIL SHEET CA530 - FIGURE 5.01)

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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLR
1	03-04-2016	REVISED PER PARKING & DUMPSTER ENCLOSURES	D.J.L.	M.P.M.	

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STATE OF NEW YORK MARK R. COSTICH NO. 065971 Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.T.H.
BOUNDARY	D.T.H.
TOPOGRAPHY	J.R.L.
DATE	02/12/2016
SCALE	1"=30'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: BITTER HONEY RESTAURANT
10 NORWOOD STREET
TITLE OF DRAWING: PHASE II - LOT 1
EXISTING FEATURES & DEMOLITION PLAN
LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 193-212 PERRY, BLY & HOLMES TRACT
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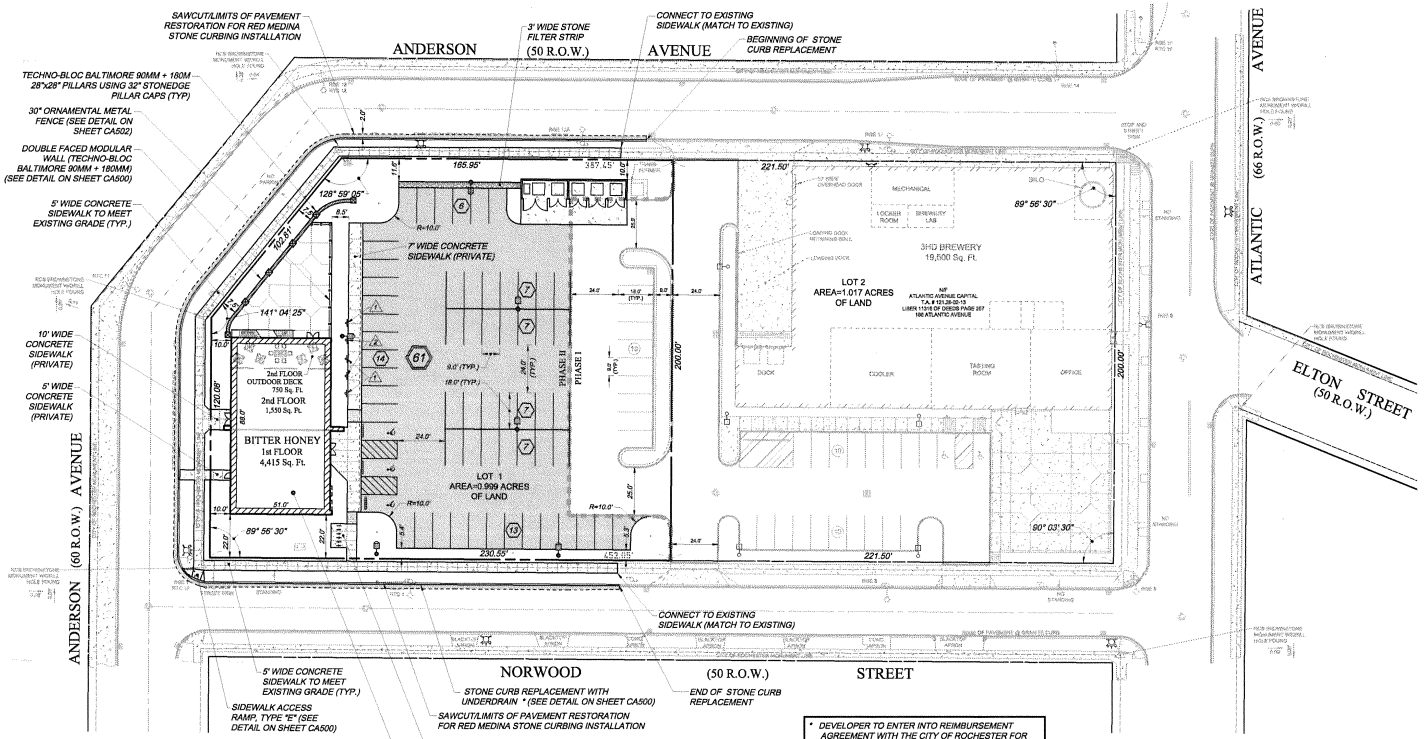

SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK
- CONCRETE CURBING
- INTEGRAL CONCRETE SIDEWALK CURBING
- EDGE OF PAVEMENT
- LIGHT POLE
- TOTAL PARKING SPACE ROW COUNT
- PROJECT PHASE LINE
- PROPOSED BUILDING
- PROPOSED ORNAMENTAL METAL FENCE

SITE DATA

1. CURRENT ZONING OF THIS PROJECT IS M-1 NON RESIDENTIAL REGULATIONS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	N.A.	
MINIMUM LOT WIDTH	N.A.	
MAXIMUM BUILDING COVERAGE	70%	10.1%
MAXIMUM LOT COVERAGE	80%	77.5%
MINIMUM FRONT SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.	
MINIMUM SIDE SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.	
MINIMUM REAR SETBACK	N.A. UNLESS ADJACENT TO A RESIDENTIAL DISTRICT IN WHICH CASE THE SETBACK WILL BE THE SAME REQUIRED AS THE RESIDENTIAL DISTRICT.	
MAXIMUM BUILDING HEIGHT	N.A.	

2. PARKING REQUIREMENT:

RESTAURANT:
10 PARKING SPACES/ 1000 S.F. GROSS FLOOR AREA
4,415 S.F. + 1,550 x 0.01 = 60 SPACE REQUIRED
PARKING PROVIDED = 61 SPACES

BICYCLE PARKING = 10% OF TOTAL PARKING
61 SPACES x 0.1 = 6 SPOTS REQUIRED
BICYCLE PARKING PROVIDED = 6 SPACES

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT
1	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE	"C"	7'-0"
2	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	"C"	7'-0"

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- Confirm Utility Response
- Respect The Marks
- Dig With Care

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(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APV'L'S.
2	03-19-2018	ADDED DOUBLE DOORS AT NORTH SIDE OF BUILDING AND CONCRETE SIDEWALK ACCESS	D.J.L.	M.P.M.	
1	03-04-2016	REVISED PARKING, ADDED DUMPSTER ENCLOSURES & PARKING DATA	D.J.L.	M.P.M.	

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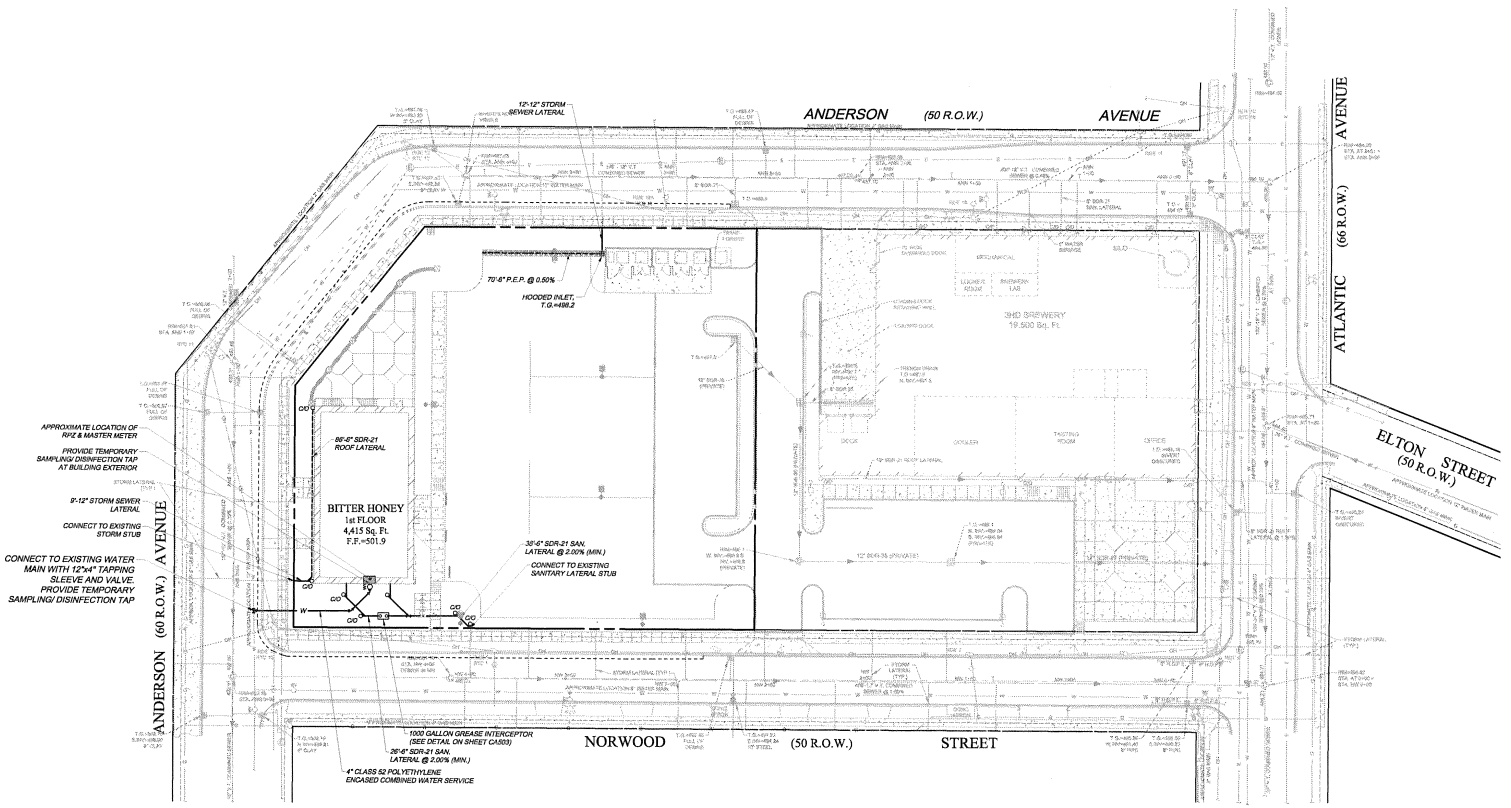
STATE OF NEW YORK — MARK R. COSTICH — NO. 065971 — Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BOUNDARY	D.T.H.
TOPOGRAPHIC	J.R.L.
DATE	02/12/2016
SCALE	1"=30'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: BITTER HONEY RESTAURANT
10 NORWOOD STREET
TITLE OF DRAWING: PHASE II - LOT 1
SITE PLAN
LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT: ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623
CHKD. # 5231.01
CA110
SHEET 4 OF 12



NORTH

LINE LEGEND

- SECTION/PARCEL BOUNDARY
- EXIST. RIGHT-OF-WAY LINE
- EXIST. ADJACENT PROPERTY LINE
- CENTER LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT.
- EXISTING SANITARY SEWER, & MANHOLE.
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE

UTILITY NOTES

1. COORDINATE WITH PLUMBING CONTRACTOR FOR UTILITY TIE-IN LOCATIONS AND INVERTS AT A POINT 5 FEET FROM BUILDING FACE, SEE BUILDING PLUMBING "P" SERIES SHEETS.
2. ANY EXISTING LATERALS NOT UTILIZED MUST BE ABANDONED TO MONROE COUNTY PURE WATERS (MCPW) STANDARDS AT THE PROPERTY LINE OR, WHERE APPLICABLE, THE SEWER EASEMENT LINE.
3. DEVELOPMENT OF PHASE II, LOT #1 INDICATED AS "FUTURE" ON THIS PLAN BEYOND THE IMMEDIATE SCOPE OF THIS PROJECT MUST SUBMIT SEPARATE PLANS TO THE ROCHESTER PURE WATERS DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. PLANS SHALL BE SUBMITTED TO THE MONROE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, DIVISION OF PURE WATERS, OFFICE OF DEVELOPMENT AND REVIEW, 444 EAST HENRIETTA ROAD, BUILDING 15, ROCHESTER, NEW YORK 14620-4643.
4. 'FUTURE OUTPARCEL' / PHASE II SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROCHESTER WATER BUREAU PRIOR TO DEVELOPMENT.

CITY OF ROCHESTER WATER BUREAU

APPROVED ONLY FOR WATER FACILITY WORK SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY, UP TO AND INCLUDING THE CURB VALVE, AND INCLUDING THE WATER METER VAULT NEAR THE RIGHT-OF-WAY, IF APPLICABLE. THE OWNER, DEVELOPER OR THEIR PLUMBER IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FROM THE CITY BEFORE BEGINNING ANY WORK.

IF A BACKFLOW PREVENTION DEVICE IS REQUIRED, THE WATER BUREAU WILL NOT ISSUE A WATER METER UNTIL THE PLANS FOR THE BACKFLOW PREVENTION DEVICE HAVE BEEN APPROVED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.

☐ BACKFLOW DEVICE REQUIRED ☐ BACKFLOW DEVICE NOT REQUIRED

SIGNATURE TITLE DATE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

THESE PLANS FOR PUBLIC SANITARY SEWER EXTENSION / IMPROVEMENTS ARE HEREBY APPROVED PURSUANT TO ARTICLE 17 OF THE NYS ENVIRONMENTAL CONSERVATION LAW SUBJECT TO CONDITIONS OF APPROVAL

DIRECTOR OF PUBLIC HEALTH

BY PUBLIC HEALTH ENGINEER DATE

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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APVLD
2	03-10-2016	ADDED DOUBLE DOORS AT NORTH SIDE OF BUILDING AND CONCRETE SIDEWALK ACCESS	D.J.L.	M.P.M.	
1	02-04-2016	REVISED PARKING & ADD DUMPSTER ENCLOSURES	D.J.L.	M.P.M.	

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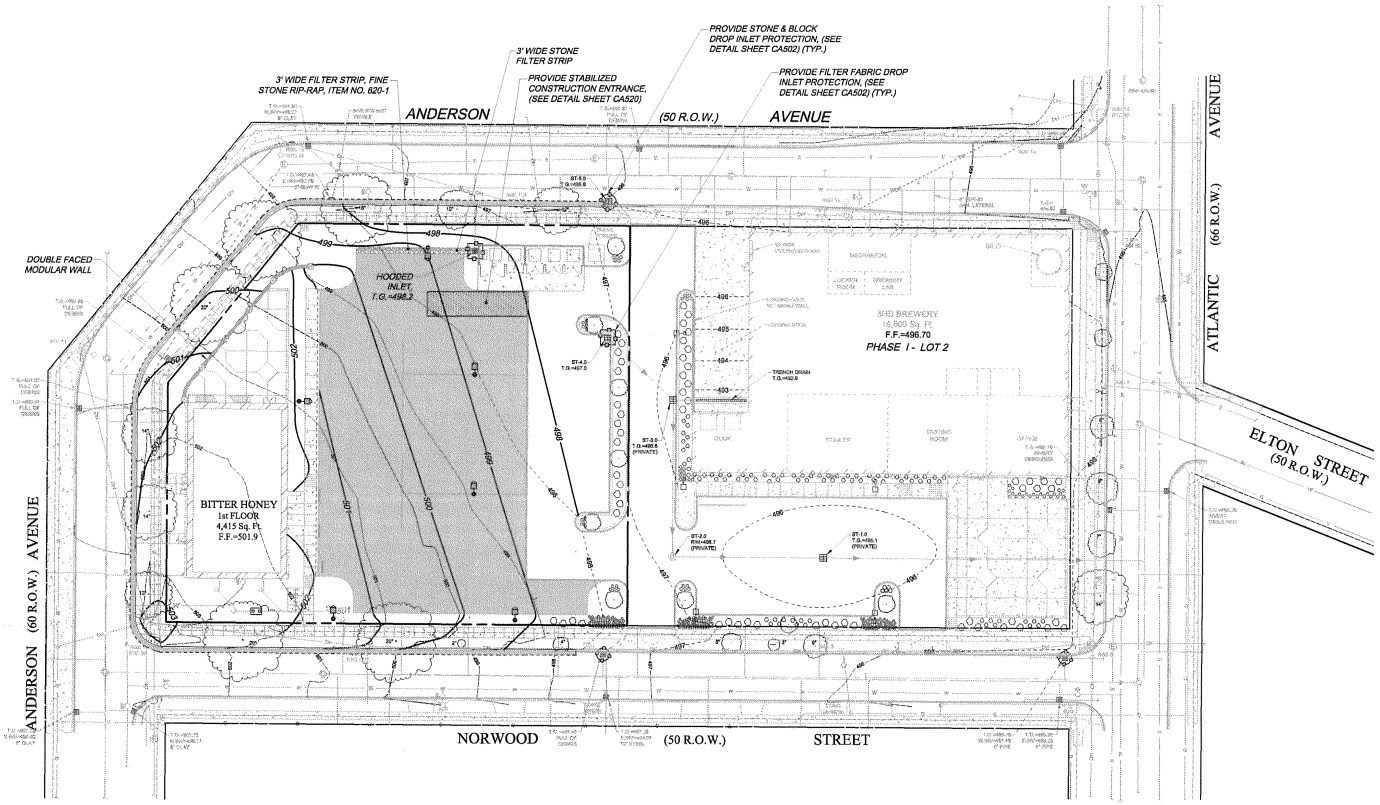
STATE OF NEW YORK MARK R. COSTICH No. 065971 Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BOUNDARY	D.T.H.
TOPOGRAPHY	J.R.L.
DATE	02/12/2016
SCALE	1"=30'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT	BITTER HONEY RESTAURANT 10 NORWOOD STREET
TITLE OF DRAWING	PHASE II - LOT 1 UTILITY PLAN
LOCATION OF PROJECT	TAX PARCEL NO. 121-28-02-13 LOTS 192-212 PERRY, BLY & HOLMES TRACT CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT	ATLANTIC AVENUE CAPITAL PARTNERS, LLC 90 OGDEWAY DRIVE ROCHESTER, NEW YORK 14623
DWG. #	5231.01 CA120
SHEET	SHEET 5 OF 12



NORTH

LINE LEGEND

- SECTION/PARCEL BOUNDARY
- MIN. BUILDING SETBACK
- CENTER LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT.
- EXISTING SANITARY SEWER, & MANHOLE.
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
- EXISTING OVERHEAD UTILITIES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
- TREE,HEDGE,EDGE OF WOODS
- CONCRETE PAD/ CONCRETE SIDEWALK

GRADING & EROSION CONTROL LEGEND

(SEE SHEET GA110 FOR GENERAL LEGEND)

- STANDARD DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK
- CONCRETE CURBING
- INTEGRAL CONCRETE SIDEWALK CURBING
- PROPOSED BUILDING
- PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- PROPOSED STORM MANHOLE
- 496 PROPOSED GRADING CONTOUR
- PROPOSED INLET PROECTION
- 496.7 PROPOSED GRADING SPOT ELEVATION

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE DESIGNED, INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

NOTE:
ALL PROPOSED WALKS TO MEET ADA GUIDELINES INCLUDING, BUT NOT LIMITED TO, 5.0% MAX. RUN SLOPE AND 2.0% MAX. CROSS SLOPE.

NOTE:
SITE ENTRANCES AND ROADWAY MAY NOT BE BLOCKED OR IMPEDE EMERGENCY ACCESS AT ANY TIME DURING CONSTRUCTION.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APV'LS
2	03-15-2016	ADDED DOUBLE DOORS AT NORTH SIDE OF BUILDING AND CONCRETE SIDEWALK ACCESS	D.J.L.	M.P.M.	
1	03-04-2016	REVISED PARKING & ADD DUMPSTER ENCLOSURES	D.J.L.	M.P.M.	

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STATE OF NEW YORK MARK R. COSTICH NO. 065971 Licensed Professional Engineer

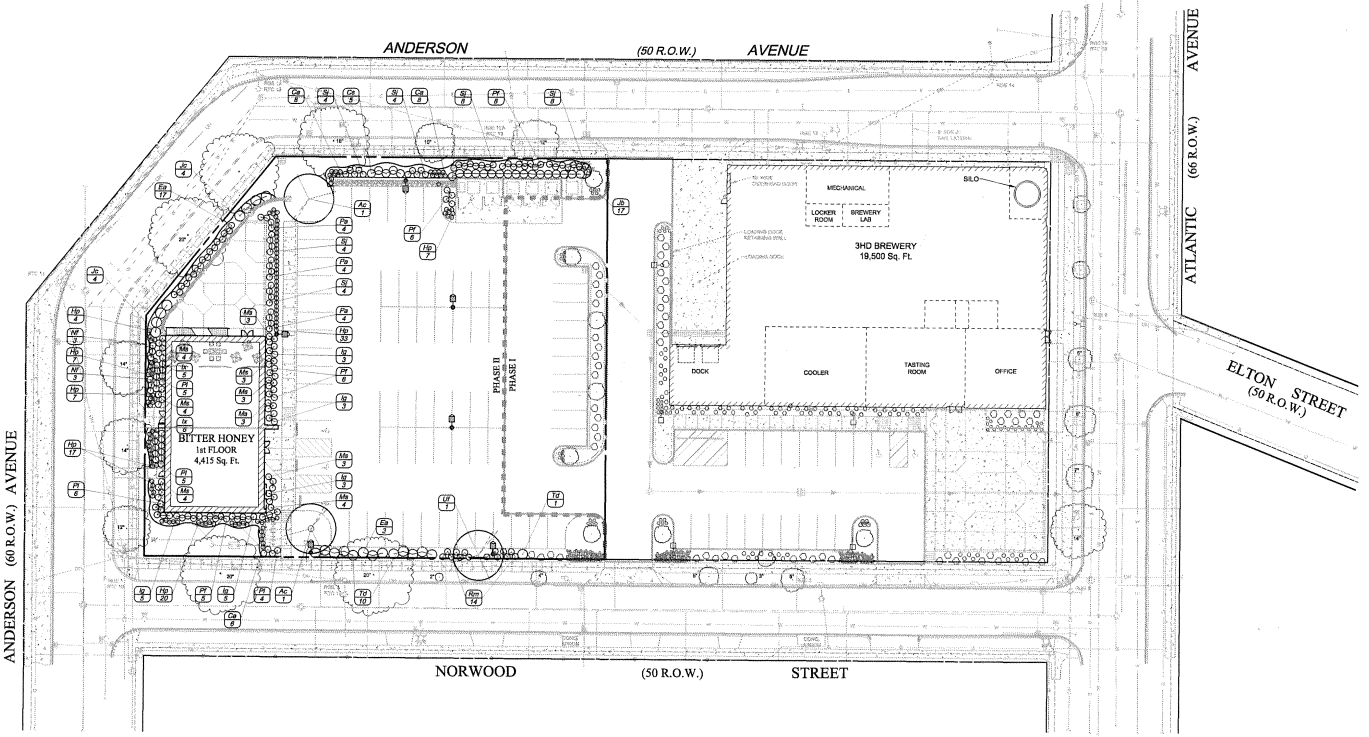
PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BOUNDARY	D.T.H.
TOPOBASE	J.R.L.
DATE	02/12/2016
SCALE	1"=30'

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

TITLE OF PROJECT	BITTER HONEY RESTAURANT 10 NORWOOD STREET
TITLE OF DRAWING	PHASE II - LOT 1 GRADING AND EROSION CONTROL PLAN
LOCATION OF PROJECT	TAX PARCEL NO. 121-28-40-13 LOTS 193-212 PERRY, BLY & HOLMES TRACT CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT	ATLANTIC AVENUE CAPITAL PARTNERS, LLC 90 GOODWAY DRIVE ROCHESTER, NEW YORK 14623
DWG. # 5231.01	CA130 SHEET 6 OF 12



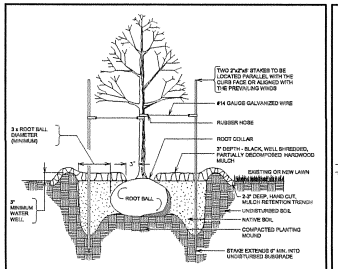
PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTE
SHADE TREES/EVERGREEN TREES				
Ac	Acer x.f. "Celebration"	CELEBRATION MAPLE	2.5" CAL.	BB
Al	Amelanchier c. "Spirzam"	SPRING GLORY SERVICEBERRY	1.5" CAL.	BB
Gt	Gleditsia triacanthos inermis "Impcol"	IMPERIAL HONEYLOCUST	2.5" CAL.	BB
Po	Picea pungens	COLORADO SPRUCE	5'-6' HT.	BB
Uf	Ulmus x. "Frontier"	FRONTIER ELM	2.5" CAL.	BB
SHRUBS				
Cs	Cornus stolonifera	ARTIC FIRE RED TWIG DOGWOOD	NO. 3	BB
Ea	Euonymus alata "Compacta"	DWARF BURNING BUSH	24-30" HT.	BB
Ig	Ilex glabra "Chamzin"	NORDIC HOLLY	NO.3	CONT.
Jc	Juniperus ch. "Sea Green"	SEAGREEN JUNIPER	NO. 3	CONT.
Jv	Juniperus virginiana "Burkii"	BURKII JUNIPER	5-6' HT.	CONT.
Pf	Potentilla f. "Primrose Beauty"	PRIMROSE BEAUTY POTENTILLA	NO. 3	CONT.
Ro	Rosa meidotyn	KNOCKOUT ROSE	NO.3	CONT.
Sj	Spiraea j. "Neon Flash"	NEON FLASH SPIRAEA	NO. 3	CONT.
Jb	Juniperus chinensis 'Blue Point'	BLUE POINT	5-6'	HT.
Td	Taxus densiformis	DENSE SPREADING YEW	18-24" SPR.	CONT.
PERENNIALS / GRASSES				
An	Aster novae-englise	PURPLE DOME ASTER	NO. 1	CONT.
Ca	Calamagrostis x. acutiflora 'karl foerster'	FOERSTERS FEATHER REED GRASS	NO. 3	CONT.
Ep	E chinacea purpurea 'White Swan"	WHITE SWAN CONEFLOWER	NO. 1	CONT.
Ph	Hosta x. Bright Lights	BRIGHT LIGHTS PLANTAIN LILY	NO. 2	CONT.
Hp	Hemerocallis x. "Pocoan"	POCKET FULL OF GOLD DAYLILY	NO. 2	CONT.
Nf	Catmint x faassenii 'Novaneplun	CATMIN	NO. 2	CONT.
Ms	Miscanthus s. "Morning Light"	MORNING LIGHT MAIDEN GRASS	NO. 2	CONT.
Pa	Pennisetum a."Hameln"	HAMELN FOUNTAIN GRASS	NO. 2	CONT.
Ss	Sedum x. "Autumn Joy"	AUTUMN JOY STONE CROP	NO. 1	CONT.
GROUNDCOVERS				
Vm	Vinca minor	BLUE MYRTLE	2.25"	FLAT

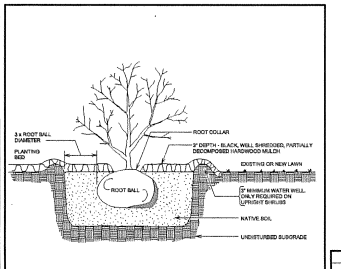
ABBREVIATIONS: BB=BALLED & BURLAPPED NO.#=GALLON SIZE
CONT.= CONTAINER FLAT = 50 PEAT POTS PER FLAT

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON PLAN AND DENOTE DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE OWNERS REPRESENTATIVE AT THE TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
7. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD MULCH.
9. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
10. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
11. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
13. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADED, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



CITY OF ROCHESTER
TREE PLANTING IN GRASS AREA
ISSUED 9-2-91 STD. DWG.
REVISED 2-10-00 NO. R811-1



CITY OF ROCHESTER
SHRUB PLANTING
ISSUED 9-2-91 STD. DWG.
REVISED 2-10-00 NO. R811-3

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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NO.	DATE	REVISION	BY	CHKD.	APVLD.
2	05-16-2016	ADJUSTED LANDSCAPING PER NEW DOUBLE DOORS AT NORTH SIDE OF BUILDING	D.J.L.	M.P.M.	
1	02-04-2016	REVISED PARKING & ADD DUMPSTER ENCLOSURES	D.J.L.	M.P.M.	

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DRAWN BY D.J.L.
BOUNDARY D.T.H.
TOPOGRAPHY J.R.L.
DATE 02/12/2016
SCALE 1"=30'

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ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT
BITTER HONEY RESTAURANT
10 NORWOOD STREET

TITLE OF DRAWING
PHASE II - LOT 1
LANDSCAPING PLAN

LOCATION OF PROJECT TAX PARCEL NO. 121-28-02-13
LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

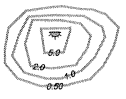
CLIENT ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

DWG # 5231.01
LA100
SHEET 7 OF 12

LIGHT CONTOUR LEGEND

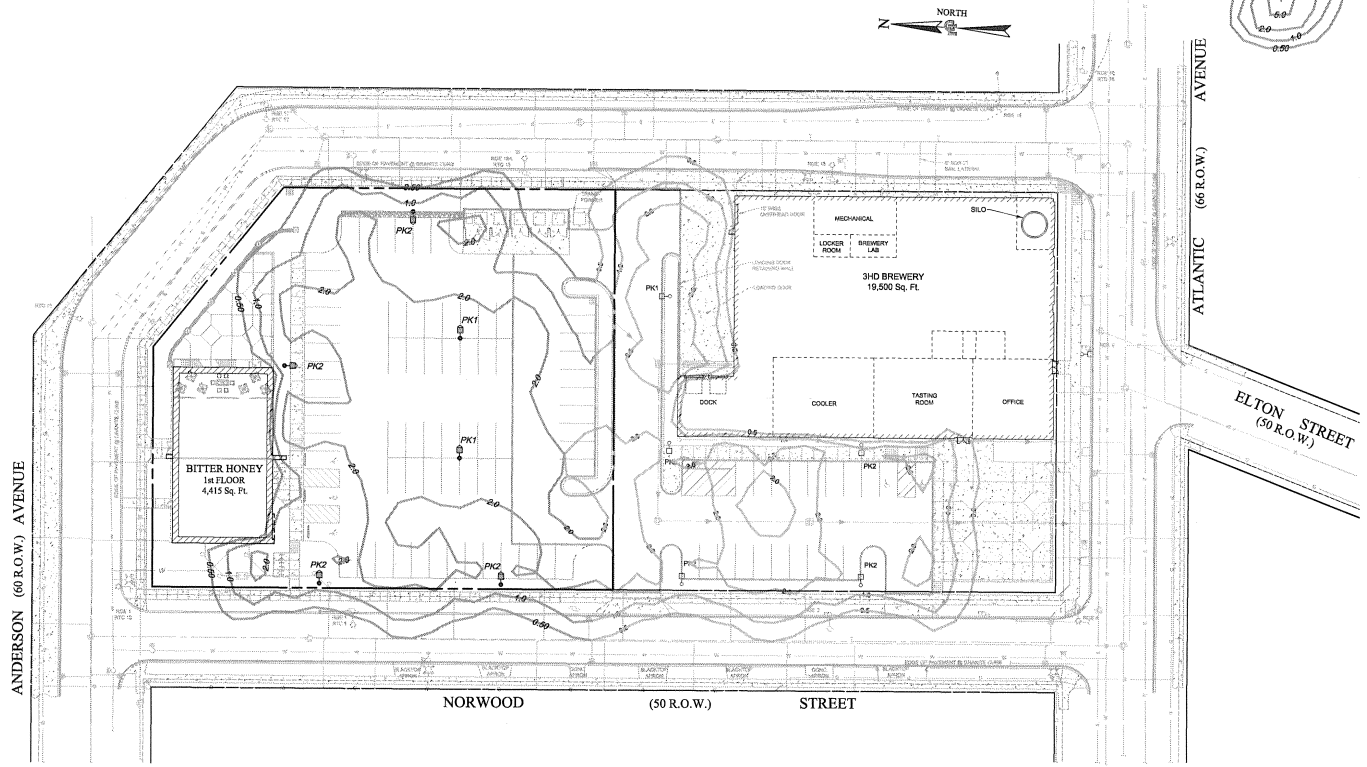
3HB BREWERY
LIGHTING DESIGN

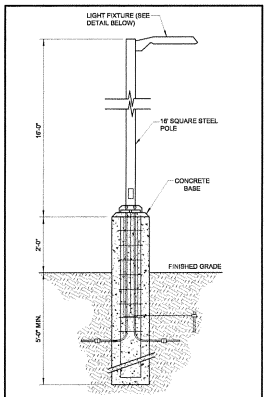
PROPOSED LIGHTING
IMPROVEMENTS



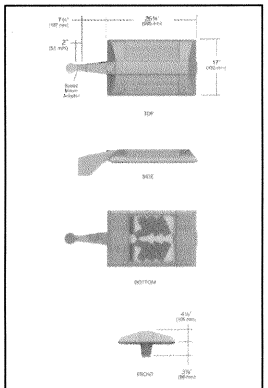
Luminaire Schedule

Typ	Symbol	Qty.	Description	Lamp	Lumens	Pole/Base/ Mounting Ht.	LLF
PK1	⊟●	2	KIM LIGHTING Type 2 LED (1) "T1B" ALT1P35-180L4K	(1)	20179	16 Ft. 2 Ft. 18 Ft.	0.85
PK2	⊟●	4	KIM LIGHTING Type 2 LED (1) "T2B" ALT2P35-86L9K-120	(1)	11294	16 Ft. 2 Ft. 18 Ft.	0.85
PK1	□○	1	KIM LIGHTING Type 2 LED (1) "T1B" ALT1P35-180L4K	(1)	20179	16 Ft. 2 Ft. 18 Ft.	0.85
PK2	□○	4	KIM LIGHTING Type 2 LED (1) "T2B" ALT2P35-86L9K-120	(1)	11294	16 Ft. 2 Ft. 18 Ft.	0.85





LIGHT POLE AND FIXTURE DETAIL
NOT TO SCALE



ALT96

FIXTURE DETAIL
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EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY	CHKD.	APVL'D.
2	03-18-2016	ADDED DOUBLE DOORS AT NORTH SIDE OF BUILDING AND CONCRETE SIDEWALK ACCESS	D.J.L.	M.P.M.	
1	03-04-2016	REVISED PARKING & ADD DUMPSTER ENCLOSURES	D.J.L.	M.P.M.	

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STATE OF NEW YORK
MARK R. COSTICH
NO. 065971
Licensed Professional Engineer

PROJECT ENGINEER: M.P.M.
DRAWN BY: D.J.L.
BOUNDARY: D.T.H.
TOPOGRAPHY: J.R.L.
DATE: 02/12/2016
SCALE: 1"=30'

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 436-3020

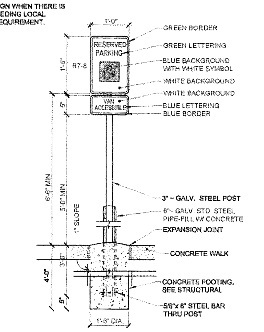
TITLE OF PROJECT
BITTER HONEY RESTAURANT
10 NORWOOD STREET
PHASE II - LOT 1

TITLE OF DRAWING
LIGHTING PLAN

LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 193-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

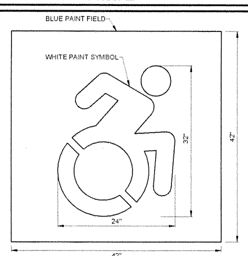
CLIENT: ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

DWG # 5231.01
EL100
SHEET 8 OF 12



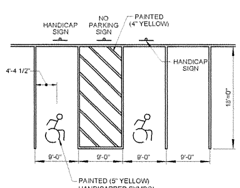
A.D.A. ACCESSIBLE PARKING SIGN

NOT TO SCALE



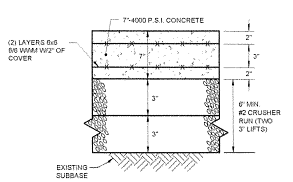
HANDICAP SYMBOL DETAIL

NOT TO SCALE



TYPICAL PARKING AND STRIPING DETAIL

NOT TO SCALE

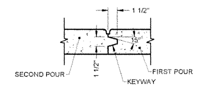


CONCRETE PAVEMENT SECTION

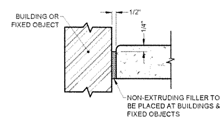
NOT TO SCALE

NOTES:

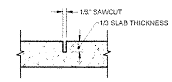
1. CONCRETE SHALL BE 4000 P.S.I. AIR-ENTAINED MIX.
2. CONCRETE SURFACE SHALL RECEIVE A BROOM FINISH (IF NOT SPECIFIED AS EXPOSED AGGREGATE CONCRETE) AND TWO COATS OF A MEMBRANE FORMING SEALER AT RATES SPECIFIED BY PRODUCT MANUFACTURER.
3. EXPANSION JOINTS SHALL BE PROVIDED AT FIXED STRUCTURES.
4. CONTROLLED JOINTS SHALL BE LOCATED AS SHOWN ON PLAN AND IN ACCORDANCE WITH ACI 330-R92. THESE JOINTS SHALL BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT.
5. SIDEWALKS SET ADJACENT TO CURB SHALL HAVE A 2.0% CROSS-SLOPE TO CURB. OTHER ARES SHALL DRAIN AS INDICATED ON GRADING PLAN.
6. CONCRETE SHALL BE 6" IN DEPTH WITH WELDED WIRE MESH IN N.Y.S.D.O.T. RIGHT-OF-WAY.



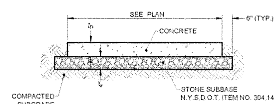
CONSTRUCTION JOINT



EXPANSION JOINT



CONTROL JOINT



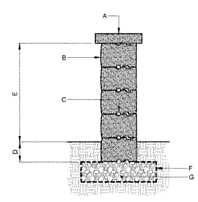
SECTION

(NOT TO BE USED IN R.O.W.)

CONCRETE SIDEWALK DETAIL

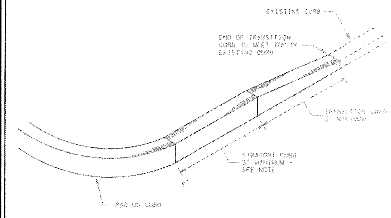
NOT TO SCALE

A. TEHCO-BLOC CAP UNIT. SECURED TO UNIT BELOW WITH CONCRETE ADHESIVE.
B. BALTIMORE 900mm AND 180mm DOUBLE SIDED WALL UNIT, SECURE EACH ROW WITH CONCRETE ADHESIVE.
C. CONNECTOR
D. NBEDMENT DEPTH, 6" (150mm) MIN.
E. 29 1/2" (750mm) MAX.
F. GEOTEXTILE
G. COMPACTED GRANULAR LEVELING PAD, 6" (150mm) THICK MINIMUM THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS.



TECHO-BLOC BALTIMORE DOUBLE SIDED FREESTANDING WALL DETAIL

NOT TO SCALE



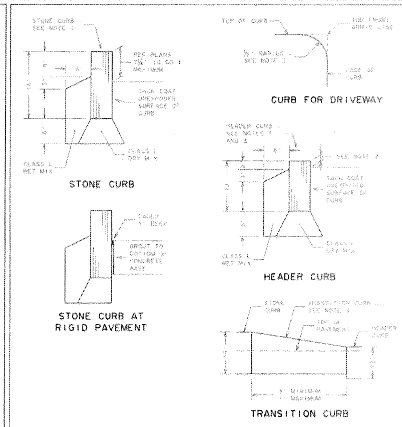
NOTE:

LENGTH OF STRAIGHT CURB WILL BE AS REQUIRED IN CONTRACT DOCUMENTS, WITH 3 FEET MINIMUM.

CITY OF ROCHESTER

NEW CURB TRANSITION TO EXISTING CURB

ISSUED	9-2-91	STANDARD
REVISED	12-30-11	DWG.NO.R609-7



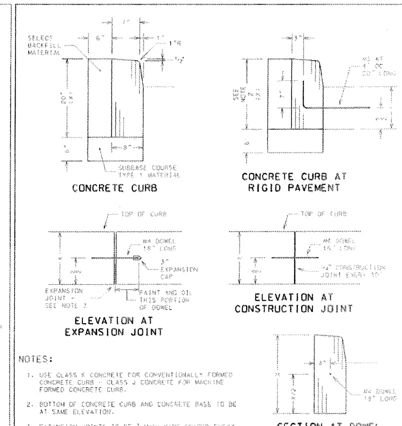
NOTES:

1. TOP OF CURB THICKNESS IS TO BE AS REQUIRED IN CONTRACT DOCUMENTS.
2. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES, AT SIDEWALK ACCESS RAMPS 0 INCHES.
3. ONLY TRANSITION AND HEADER CURB PIECES USED FOR DRIVEWAYS ARE TO BE ROUNDED.

CITY OF ROCHESTER

STONE CURB

ISSUED	9-2-91	STANDARD
REVISED	2-25-14	DWG.NO.R609-1



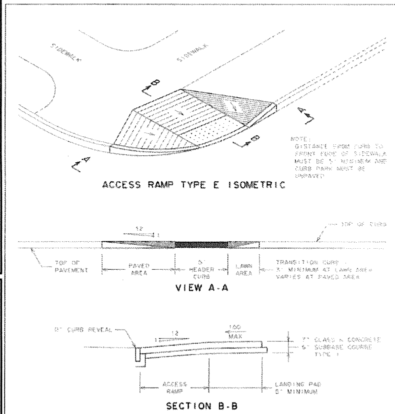
NOTES:

1. USE CLASS K CONCRETE FOR CONVENTIONALLY FORMED CONCRETE CURB - CLASS J CONCRETE FOR MACHINE FORMED CONCRETE CURB.
2. BOTTOM OF CONCRETE CURB AND CONCRETE BASE TO BE AT SAME ELEVATION.
3. EXPANSION JOINTS TO BE ½-INCH WIDE SPACED EVERY 30 FEET AND AT ALL IMMOVABLE OBJECTS. FILL JOINTS WITH PREMOLDED RESILIENT JOINT FILLER MATERIAL.
4. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES, AT SIDEWALK ACCESS RAMPS 0 INCHES.
5. TACK COAT TO BE APPLIED BETWEEN ALL LIFTS OF HMA COURSES AND ON TOP OF CONCRETE BASE.
6. PAVEMENT SEAMS TO BE SEALED WITH BITUMINOUS SEALER IN ACCORDANCE WITH NYSDOT MATERIAL DESIGNATION 702-0700.

CITY OF ROCHESTER

CONCRETE CURB

ISSUED	9-2-91	STANDARD
REVISED	12-30-11	DWG.NO.R609-5



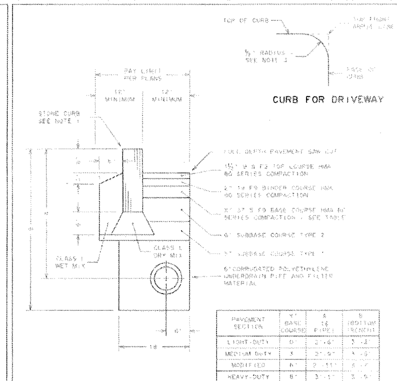
NOTES:

1. 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARE IN PAVED AREA.
2. SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.
3. ENTIRE AREA OF ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.
4. SEE DETAIL S608-28 FOR DETECTABLE WARNING SYSTEM.

CITY OF ROCHESTER

SIDEWALK ACCESS RAMP TYPE E

ISSUED	3-21-94	NON-STANDARD
REVISED	5-1-13	DWG.NO.S608-13



PAVEMENT SECTION	X' BASE COURSE	A	B
LIGHT-DUTY	0'	2'-6"	3'-3"
MEDIUM DUTY	3'	2'-9"	3'-6"
MODIFIED	6'	2'-11"	3'-7"
HEAVY-DUTY	8'	3'-1"	3'-9"

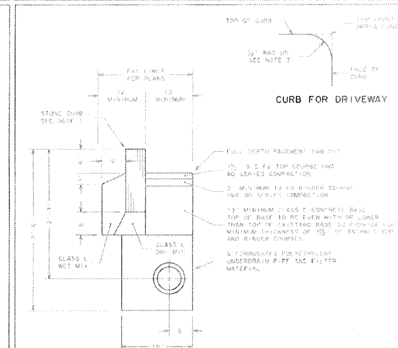
NOTES:

1. TOP OF CURB THICKNESS IS TO BE AS REQUIRED IN CONTRACT DOCUMENTS.
2. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES, AT SIDEWALK ACCESS RAMPS 0 INCHES.
3. ONLY HEADER AND TRANSITION CURB PIECES USED FOR DRIVEWAYS ARE TO BE ROUNDED.
4. TACK COAT TO BE APPLIED BETWEEN ALL LIFTS OF HMA COURSES.
5. PAVEMENT SEAMS TO BE SEALED WITH BITUMINOUS SEALER IN ACCORDANCE WITH NYSDOT MATERIAL DESIGNATION 702-0700.

CITY OF ROCHESTER

STONE CURB REPLACEMENT - ASPHALT BASE

ISSUED	12-30-11	NON-STANDARD
REVISED	2-25-14	DWG.NO.S609-16



NOTES:

1. TOP OF CURB THICKNESS IS TO BE AS REQUIRED IN CONTRACT DOCUMENTS.
2. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES, AT SIDEWALK ACCESS RAMPS 0 INCHES.
3. ONLY TRANSITION AND HEADER CURB PIECES USED FOR DRIVEWAYS ARE TO BE ROUNDED.
4. TACK COAT TO BE APPLIED BETWEEN ALL LIFTS OF HMA COURSES AND ON TOP OF CONCRETE BASE.
5. PAVEMENT SEAMS TO BE SEALED WITH BITUMINOUS SEALER IN ACCORDANCE WITH NYSDOT MATERIAL DESIGNATION 702-0700.

CITY OF ROCHESTER

STONE CURB REPLACEMENT - CONCRETE BASE

ISSUED	12-30-11	NON-STANDARD
REVISED	2-25-13	DWG.NO.S609-17

NO	DATE	REVISION	BY	CHKD	APVLS

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STATE OF NEW YORK · MARK R. COSTICH · NO. 065971 · Licensed Professional Engineer

PROJECT ENGINEER: M.P.M.
DRAWN BY: D.J.L.
BOUNDARY: D.T.H.
TOPO/BASE: J.R.L.
DATE: 02/12/2016
SCALE: 1"=30'

COSTICH ENGINEERING
· CIVIL ENGINEERING
· LAND SURVEYING
· LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

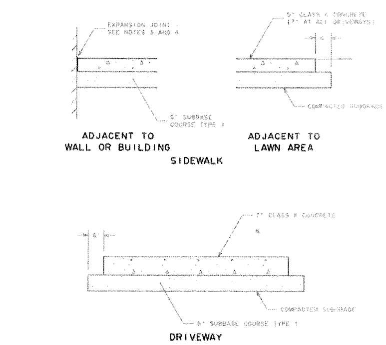
TITLE OF PROJECT: BITTER HONEY RESTAURANT
10 NORWOOD STREET

TITLE OF DRAWING: PHASE II - LOT 1
DETAIL SHEET

LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

DWG # 5231.01
CA500
SHEET 9 OF 12



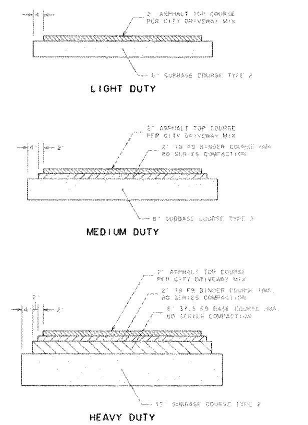
NOTES:

1. MAXIMUM CROSS-SLOPE OF CONCRETE SIDEWALK IS 1:50.
2. ENTIRE AREA OF SIDEWALK ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.
3. PROVIDE ½ INCH WIDE EXPANSION JOINT BETWEEN NEW CONCRETE CONSTRUCTION AND BACK EDGE CURB, CONCRETE GUTTER, OTHER PAVED AREAS, BUILDINGS, WALLS, POLE BASES AND OTHER STRUCTURES/APPURTENANCES.
4. FOR EXPANSION JOINT USE ½ INCH WIDE PREMOLDED EXPANSION JOINT MATERIAL. SEALED WITH ½ INCH WIDE CAULKING SEALANT ⅜ INCH DEEP.
5. SEE DETAILS 5608.25 FOR HEAVY DUTY COMMERCIAL DRIVEWAY PAVEMENT SECTION.

CITY OF ROCHESTER

CONCRETE SIDEWALK AND DRIVEWAY

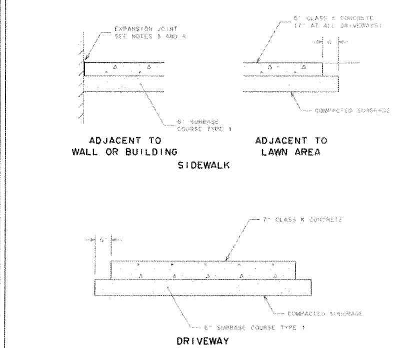
ISSUED 9-2-91 STANDARD
REVISED 5-1-13 DWG.NO.R608-6



CITY OF ROCHESTER

ASPHALT DRIVEWAY

ISSUED 9-2-91 STANDARD
REVISED 7-31-12 DWG.NO.R608-7



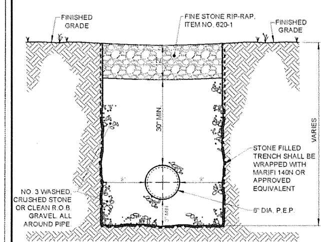
NOTES:

1. MAXIMUM CROSS-SLOPE OF CONCRETE SIDEWALK IS 1:50.
2. ENTIRE AREA OF SIDEWALK ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.
3. PROVIDE ½ INCH WIDE EXPANSION JOINT BETWEEN NEW CONCRETE CONSTRUCTION AND BACK EDGE CURB, CONCRETE GUTTER, OTHER PAVED AREAS, BUILDINGS, WALLS, POLE BASES AND OTHER STRUCTURES/APPURTENANCES.
4. FOR EXPANSION JOINT USE ½ INCH WIDE PREMOLDED EXPANSION JOINT MATERIAL. SEALED WITH ½ INCH WIDE CAULKING SEALANT ⅜ INCH DEEP.
5. SEE DETAILS 5608.25 FOR HEAVY DUTY COMMERCIAL DRIVEWAY PAVEMENT SECTION.

CITY OF ROCHESTER

CONCRETE SIDEWALK AND DRIVEWAY

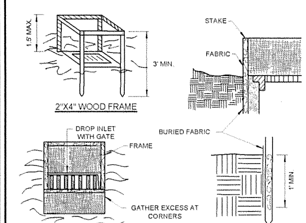
ISSUED 9-2-91 STANDARD
REVISED 5-1-13 DWG.NO.R608-6



PERIMETER DRAIN-CROSS-SECTION

NOT TO SCALE

SYMBOL



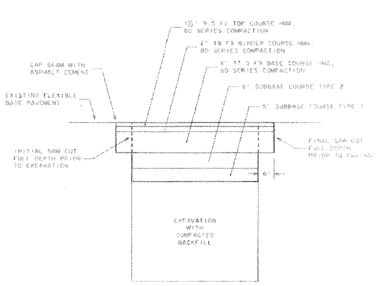
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUN DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION DETAIL

NOT TO SCALE



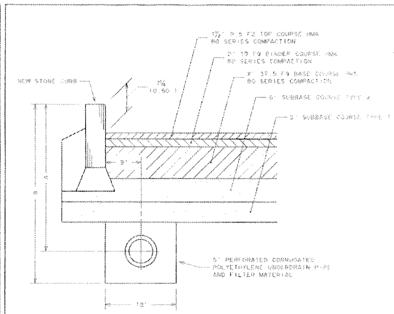
NOTES:

1. FINAL SAW CUT IS TO BE FULL DEPTH TO OBTAIN STRAIGHT AND NEAT EDGE FOR PAVING. SAW CUT IS TO BE MADE AFTER TRENCH IS BACKFILLED.
2. BOTTOM OF ASPHALT BASE COURSE IS TO BE AT OR BELOW BOTTOM OF EXISTING ASPHALT PAVEMENT SECTION TO PROVIDE FOR REQUIRED MINIMUM THICKNESSES OF ASPHALT COURSES. MINIMUM THICKNESS OF ASPHALT BASE COURSE IS:
   HEAVY-DUTY PAVEMENT - 6 INCHES
   MEDIUM-DUTY PAVEMENT - 3 INCHES
   LIGHT-DUTY PAVEMENT - 0 INCHES
3. TACK COAT IS TO BE APPLIED BETWEEN ALL LIFTS OF HMA PAVEMENT COURSES.
4. SEAMS BETWEEN EXISTING AND NEW PAVEMENT ARE TO BE SEALED WITH ASPHALT CEMENT 702-0700 IN ACCORDANCE WITH NYSDOT SECTION 702 BITUMINOUS MATERIALS.

CITY OF ROCHESTER

TRENCH RESTORATION ASPHALT BASE

ISSUED 9-2-91 STANDARD
REVISED 7-31-12 DWG.NO.R206-1



PAVEMENT SECTION	X" THICKNESS BASE COURSE	A (@ UNDERDRAIN PIPE)	B (BOTTOM UNDERDRAIN TRENCH)
LIGHT DUTY	0"	2'-6"	3'-2"
MEDIUM DUTY	3"	2'-8"	3'-5"
MODIFIED	6"	2'-11"	3'-7"
HEAVY DUTY	9"	3'-1"	3'-9"

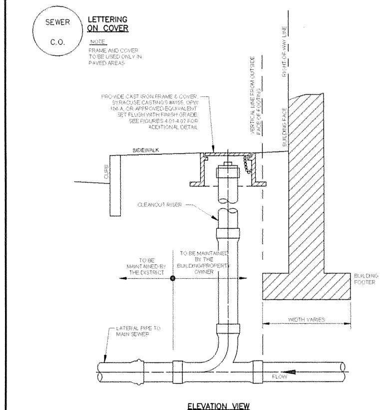
NOTE:

TACK COAT IS TO BE APPLIED BETWEEN ALL LIFTS OF HMA PAVEMENT COURSES AND ON FACE OF CURB BETWEEN CURB AND ASPHALT PAVEMENT.

CITY OF ROCHESTER

ASPHALT PAVEMENT SECTION WITH CURB

ISSUED 9-2-91 STANDARD
REVISED 7-31-12 DWG.NO.R400-1



NOTES:

1. LOCATE CLEANOUT OUTSIDE OF BUILDING FOOTER.
2. SEE FIGURES 4.01-4.07 FOR ADDITIONAL DETAIL AND NOTES.
3. MAXIMUM LATERAL DIAMETER TO BE MAINTAINED BY THE DISTRICT IS 6 INCHES.

Special Detail. Use Requires RPWD Approval.

MONROE COUNTY PURE WATERS

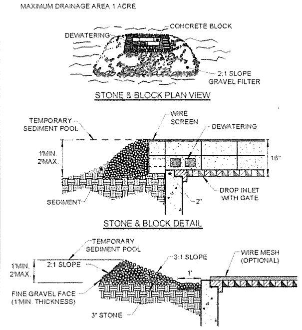
FEB., 2005	CLEANOUT POSITION WITH BUILDING AT R.O.W. LINE	FIGURE 4.08

CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

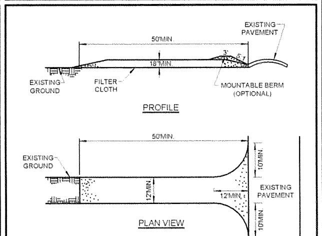
MAXIMUM DRAINAGE AREA 1 ACRE

SYMBOL



STONE AND BLOCK DROP INLET PROTECTION DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN EIGHTEEN (18) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

NO.	DATE	REVISION	BY	CHKD	APVLS

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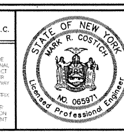


PROJECT ENGINEER M.P.M.
DRAWN BY D.J.L.
BOUNDARY D.T.H.
TOPO/BASE J.R.L.
DATE 02/12/2016
SCALE N.T.S.

COSTICH ENGINEERING

• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

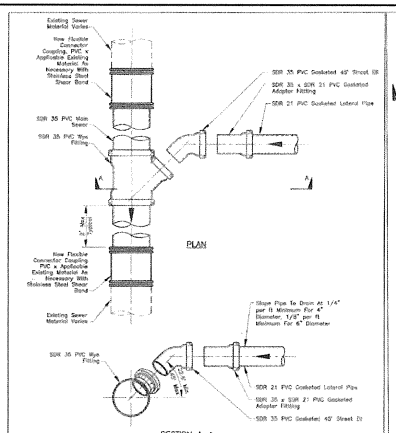
TITLE OF PROJECT: BITTER HONEY RESTAURANT
10 NORWOOD STREET

TITLE OF DRAWING: PHASE II - LOT 1
DETAIL SHEET

LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13
LOTS 192-212 PERRY, BLY & HOLMES TRACT
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT: ATLANTIC AVENUE CAPITAL PARTNERS, LLC
90 GOODWAY DRIVE
ROCHESTER, NEW YORK 14623

DWG # 5231.01
CA501
SHEET 10 OF 12

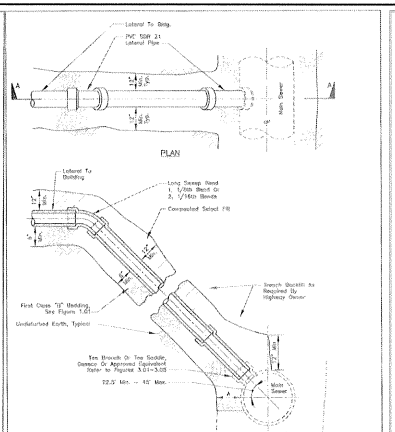


NOTES:

1. Main sewer pipe, lateral pipe, wye and other fittings shall be gasketed type fittings. Solvent weld joints are not allowed, except at cleanouts, see Figures 4.01-4.07.
2. See Figure 1.01 for pipe bedding and backfill.
3. This detail does not apply to existing PVC sewers. See Figure 3.04 for connection to existing PVC Sewer.

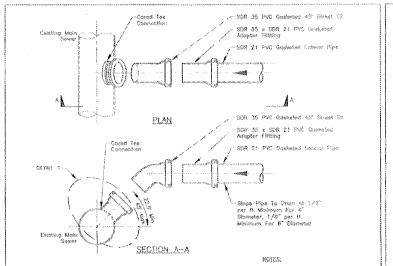
MONROE COUNTY PURE WATERS

Feb 2005	NEW LATERAL WYE CONNECTION TO EXISTING NON-PVC SEWER	FIGURE 3.05



MONROE COUNTY PURE WATERS

Feb 2005	LATERAL RISER CONNECTION	FIGURE 3.06



INSERTA TEE SIZE	HOLE DIAMETER
4" (100mm)	4-1/2" (112.5mm)
6" (150mm)	6-1/2" (162.5mm)
8" (200mm)	8-3/4" (218.5mm)
10" (250mm)	10-7/8" (271.9mm)
12" (300mm)	12-7/8" (321.9mm)
15" (375mm)	15-13/16" (395.3mm)

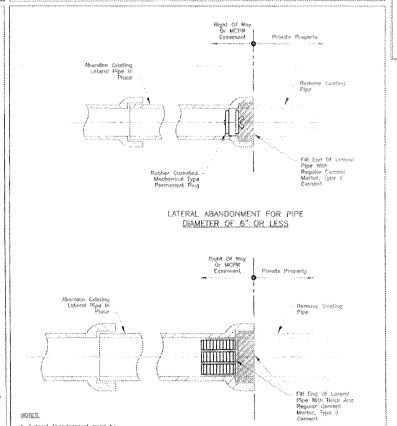
Required method of cutting hole is with hole saw for PVC and polyethylene, and diamond bit for concretes, clay, and ductile iron.

NOTES:

1. Lateral connection must be covered. Pneumatic sealers or mechanical band-seal methods are not acceptable for creating opening for new lateral pipe.
2. Size of barrel opening shall be limited to over-cut the inserted diameter of the branching sewer.
3. Expose none of pipe bell seam to invert for the full length of the main. Core hole to maximum of 6" away from existing pipe hole.
4. Take necessary precautions to prevent damage to the existing sewer, and to prevent debris from entering the sewer.
5. Thoroughly clean annulus of existing pipe of foreign matter and trench particles prior to placement of tee connection.
6. Tee connection inserta tee by Inserta Fittings Co., or approved equal.
7. Lateral connections must be witnessed by a representative of the District. Notify Pure Waters a minimum of 48 hours in advance of construction for inspection of the lateral connection. Telephone (585) 760-7600, Option 1.

MONROE COUNTY PURE WATERS

Feb 2005	INSERT TYPE CORED TEE CONNECTION TO EXISTING SEWER	FIGURE 3.02

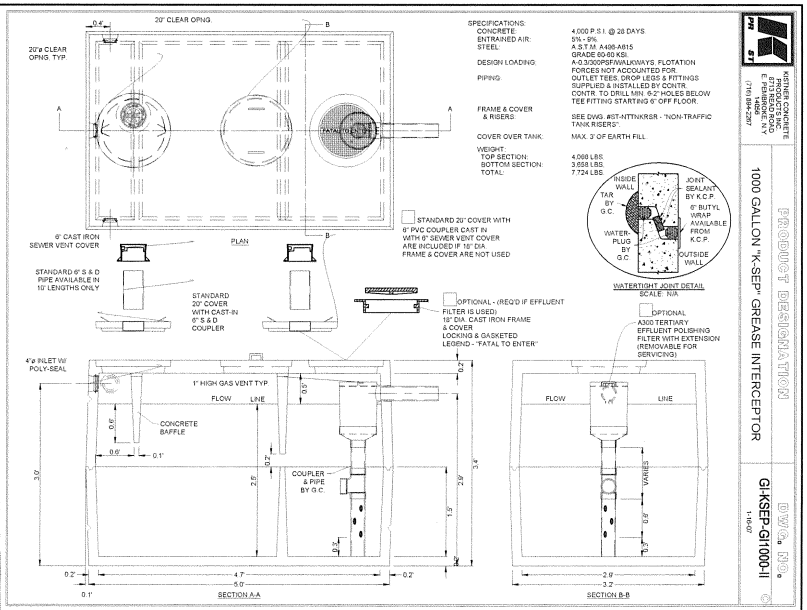


NOTES:

1. Lateral Abandonment must be witnessed by a representative of the District. Notify Pure Waters a minimum of 48 hours in advance of construction for inspection of the lateral abandonment. Telephone (585) 760-7600, Option 1.
2. Brick for plug ASTM C-32, Grade SC.

MONROE COUNTY PURE WATERS

Feb 2005	LATERAL ABANDONMENT DETAIL	FIGURE 3.01



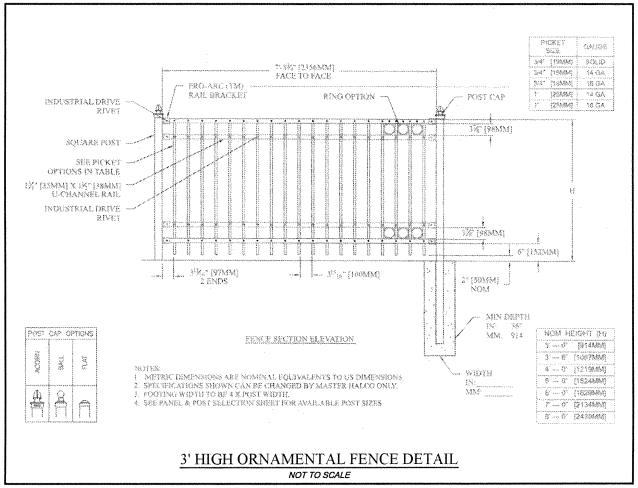
KISTNER CONCRETE PRODUCTS INC. 6 FRANKLIN E. PEMBROKE, NY (716) 894-2267

PRODUCT DESIGNATION

1000 GALLON "K-SEP" GREASE INTERCEPTOR

GI-KSEP-GI1000-II 1-16-07

DWG. NO.



NOTES:

1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO US DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE 8 X POST WIDTH.
4. SEE PANEL & POST SELECTION SHEET FOR AVAILABLE POST SIZES.

3' HIGH ORNAMENTAL FENCE DETAIL

NOT TO SCALE

NO	DATE	REVISION	BY	CHKD	APVD

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STATE OF NEW YORK MARK R. COSTICH 100 065971 Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BACKCHK BY	D.T.H.
SUPERVISE BY	J.R.L.
DATE	02/12/2016
SCALE	N.T.S.

COSTICH ENGINEERING

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE ROCHESTER, NY 14608-1610 (585) 458-3020

TITLE OF PROJECT: BITTER HONEY RESTAURANT, 10 NORWOOD STREET

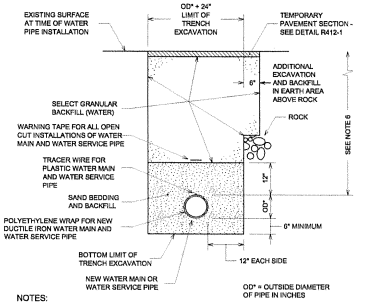
TITLE OF DRAWING: PHASE II - LOT 1 DETAIL SHEET

LOCATION OF PROJECT: TAX PARCEL NO. 121-28-02-13, LOTS 192-213 PERRY, BLY & HOLMES TRACT, CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

OWNER: ATLANTIC AVENUE CAPITAL PARTNERS, LLC, 90 GOODWAY DRIVE, ROCHESTER, NEW YORK 14623

DWG. NO.: CA502

SHEET 11 OF 12



NOTES:

1. LIMITS SHOWN ARE MAXIMUM ALLOWED AND MINIMUM REQUIRED FOR EXCAVATION AND BACKFILL.
2. UPPER LIMIT FOR TRENCH EXCAVATION IS TOP OF EXISTING SURFACE AT TIME OF TRENCH EXCAVATION.
3. UPPER LIMIT FOR ROCK EXCAVATION IS TOP SURFACE OF ROCK.
4. UPPER LIMIT FOR SELECT GRANULAR BACKFILL (WATER) IS BOTTOM OF TEMPORARY PAVEMENT, IF USED, OTHERWISE TOP OF SURFACE.
5. TEMPORARY OR PERMANENT BLOCKS OR ANY OTHER TYPE OF PIPE SUPPORT IS NOT TO BE USED DURING PIPE INSTALLATION.
6. MINIMUM DEPTH OF COVER FOR WATER PIPE FROM TOP OF PROPOSED GRADE IS 4.50 FEET FOR DOMESTIC WATER PIPE, AND 5 FEET FOR HOLLY WATER PIPE, UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.

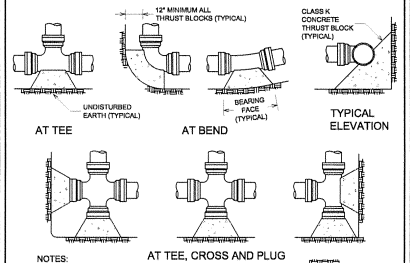
CITY OF ROCHESTER

WATER TRENCH PAVEMENT RECONSTRUCTION

ISSUED	1-13-06	NON-STANDARD
REVISED	11-22-10	DWG.NO.S900-1

AREA OF BEARING FACE OF THRUST BLOCK IN SQUARE FEET (AREA BASED ON INTERNAL PRESSURE OF 150 PSIG AND SOIL BEARING PRESSURE OF 2000 PSF) (SEE NOTE 1)

PIPE SIZE	BEND				TEE PLUG	REDUCER	
	90°	45°	22-1/2°	11-1/4°		SIZE	AREA
4" - 6"	4	2.5	1.5	1	3	6" x 4"	2
8"	7	4	2	1	5	8" x 6"	2.5
12"	14.5	8	4	2	10.5	12" x 8"	5.5



NOTES:

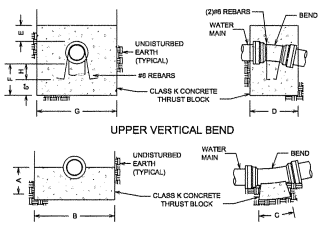
1. SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
2. THRUST BLOCK IS TO BE POURED AGAINST UNDISTURBED EARTH. WIDTH OF THRUST BLOCK SHOULD BE APPROXIMATELY TWICE HEIGHT.
3. THRUST BLOCK IS TO BE INSTALLED AT ALL BENDS, PLUGS, TEES, AND TAPPING SLEEVE AND VALVE CONNECTIONS.
4. FACTORY CAST OFFSETS ARE TO BE TREATED AS (2) 45 DEGREE BENDS.
5. FOR REDUCERS, THRUST BLOCK IS TO BE KEYED INTO WALLS AND BOTTOM OF TRENCH.
6. MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK, SEE DETAIL S900-7.
7. WOOD BLOCKING IS NOT PERMITTED.

CITY OF ROCHESTER

HORIZONTAL THRUST BLOCK DOMESTIC SYSTEM

ISSUED	1-13-06	NON-STANDARD
REVISED	8-7-13	DWG.NO.S900-4

PIPE SIZE (INCHES)	BEND	TOP SECTION MINIMUM VOLUME CONCRETE	MINIMUM DIMENSIONS (IN FEET)						
			A	B	C	D	E	F	G	H
6"	11-1/4°	0.25 CY	1.0	2.5	1.0	1.5	0.5	1.0	2.5	0.5
	22-1/2°	0.50 CY	1.0	2.5	1.0	1.5	1.0	2.0	2.5	1.5
	45°	0.95 CY	1.0	2.5	1.0	3.0	1.5	2.0	2.5	1.5
	90°	1.30 CY	1.0	2.5	2.0	3.5	1.5	2.0	2.5	1.5
8"	11-1/4°	0.45 CY	1.0	2.7	1.0	1.5	1.0	1.5	2.7	1.0
	22-1/2°	0.90 CY	1.0	2.7	1.0	2.5	1.0	2.0	2.7	1.5
	45°	1.65 CY	1.0	2.7	1.5	3.5	1.5	2.0	3.0	1.5
	90°	2.35 CY	1.5	2.7	3.0	4.0	2.0	3.0	3.0	2.5
12"	11-1/4°	1.05 CY	1.0	3.0	1.5	2.5	1.0	2.0	3.0	1.5
	22-1/2°	2.00 CY	1.0	3.0	1.5	4.0	2.0	2.0	3.0	1.5
	45°	3.70 CY	1.5	3.0	3.0	5.0	2.0	3.0	3.5	2.5
	90°	8.20 CY	1.5	3.0	5.0	5.5	2.5	3.5	4.0	3.0



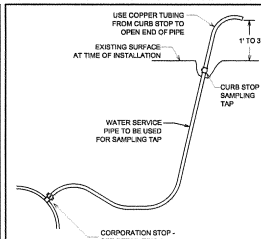
NOTES:

1. SPECIAL DESIGN IS REQUIRED FOR FITTINGS ON DOMESTIC WATER MAIN PIPE LARGER THAN 12 INCHES.
2. MECHANICAL RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCK, SEE DETAIL S900-7.

CITY OF ROCHESTER

VERTICAL THRUST BLOCK DOMESTIC SYSTEM

ISSUED	1-13-06	NON-STANDARD
REVISED	6-1-09	DWG.NO.S900-5



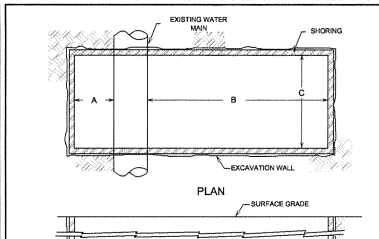
NOTES:

1. LOCATION OF SAMPLING TAPS ARE SUBJECT TO PRIOR APPROVAL BY CITY AND MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
2. IF SAMPLING TAP IS LOCATED IN PAVED AREA, SAMPLING TAP IS TO BE KEPT BELOW GROUND EXCEPT WHEN IN USE.
3. IF APPROVED BY CITY, SAMPLING TAP MAY BE LOCATED AT SAME LOCATION AS NEW WATER SERVICE.
4. IF SAMPLING TAP IS NOT TO BE USED AS NEW WATER SERVICE, UPON NOTIFICATION OF ACCEPTABLE SAMPLE RESULTS, CORPORATION STOP IS TO BE REMOVED AND REPLACED WITH A BRASS PLUG OR CORPORATION STOP IS TO BE CLOSED, WATER SERVICE PIPE DISCONNECTED FROM CORPORATION AND BRASS CAP INSTALLED ON OUTLET OF CORPORATION STOP.
5. MAXIMUM DISTANCE BETWEEN SAMPLING TAPS ON NEW WATER MAIN INSTALLATION IS 1,000 FEET.

CITY OF ROCHESTER

DISINFECTION SAMPLING TAP

ISSUED	1-13-06	NON-STANDARD
REVISED	2-19-15	DWG.NO.S900-6



NOTES:

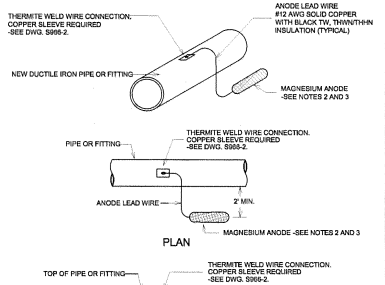
1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL EXCAVATIONS ARE ADEQUATELY PROTECTED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
2. SHORING MUST BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH OSHA REGULATIONS, AND ADEQUATE CLEARANCES PROVIDED, WHEREVER WATER BUREAU PERSONNEL MUST ENTER AN EXCAVATION. EXCEPTIONS TO THIS POLICY CAN ONLY BE MADE BY THE DIRECTOR OF WATER OR HIS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAKE AND SHORE THE EXCAVATION, CLEAN THE AREA OF THE WATER MAIN FOR THE TAP, ATTACH THE TAPPING SLEEVE AND VALVE TO THE MAIN FOR SERVICES 4-INCH DIAMETER AND LARGER OR ATTACH THE TAPPING SADDLE (WHERE REQUIRED) TO THE MAIN FOR SERVICES 2-INCH DIAMETER AND SMALLER AND INSURE THAT THE WORK AREA IS READY FOR INSPECTION BY BUREAU PERSONNEL PRIOR TO MAKING THE TAP.

MINIMUM CLEARANCE DIMENSIONS			
EXCAVATION FOR	A	B	C
SMALL SERVICE TAP (2-INCH AND SMALLER)	0'-6"	0'-0"	4'-0"
LARGE SERVICE TAP (4-INCH AND LARGER)	1'-0"	7'-0"	4'-0"

CITY OF ROCHESTER

WATER SERVICE TAP EXCAVATION

ISSUED	4-29-11	NON-STANDARD
REVISED		DWG.NO.S900-12



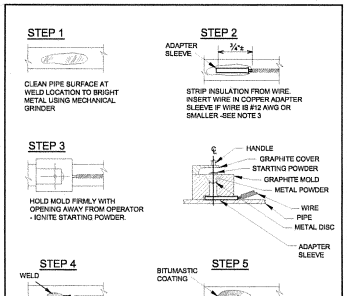
NOTES:

1. PIPE/FITTING PROTECTIVE WRAP IS NOT SHOWN FOR CLARITY, UNLESS OTHERWISE NOTED, DUTILE IRON WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE WRAP AND NON-EPOXY COATED DUCTILE IRON FITTINGS ON PLASTIC WATER MAINS SHALL BE COATED WITH PRIMER AND WAX TAPE.
2. USE HIGH POTENTIAL MAGNESIUM ANODE IN PREPACKAGED CLOTH BAG WITH BACKFILL. WEIGHT OF ANODE INGOT (EXCLUDING BACKFILL) AND SPACING OF ANODES ALONG DUCTILE IRON WATER MAIN AS NOTED ON PLANS OR AS DIRECTED BY PROJECT MANAGER.
3. ANODE IS TO BE PLACED IN TRENCH WITH ANODE CENTERLINE 6 INCHES MINIMUM BELOW BOTTOM OF PIPE OR FITTING AND 2 FEET MINIMUM FROM SIDE WALL OF PIPE OR FITTING. ANODE TO BE SURROUNDED WITH NATIVE BACKFILL.

CITY OF ROCHESTER

ANODE AT NEW DUCTILE IRON WATER MAIN OR DUCTILE IRON FITTING ON NEW PLASTIC WATER MAIN

ISSUED	3-21-02	NON-STANDARD
REVISED	12-28-10	DWG.NO.S966-1



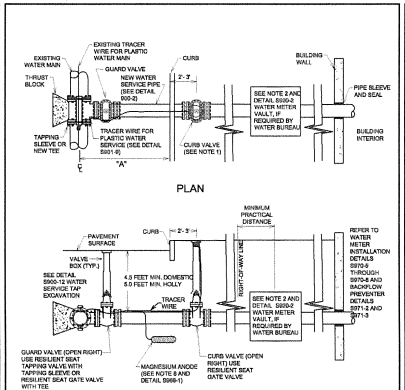
NOTES:

1. FOLLOW MANUFACTURER'S PROCEDURES AND RECOMMENDATIONS WHEN THERMITE WELDING.
2. USE APPROPRIATE WELD MOLDS AND WELD METALS FOR SPECIFIC SIZE AND MATERIAL OF PIPE THAT WIRE IS BEING ATTACHED TO.
3. WHEN THERMITE WELDING #12 AWG WIRES OR SMALLER, INSERT END OF WIRE INTO AN APPROVED COPPER SLEEVE PRIOR TO THERMITE WELDING AND CRIMP SLEEVE ON WIRE.
4. TEST WELD INTEGRITY BY STRIKING WELD WITH A HAMMER AFTER WELD HAS COOLED. AVOID STRIKING WIRE.

CITY OF ROCHESTER

THERMITE WELD DETAILS

ISSUED	10-17-08	NON-STANDARD
REVISED	12-28-10	DWG.NO.S966-2



NOTE:

FOR NEW WATER SERVICE NOTES, SEE DETAIL S970-5

CITY OF ROCHESTER

NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN

ISSUED	8-8-11	NON-STANDARD
REVISED		DWG.NO.S970-4

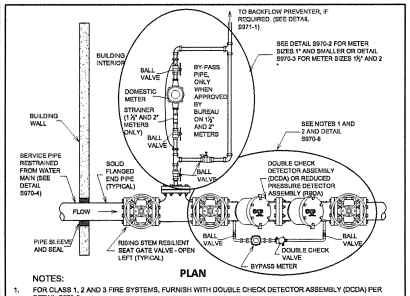
NOTES:

1. IF DIMENSION "A" BETWEEN THE CENTERLINE OF THE WATER MAIN AND THE FACE OF CURB IS 6 FEET OR LESS, THE CURB VALVE IS NOT REQUIRED. CURB VALVE IS REQUIRED WHEN DIMENSION "A" EXCEEDS 6 FEET.
2. A METER VAULT MAY BE REQUIRED FOR A DOMESTIC SERVICE, WHEN THE WATER SERVICE LENGTH, AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE TO THE BUILDING WALL, EXCEEDS 100 FEET. WHEN THE WATER SERVICE LENGTH EXCEEDS 100 FEET, THE WATER BUREAU WILL REVIEW EACH NEW WATER SERVICE PLAN TO DETERMINE IF THE METER SHOULD EITHER BE PLACED; INSIDE OF THE HEATED BUILDING; IN A METER VAULT OUTSIDE OF THE BUILDING NEAR THE RIGHT-OF-WAY LINE OR IN A HEATED ABOVE GROUND ENCLOSURE NEAR THE RIGHT-OF-WAY LINE.
3. ALL JOINTS ON NEW WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE MECHANICALLY RESTRAINED. CONCRETE THRUST BLOCKS ARE ALSO REQUIRED AT FITTINGS PER DETAIL DRAWINGS S900-4, S900-5, S900-6 AND S900-10.
4. A BACKFLOW PREVENTION DEVICE IS REQUIRED ON ALL DOMESTIC WATER SERVICES 1½ AND LARGER.
5. NEW WATER SERVICE SHALL BE PRESSURE TESTED FROM GUARD VALVE TO WITHIN 5 FEET OF EXTERIOR BUILDING WALL. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION S900-3.05. PIPE, FITTING AND VALVE JOINTS ON PORTION OF SERVICE NOT SUBJECT TO PRESSURE TEST SHALL BE LEAK TESTED AT NORMAL OPERATING PRESSURE.
6. WHEN THE LENGTH OF THE NEW WATER SERVICE EXCEEDS 80 FEET, WATER SERVICE SHALL BE DISINFECTED USING THE CONTINUOUS FEED METHOD IN ACCORDANCE WITH SPECIFICATION S900-3.06. FOR WATER SERVICES LESS THAN 80 FEET, ALL WATER SERVICE PIPE, FITTINGS AND VALVES SHALL BE SPRAY OR SWAB DISINFECTED WITH 1%-5% CHLORINE SOLUTION.
7. ON PLASTIC WATER SERVICES, WHEN DIMENSION "A" IS 6 FEET OR LESS AND THE CURB VALVE IS NOT REQUIRED, EXTEND TRACER WIRE ALONG SERVICE TO RIGHT-OF-WAY LINE AND INSTALL TRACER WIRE TERMINATION BOX AT RIGHT-OF-WAY.
8. ONE MAGNESIUM ANODE IS TO BE INSTALLED ON EACH PIECE OF NEW DUCTILE IRON WATER SERVICE PIPE BETWEEN THE WATER MAIN AND RIGHT-OF-WAY LINE. SEE DETAIL S966-2. USE 17 POUND ANODE ON 4 INCH AND 6 INCH PIPE. 32 POUND ANODE ON 8 INCH AND 10 INCH PIPE AND 48 POUND ANODE ON 12 INCH PIPE.
9. ALL DUCTILE IRON WATER SERVICE PIPE, FITTINGS AND VALVES LOCATED WITHIN THE STREET RIGHT-OF-WAY ARE TO BE INSTALLED IN POLYETHYLENE ENCASEMENT.
10. IF PLANS CALL FOR THE INSTALLATION OF A TAPPING SLEEVE AND VALVE, BUT THE WATER MAIN CAN NOT BE TAPPED DUE TO SPATIAL LIMITATIONS, A NEW SERVICE TEE WITH A SERVICE VALVE MAY NEED TO BE CUT INTO THE EXISTING WATER MAIN.
11. PROPOSED DEVIATIONS TO THE APPROVED PLANS REQUIRE WATER BUREAU AUTHORIZATION BEFORE BEGINNING THE WORK.

CITY OF ROCHESTER

NEW WATER SERVICE 4 INCH AND LARGER ON EXISTING WATER MAIN - NOTES

ISSUED	8-11-11	NON-STANDARD
REVISED		DWG.NO.S970-5



NOTES:

1. FOR CLASS 1, 2 AND 3 FIRE SYSTEMS, FURNISH WITH DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) PER DETAIL S970-8.
2. FOR CLASS 4 AND 5 FIRE SYSTEMS OR WHEN SERVICE IS LOCATED WITHIN 1,700 FEET OF HOLLY SYSTEM OR RIVER, FURNISH WITH REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA).
3. GATE VALVES SHALL BE OS&Y RISING STEM, RESILIENT SEATED, FLANGED END, OPEN LEFT AND SHALL BE UL/FM APPROVED.
4. DCDA AND RPDA SHALL HAVE AN EPOXY COATED CAST OR DUCTILE IRON BODY, FLANGED ENDS, BE UL/FM APPROVED AND APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA. DCDA AND RPDA SHALL HAVE TRIM KIT FOR BY-PASS METER AND APPURTENANCES.
5. BYPASS PIPING ON DCDA AND RPDA SHALL BE 3/4 INCH COPPER OR BRASS. BYPASS FITTINGSAND VALVES SHALL BE BRASS.
6. BYPASS METER COUPLINGS ARE FURNISHED BY THE WATER BUREAU AND INSTALLED BY THE PLUMBER. COUPLINGS ARE AVAILABLE FOR PICK UP AT THE WATER BUREAU OPERATIONS CENTER, 10 FELIX STREET, TELEPHONE 428-7618.
7. THE WATER BUREAU WILL FURNISH, INSTALL AND SEAL THE BYPASS METER, SEAL THE BY-PASS BALL VALVES AND INSTALL A REMOTE TOUCH PAD OR RADIO READING DEVICE.
8. PIPE AND APPURTENANCES ARE TO BE ADEQUATELY RESTRAINED, BRACED AND SUPPORTED. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL PLUMBING CODES.

CITY OF ROCHESTER

TYPICAL COMBINATION FIRE AND DOMESTIC SERVICE

ISSUED	8-8-11	NON-STANDARD
REVISED	3-8-12	DWG.NO.S970-9

NO.	DATE	REVISION	BY	CHKD.	APVLS.

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT. IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS SEAL TO THE DOCUMENT AND INCLUDE THE "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

STATE OF NEW YORK — MARK R. COSTICH — NO. 065911 — Licensed Professional Engineer

PROJECT ENGINEER	M.P.M.
DRAWN BY	D.J.L.
BOUNDARY	D.T.H.
TOPOGRAPHY	J.R.L.
DATE	02/12/2016
SCALE	N.T.S.

COSTICH ENGINEERING

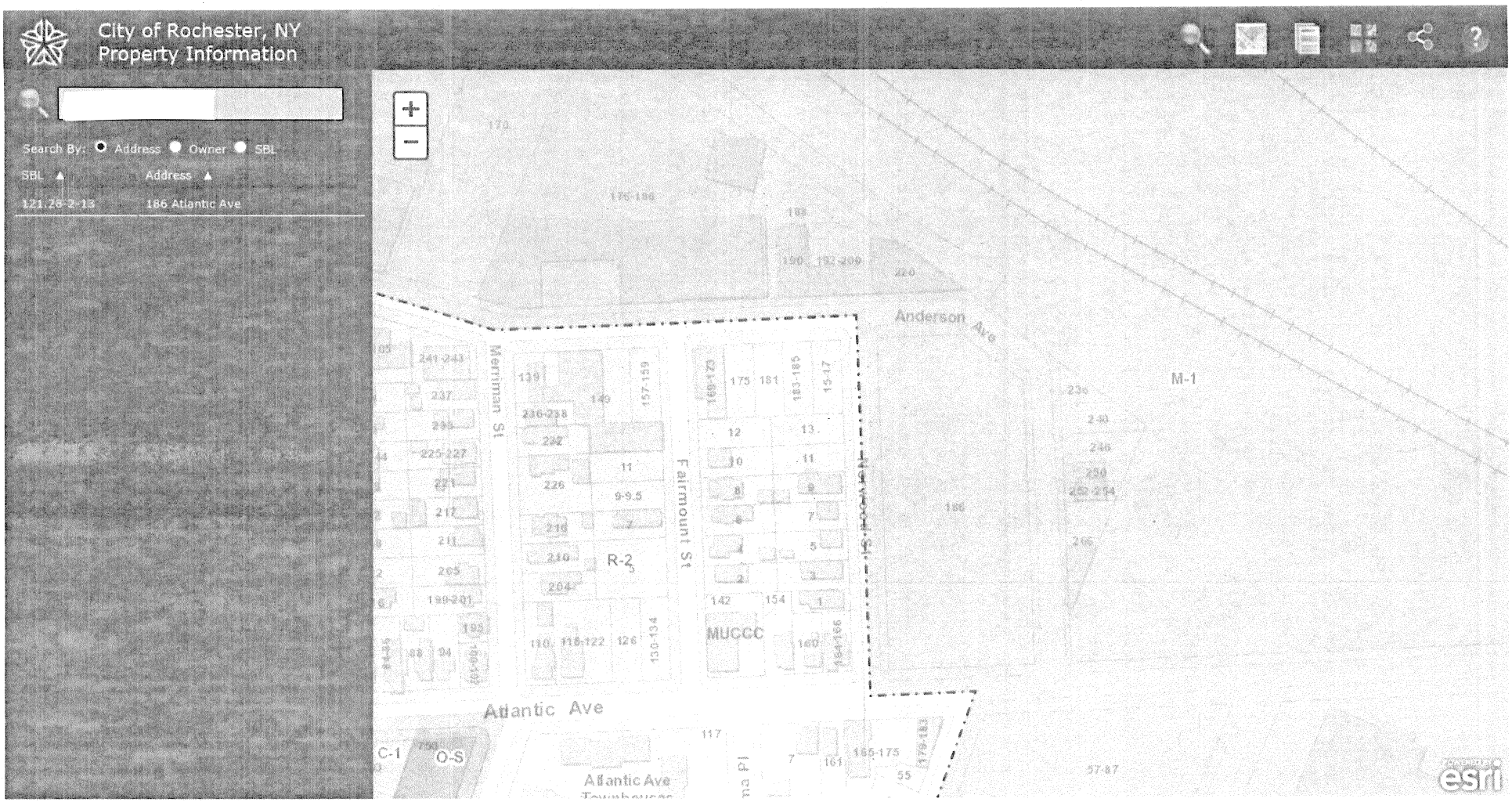
- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

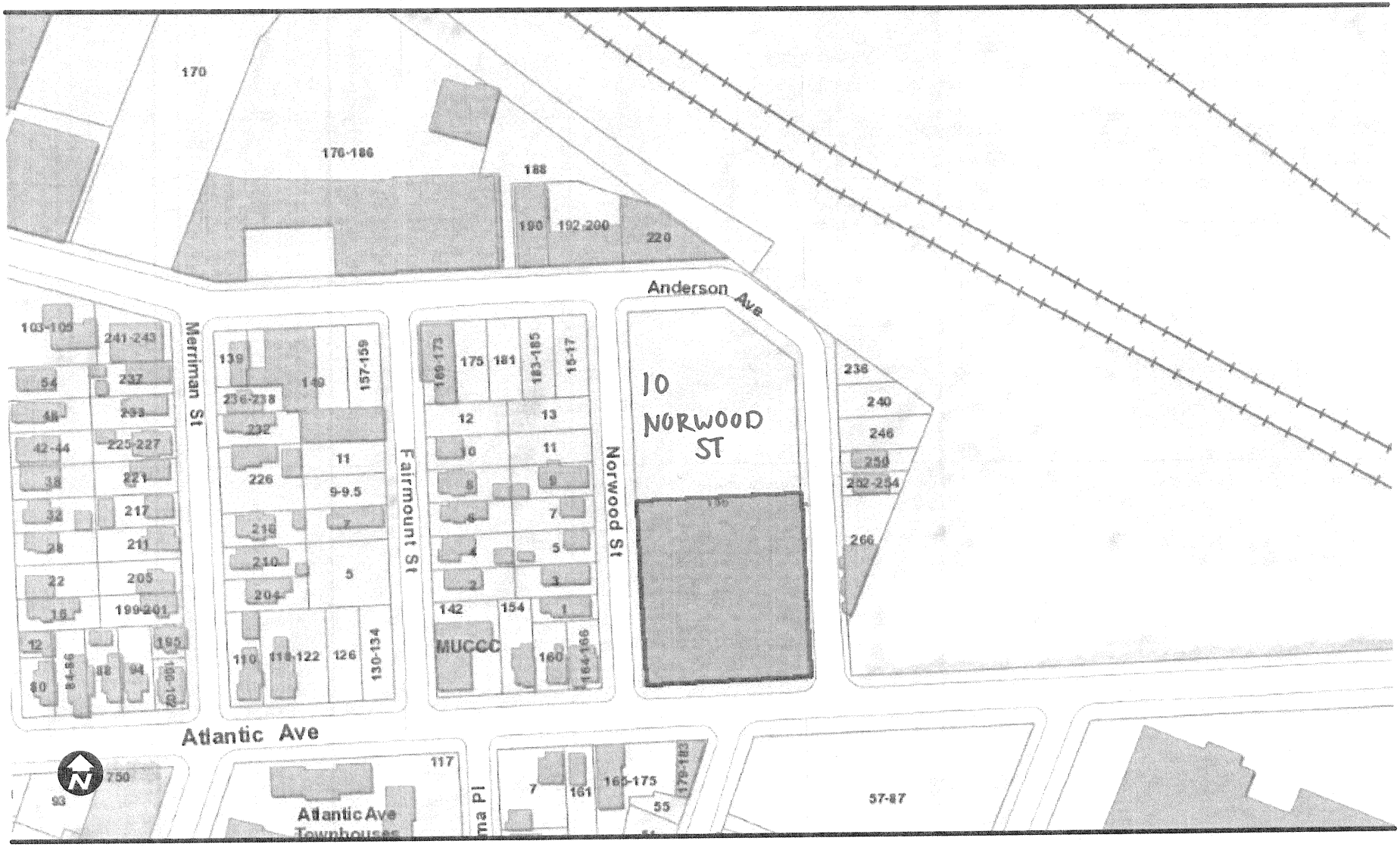
217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020

TITLE OF PROJECT	BITTER HONEY RESTAURANT 10 NORWOOD STREET
TITLE OF DRAWING	PHASE II - LOT 1 DETAIL SHEET
LOCATION OF PROJECT	TAX PARCEL NO. 121-28-02-13 LOTS 192-212 PERRY, BLY & HOLMES TRACT CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK
CLIENT	ATLANTIC AVENUE CAPITAL PARTNERS, LLC 90 GOODWAY DRIVE ROCHESTER, NEW YORK 14623
DWG #	5231.01 CA503
SHEET	SHEET 12 OF 12

60.76 Feet | Area: 87596.98 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 50%


City of Rochester, NY
Property Information
Search By: Address Owner SBL
SBL
Address
121.28-2-13
186 Atlantic Ave
Anderson Ave
Merriman St
Fairmount St
Atlantic Ave
R-2
MUCCC
M-1
C-1
O-S
esri



April 7, 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
April 18, 2016

Special Permit

Case #7: Staff Reviewer: Jill Wiedrick

File Number: E-044-15-16

Case Type: Special Permit

Applicant: Tyrone K. Ashford, TYCAM Enterprises, Inc.

Address: 4705 Lake Avenue

Zoning District: H-V Harbortown Village District

Section of Code: 120-177B(11), 120-137

Request: **To increase the hours of the previously approved live entertainment to 5:00PM to 12:00AM, daily; an action requiring City Planning Commission approval.**

Analysis:
The subject property is located at the corner of Lake Avenue and Hincher Street. The most recent certificate of occupancy lists a bar/restaurant on the first floor and two family on the second floor.

The applicant would like to increase the hours of the previously approved live entertainment, specifically small jazz ensembles. The applicant proposes to have live entertainment 5:00PM to 12:00AM, daily.

Please note that at the December 2015 City Planning Commission hearing, the request to establish live entertainment in an existing bar/restaurant in the form of small ensembles from 5:00PM to 10:00PM, Wednesdays through Sundays was approved.

Code Compliance:
In accordance with Section 120-177B(11), providing live entertainment requires a Special Permit in the H-V District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-137 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

The bar/restaurant has windows that face adjacent residentially developed property.

b) The applicant shall provide a number of off street parking spaces equal to ½ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

Based on the floor plan that was submitted, the Buildings Division determined that the occupancy would be posted at 125 persons. Please note that there is no parking requirement in the Harbortown Village District.

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.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 4705 Lake Ave.

2. **APPLICANT:** Tyrone K. Ashford **COMPANY NAME:** TKAM Enterprises, Inc

   ADDRESS: 94 Dorian Lane **CITY:** Roch. **ZIP CODE:** 14626

   PHONE: 585-370-9465 **FAX:** _____

   E-MAIL ADDRESS TyroneKashford@yahoo.com

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

3. **PLAN PREPARER:** _____

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

   PHONE: _____ **FAX:** _____

4. **ATTORNEY:** _____

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

   PHONE: _____ **FAX:** _____

   E-MAIL ADDRESS _____

5. **ZONING DISTRICT:** H-V

6. **DETAILED PROJECT DESCRIPTION (additional information can be attached):** To extend live entertainment in an existing bar/restaurant in the form of small ensembles from 5:00p.m-10:00p.m Wednesdays-Sundays; to 5:00p.m to midnight seven days a week

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: _____ **DATE:** 3-14-16

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.

At the present time the community of Charlotte is in the stages of new development, the Pythodd Jazz Room entertainment attention would be a benefit to both the residents and surrounding businesses.

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.

Each Summer the area attracts people through the Rochester community; with the addition of the marina the Pythodd would people a place to go seven days a week.

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 Pythodd Jazz Room will provide a place for jazz enthusiasts to go and enjoy music seven days a week.

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.

On a short amount of time I have found that people are looking to enjoy the Sound of Live jazz bands after 10:pm and seven days a week.

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.

N/A

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:

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

Brief Description of Proposed Action:
To extend live entertainment in an existing bar/restaurant in the form of small ensembles from 5:00pm - 10:00pm Wed - Sun to 5:00pm to midnight seven days a week

Name of Applicant or Sponsor:	Telephone: 585-370-9465
Tyrone K. Ashford	E-Mail: tyroneKashford@yahoo.com
Address: 94 Dorian Lane	
City/PO: Rochester	State: NY / Zip Code: 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:	✓	

3.a. Total acreage of the site of the proposed action? _____ 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? _____ 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

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	

	NO	YES
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?	NO	YES
If Yes, identify: _____	✓	
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?	NO	YES
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?	NO	YES
If No, describe method for providing potable water: _____		✓
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
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?	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?	NO	YES
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		

	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: Tyrone Ashford Date: 3/14/16

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)?		

	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.

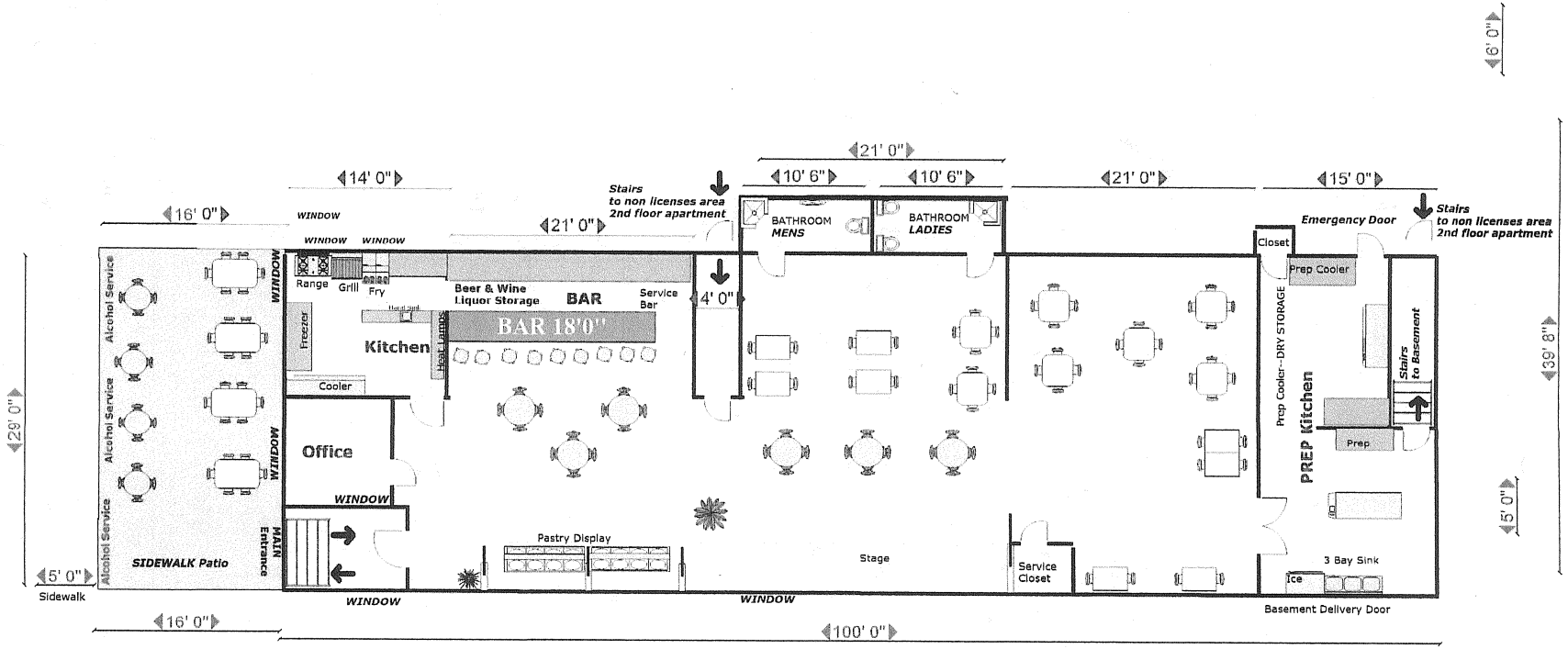
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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)

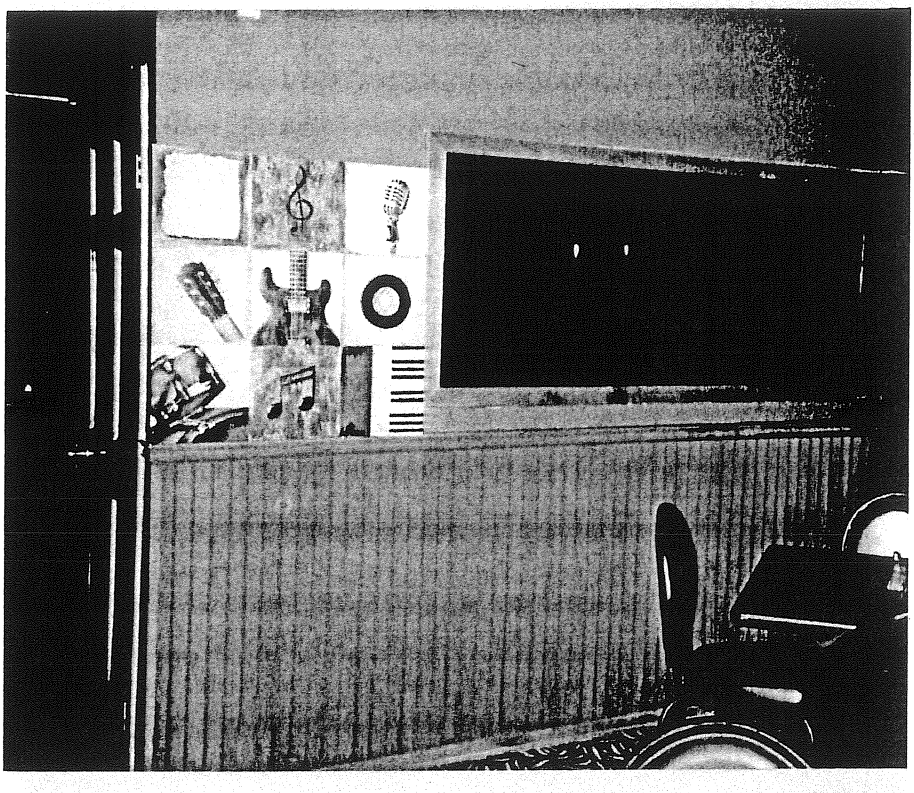
Main Floor Plan 1st Floor

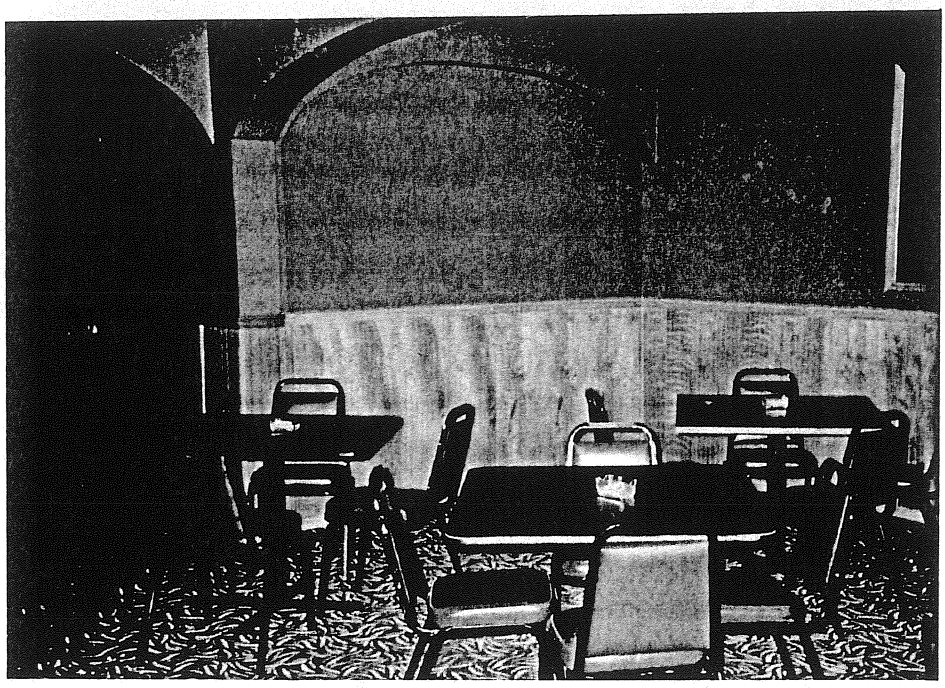
Pythodd Jazz Room
Tycam Enterprises Inc
4705 Lake Ave
Rochester NY 14612

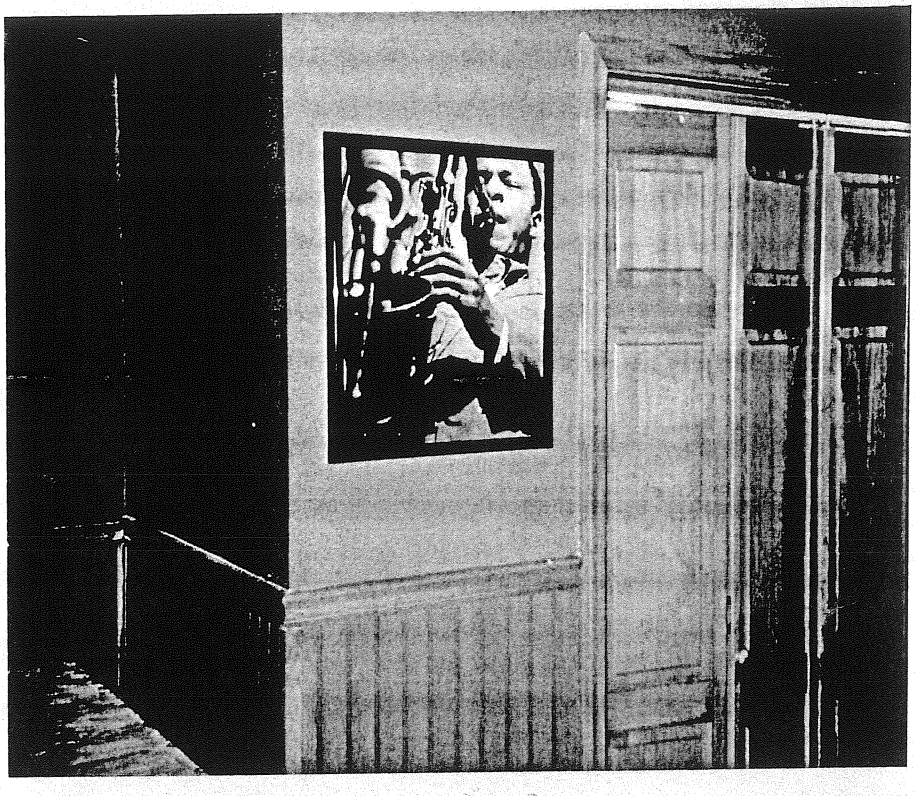
4705 Lake Ave

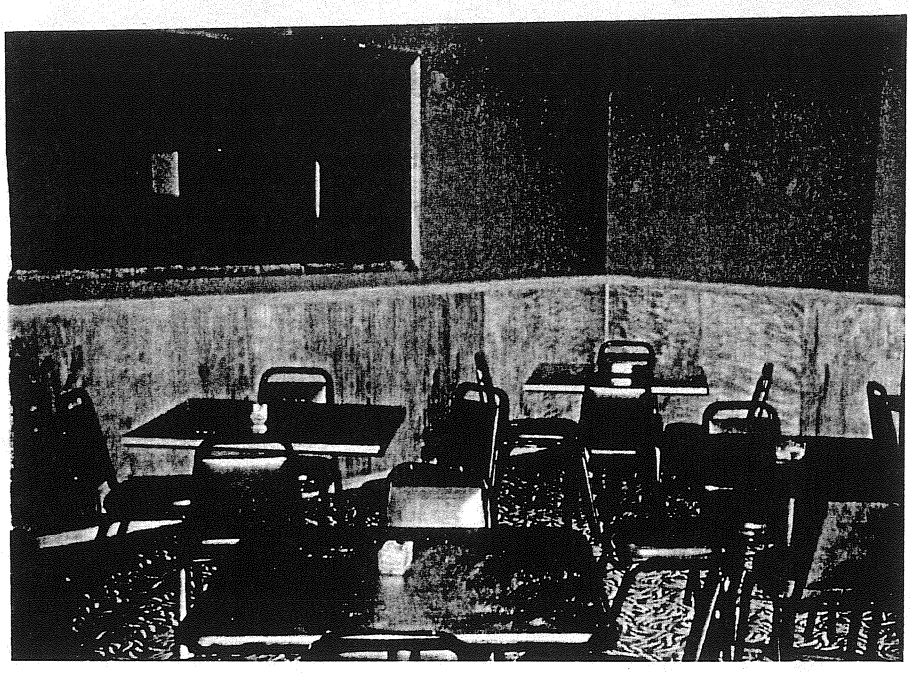


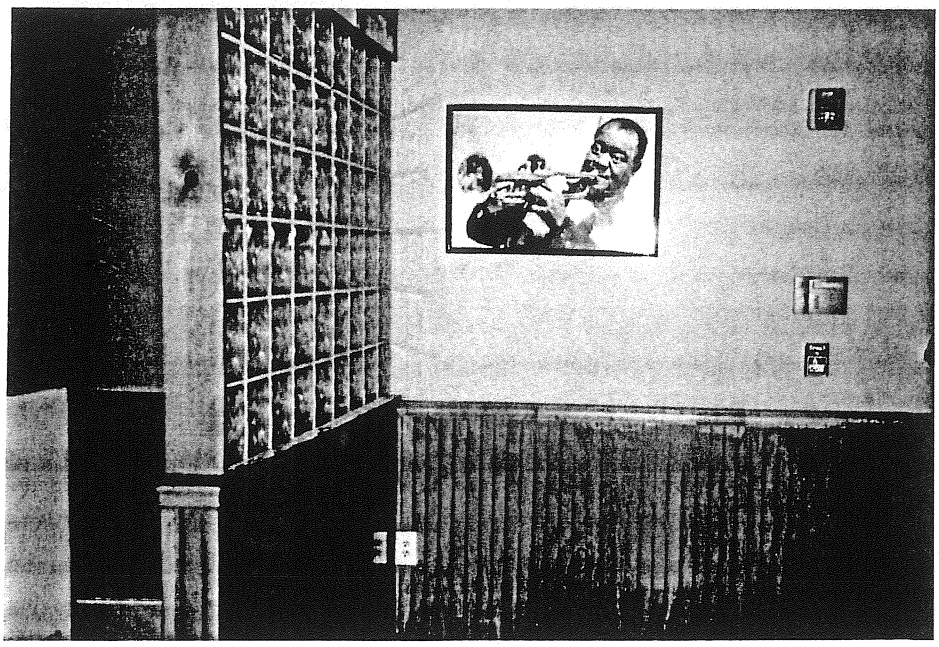
Pythodd Jazz Room
RESTAURANT & BAR
4705

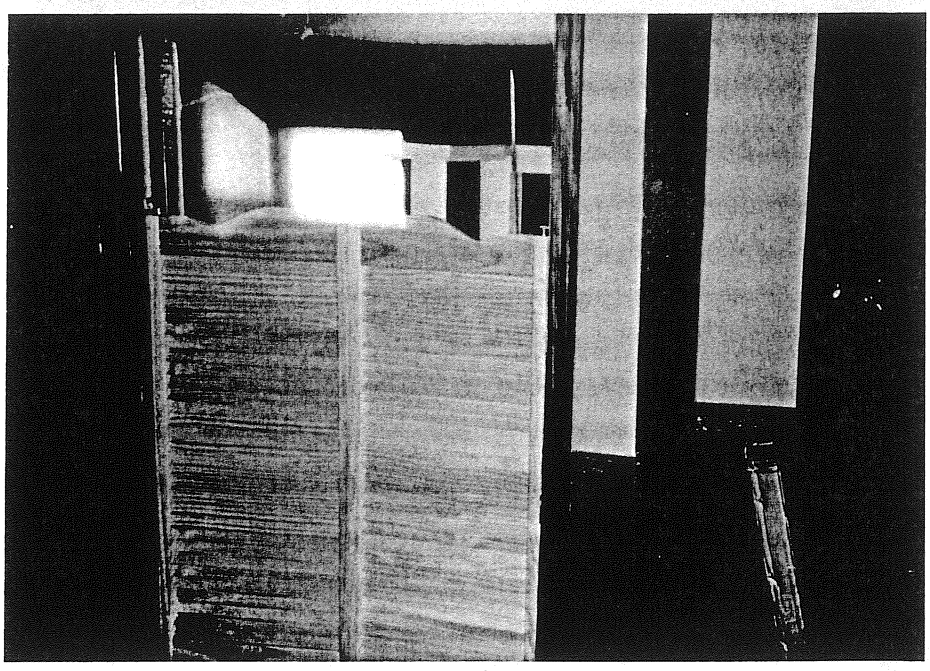


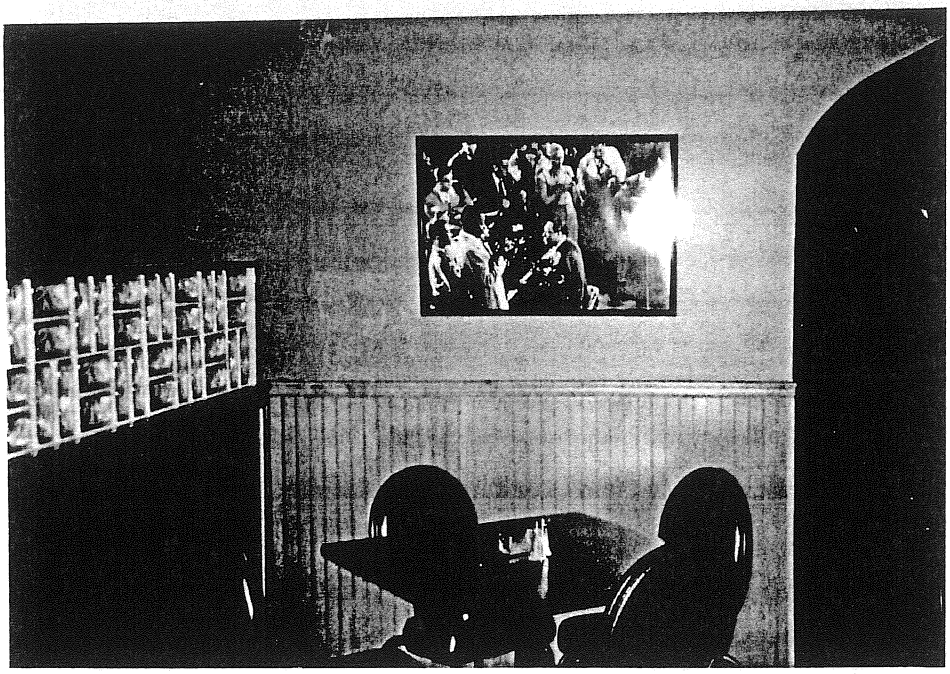












PLEASE
WAIT
TO BE
SEATED

PORT of CHARLOTTE
MERCHANTS ASSOCIATION

Date: 03/15/16

City Planning Commission:

The Port of Charlotte Merchants Association would like to extend full support to the Pythodd Jazz Club at 4705 Lake Avenue in Charlotte to obtain an extension for the current live entertainment license for small ensembles to play seven (7) days a week from 6:00 PM – 12:00 AM.

As stated back in December, 2015, we anticipate Pythodd Jazz Club to be a positive addition to our neighborhood and it has been proven to be true. In the time that the Pythodd Jazz Club has been open it has proven that this is the exact type of establishment and entertainment that will help Charlotte develop into the neighborhood that we are striving to be. People from all parts of the City of Rochester and surrounding suburbs are talking about the great food and music and Pythodd is helping to continue to make Charlotte a destination and the "the place to be". Mr. Ashford has clearly demonstrated his intention to compliment existing businesses with the look and feel of signage and fencing consistent with the neighboring restaurants, and has actively participated with POCMA

Bringing a music venue to Charlotte that will feature local musicians and give the students from both the Eastman School of Music and Hochstein the opportunity to perform here in Charlotte is a quality addition to our neighborhood. It will bring music enthusiasts to Charlotte to enjoy a music culture that if often thought to be found only in the downtown area, which will be a benefit to other surrounding businesses.

If you have any questions, please feel free to contact me at info@portofcharlotteny.com, or at 585-944-3438.

Thank you,

Marianne Warfle, President
Port of Charlotte Merchants Association

Wiedrick, Jill

From: Penders, Ronald
Sent: Tuesday, April 05, 2016 8:37 AM
To: Wiedrick, Jill; Parrino, Marguerite V.; Lagonegro, Zina B.
Subject: Community response
Attachments: CPC Agenda 04-18-2016 REV 4-4-16.pdf

Good morning,

I attended a Charlotte Community meeting last night where both these cases were brought up;

4705 Lake Ave. We did have a few support it, and no one spoke up negatively. My office has had no negative reports on this location or objections to the extended hours.

1000 N. River St. No one spoke up to object to this, and several people explained what they knew about it. My office has no objections to this.

Thank you,

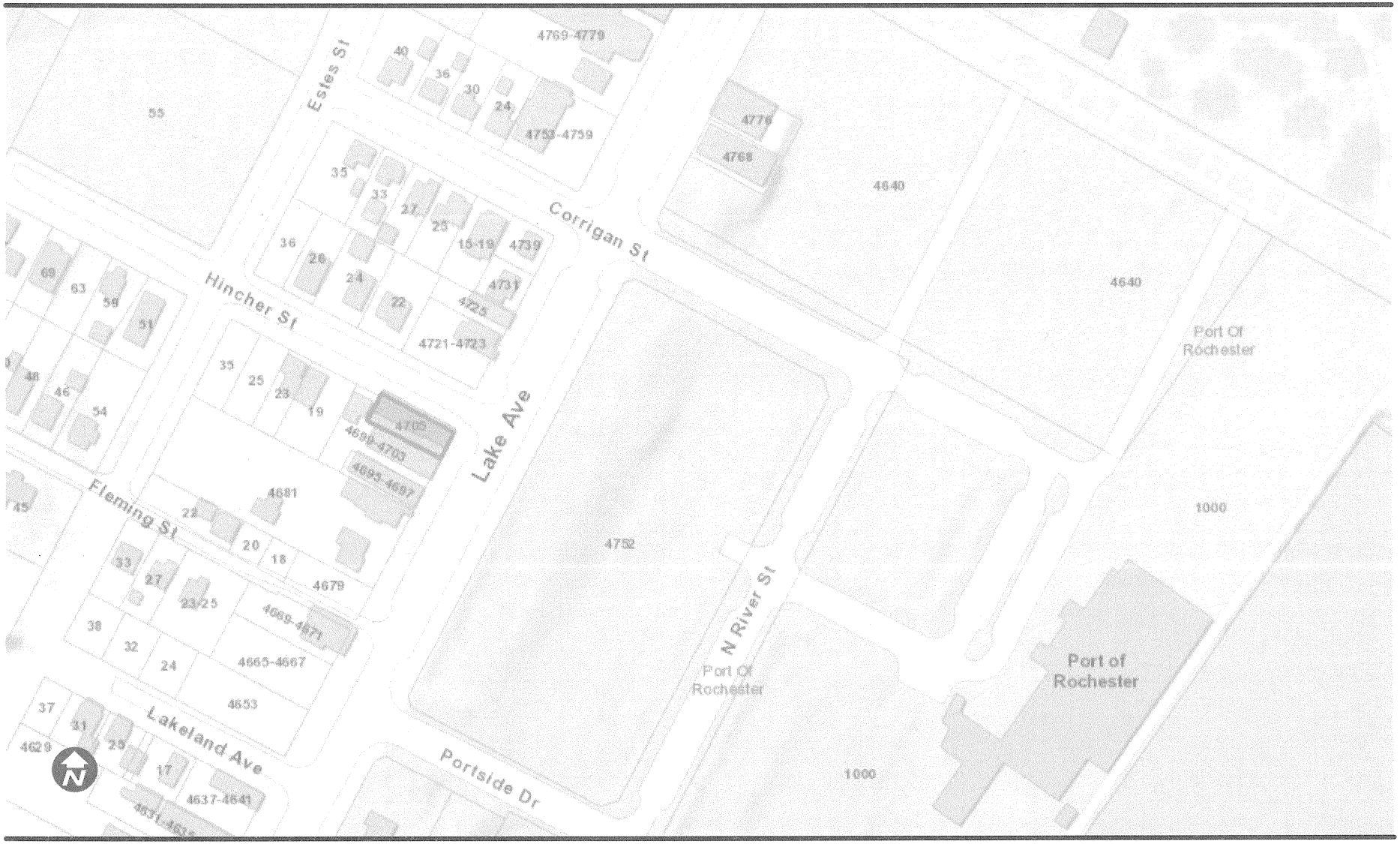
Ron Penders
Administrator
City of Rochester
Department of Neighborhood and
Business Development
Northwest Neighborhood Service Center
Pendersr@cityofrochester.gov
(585) 428-7620 Office
(585) 428-7621 Fax

9.23 Feet | Area: 3508.6 Square Feet

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

City of Rochester, NY
Property Information
4705 lake ave
Search By: Address Owner SBL
SBL
Address
047.47-1-36
4705 Lake Ave
Lake Ave
Fleming St
Lakeland Ave
Portside Dr
N River St
Corrigan St
Port Of Rochester
Port of Rochester
M-D
O-S
H-V
1000
4640
4752
esri

4705 LAKE AV



December 7, 2015

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
April 18, 2016

Special Permit

Case #8: Staff Reviewer: Jill Wiedrick

File Number: E-045-15-16

Case Type: Special Permit

Applicant: Mohammad Ibrahim, Kabob Restaurant

Address: 203 Monroe Avenue

Zoning District: C-2 Community Center District

Section of Code: 120-173E(3), 120-177K

Request: **To establish an Alternative Sign Program, and to consider an Alternative Parking Plan for ten parking spaces required for the conversion of this existing take-out restaurant to a sit-down restaurant; an action requiring City Planning Commission approval.**

Analysis:
The existing take-out restaurant that is proposed to convert to a sit-down restaurant is located on Monroe Avenue between Marshall Street and Griffith Street. The most recent certificate of occupancy indicates that this is a mixed use property with one family located at the rear of the building and one family on the second floor.

The applicant proposes to establish a sit-down restaurant. The existing take-out restaurant operates Monday through Saturday between 11:30AM and 10:00PM. There will be no change in hours of operation. The proposed sit-down restaurant has a parking requirement of 10 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).

The applicant is also requesting to legalize the existing sign by establishment of an Alternative Sign Program.

Code Compliance:
An Alternative Sign Program is intended to provide an imaginative, effective, visually compatible plan for all signs on a property. A property owner may submit a sign program containing provisions different from the requirements in the Sign Section of the Zoning Code. The intent of this provision is to allow for creative responses to site-specific conditions or uses. Each such alternative sign program shall be reviewed as a special permit.

The C-2 District allows for one attached sign identifying uses or services on the premises that includes .5 square foot in area for every foot of building frontage per street frontage. No more than one detached sign per parcel locations in the front yard not exceeding 25 square feet in size per side of sign and posted no more than 4 feet in height from the finished grade of the lot is allowed.

An Alternative Parking Plan is a means to meet vehicle parking requirements other than providing parking spaces on site. Applicants seeking to meet the requirements by alternative means are required to secure the approval of an Alternative Parking Plan.

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):** 201 Monroe Avenue

2. **APPLICANT:** Mohammad Ibrahim **COMPANY NAME:** Kebob Restaurant

   ADDRESS: 21 Monroe Ave **CITY:** Rochester **ZIP CODE:** 14607

   PHONE: (585) 478-9114 **FAX:** _____

   E-MAIL ADDRESS monroekabob@hotmail.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 _____

5. **ZONING DISTRICT:** _____

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

   alternative parking plan + alternative sign program

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: _____ **DATE:** 03/16/16

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.

BUILDING BUREAU
ROOM 121
10:05AM Mar 29/16
01-0002-001 BAB
#21833
Zoning $250.00
INFO 201 MONROE
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.

Kebob Restaurant is requesting more seating, mostly likely a wall mounted table so customers can wait for their orders.Kebob is allowed a total of 6 seats right now, would like to request about 6 to 7 more seating.

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.

Monroe is a walkable neighborhood a lot of residents living by. We are not in need of alot of parking space because a lot of the customers either walk to Monroe Avenue, bike, or come on the bus. There is lots of bike racks and bus stops on Monroe Avenue.

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.

Does Not apply

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.

Kebob Restaurant is located on a major road, so therefore everything is already there.

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.

Does not apply

Kebob Restaurant

Dear to whom it may concern,

We are in need of a special permit for more seating. A lot of our customers live close by so either they walk here, bike, or come on the bus. There are many restaurants like ours in Henrietta, Webster, etc. so we don't get much customers from other towns. Also most of our customers walk from bars and clubs as well, so therefore we are not in need of that much parking space. The whole restaurant is about 1160 square feet and the actually seating area is approximately 300 square feet. Very close to the business are bike racks everywhere across from the street and around the corner to the business. Also there are a lot of bus stops very close by. We are allowed a total of 6 seats right now and wish to have at least 12-14 seats total. There is parking available after 5:30 P.M. when the gate opens for public parking in the Marshall Street parking lot which is right behind our business. Also I would like to request a permit for my sign. It does not meet the Zoning Code because our take out/restaurant is different then most of the businesses in the area we wanted to do something different, we were trying to be imaginative and draw attention to our restaurant. Thank You!

Sincerely,

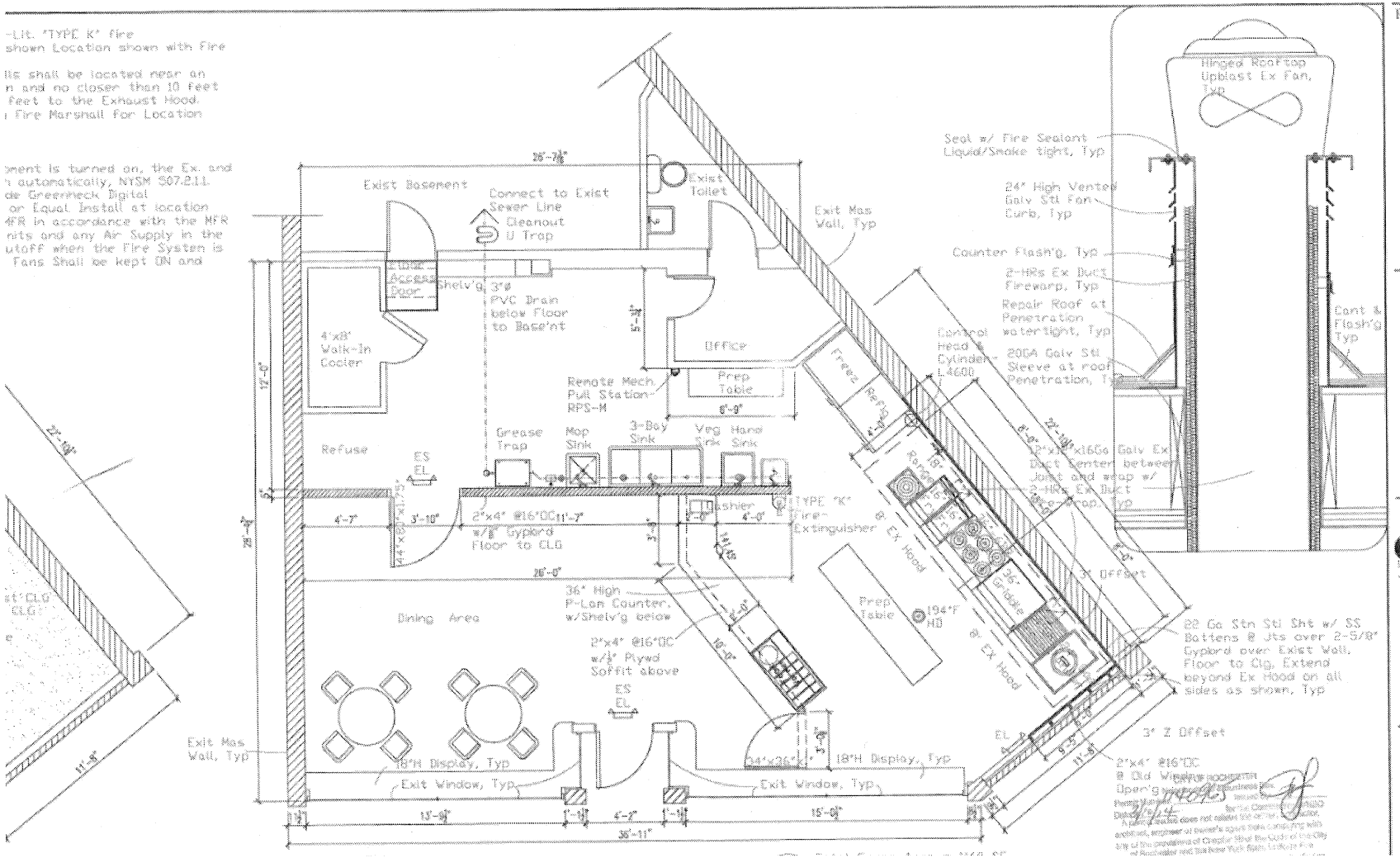
Mohammad

Kebob Restaurant
201 Monroe Avenue
Rochester, NY 14607
P: (585)-413-1611
C: (585)-478-9114
Email: monroekabob@hotmail.com

-Lit. 'TYPE K' fire
shown Location shown with Fire

lls shall be located near an
n and no closer than 10 Feet
Feet to the Exhaust Hood.
Fire Marshall for Location

ɔment is turned on, the Ex. and
automatically, NYSM 507.2.11.
de Greenheck Digital
or Equal Install at location
MFR in accordance with the MFR
nits and any Air Supply in the
utoff when the Fire System is
Fans Shall be kept ON and



Project:

Kebob
Takeout Restau

201 Monroe Av
Rochester, NY 14

Owner:

Kebob Restau

201 Monroe Av
Rochester, NY 14

Architect:

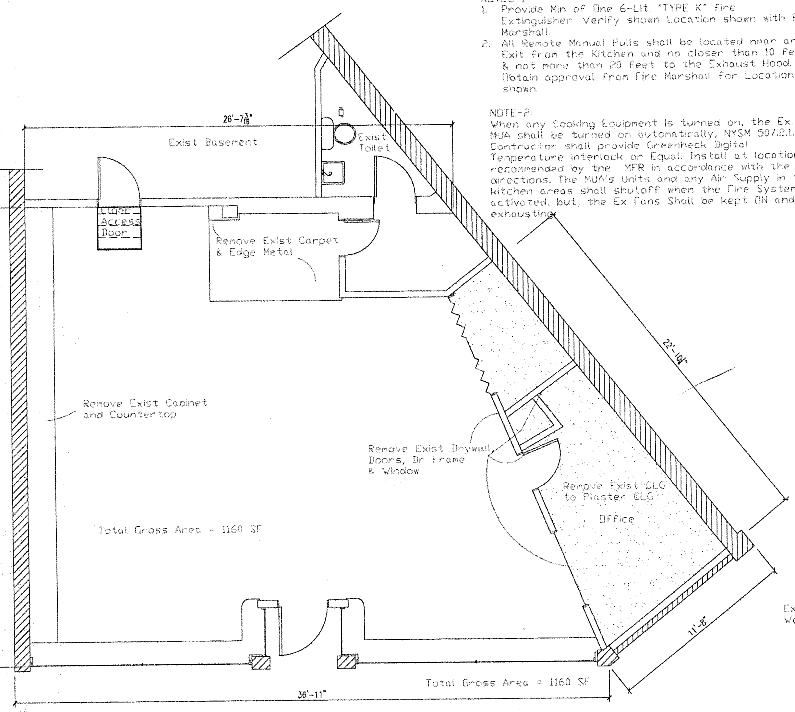
GRH
Architecture, Engineering & Co

333 Glen Haven Road
Rochester, New York
Tel/Fax: (585) 654-
Mobile: (585) 739-
Email: grh@rochest

Consultant:

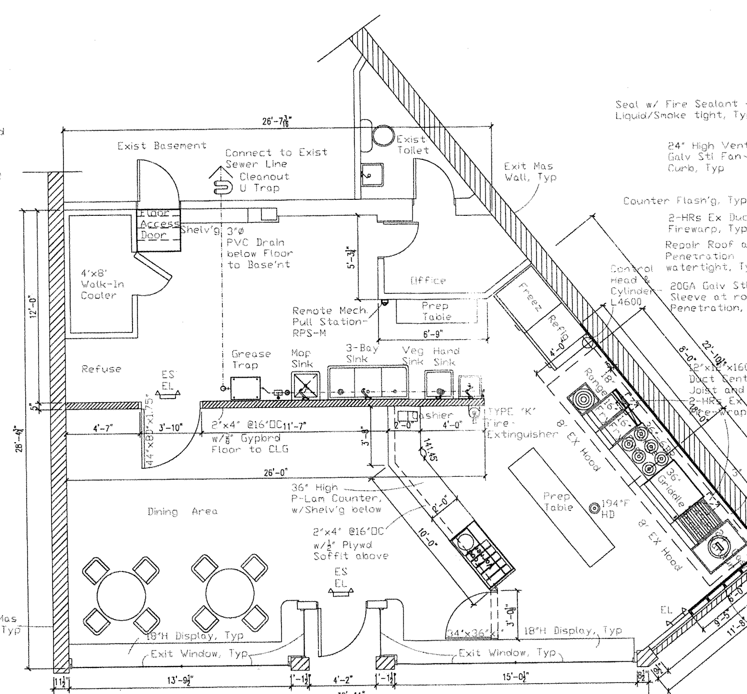
NOTES-1:
1. Provide Min of One 6-Lit. "TYPE K" fire Extinguisher. Verify shown Location shown with Fire Marshall.
2. All Remote Manual Pulls shall be located near an Exit from the Kitchen and no closer than 10 feet & not more than 20 feet to the Exhaust Hood. Obtain approval from Fire Marshall for Location shown.

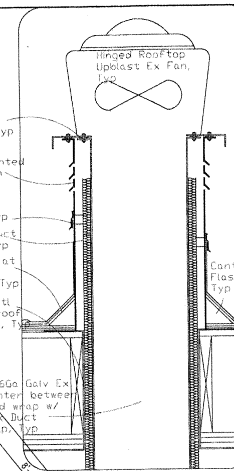
NOTE-2:
When any Cooking Equipment is turned on, the Ex. and MUA shall be turned on automatically, NYSM 507.2.1.1. Contractor shall provide Greenheck Digital Temperature interlock or Equal. Install at location recommended by the MFR in accordance with the MFR directions. The MUA's Units and any Air Supply in the kitchen areas shall shutoff when the Fire System is activated, but, the Ex Fans Shall be kept ON and exhausting.



Existing Floor Plan (1)

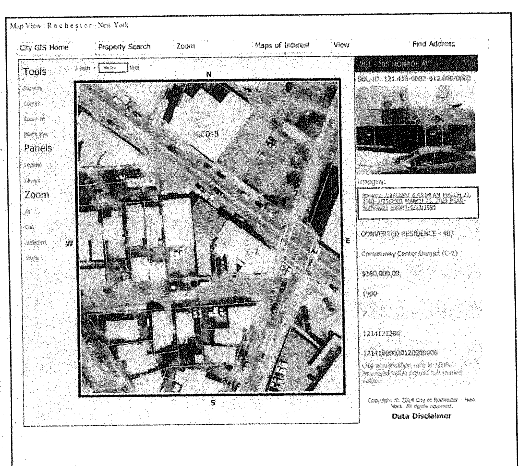
1/4" = 1'-0"





Floor Plan (3)

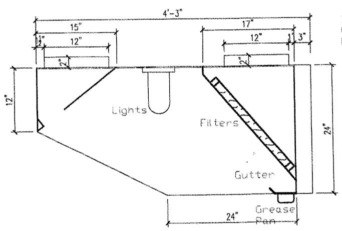
1/4" = 1'-0"



NOTES-3:
1. Tip of all Nozzles shown, are 44" above the cooking surfaces. The Pipe Volumes shown are based on this dimension. If this Dissension changes, contractor shall provide Pipe Volumes calculations. Ensure the total and First to last Nozzles pipe volumes DO NOT EXCEED the volumes shown for each Cylinder size specified.
2. The Fire Suppression distribution piping's shown above the Ex Hoods are for graphic clarity. The Actual piping shall be installed on top of each Ex Hood. The Pipe Volume Calculations are based on the piping installed directly on top of Ex Hoods.
3. The Contractor shall provide a Pipe Volumes calculations to the FIRE MARSHAL after the Piping suppression systems have been installed showing the pipe volumes DO NOT EXCEED the MFR Requirements.

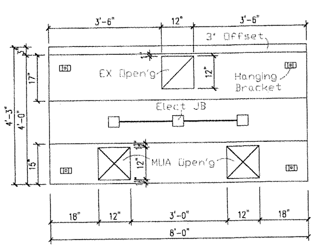
Site Location Map (2)

NTS



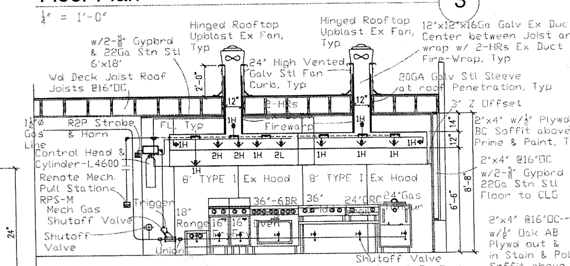
Ex Hood Section (7)

1" = 1'-0"



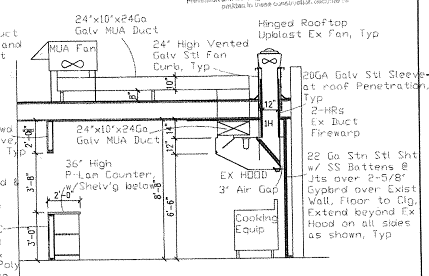
Ex Hood Plan (8)

1/2" = 1'-0"



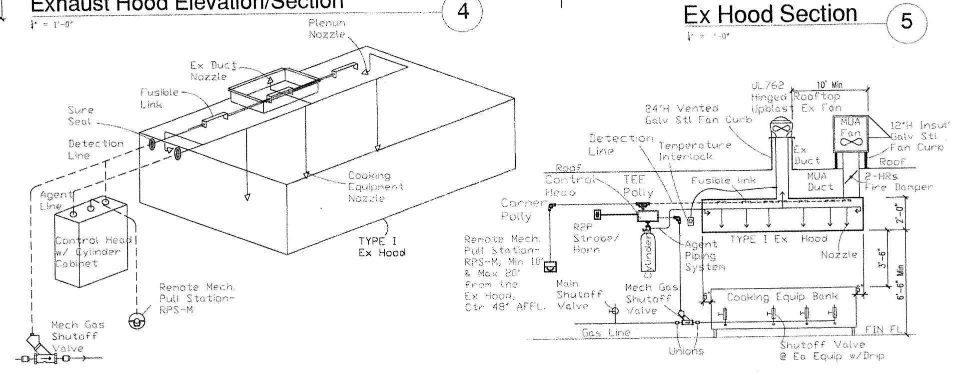
Exhaust Hood Elevation/Section (4)

1" = 1'-0"



Ex Hood Section (5)

1" = 1'-0"



Typical TYPE I Ex. Hood System Diagrams (6)

NTS

Issued and Filed in the Division of Zoning

Change use from office to take-out restaurant w/ interior demo. No more than 6 seats.

Project:
Kebob Takeout Restau
201 Monroe Av
Rochester, NY 14

Owner:
Kebob Restaur
201 Monroe Av
Rochester, NY 14

Architect:
GRH
Architecture, Engineering & Con
333 Glen Haven Road
Rochester, New York
Tel/Fax: (585) 654-
Mobile: (585) 739-
Email: grh@rocheste

Consultant:

Revisions:

Rev	Description	By

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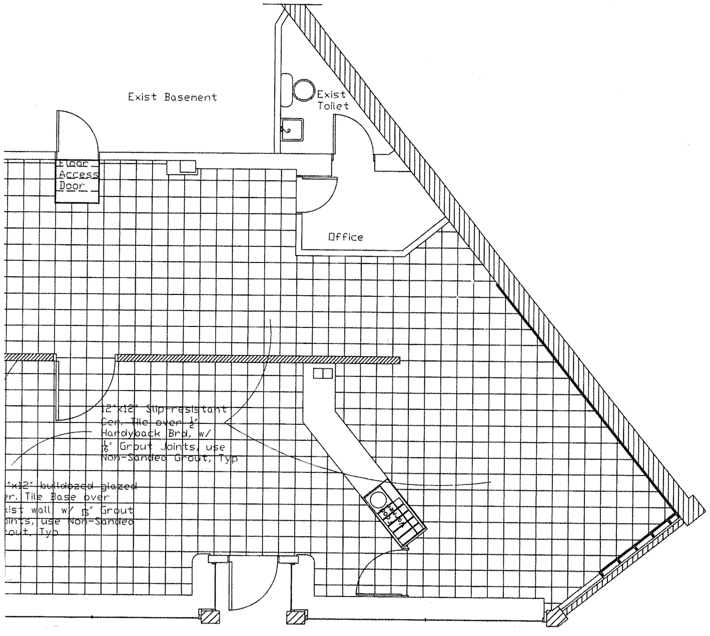
Sheet Title:
Plans, Eleva Sections, Di & Note

Project Manager:	RH
Project Architect:	RH
Drawn by:	RH
Checked by:	RH
Project No.:	3414
Date Issued:	3-10-14

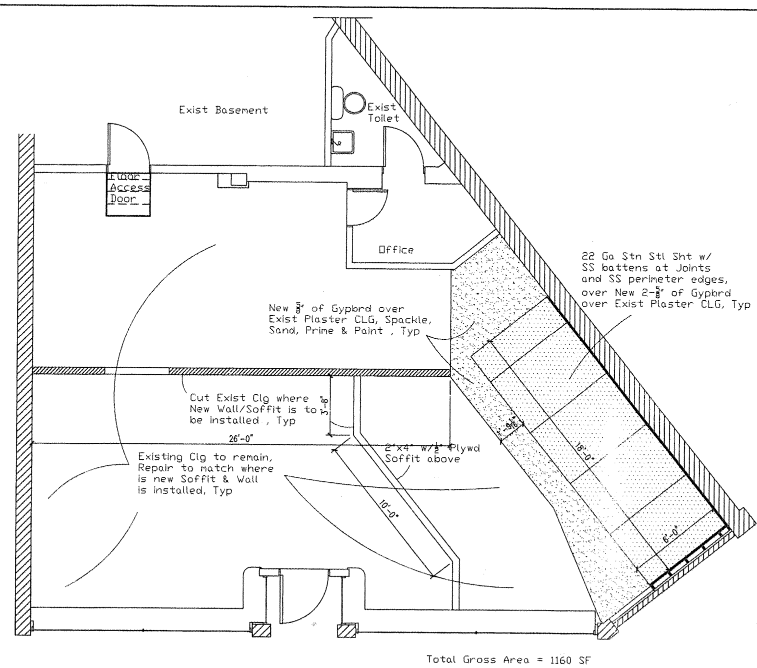
Scale: AS NOTED

Drawing No.:

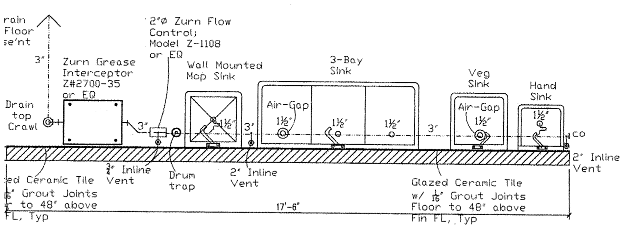
A-1



'amic Tile Floor Plan
1'-0" (1)



Ceiling Plan
¼" = 1'-0" (2)



'rease Interceptor/Plumbing Diagram
=1'-0" (4)

DTES:
nterceptor Inlet shall not be more than 30" Vertically & 60" Horizontally developed length of waste
rom the most upstream fixture outlet.
g for waste and vent shall be Sch. 40PVC or Cast Iron. Sewer pipe slope shall be Min of ¼"/Ft.
¾" Type L copper/PEX pipes for all Cold & Hot water supply lines.
ing Work shall be as per NYS & Local Codes. The Plumber shall be licensed in Rochester, NY.

ERCEPTOR:

Vegetable, Hand & Mop Sinks
7-3 Fixture, Unit-3" Outlet (37.5 GPM) = 37.5 GPM
re Load = 37.5 GPM
7 Requires a 50 Gal Grease Interceptor.
Zurn, Model Z2700-50 Grease Interceptor
Grease Capacity, & 3" Dia Inlet & Outlet) or Equal).
Zurn, Model Z1108 Straight Flow Control.
Zurn, Model Z1181-3" Solid Interceptor Or 3"Ø Drum Trap.
M Flow Rate (Owner's Choice).

HOOD FIRE SUPPRESSION DATA

Hood 14'

s	Mount	Nozzle	Flow Pts.	Max Width	Max Length	Max Area	Min Noz. HGT	Max Noz HGT
Fryer	H	2-NL2H	4	DV-DCA	27½"-18"	324"²-500"²	24"	48"
ddle	H	NL1H	1	36"	-	864"²	24"	48"
R Range	H	NL2L&1H	3	40"	28"	-	34"-40"	48"-50"
R Range	H	NL1H	1	28"	28"	-	40"	50"
C Broiler	H	NL1H	1	26"	-	624"²	24"	48"
s Tandur	H	NL1H	1	24"	32"	-	40"	50"
cts	6"C	2-NL1H	2	Maximum Exhaust Duct Perimeter 50 Inches. 4x12"= 48"<50"				
-16'	6"	2-NL1H	2	Exhaust Hood length 16				
l Points			15					

Head & Cylinder: Provide ProtexII L4600 Cylinder (15 Pts) w/MB15 Bracket or Equal.
inks: ML-style 380° F, locate fusible links in Hood Plenum, One over Each Cooking Appliance in Exhaust Duct. Aim nozzles over the Cooking Surfaces as per MFR. directions.

EXHAUST FAN & MUA Data & Notes

Exhaust Hood
Based on Greenheck Equipment Linear-foot Method

A. 16' EXHAUST HOOD

1.	2-16" Fryer	=2.6'x250	CFM/ft	=	650	CFM
2.	3' Griddle	=3'x200	CFM/ft	=	600	CFM
3.	3'-6BR Range	=3'x200	CFM/ft	=	600	CFM
4.	18"-1BR Range	=1.5'x200	CFM/ft	=	300	CFM
5.	2'-Tandur Oven	=2'x200	CFM/ft	=	400	CFM
6.	2'-GRC Broil	=2'x450	CFM/ft	=	900	CFM
7.	R Overhang	=1.8'x200	CFM/ft	=	360	CFM
	Total Exhaust			=	3810	CFM

Provide Greenheck or Equal, two Rooftop Variable speed Grease Exhaust Fans (UL762) with 1900 CFM @ 0.625 In-Wg (SP)
8. Exhaust Duct Size
a. 1900 CFM/1900 FPM = 1 Ft²
b. 1x144=144"²
c. 12" =12" --> Provide 12"x12"x16Ga Black Iron Duct -->
d. The exhaust Duct shall be fully Welded, Liquid/Smoke tight.
e. Fully weld Ex Duct to Ex Hood, Liquid/Smoke tight.
f. Fully Connect Ex Duct to In-Line Ex Fan Liquid/Smoke tight.

GENERAL FIRE SUPPRESSION PIPING NOTES:

1. Maximum elevation difference between the Tank outlet & and Nozzle is 9 Feet.
2. The total number of Elbow shall be 25 in the System.
3. Maximum number of Elbows between a Nozzle & the preceding Tee shall be 5.
4. L6000 System Must be Split Piping ONLY, with no Nozzle located before the Split and with a Maximum of 14 Flow Points per side and Min ⅜"Ø Piping must be used up to first Split.
5. Maximum Pipe Volume for L3000 (10 Pts) shall not exceed 1910 Milliliters.
6. Maximum Volume First & Last Nozzle shall not exceed 1125 Milliliters (Mlles).
7. Maximum Pipe Volume for L4600 (15 Pts) shall not exceed 2600 Milliliters.
8. Maximum Volume First & Last Nozzle shall not exceed 2000 Milliliters (Mlles).
9. Maximum Pipe Volume for L6000 (20 Pts) shall not exceed 3465 Milliliters.
10. Maximum Volume First & Last Nozzle shall not exceed 1313/Side Milliliters (Mlles).
11. Piping Volume Chart:
a. ¼" Pipe = 20.5 mls/ft b. ⅜" Pipe = 37.5 mls/ft
c. ½" Pipe = 59.8 mls/ft d. ¾" Pipe = 105.0 mls/ft

10' EX HOOD - 4.6 Gal Cylinder
1. 1st to Last Noz Piping Vol. = 31.5'x59.8mls/ft = 1884 < 2000 --> OK
2. Total Piping Vol. = 35.5'x59.8mls/ft = 2123 < 2600 --> OK
3. USE ½"Ø Blackiron Pipe

CONTROL HEAD-MCH2 NOTES:

A. MCH2 Fusible Link Limitations, 90KBS&90SB Pulleys
1. Max No of Detectors: 20
2. Max Length of Cable: 150 Ft
3. Max No of Pulleys: 40
B. RPSM Cable Limitations w/MCH2, 90KBS & 90SB Pulleys
1. Max Length of Cable: 150 Ft
2. Max No of Pulleys: 40
C. Gas Valve Cable Limitations with MCH2 & 90KBS & 90Sb Pulleys
1. Max length of Cable (⅛"): 100 Ft
2. Max No of Pulleys: 30
D. Contact Rating for Electrical Switches
1. 21 Amps 1HP, 125, 250, 277 Vac or 2HP, 250 ,277 VAC

B. MUA Requirement

1. The MUA shall be Approx. equal to the Exhaust amount (NYSM Code Section 508.1).
2. 3800x.8 =3040 CFM
3. Provide 3000 CFM Tempered MUA @ 1.0 In-Wg (S.P.); with variable speed motor and control Greenheck or Equal. If the MUA is directly connected to Ex Hood, the MUA need not to be tempered.

C. Exhaust and MUA Ducts Notes

1. The Temperature Differential between MUA Temp and the Conditioned Air in the Space shall not exceed 10°F (NYSM Code, Section 508.1.1).
2. The MUA may be provided by means of Conditioned Supply Air. The Contractor shall provide Air Balance Test Report if the Supply Air is utilized for the required MUA amount (NYSM Code, Section 508.1.1.1)
3. For Mechanical MUA System, The Exhaust and MUA Systems (Fans) and or Supply Air System must be electrically INTERLOCKED (NYSM Code, Section, 508.1)
4. The Contractor shall provide a Performance Test Report as per NYSM Code, Section 507.15.
5. Provide Electrical power to the Exhaust and MUA Fans as required by NYS Code & MFR.
6. Provide 2-HRS Fire Damper in each MUA Duct within 18" of the Outlets of the Ex Hood, If MUA is directly connected to Ex Hood.
7. The inlet of the MUA Unit, any HVAC Unit Air intake and any opening, doors and or Operable windows shall be installed such that it is Min 10 Ft from the Ex Fan.
8. The MUA unit(s) shall automatically SHUTT-OFF when the Fire Suppression System is activated. However, the Exhaust Fan shall keep operating.
9. Any Electrical receptacles under the Ex Hood Area and within 2 ft of the Cooking Equipment and or Ex Hood, shall be automatically disconnected when the Fire Suppression System is activated. Provide Shunt Trip Breakers in the Main Elect. Panel for such Electrical circuits. Shunt Trips shall be connected to the Micro-Switch in the Control Head.
10. Provide Ex duct Support as required. Do not load the Ex Hood with the Ex Duct weight.
11. Provide 1⅝"x1⅝"x12Ga Unistruts for Gravity and Lateral supports, Diagonal bracing in X & Y directions for Lateral supports for Ex duct, if required.
12. The Exhaust Fan outlet above shall be Min 40" above Roof Surface. Min 5' to adjacent Building/Structure and or Property Line (NYSM Code, Section 506.3.12.3).
13. Modify Roof Structure where Ex Duct Penetrates the Roof and required Joists to be cut. Do not let Joist Hang above without doubling the adjacent Joists.
14. Wrap Ex Duct at Roof Penetration with 2-HRs Fire rated Ex Duct wrap. Provide min 3" Air Space all around at Ex Duct Penetrations beyond the EX Duct Wrap, if possible.
15. Provide 20 Ga SS or Galv Stl Sleeve at Ex Duct wall Penetration.
16. Provide Sure-Seal washer at all Ex Hood Penetrations.

GENERAL NOTES

1. Contractor shall comply with ALL applicable Federal, NYS, and Local Laws, Regulations, Building and Mechanical Codes.
2. All equipment products and Installations for the Fire Suppression System, Exhaust Hood, Exhaust Duct, Exhaust Fan and Makeup Air System, incorporated in this project shall comply with NYSM Code Sections 506, 507, 508 & 509 and UL300, UL710, NFPA 17A (Pre-Engineered Wet Chemical Systems), NFPA 96 (Ventilation Control& Fire Protection of Commercial Cooking Systems, NFPA72 (National Fire Alarm Code); NFPA70 (National Electrical Code) and the MFR's Requirements & directions and Requirements of the LOCAL Fire Marshal/Code Officer.
3. The System specified is based ProtexII Wet Chemical Extinguishing System by Heiser Logistic (800-828-9638). Contractor May provide Equal system.
4. The system shall be installed, Inspected, and Maintained in accordance with the MFR specifications, NYS Mechanical Code & NFPA 96 & 17A.
5. The System shall be installed by an Authorized Protex Series II Installer ONLY. IF other MFR Equipment is provided, then, the installer must be an Authorized Installer of that MFR.
6. The operating temperature range of the Protex Series II System is between 32 Deg F Minimum and 120 Deg F Maximum. The Owner shall ensure that the the space temperature shall be kept within the above specified range.
7. The Exhaust Hood Fire suppression System shall comply with the UL300. The Grease Exhaust Fan shall meet UL762- NYSM 506.5.1. The Exhaust Hood TYPE I shall comply with UL710, NYSM 507.2.
8. Notify the Architect immediately if the existing condition(s) differ from what is shown on the drawings DO NOT Proceed with Work till Direction is given by the Architect.
9. DO NOT CUT, modify or change Structural elements (e.g.: Walls, Columns, Beams,Trusses, Floors, Decking, etc) without prior proper shoring. Notify the Architect prior to any Structural modifications.
10. The Owner is Fully Responsible to Maintain the System in accordance with requirements of the applicable Codes, MFR, & Fire Marshall/Code Officer.
11. Field Verify all Dimensions and Conditions. Notify The Architect if the condition differ from what is shown and noted on the drawings.
12. All Kitchen equipment including Hood, Exhaust Duct & Fan, shall be UL-Rated and or approved by the Fire Marshall/Code Officer.
13. All Private and or Governmental Fees and Permits related to this Project is by the Contractor.
14. The Contractor is responsible to obtain and secure the Certificate Of Compliance from the government agencies having jurisdiction over the project.
15. Contractor shall notify the Building Inspector and Fire Marshall at proper intervals as required for timely inspection.
16. The Hood shall extend a Minimum of 6" beyond any Kitchen appliances that is protecting except at where adjacent to wall (Right Side). The Front-bottom of Ex. hood shall be Minimum 6'-6" Above the Finish Floor. The Cooking Equipment located to the Closed Side of the Ex Hood Does NOT required to be 6" inside the Hood on the side. However, we recommend to set Equipment 6" From the Wall on That Side and 3" inside the Ex Hood.
17. Patch walls Ceiling, Roof (Watertight), etc as required to match Existing.
18. Provide minimum 3" Air Clearance around the Exhaust Hood and Duct at Non-Combustible and 18" to Combustible at Materials.
19. Contractor shall verify that the Exhaust Hood Fire Suppression System is connected to the a Building Fire Alarm System (If Available) & functions properly. IF no Fire alarm system is present in the Building, The Contractor shall provide a R2P Strobe & Horn by System Sensor, connected to Control Head. It must be activated when the Fire Suppression system is activated.
20. Provide connection to Building Fire Alarm System (If Available) as per NYS Building Code Section 907.
21. Provide hardwire Mechanical Heat Detector by System Sensor, Co, Model 5602 (194 F) in the Kitchen Area, IF no Fire Alarm System in Provided.
22. All Electrical Work shall comply with Federal, NYS & Local Codes, Laws & Regulations. Provide Light Fixtures, receptacles and Switches as per Owner's Request.
23. All Gas Line work shall comply with NYS Building & Local Codes.
24. The Contractor shall submit the required Drawing(s), Forms and Data, Etc as required by the Local Fire Marshall/Code Officer to obtain the required Permits before any construction work and or installation.
25. The Exhaust Hood and the Fire Suppression System Installed must be tested and approved by the Fire Marshall before use.
26. DO NOT wrap and or enclose the Exhaust Duct till Fire Marshall has inspected the Ex Duct.
27. The Exhaust Duct shall be fully welded and be Fully Welded to the Exhaust Hood Liquid/Smoketight. All welds shall be grind smooth.
28. Wrap Exhaust Duct Closer than 18" to Combustible and 3" to Non-Combustible Materials. Provide 2-HRs Fire Rated Duct wrap by 3M, Fire Barrier Duct Wrap 615+ or Equal.
29. Provide Gravity and Lateral Supports for Exhaust Duct & Hood as required by NYSM Code Sections 50.3.3 & 507.6 respectively.
30. Seal connection at Ex Hood and Ex Fan Liquid.Smoke tight with Fire Sealant (1500° F) and fastened with Fasteners at max 4" OC.

Project:
Kebob
Takeout Restau

201 Monroe Ave
Rochester, NY 14€

Owner:
Kebob Restaur

201 Monroe Ave
Rochester, NY 14€

Architect:
GRH
Architecture, Engineering & Const

333 Glen Haven Road
Rochester, New York 1
Tel/Fax: (585) 654-6C
Mobile: (585) 739-60
Email: grh@rochester

Consultant:

Revisions:

Rev.	Description	By

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Sheet Title:
Plans & Not

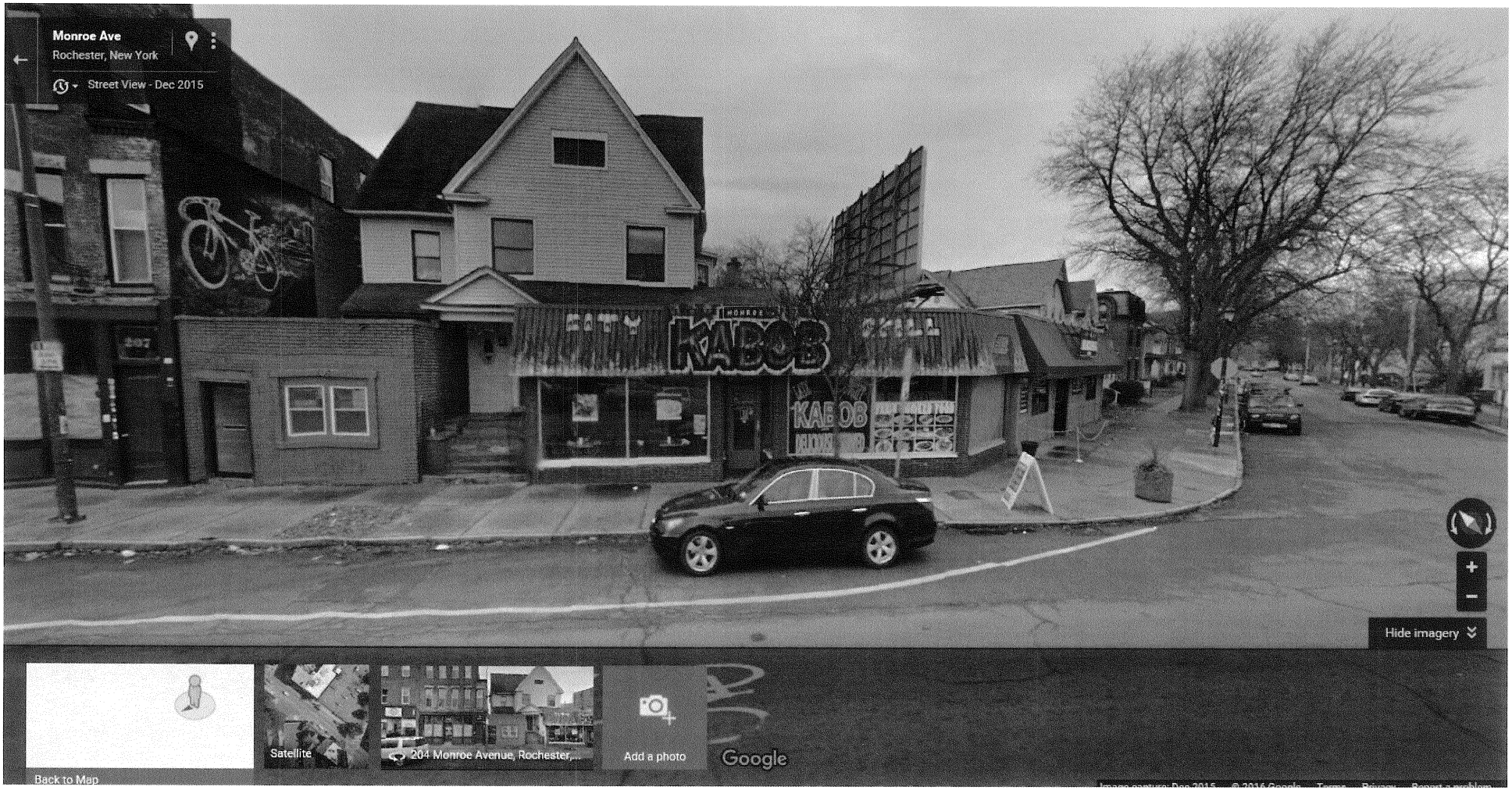
Project Manager:	RH
Project Architect:	RH
Drawn by:	RH
Checked by:	RH
Project No.:	3414
Date Issued:	3-10-14

Sea

Scale: AS NOTED
Drawing No.:
A-2
2

ERVED

MONROE
KABOB
NIGHT
ANY TIME

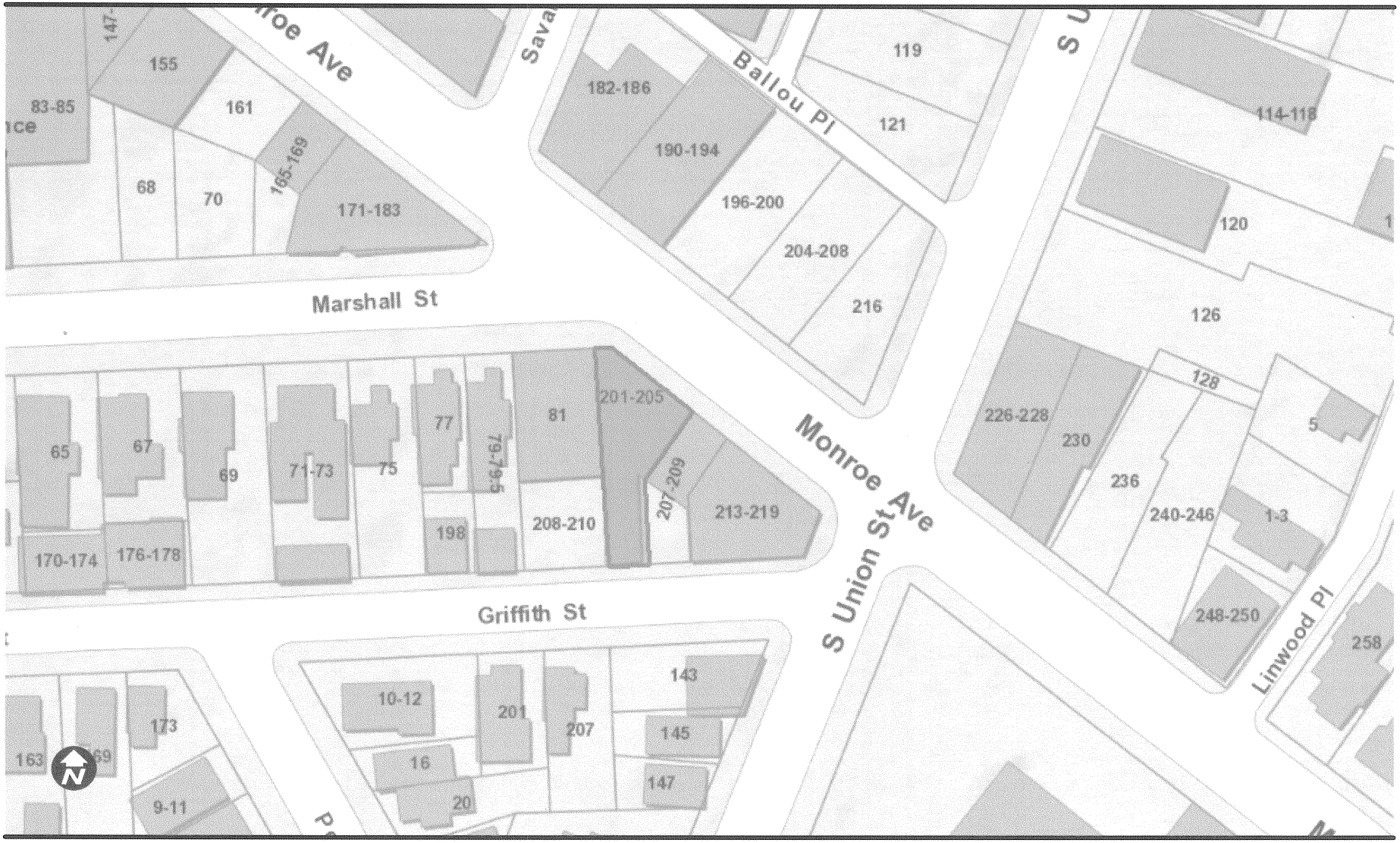

Monroe Ave
Rochester, New York
Street View - Dec 2015
KABOB
Hide imagery
Back to Map
Satellite
204 Monroe Avenue, Rochester,...
Add a photo
Google

7.73 Feet | Area: 4163.35 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 50%

City of Rochester, NY
Property Information
201 monroe
Search By: Address Owner SBL
SBL
Address
201 Monroe Ave
Monroe Ave
Ballou Pl
Marshall St
Griffith St
Union St
Linwood Pl
CCD-B
C-1
R-2
R-3
C-2
esri

201-205 MONROE AV



April 6, 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
April 18, 2016

Special Permit

Case #9: Staff Reviewer: Jill Wiedrick

File Number: E-046-15-16

Case Type: Special Permit

Applicant: Chris Holdridge, 441 Ministries

Address: 437-441 Parsells Avenue

Zoning District: R-1 Low Density Residential District

Section of Code: 120-9D, 120-9G

Request: **To establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue and to legalize a community center at 441 Parsells Avenue; an action requiring City Planning Commission approval.**

Analysis:
The subject property is located on Parsells Avenue at the corner of Greeley Street. The most recent certificate of occupancy states that the building is legal as an office, retail and two families on the first floor and four families on the second floor.

The applicant wishes to establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue. The proposed coffee shop will be utilized to train local youth, while at the same time providing a service to the neighborhood.

The applicant also wishes to legalize a community center at 441 Parsells Avenue. This space is currently used for children's programs, nutrition programs, along with 12 step groups. According to the applicant, all programs are designed and implemented to serve the immediate neighborhood.

Parking for both uses is located at the rear of the property. There are five parking spaces, as well as three spaces in the garage. The applicant notes that there is also on street parking in front of the building. In addition, most people walk, bike or take the bus to the community center.

Site Plan and Environmental Review:
Site Plan Review is not required. However, the City Planning Commission, as Lead Agency, will need to issue an Environmental Determination prior to making a decision on the Special Permit.

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 437-443 PARSELLS AVENUE

2. **APPLICANT:** CHRIS HOLDRIDGE **COMPANY NAME:** 441 MINISTRIES

   ADDRESS: 441 PARSELLS AVE **CITY:** ROCHESTER **ZIP CODE:** 14609

   PHONE: 585-451-2498 **FAX:** N/A

   E-MAIL ADDRESS cnholdridge@gmail.com

   INTEREST IN PROPERTY: **Owner** _____ **Lessee** _____ **Other** BOARD MEMBER

3. **PLAN PREPARER:** SAME

   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):** ATTAIN SPECIAL USE PERMIT TO OPERATE AS A PUBLIC/SEMI-PUBLIC USE FACILITY (ONLY THE TWO CURRENT OFFICE/RETAIL SPACES). WILL REQUIRE GENERAL UPGRADE/REPAIRS TO ONE SPACE (A FORMER CELL PHONE STORE). ONE SIDE IS USED FOR CHILDREN'S PROGRAMS, NUTRITION PROGRAMS, 12 STEP GROUPS. THE OTHER SIDE WILL BECOME A YOUTH TRAINING FACILITY.

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

BUILDING BUREAU
ROOM 121
10:49AM Mar 29/16
01-00 [illegible] VD
#21845
Zoning $250.00
INFO 437 PARSELLS
CHECK $250.00

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: C. Holdridge **DATE:** 3/15/16

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.

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.

ALL PROGRAMS ARE DESIGNED AND IMPLEMENTED TO SERVE THE IMMEDIATE NEIGHBORHOOD, SO ALL OF THESE THINGS ARE TAKEN INTO CONSIDERATION. NO SIGNIFICANT CHANGE TO CURRENT USE / DESIGN IS PLANNED.

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.

THERE ARE NO CHANGES TO THE BUILDING'S FOOTPRINT, PARKING PLACES, OR FACADE THAT WOULD CONTRIBUTE TO ANY OF THE ABOVE.

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 CURRENT ON AND OFF STREET PARKING IS ADEQUATE AND THE MAJORITY OF OUR PROGRAMS CATER TO THOSE ON FOOT OR BICYCLE. THERE IS A BUS STOP DIRECTLY ACROSS THE STREET. ALL OTHER CONSIDERATIONS LISTED ABOVE ARE IN PLACE.

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.

NONE AT ALL.

441 ministries
beechwood

City of Rochester
Department of Neighborhood and Business Development
Bureau of Planning and Zoning
Room 125-B, City Hall
30 Church Street
Rochester, NY 14614
ATTN: Jill Wiedrich

April 7th, 2016

To the Rochester, NY City Planning Commission,

In support of our request for special use of the property known as 437-441 Parsells Avenue, Rochester, New York, we submit the following parking plan:

We currently have five parking spaces on our property.

We currently have three garage spaces on our property.

There are approximately 7-10 parking spaces on the one-way side street adjacent to our property.

There is a bus stop with a shelter directly across the street from our location.

We will install a bike rack.

In addition, it is worth noting that our scope for the establishment of a coffee shop is 100% neighborhood-centric. Historically, 80%-90% of our community center visitors are walkers and/or cyclists, and we would like that to be true of our coffee shop as well. The emphasis of the coffee shop will be on providing jobs and training for the students in our mentoring program and other local residents. We do not plan on advertising campaigns that would seek to draw people into the neighborhood to patronize our coffee shop, but instead we plan very localized neighborhood efforts to further strengthen our community, and particularly the corner on which our building exists.

Sincerely,

Chris Holdridge

PO Box 90478 Rochester, NY 14609 (585) 413-0661 441ministries@gmail.com

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

CHRIS HOLDRIDGE for 441 MINISTRIES INC

Name of Action or Project:
441 MINISTRIES UPGRADE

Project Location (describe, and attach a location map):
437-443 PARSELS AVENUE

Brief Description of Proposed Action:
TO LEGALIZE USE OF FIRST FLOOR FRONT LEFT SIDE AS PUBLIC/SEMI-PUBLIC USE AND TO EXPAND INTO THE RIGHT SIDE FRONT OF BUILDING WITH ACCESSORY CAFE

Name of Applicant or Sponsor:	Telephone: 585-451-2498
CHRIS HOLDRIDGE	E-Mail: cnholdridge@gmail.com

Address:
497 GRAND AVENUE

City/PO:	State:	Zip Code:
ROCHESTER	NY	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:	☐	☒

3.a. Total acreage of the site of the proposed action? .25 acres
b. Total acreage to be physically disturbed? NONE acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .25 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?	☐	☒	
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?	☒	☐	
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			
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: C. Holdridge Date: 3/15/16

Signature: CITRUS HOLDRIDGE

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.

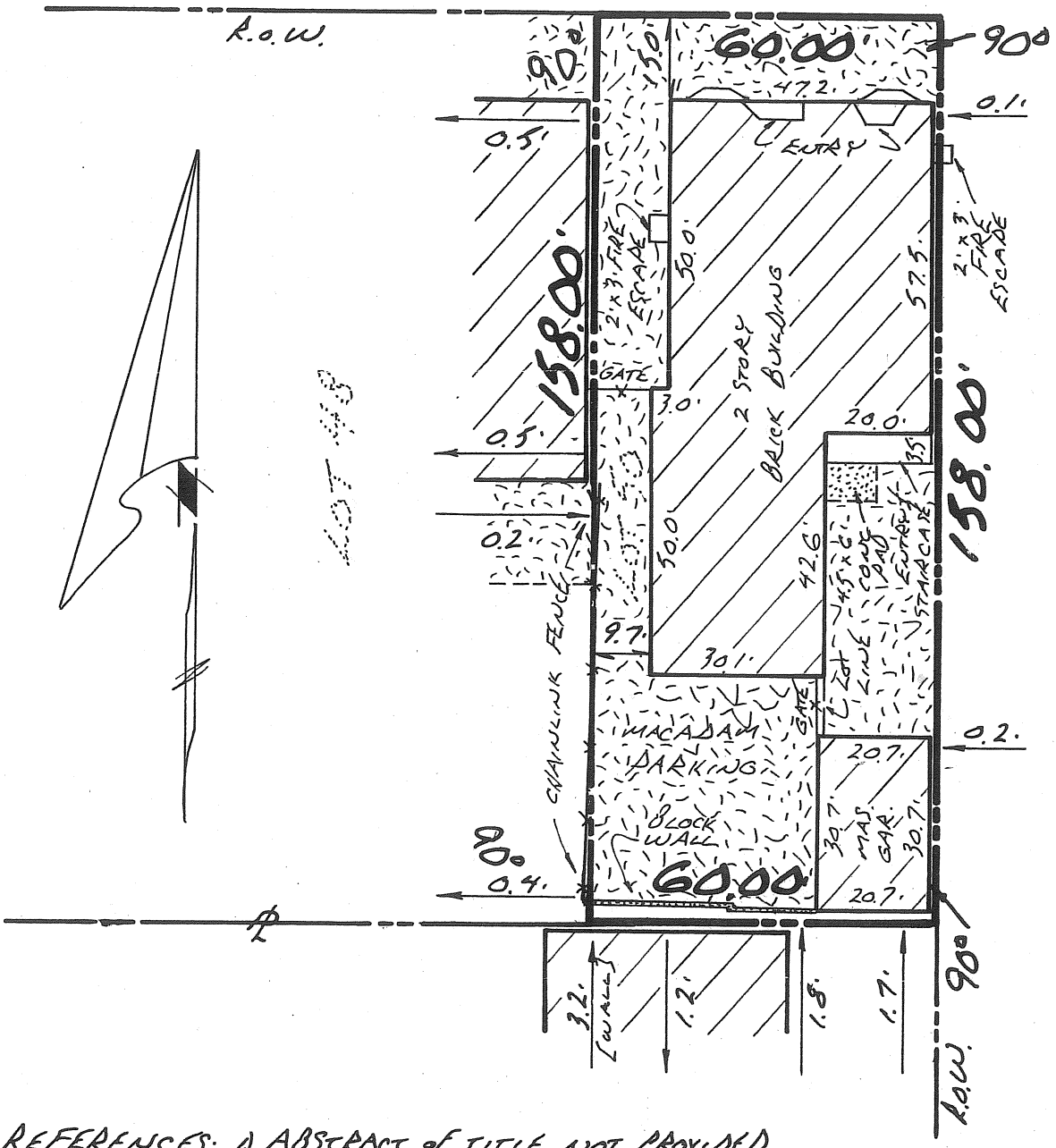
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

PARSELLS (80' R.O.W.) AVENUE

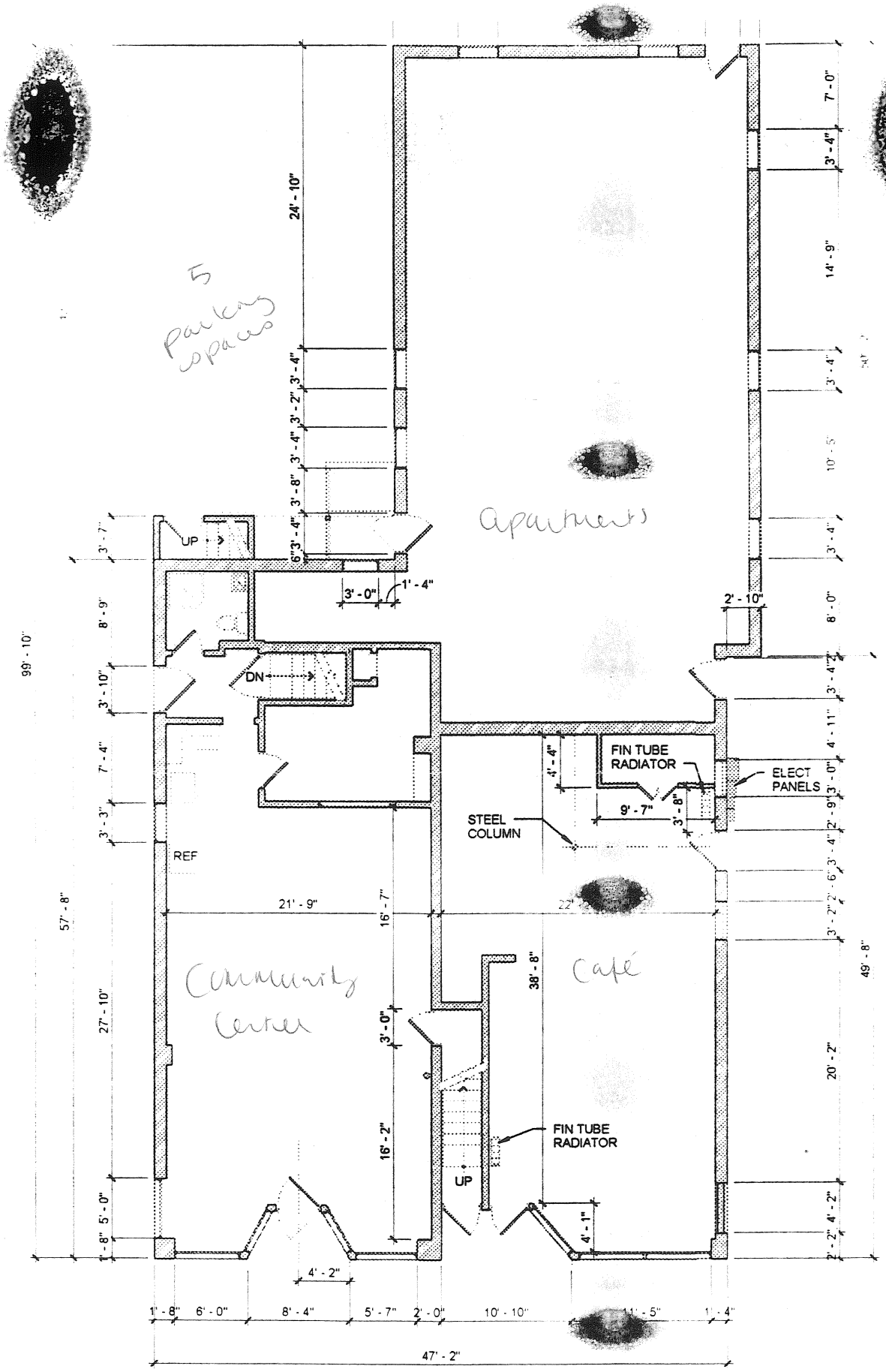


REFERENCES: 1) ABSTRACT OF TITLE NOT PROVIDED
2) LIBER 7 OF MAPS PAGE 94 - S. BLODGETT SUBD
3) LIBER 10148 OF DEEDS, PAGE 171
4) DEED RESTRICTIONS - LIBER 489 OF DEEDS, PAGE 493
5) CITY OF ROCHESTER, DISTRICT 18, MAP 8

CERTIFICATION:
I hereby certify to:

STATE OF NEW YORK
GREGORY JAMES BILESCHI
050342
LICENSED LAND SURVEYOR

that this map was made JAN. 24 2012 from notes of an Instrument Survey completed JAN. 23 2012 and from references listed hereon.



1 FIRST FLOOR PLAN

1/8" = 1'-0"

PROJECT:
441 PAR
ROCHE

CLIENT:
CLIENT
Client Ad

DRAWING
FIRST F

DRAWING
A-1

STATUS:
PI

ISSUE DAT

From: Chris Holdridge <cnholdridge@gmail.com>
Date: 3/14/2016 2:46 PM
To: "cnholdridge@gmail.com" <cnholdridge@gmail.com>

photo 1.JPG

photo 2.JPG

photo 3.JPG

photo 4.JPG

Community Center

photo 5.JPG

Sent from my iPhone

Attachments:

photo 1.JPG	459 KB
photo 2.JPG	444 KB
photo 3.JPG	393 KB
photo 4.JPG	446 KB
photo 5.JPG	540 KB

From: Chris Holdridge <cnholdridge@gmail.com>
Date: 3/14/2016 2:47 PM
To: cnholdridge@gmail.com

photo 1.JPG

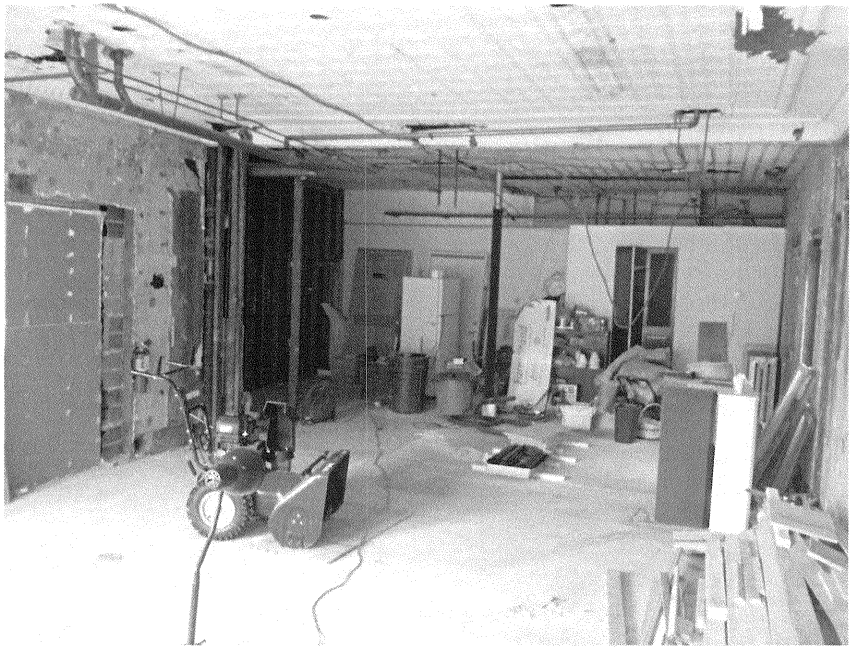


photo 2.JPG

Sent from my iPhone

Attachments:

photo 1.JPG	502 KB
photo 2.JPG	453 KB

Parsells Ave
Rochester, New York
Street View - Nov 2015
Hide imagery
437 Pars
Stout St
Dewey St
Back to Map
Satellite
437 Parsells Avenue, Rochester,...
Add a photo
Google
Image capture: Nov 2015
© 2016 Google
Terms
Privacy
Report a problem

5.46 Feet | Area: 9430.81 Square Feet

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

City of Rochester, NY
Property Information
437 Parsells
Search By: Address Owner SBL
SBL
Address
437 Parsells Ave
Parsells Ave
Parsells Ave
Greeley St
Greeley St
Grand Ave
393
397
401
405
411
413-415
417-419
421-423
433
437-441
R-1
424
432-436
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esri

437-441 PARSELLS AV

April 7, 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
April 18, 2016

Special Permit

Case #10: Staff Reviewer: Jill Wiedrick

File Number: E-047-15-16

Case Type: Special Permit

Applicant: Rochester Christian Church Ministries

Property Address: 208 North Goodman Street

Zoning District: R-2 Medium Density Residential District

Section of Code: 120-18H, 120-166

Request: **To legalize 12 apartments in this former school building that were previously used for the visiting ministries of the bible college; actions requiring City Planning Commission approval.**

Analysis:
The subject property is located on North Goodman Street between University Avenue and Anderson Avenue. The building was constructed in 1919 as School 31.

The building is currently used by the applicant for ministry activities, including a television production studio. There are also currently six existing apartments that are used for the church ministry only.

The applicant proposed to legalize 12 apartments in this former school building that were previously use for the visiting ministries of the bible college. Please note, this property was granted approval in 2013 to use 12 apartments for use by the visiting ministries of the bible college. The applicant intends to rent the six existing apartments and convert six classrooms to apartments, as well. There will be a total of twelve studio apartments available to the public for rent, all located on the second floor of the building. Each apartment will be approximately 750-800 square feet and will maintain original features of the classrooms, including chalkboards, hardwood floors, and restore architectural details.

Code Compliance:
The proposal to legalize 12 apartments in a former school building is subject to Section 120-166, dwelling unit conversions standards. The proposed apartments will exceed all of the minimum standards under the dwelling unit conversion section.

In addition, the applicant proposed to add offices and a coffee shop to the building. These uses are permitted as of right.

Site Plan and Environmental Review:
Site Plan Review is not required. However, the City Planning Commission, as Lead Agency, will need to issue an Environmental Determination prior to making a decision on the Special Permit.

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 208 N. Goodman Street

2. **APPLICANT:** Rochester Christian Church Ministries **COMPANY NAME:** _____

   ADDRESS: 3177 Lyell Road **CITY:** Rochester **ZIP CODE:** 14606

   PHONE: 247-4444 **FAX:** 445-2645

   E-MAIL ADDRESS steve@rccm.org

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

3. **PLAN PREPARER:** Barkstrom Architects

   ADDRESS: 50 Chestnut Plaza **CITY:** Rochester **ZIP CODE:** 14604

   PHONE: 262-9914 **FAX:** 262-4457

   BUILDING BUREAU
   ROOM 121
   10:51AM Mar 23/16
   01-0002 001 BUD
   #21847
   Zoning $250.00
   INFO 208 N GOODMAN
   CHECK $250.00

4. **ATTORNEY:** Daniel F. Brennan, Esq.

   ADDRESS: 2 State St. **CITY:** Rochester **ZIP CODE:** 14607

   PHONE: 445-2745 **FAX:** 445-2645

   E-MAIL ADDRESS dbrennan@woodsoviatt.com

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

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

   A special use permit to allow restoration of an existing building to allow 12 residential units. The building restoration will also include a small coffee shop and office space which are permitted uses.

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. Woods Oviatt Gilman LLP as attorneys and agents for Rochester Christian Church Ministries

SIGNATURE: Daniel Brennan **DATE:** 3/16/16

By: Daniel F. Brennan, Esq.

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.**

Please see letter of intent for complete description.

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.**

Please see letter of intent for complete description.

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.**

Please see letter of intent for complete description.

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.**

Please see letter of intent for complete description.

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.**

Please see letter of intent for complete description.

700 Crossroads Building
2 State Street, Rochester, New York 14614
P 585.987.2800 F 585.454.3968

Writer's Direct Dial Number: 585.445.2745
Writer's Direct Fax Number: 585.445.2645
Email: dbrennan@woodsoviatt.com

WOODS OVIATT GILMAN LLP
ATTORNEYS
woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

March 17, 2016

Planning Commission
City of Rochester
30 Church Street
Rochester, New York 14614

Re: Special Use Permit Application
208 North Goodman Street
LETTER OF INTENT

Dear Commission Members:

This office represents Rochester Christian Church Ministries (the "applicant"), the owner of the existing multi-story building at 208 North Goodman Street (the "property"). The applicant is rehabilitating the building and plans to renovate 12 apartments. The restoration will also include a new a small coffee shop and office space in addition to the existing ministry space, which are all permitted uses. The property is located in the R-2 residential district, which allows multi-family as a specially permitted use. We are therefore requesting a special use permit to allow the multi-family use under City Code § 120-18(H).

The building was constructed in 1919 as School 31. Much of the original architectural detail and design remains. The applicant purchased the property in 1980 and has undertaken significant efforts to restore the building. A new roof, approximately 100 new energy efficient windows, a new water system and fire alarm system were added by the applicant. The building's kindergarten suite and exterior doors were completely restored. To date, approximately 50% of the building has been completely restored.

The property's nearly century old cobblestone walkway was also recently restored. The alley is open to pedestrian traffic, connecting Arlington Street with Goodman Street. New streetlights were added to the front of the building to create a safe and inviting streetscape.

The building is currently used by the applicant for ministry activities including a television production studio. There are also existing six apartments that currently serve the church ministry only.

The applicant plans to rent the six existing apartments to the public and convert six additional former classrooms to apartments as well. There will be a total of twelve studio apartments available to the public for rent, all of which are on the second floor of the building. The apartments maintain the original features of the classrooms, with chalkboards, hardwood floors, and restored architectural details. Each apartment will be approximately 750-800 square feet.

The applicant also plans to use an approximately 726 square foot vacant space for a coffee shop. The Umphey's Alley coffee shop will sell high-end coffee and baked goods produced off-site. It will primarily serve the applicant's employees and visitors to the television studio in the building. It will also be open to the public, with mostly take out business and a couple small tables. The coffee shop will have limited hours.

The applicant plans to lease four of the classrooms on the first floor of the building for flexible office space. The classrooms are currently used by the ministry, but will be available to the public to help offset the building's significant restoration and maintenance costs.

City Zoning Code

The property is located in the R-2 residential district. Under City Code § 120-17, retail sales and service, specialty, and offices, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 am and 9:00 pm are permitted uses. Retail sales and services, specialty, must be "low-impact", occupy less than 1,000 square feet, and offer only specialized foods such as baked goods. The proposed coffee shop will not offer any sales or services that are defined under the "high-impact" categories in the definition section of the City Code.

The building was constructed as a school, and the proposed coffee shop and office spaces will only operate between the hours of 6:00 am and 9:00 pm. Both the proposed office and coffee shop uses are therefore permitted in the district.

Multi-family dwellings are a special permit use in the R-2 district under City Code § 120-18. The units are subject to the dwelling unit conversion standards. Under City Code § 120-166, any zero bedroom units converted in an existing building must be at least 500 square feet. The dwelling unit conversion section also requires a minimum building size of 1,500 square feet and minimum lot size of 9,000 square feet. The property is approximately one acre, and the building is approximately 36,000 square feet. The proposed studio apartments will exceed all of the minimum standards under the dwelling unit conversion section.

The art of representing people®

The general special use permit standards are provided by City Code § 120-192(B)(3)(1). The current application satisfies these criteria, which are addressed as follows:

a. The proposed application 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 proposed residential use promotes many of the goals of the City of Rochester's Comprehensive Plan. The apartments will be a part of an emerging cultural, entertainment, and dining district. The new apartment residents will be able to walk to the nearby Memorial Art Gallery, Village Gate, Auditorium, and the numerous other institutions in the neighborhood. The applicant's project, including the coffee shop and office space will benefit the Neighborhood of the Arts. The additional rental income will also help support the restoration and maintenance of the building.

b. The proposed application 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 proposed apartments are in keeping with the existing character of the neighborhood. There are numerous existing loft and residential conversions in the area.

21 off-street parking spaces will be provided for the building. Under City Code § 120-173(C), one parking space is required for each studio unit. Each of the restored apartments will be provided with a designated parking space.

c. The proposed application 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 applicant is proposing to continue the restoration and adaptive re-use of an existing building. The new apartments will not interfere with the neighboring properties or development in the neighborhood in any way.

d. The proposed application 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 use will provide adequately for such services.

The property is a short walk from the University Avenue bus line. The area is well served by public services and utilities.

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

The proposed apartment uses, coffee shop, and office space will allow the applicant to continue restoring a nearly century old school building. The applicant has already invested considerable resources into rehabilitating the building, maintaining the historic elements, and providing a unique pedestrian alley from Goodman Street to Anderson Street. The additional income from the new uses will provide a source of funding for on-going maintenance and restoration.

f. **In determining whether the evidence establishes that the foregoing standards have been met, the Planning Commission may determine that an overriding public need mitigates certain impacts or effects of the proposed application and support approval.**

There will be no negative impacts caused by the adaptive reuse of the former second floor classrooms in the building. The project will, however, provide high quality housing for the neighborhood in a central and walkable location. The Neighborhood of the Arts is a unique and important district in the city of Rochester, and this project will ensure the on-going viability of the property.

Based on the foregoing, we respectfully request that a special use permit be granted to allow the proposed multi-family residential use in an existing building in the R-2 residential district. This is a Type II SEQRA action pursuant to City Code § 48-5(31) and therefore does not require environmental review.

We look forward to presenting this application and answering any questions you may have at your next meeting. In the interim, should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you for your consideration.

Very truly yours,

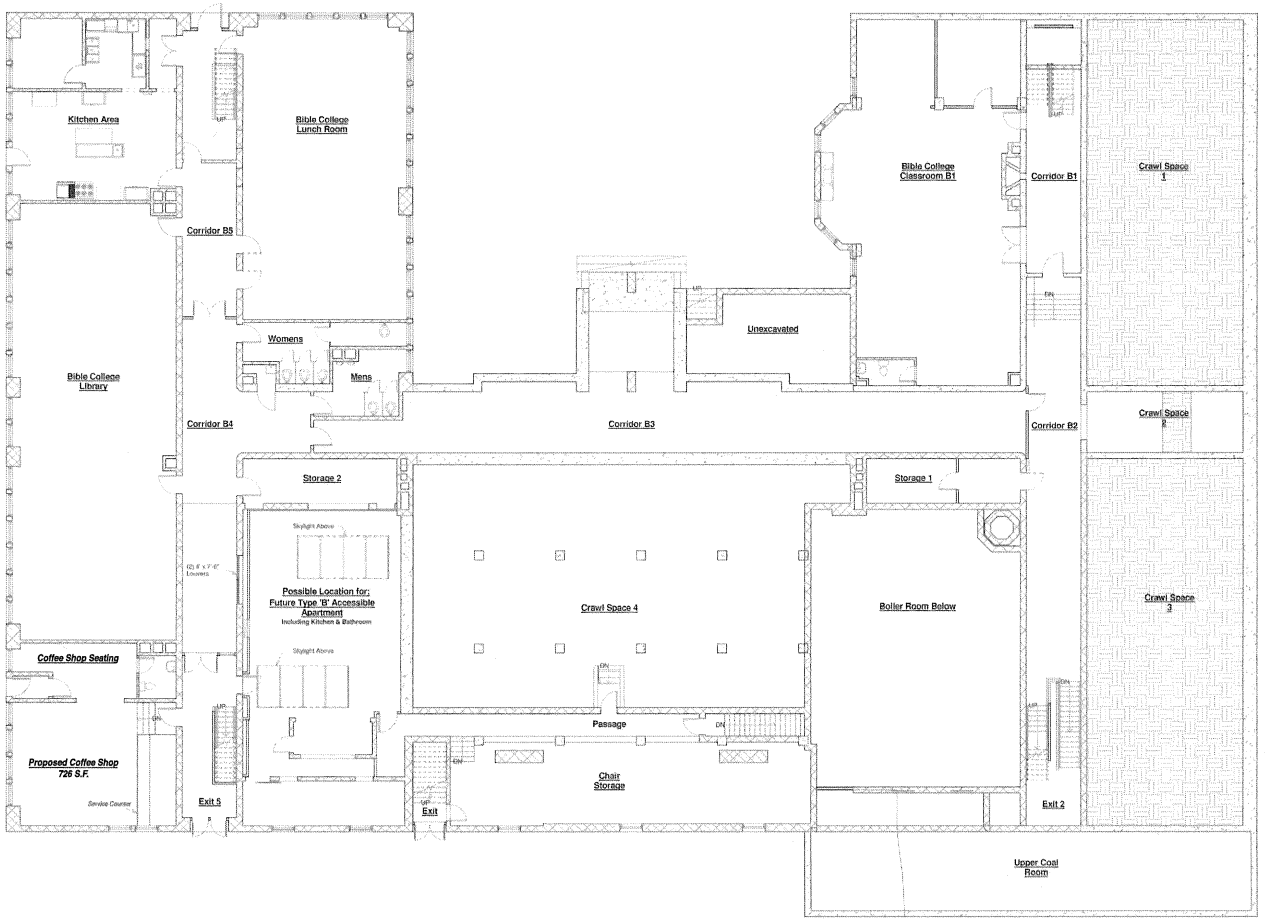
WOODS OVIATT GILMAN LLP

Daniel F. Brennan
Please direct responses to Rochester Office

DFB/dfb

The art of representing people®

Original Sheet Size = 30" x 42"



1 Basement
1/8" = 1'-0"

It is a violation of law for any person, unless acting under the direction of a licensed architect to alter an item on this document in any way. Any licensee who alters this document must affix their seal and the notation "altered by" followed by their signature and a specific description of alteration.

Rochester, New York

ROCHESTER CHRISTIAN CHURCH MINISTRIES PROPOSED GROUP R-2 APARTMENTS

208 North Goodman Street
Rochester, New York

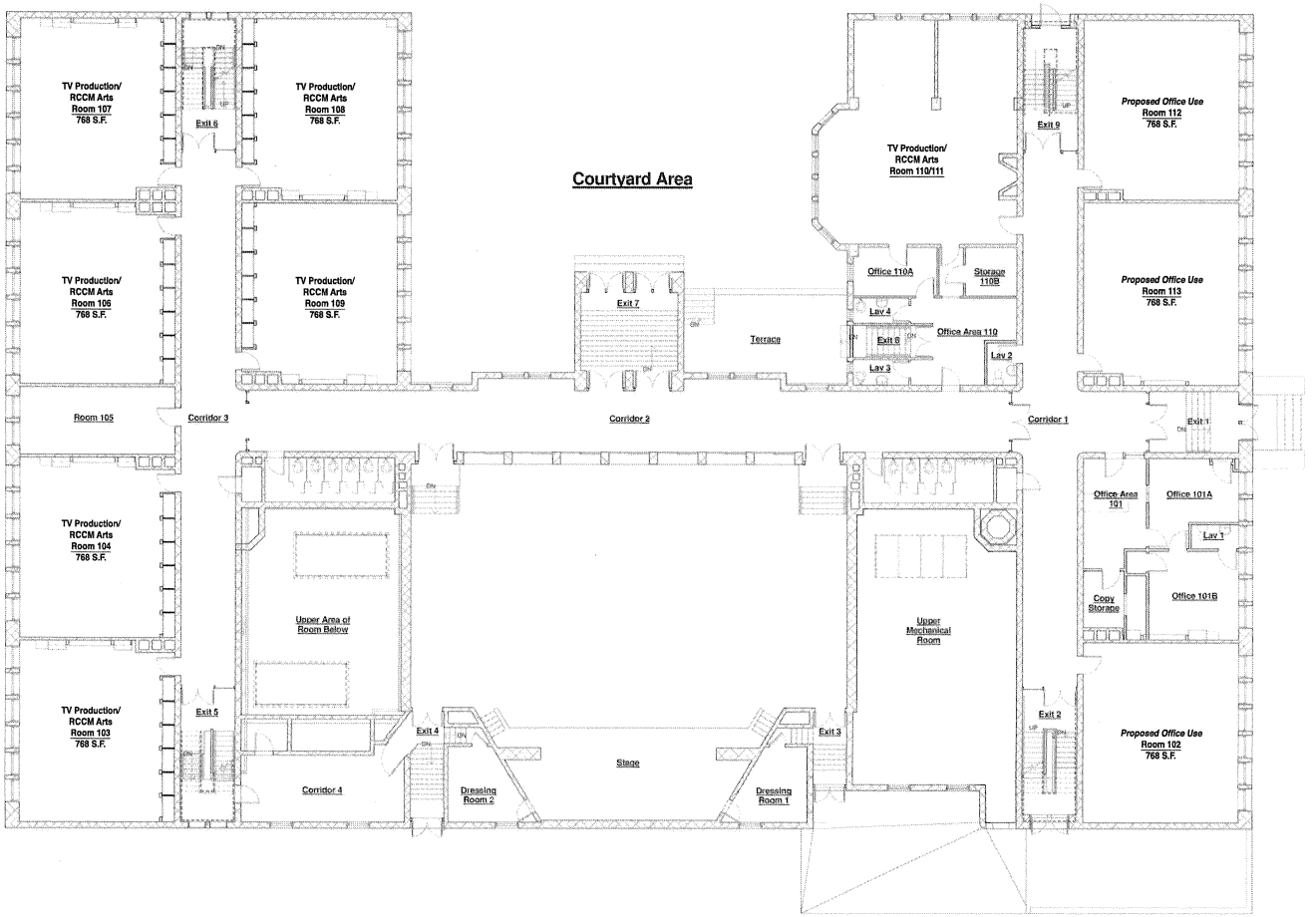
drawn	checked	date	project
P.A.L.	-	9/6/12	1567

LOWER LEVEL PLAN

Special Permit Set

A101

9/6/2012 5:57:36 PM



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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Rochester, New York

ROCHESTER CHRISTIAN CHURCH MINISTRIES
PROPOSED GROUP R-2 APARTMENTS

208 North Goodman Street
Rochester, New York

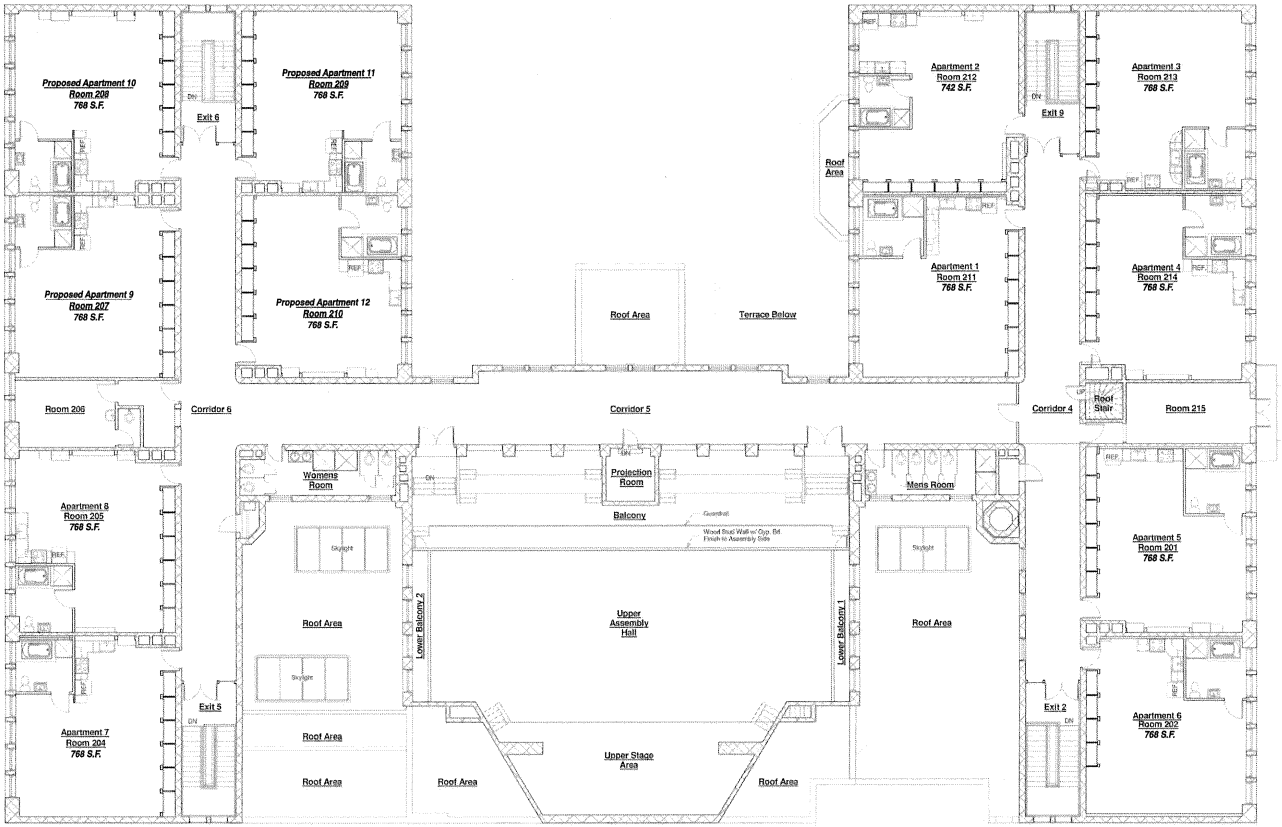
drawn	checked	date	project
Author	Checker	9/6/12	1567

FIRST FLOOR PLAN

Special Permit Set

A102

Original Sheet Size = 30" x 42"
9/6/2012 3:52:41 PM



1 SECOND FLOOR PLAN
1/8" = 1'-0"

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Rochester, New York

ROCHESTER CHRISTIAN CHURCH MINISTRIES PROPOSED GROUP R-2 APARTMENTS

208 North Goodman Street
Rochester, New York

drawn	checked	date	project
Author	Checker	9/6/12	1567

SECOND FLOOR PLAN

Special Permit Set

A103

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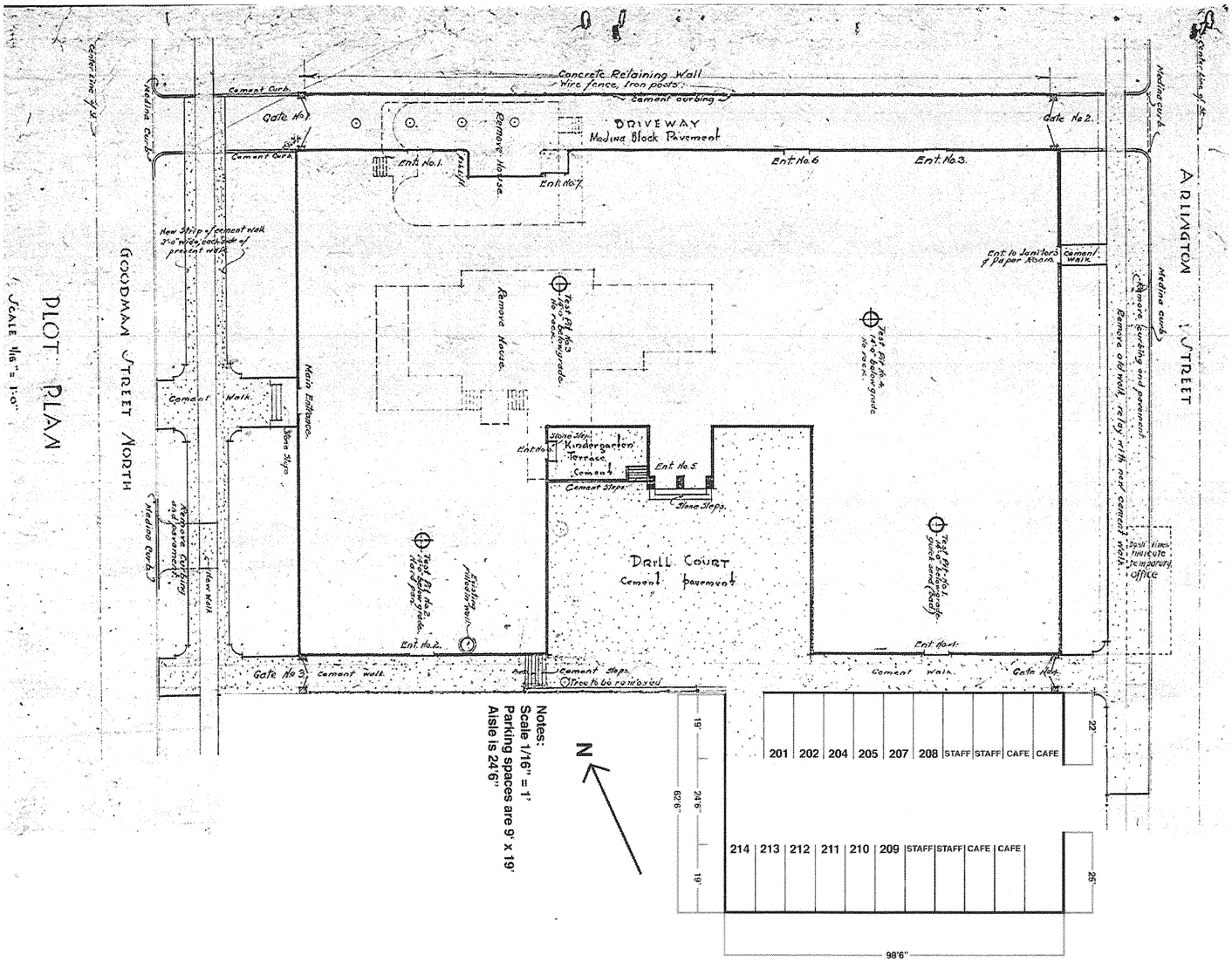
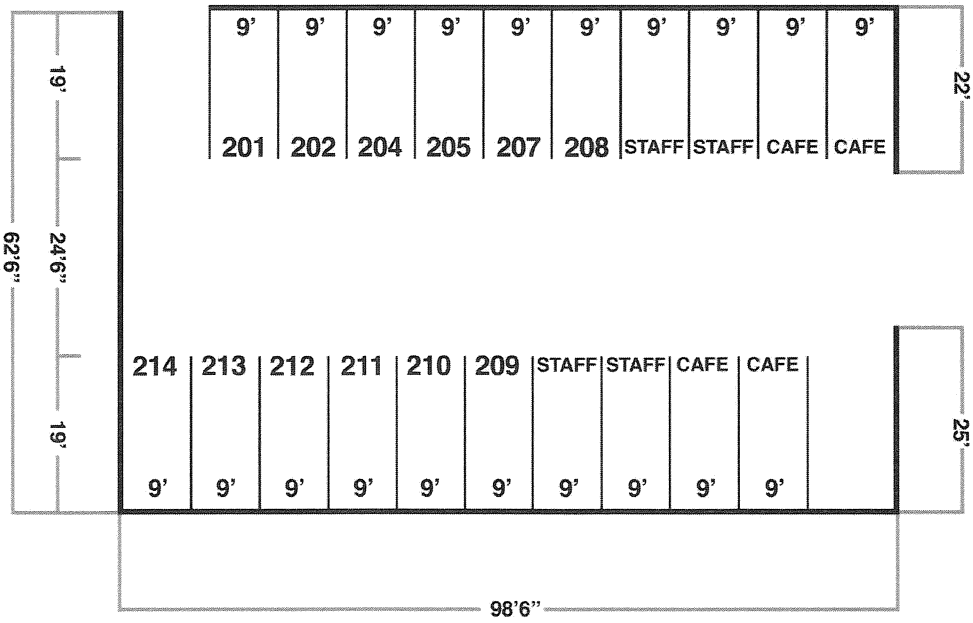


Notes:
Scale 1/8" = 1'
Parking spaces are 9' x 19'
Aisle is 24'6"



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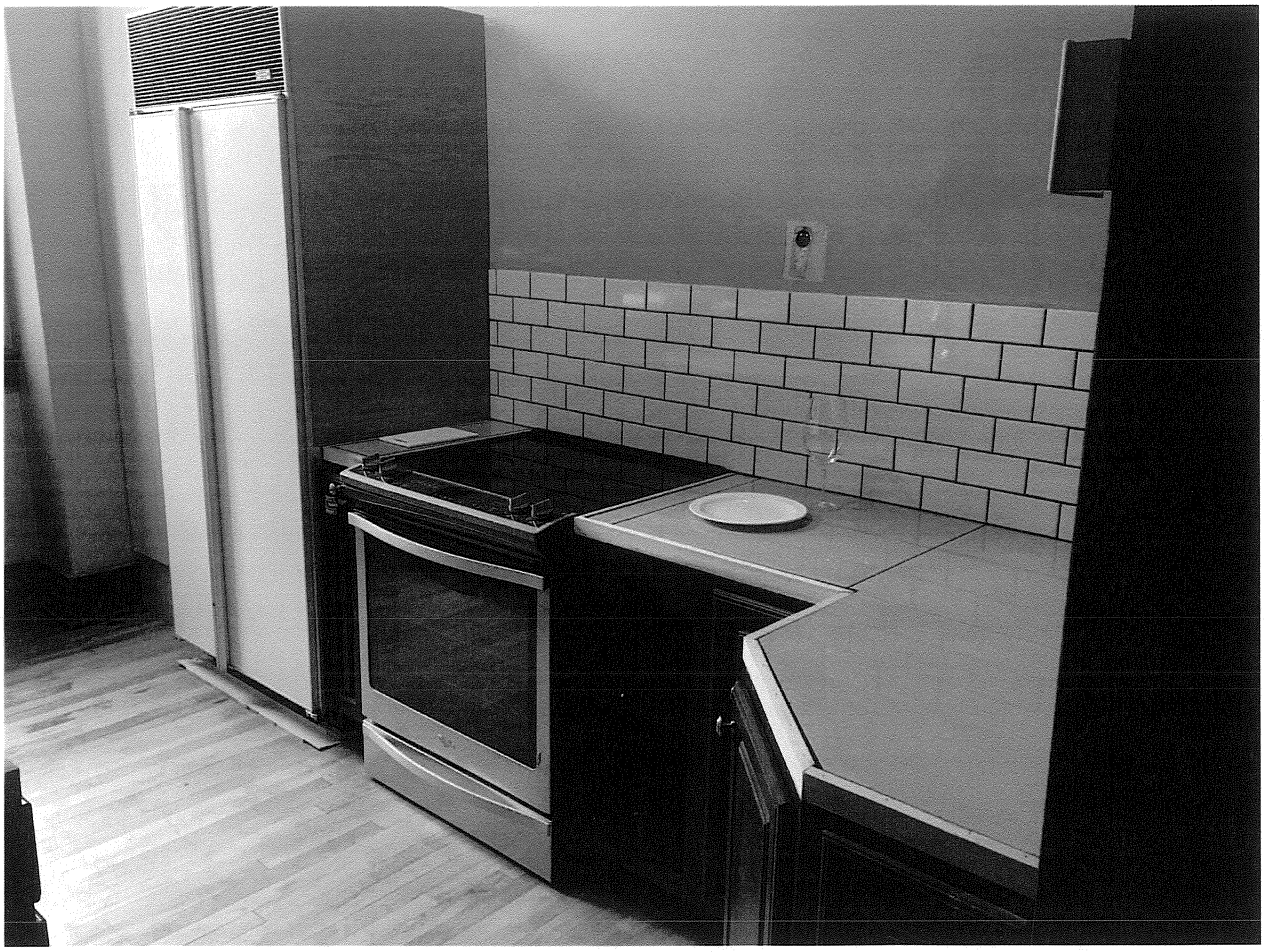


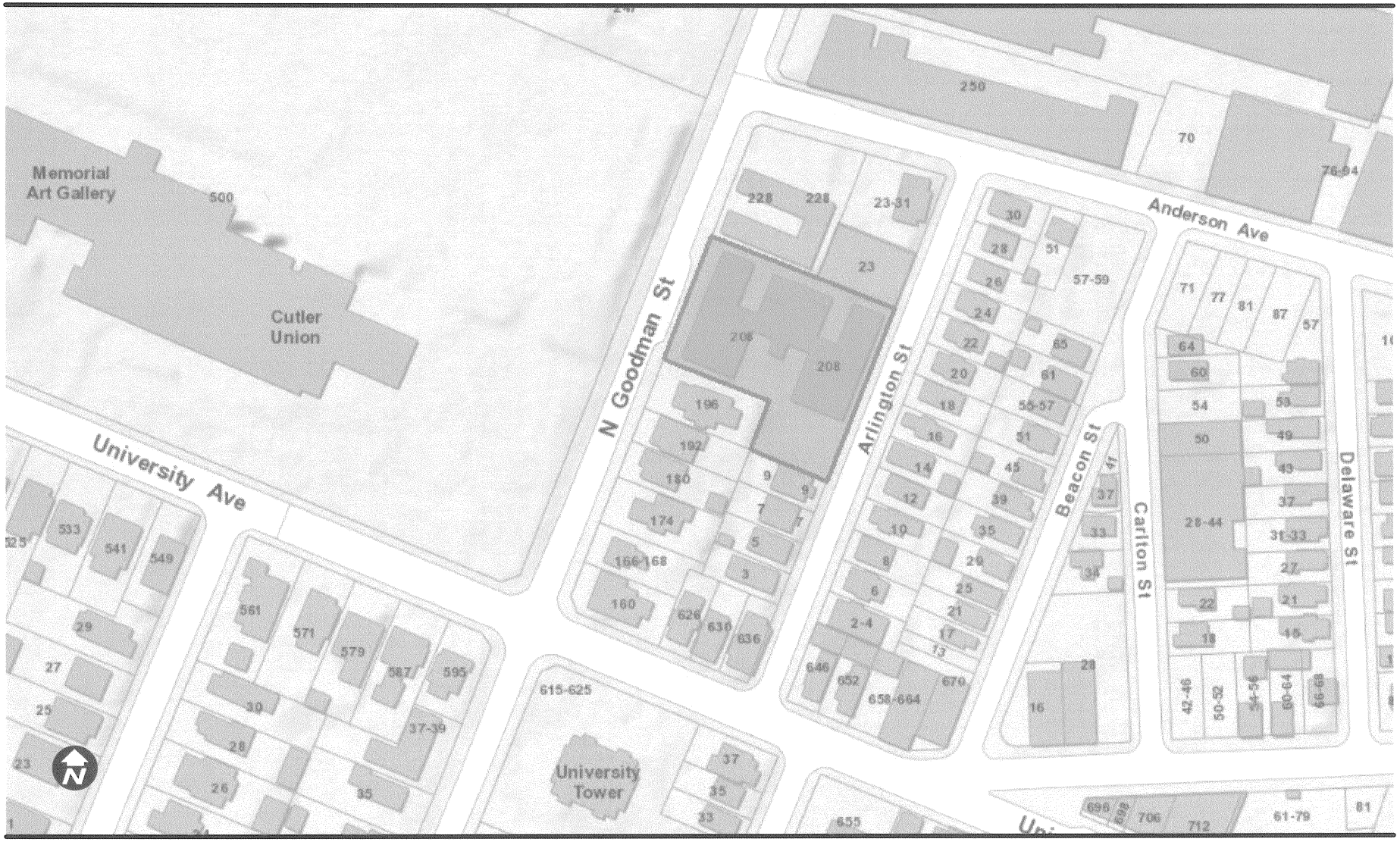
Goodman St N
Rochester, New York
Street View - Nov 2015
Hide imagery
University Ave
Memorial Art Gallery
208 Good
Satellite
189 Goodman Street North, Roc...
Add a photo
Google
Back to Map
Image capture: Nov 2015
© 2016 Google
Terms
Privacy
Report a problem

17.05 Feet | Area: 43776.03 Square Feet

Date: 04/16/2015 | Level: Neighborhood | Scale: 50%

City of Rochester, NY
Property Information
208 n goodman
Search By: Address Owner SBL
SBL
Address
121.27-2-1
208 North Goodman St
C-2
M-1
R-2
R-3
C-1
IPD #13
Cutler Union
University Ave
Village Gate Square
Goodman St
Arlington St
Beaver St
Carlton St
Delaware St
esri

208 N GOODMAN ST



April 5, 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
April 18, 2016

Special Permit

Case #11: Staff Reviewer: Jill Wiedrick

File Number: E-048-15-16

Case Type: Special Permit

Applicant: City of Rochester

Property Address: 1000 North River Street

Zoning District: H-V Harbortown Village District

Section of Code: 120-177K

Request: **To establish an Alternative Sign Program for the Port Terminal Building; an action requiring City Planning Commission approval.**

Analysis:
This request involves approving an Alternative Sign Program for the Port Terminal Building.

According to the applicant, the proposed Alternative Sign Program is intended to provide for the deliberate placement of signs in a way that will complement the building and provide essential advertising without creating a chaotic and unattractive visual environment.

Please see the attached Alternative Sign Program.

Code Compliance:
An Alternative Sign Program is intended to provide an imaginative, effective, visually compatible plan for all signs on a property. A property owner may submit a sign program containing provisions different from the requirements in the Sign Section of the Zoning Code. The intent of this provision is to allow for creative responses to site-specific conditions or uses. Each such alternative sign program shall be reviewed as a special permit.

The H-V Zoning District allows for one attached sign identifying uses or services on the premises that includes .5 square foot in area for every foot of the building frontage per street frontage and no more than one detached sign per parcel located in the front yard not exceeding 25 square feet in size per side of sign and posted no more than 4 feet in height from the finished grade of the lot.

Site Plan and Environmental Review:
Site Plan Review is not required for this request and it has been classified as a Type II Action requiring no further environmental review.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 1000 N. River Street

2. **APPLICANT:** City of Rochester **COMPANY NAME:** _____

   ADDRESS: 30 Church Street **CITY:** Rochester **ZIP CODE:** 14614

   PHONE: 428-7527 **FAX:** _____

   E-MAIL ADDRESS scuderip@cityofrochester.gov

   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:** M-D

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

   An alternative sign program in which sign types, lighting, and location are prescribed in order to provide effective and attractive signage on the Port Terminal Building.

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: Paul J. Sauter **DATE:** 3-17-16

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.

BUILDING BUREAU
ROOM 121
10:56AM Mar 29/16
01-0002 001 BUD
#21848
Zoning $250.00
INFO 1000 NORTH RIVER
No Fee $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.

Consistent with the requirements of the Zoning Code, the proposed sign program offers an effective and visually compatible plan for all signs on the Port Terminal Building. The plan is intended to provide for the deliberate placement of signs in a way that will complement the building and provide essential advertising without creating a chaotic and unattractive visual environment.

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 plan is intended to provide for the deliberate placement of signs in a way that will complement the building and provide essential advertising without creating a chaotic and unattractive visual environment.

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.

NA

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.

NA

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 sign program is being created in order to protect the scenic environment by controlling the number, type, and size of signs allowed on the Terminal Building.

ALTERNATIVE SIGN PROGRAM
FOR
PORT OF ROCHESTER TERMINAL BUILDING

I. INTENT:

As required by Section 120-77.2F(7) of the City Zoning Code, an Alternative Sign Program ("ASP") is required for signage proposed in the Marina District. This ASP has been developed for the Port of Rochester Terminal Building ("PRTB") to:

- Establish a reasonable and appropriate framework for advertising each tenant's business to the community at large;
- Provide an imaginative, effective, visually compatible plan for all signs on the PRTB;
- Control the placement, size and type of signs; and
- Prevent sign clutter and provide an appearance that is aesthetically harmonious with an assortment of signs that complement the architecture of the building.

Signs shall be designed, erected, altered, replaced, reconstructed, moved and maintained in whole or in part, in accordance with the provisions herein. It is the intent of this ASP to provider parameters and standards for sign placement while providing flexibility and tenant options.

II. OVERVIEW OF PROCESS:

A. Tenants must obtain a permit from the City of Rochester Bureau of Planning and Zoning prior to installing any signs.
B. All signs for which a permit is being requested must be in compliance with the approved ASP.
C. The City of Rochester shall designate a City Planning Official to determine compliance with the intent of the ASP and any lease provisions prior to issuing the sign permit. This will encourage consistency and efficiency in getting sign approvals.
D. In an effort to provide some flexibility in the provisions herein, the designated City Planning Official shall be able to work with the Tenants to permit minor modifications to a tenant's sign package that meets the general intent of this ASP.
E. Signs not complying with the provisions herein as determined by the owner and designated City Planning Official shall be subject to additional municipal approvals including, but not limited to, approval by the Zoning Board of Appeals.

III. GENERAL SIGN PROVISIONS:

All signs must meet the following general provisions as well as additional provisions specified in this ASP. Refer to "Sign Type" diagrams following the text.

A. All signs and sign components shall be of materials that are durable, suitable to exterior and wet locations, dimensionally stable, and appropriate to the scale and style of the sign.
B. Content of signs may include a business name, logo, taglines, or other components representing the Tenant's business. Excluded content includes prices, phone numbers, addresses (except for specific address signs specified in the ASP), and internet addresses. Hours of operation are limited to window graphics and panel signs at service doors.

> Exception: Window graphics may include phone numbers, web addresses, active app icons, and similar identifiers. Specific product, logos, or brand advertising is prohibited. Sales event advertising and pricing is prohibited without prior landlord approval.

IV. OWNER SIGN PROVISIONS:

The owner of the PRTB is allowed the following signage:

A. Sign Type 'A'– Wall-mounted building identification sign, subject to:

1. Sign must be internally illuminated letters and/or numbers only.
2. Sign must have full size backer board up to 6" thick. Vertical edges may be curved or have other sculptural treatment.

B. Banner Sign: A sign composed of a design of letters and/or graphics on a flexible material stretched between supports mounted to a facade.

1. Banners signs shall be perpendicular or parallel to a façade.
2. Perpendicular banner signs shall be double sided.
3. Banners may be horizontal or vertical in proportion.
4. Mountings for banner signs shall not be decorative.

V. TENANT SIGN PROVISIONS:

Tenants in the PRTB area allowed the following signage:

A. Ground Floor Tenants:

1. May have up to one sign on each of three facades.
2. Allowed signs include:

Sign Type 'B', Railing Mounted Sign, subject to:

- Signs must have solid backer boards.
- Three equal size backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- May be externally or internally illuminated (internal may be for letters/graphics only, not light-box).
- May have up to two signs per backer board.

Sign Type 'C', Roof-Mounted Sign, subject to:

- Signs must have solid backer boards.
- Three equal size backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- May be externally or internally illuminated (internal may be for letters/graphics only, not light-box.
- May have up to two signs per backer board.

Sign Type 'D', Pendant Sign, subject to:

- May only be externally illuminated.
- Must be double sided, with no more than one sign per side.

Sign Type 'G', Wall Mounted Sign, subject to:

- Maximum 2 signs per sign zone.
- Signs may be individual letters/graphics mounted to the wall or signs may have backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- Signs may be internally illuminated only with individual letters lit internally by a concealed light source.
- Signs may be externally illuminated by "gooseneck" fixtures.

Sign Type 'H', Wall Mounted Sign, subject to:

- Maximum 2 signs per upper sign zone.
- Multiple signs may be located in lower sign zone, but they must be arranged into an orderly composition with key components in alignment, etc.
- Signs may be individual letters/graphics mounted to the wall or signs may have backer boards.

- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- Signs may be internally illuminated only with individual letters lit internally by a concealed light source.
- Signs in upper sign zone may be externally illuminated by "gooseneck" fixtures.

B. Second Floor Tenants:

1. May have up to one sign on each of three facades
2. Allowed signs include:

Sign Type 'B', Railing Mounted Sign, subject to:

- Signs must have solid backer boards.
- Three equal size backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- May be externally or internally illuminated (internal may be for letters/graphics only, not light-box.
- May have up to two signs per backer board.

Sign Type 'C', Roof-Mounted Sign, subject to:

- Signs must have solid backer boards.
- Three equal size backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- May be externally or internally illuminated (internal may be for letters/graphics only, not light-box.
- May have up to two signs per backer board.

Sign Type 'D', Pendant Sign, subject to:

- May only be externally illuminated.
- Must be double sided, with no more than one sign per side.

Sign Type 'E', Wall Mounted Sign, subject to:

- Sign must be centered within the Sign Zone.
- Sign may be individual letters/graphics mounted to the wall or signs may have backer board.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- Sign may be internally illuminated only with individual letters lit internally by a concealed light source.
- Signs may be externally illuminated by "gooseneck" fixtures.

Sign Type 'F', Wall Mounted Sign, subject to:

- Sign Zone consists of brick area between cornice and coping in center 3 bays as shown.
- Sign must be individual letters/graphics mounted to the wall.
- Signage cannot obscure any of the stone trim elements.
- Letters/graphics must be at least 3" from stone trim.
- Letters/graphics shall be no more than 6" thick off wall.
- Signs may be internally illuminated by concealed light source ("Halo" effect is also acceptable.)
- Signs may be illuminated by exposed individual bulbs or by tubing (similar to neon). These types of lighting must light individual letters/graphics only.

Sign Type 'G', Wall Mounted Sign, subject to:

- Maximum 2 signs per sign zone.
- Signs may be individual letters/graphics mounted to the wall or signs may have backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.

- Signs may be internally illuminated only with individual letters lit internally by a concealed light source.
- Signs may be externally illuminated by "gooseneck" fixtures.

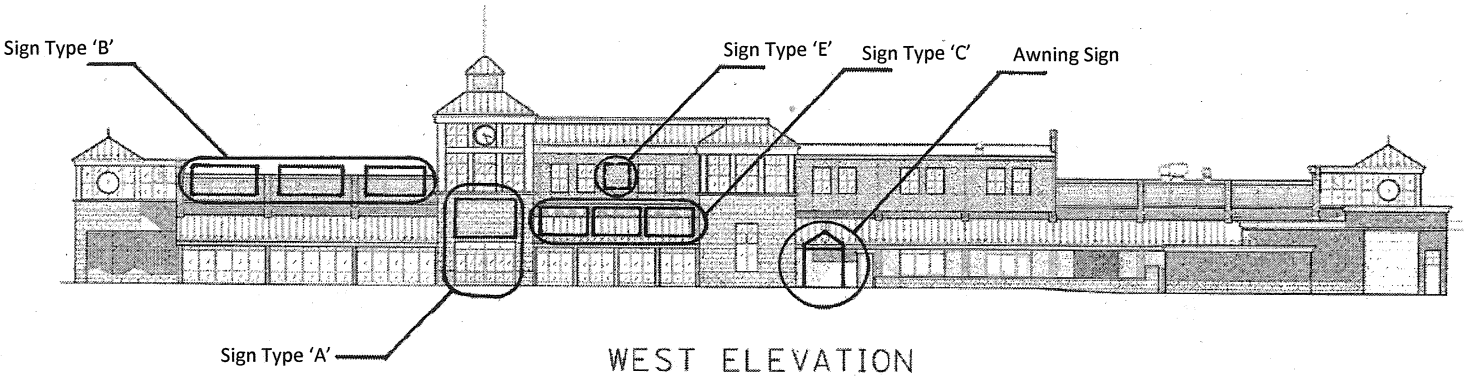
Sign Type 'H', Wall Mounted Sign, subject to:

- Maximum 2 signs per upper sign zone.
- Multiple signs may be located in lower sign zone, but they must be arranged into an orderly composition with key components in alignment, etc.
- Signs may be individual letters/graphics mounted to the wall or signs may have backer boards.
- Backer board shall be no thicker than 4".
- Letters shall be no thicker than 6" off wall or backer.
- Signs may be internally illuminated only with individual letters lit internally by a concealed light source.
- Signs in upper sign zone may be externally illuminated by "gooseneck" fixtures.

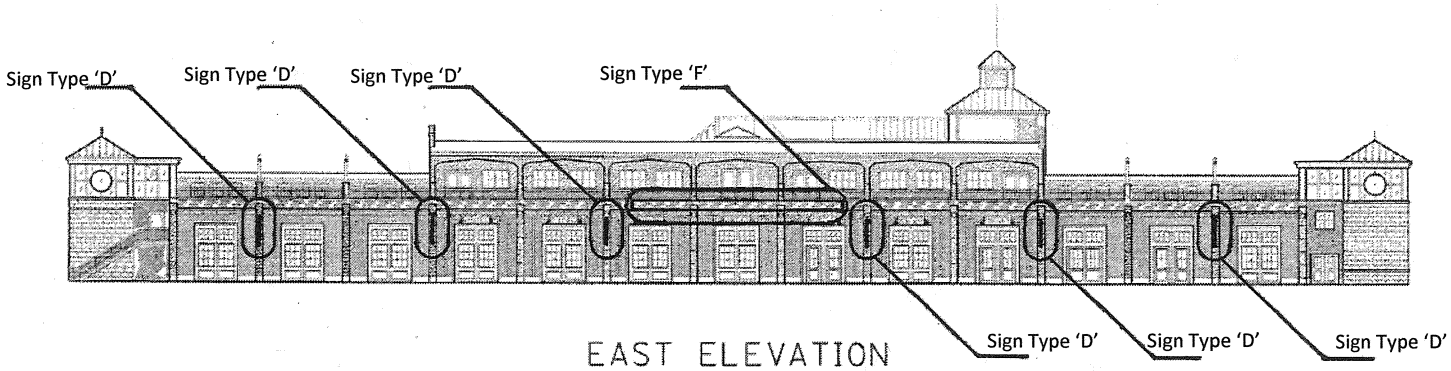
Awning Sign, subject to:

- Signage shall only be placed on the front (west facing) face of the Awning.
- Signage shall include business name and/or logo only.
- Awning signage is limited to the second floor restaurant use only.

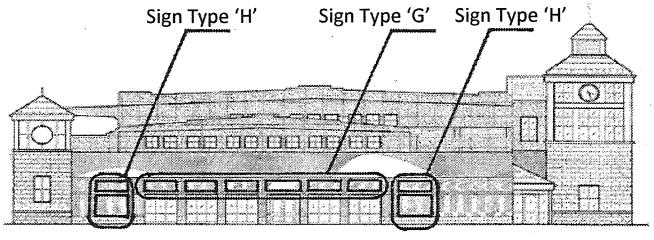
Sign Type Key:



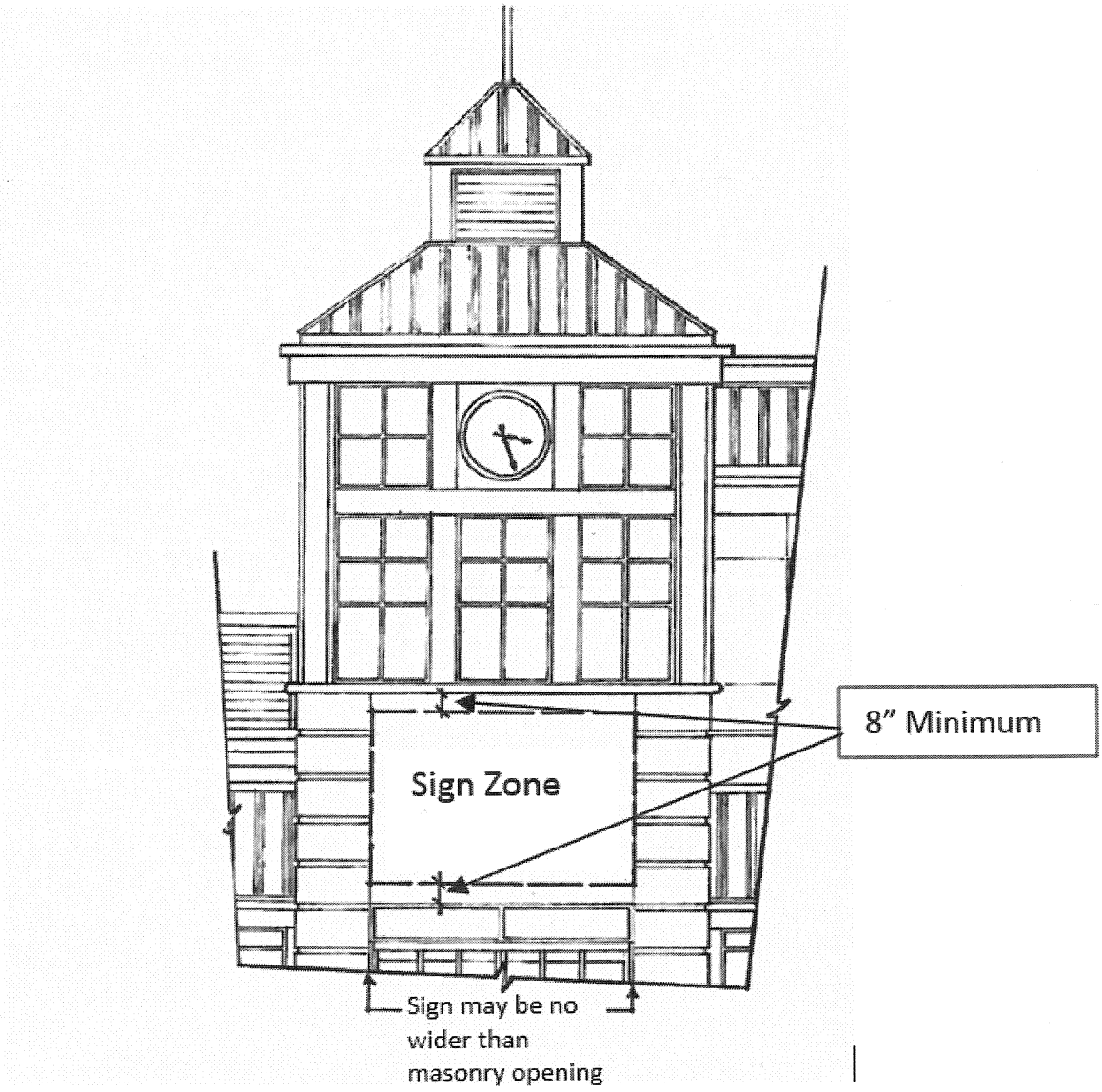
WEST ELEVATION



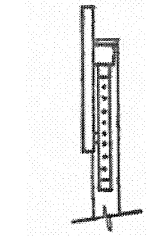
EAST ELEVATION



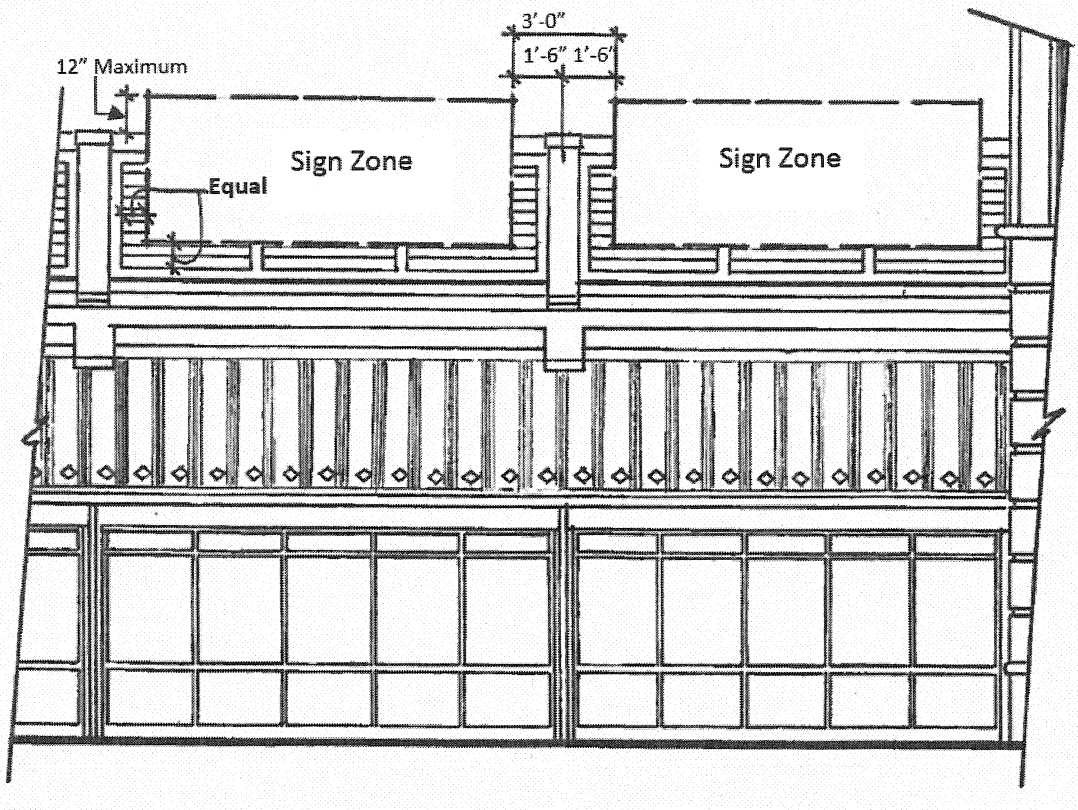
NORTH ELEVATION



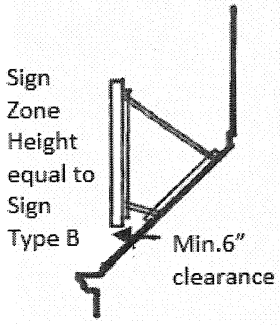
Sign Type 'A'- Wall Mounted Building Identification Sign
West Elevation



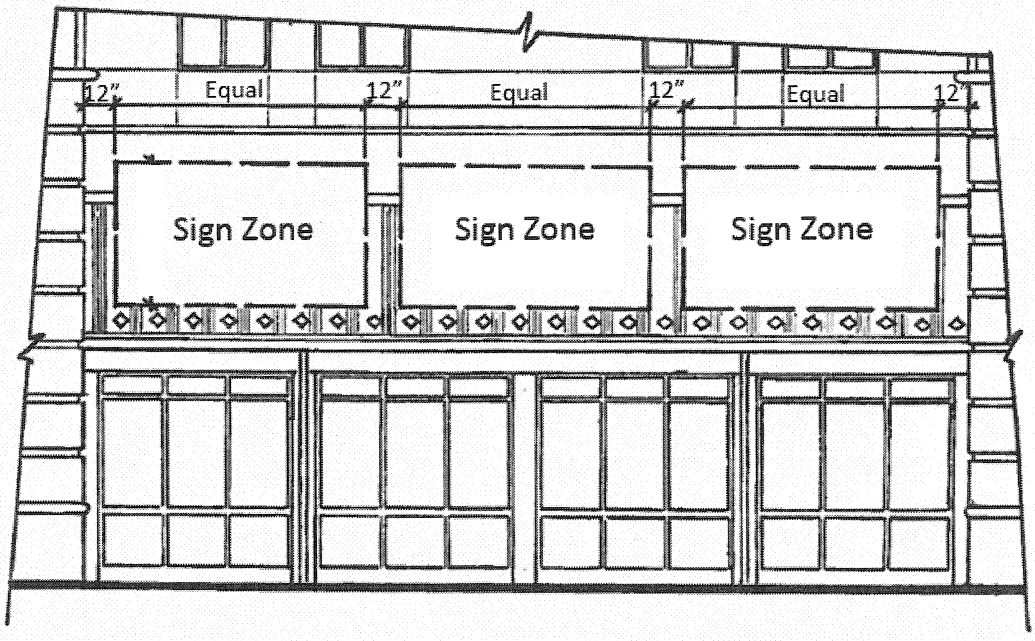
Mount sign to front of railings as shown.



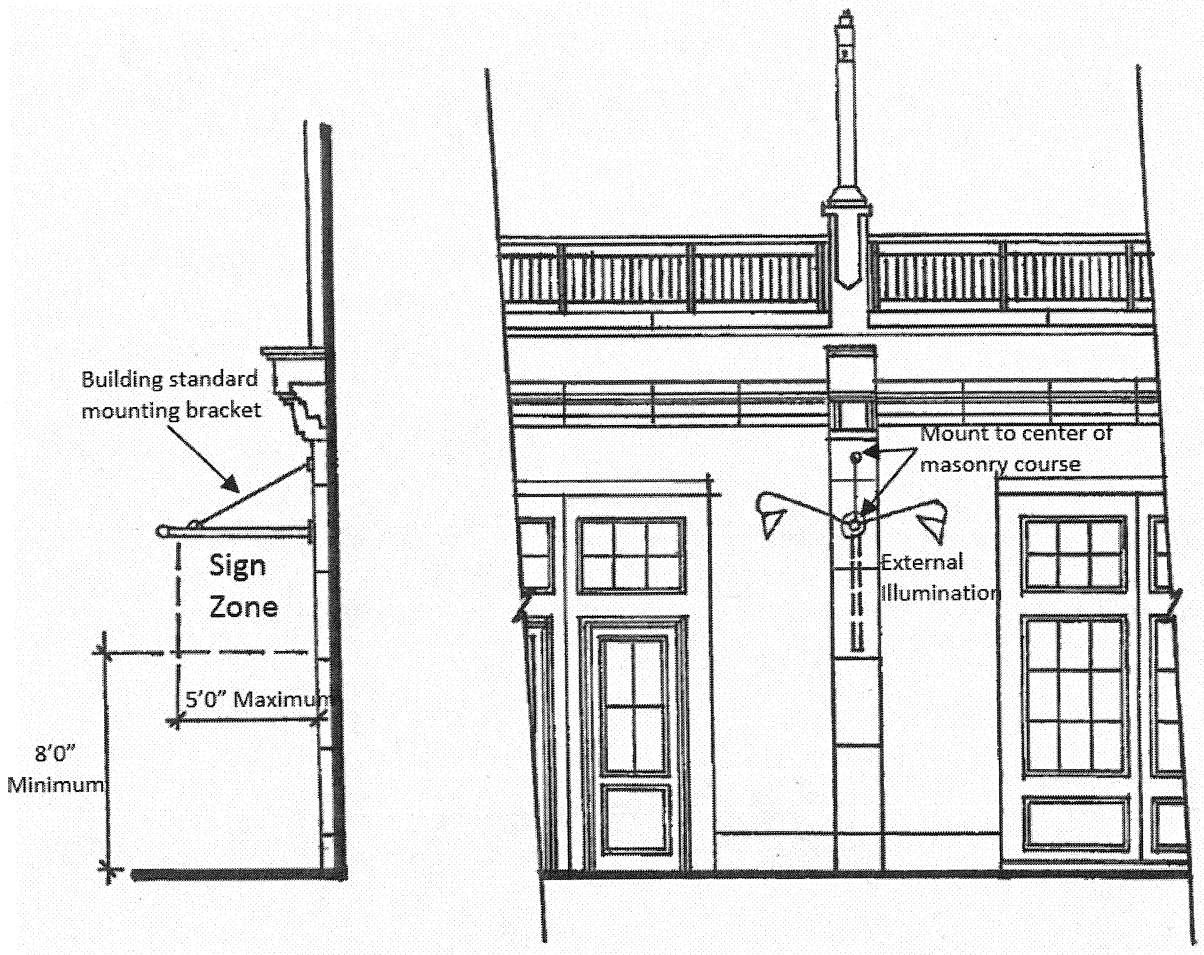
Sign Type 'B'- Tenant Identification Sign – Railing Mounted
West Elevation



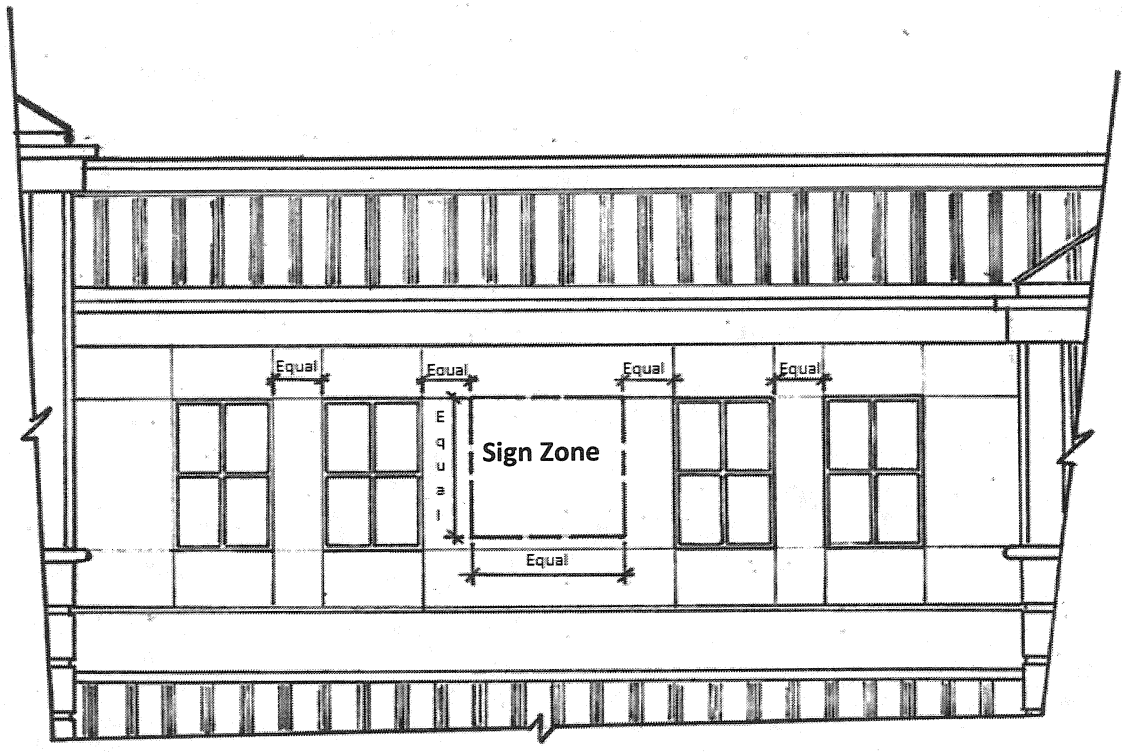
Mount sign to sloped roof as shown



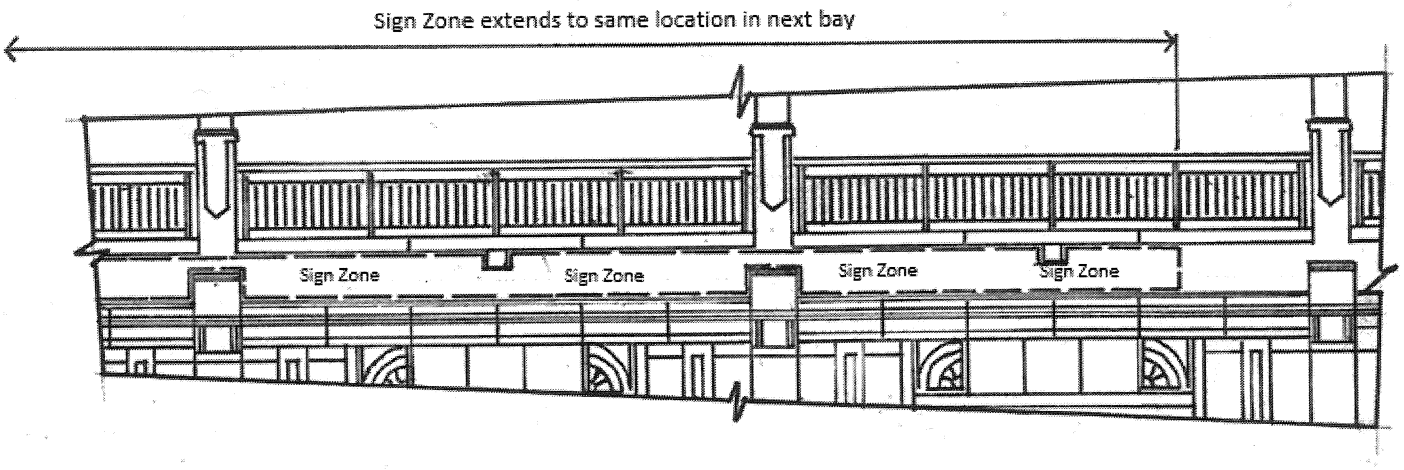
Sign Type 'C' – Tenant Identification Sign –Roof Mounted
West Elevation



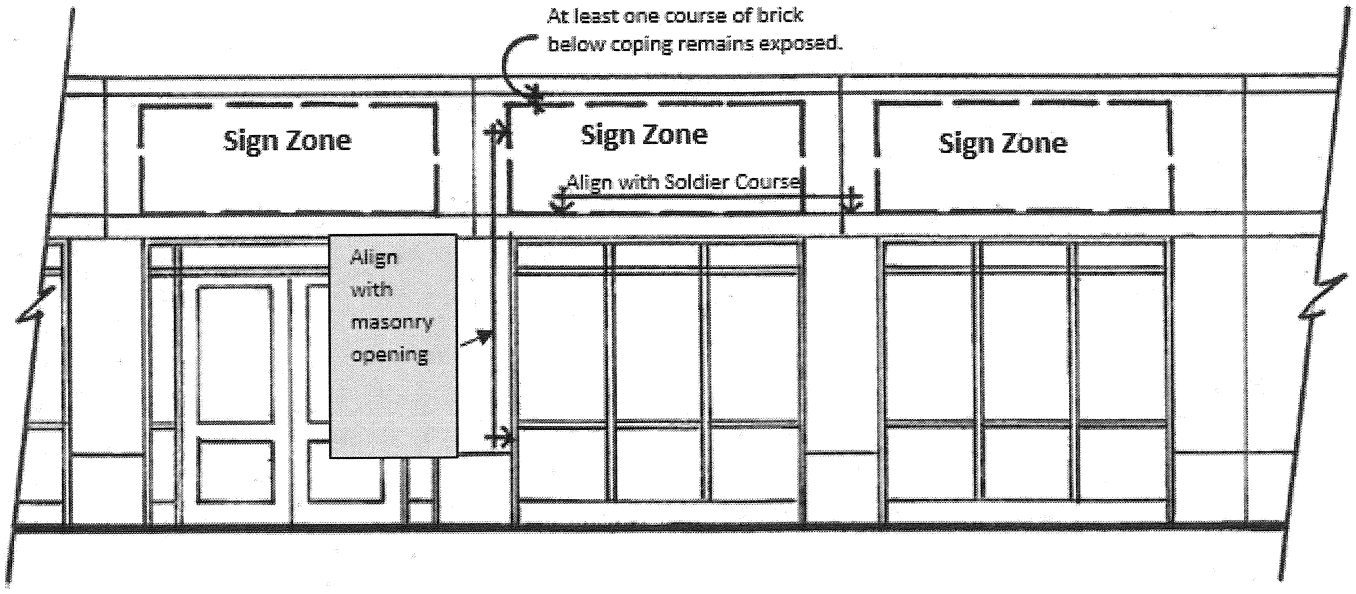
Sign Type 'D' – Pendant Sign
East Elevation



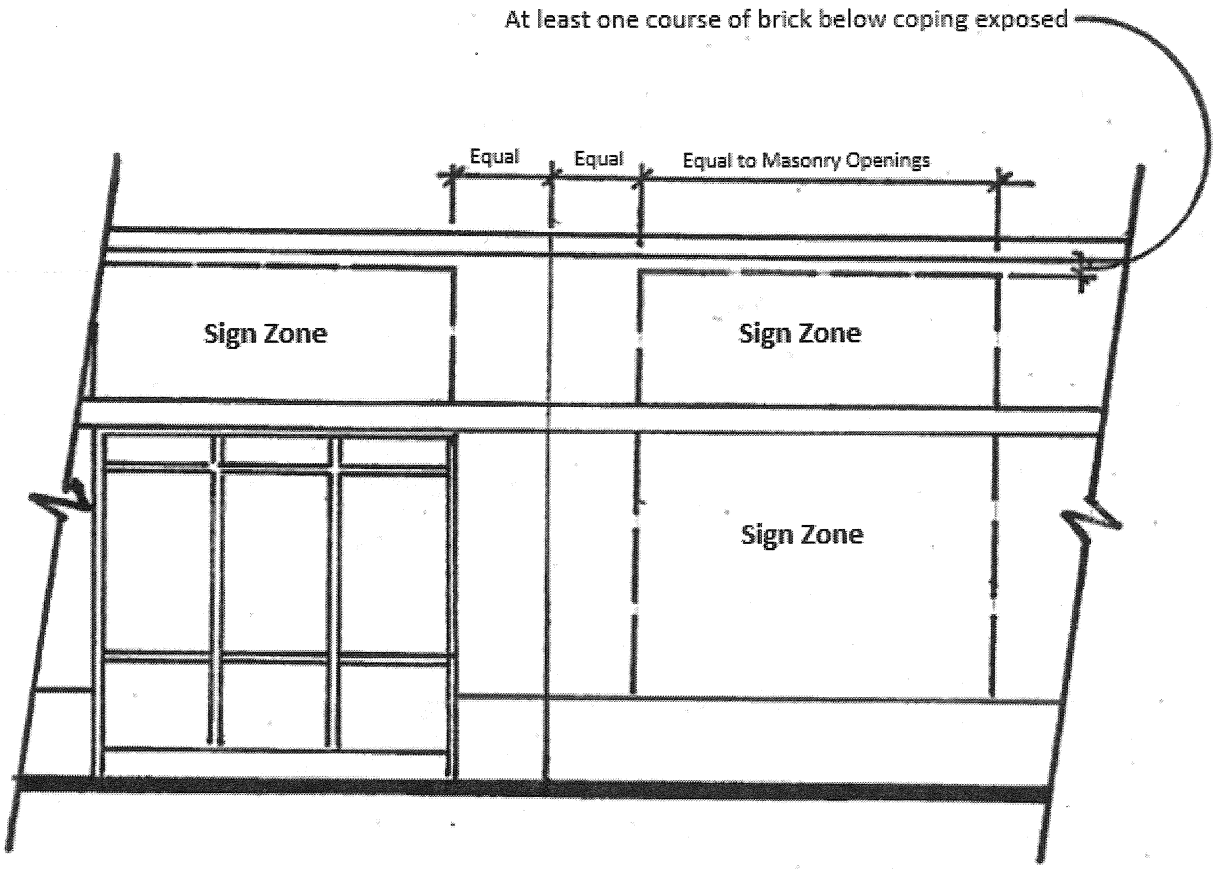
Sign Type 'E' – Tenant Identification Sign –Wall Mounted
West Elevation



Sign Type 'F' – Tenant Identification Sign- Wall Mounted Sign
East Elevation



Sign Type 'G' – Tenant Identification Sign- Wall Mounted Sign
North Elevation



Sign Type 'H' – Tenant Identification Sign- Wall Mounted Sign
North Elevation

Wiedrick, Jill

From: Penders, Ronald
Sent: Tuesday, April 05, 2016 8:37 AM
To: Wiedrick, Jill; Parrino, Marguerite V.; Lagonegro, Zina B.
Subject: Community response
Attachments: CPC Agenda 04-18-2016 REV 4-4-16.pdf

Good morning,

I attended a Charlotte Community meeting last night where both these cases were brought up;

4705 Lake Ave. We did have a few support it, and no one spoke up negatively. My office has had no negative reports on this location or objections to the extended hours.

1000 N. River St. No one spoke up to object to this, and several people explained what they knew about it. My office has no objections to this.

Thank you,

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

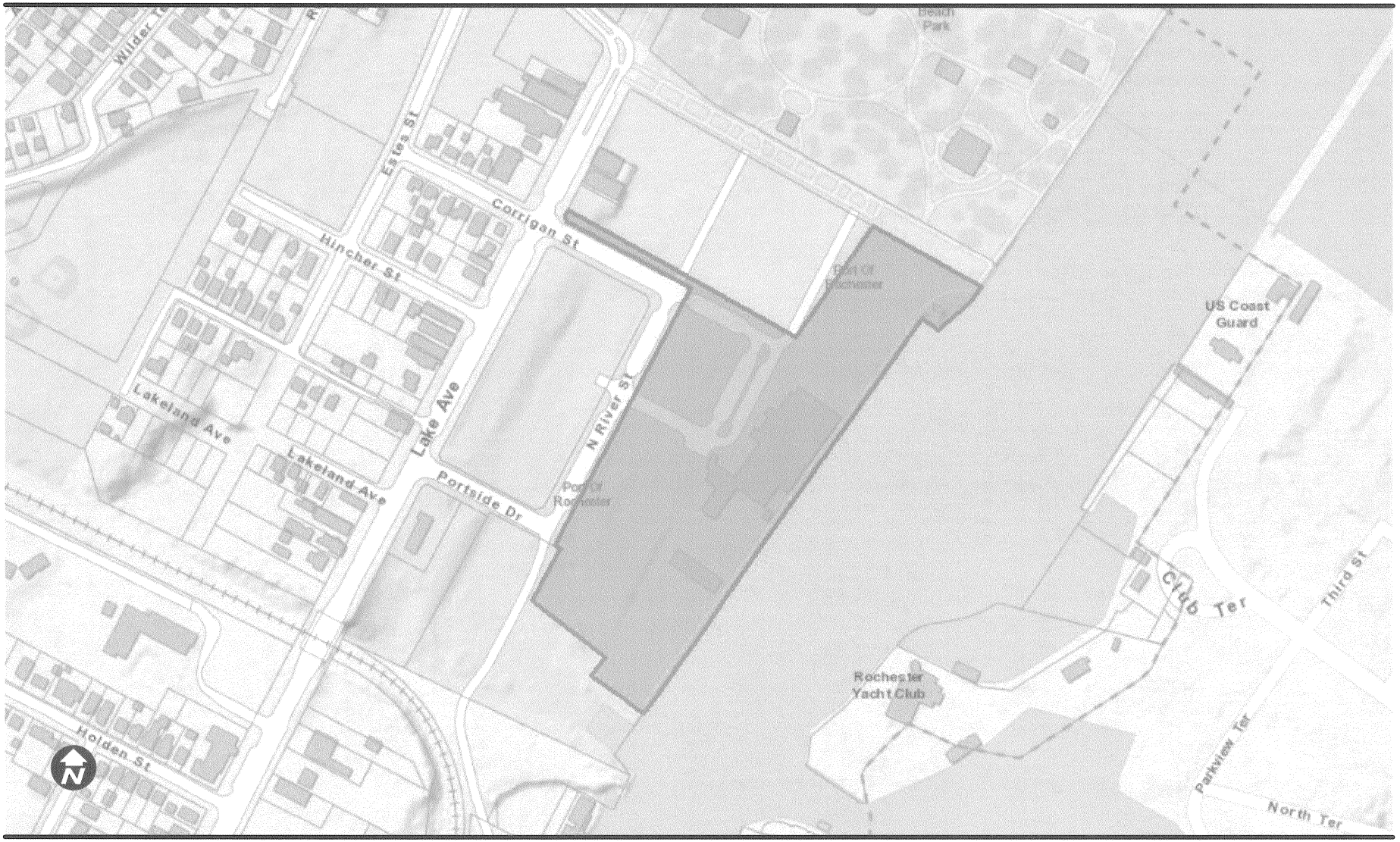
N River St
Rochester, New York
Street View - May 2012
Hide imagery
Back to Map
Satellite
North River Street, Rochester, Ne...
Add a photo
Google
Image capture: May 2012
© 2016 Google
Terms
Privacy
Report a problem

251.35 Feet | Area: 487979.28 Square Feet

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

City of Rochester, NY
Property Information
1000 north river
Search By: Address Owner SBL
SBL
Address
047.55-1-1.003
1000 North River St
R-1
O-S
M-D
H-V
Lake Ave
N River St
Lakeland Ave
Portside Dr
Corrigan St
Hunchen St
Port Of Rochester
US Coast Guard
Rochester Yacht Club
Club Ter
Parkview Ter
esri

1000 NORTH RIVER ST



April 6, 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