City of Rochester

Inter-Departmental Correspondence

Case #1
OMA-02-16-17

To: Zina Lagonegro, Director of Zoning

From: James R. McIntosh, P.E. JRM 8/5/16

Date: August 3, 2016

Subject: Official Map Amendment Application Transmittal
OMA Application # 16-08-103, 23 Pinnard Street
Cobbs Hill Drive Reconstruction/ Rehabilitation, PC 06109

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 October 18, 2016 meeting.

If you have any questions related to this application, please contact Frank Bonn at extension x8257.

James R. McIntosh, P.E.
City Engineer

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

JRM/fb

City of Rochester

Inter-Departmental Correspondence

To: Jill Wiedrick, Planning & Zoning

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

Date: August 3, 2016

Subject: OMA Application # 16-08-103, Cobbs Hill Drive Reconstruction/ Rehabilitation Dedication of Right-of-Way

Architecture and Engineering Services, Street Design Division requests a portion of the following parcel be acquired by permanent easement and dedicated as additional right-of-way for street improvement purposes as part of the Cobbs Hill Drive Reconstruction/ Rehabilitation project:

Address	Property Owner
23 Pinnard Street	City of Rochester

The Street Design Division requests the approval from the Planning Commission at their September 12, 2016 public hearing to proceed with submitting the Official Map Amendment to City Council for approval at their October 18, 2016 meeting.

AJG/lyr

xc: L. Nobles/DES/A&E; J. Quakenbush/Permits; W. VanDame/Permits; B. Curran/Law; file

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 #: **16-08-103**

Date Filed: **8/3/2016**

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) 23 Pinnard Street
2. Present official map designation: 23 Pinnard Street – City Owned Parcel, R1 Zoning District;
3. Proposed use of affected property or right of way: for street improvements: 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: City of Rochester (please see attached maps) or X City of Rochester
Address: City of Rochester, 30 Curch Street Zip Code 14614 Phone

6. Applicant: Frank Bonn, Engineer II/Street Design, City of Rochester
Address: City Hall, 30 Church St, Rm 300B Zip Code 14614 Phone 428-8257
Interest in property: Owner Lessee Holding Option
Other (explain): DES/A&E/Street Design, Additional ROW required for improvements to ADA accessible ramp, part of the Cobbs Hill Drive 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)

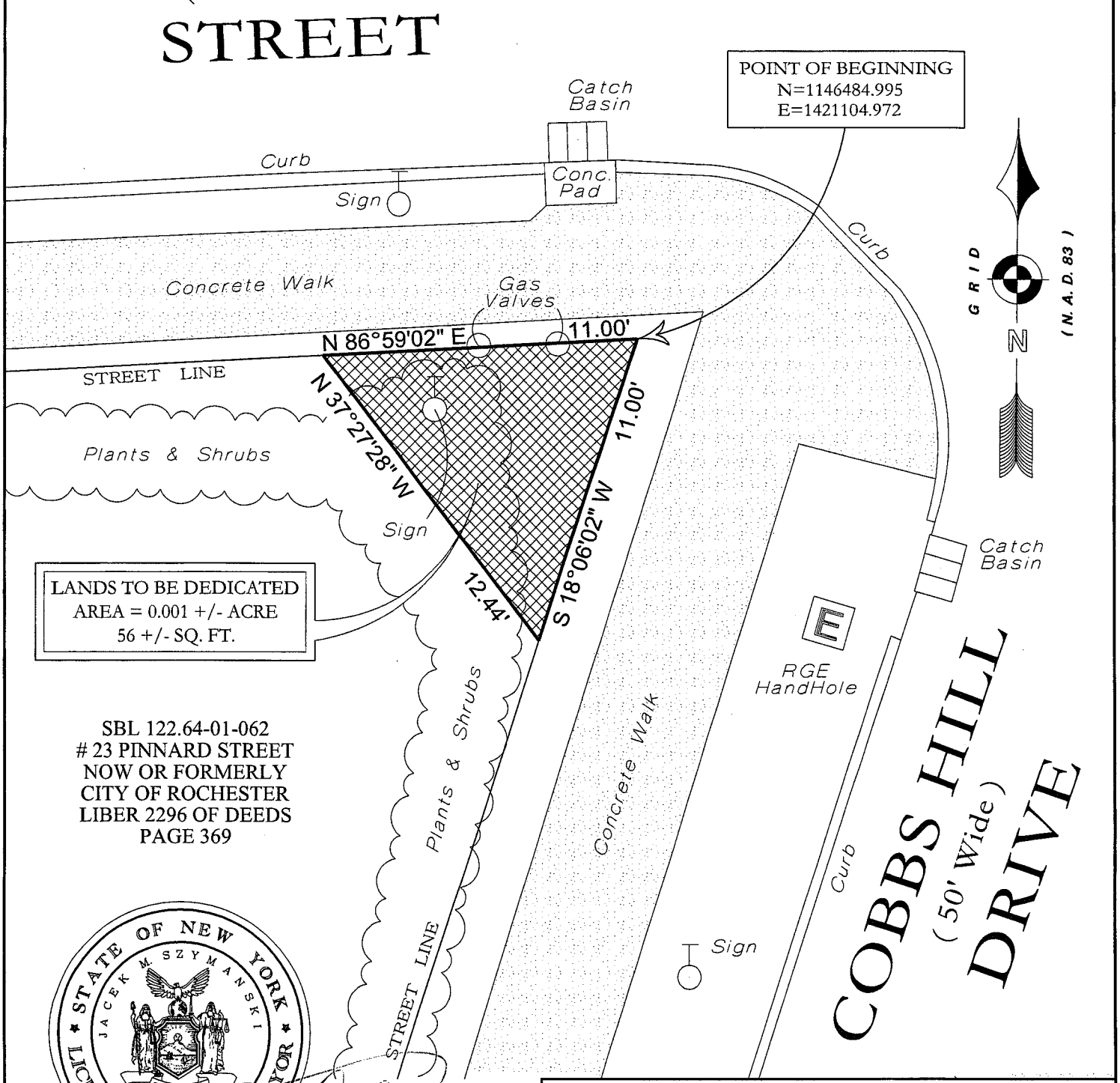
9. Other applications: what other applications relating to the Zoning Ordinance, Land Subdivision Regulations, or State Uniform Fire Prevention and Building Code or Chapter 104 of the City Code have been or will be filed?
N/A

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

Applicant: Date:
Owner: Date:

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 2005-031 (COBBS HILL DRIVE) IN CONJUNCTION WITH THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEBRUARY 6, 2006 AND FIELD EDITS ON JUNE 1 & 4, 2015.



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

6/9/2015

MAP OF LANDS TO BE DEDICATED FOR STREET PURPOSES

SOUTHWEST CORNER OF COBBS HILL DRIVE AND PINNARD STREET

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

SCALE: 1" = 5'	PROJECT NO. 2014-026	DATE: June 4, 2015

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

LEGAL DESCRIPTION OF LANDS

TO BE DEDICATED FOR STREET PURPOSES

PART OF 23 PINNARD STREET

PART OF T.A. #122.640-01-062

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 28, Township 13, Range 7, 2nd Division, and being more particularly bounded and described as follows: Beginning at the intersection of the westerly ROW line of Cobbs Hill Drive (50' ROW) and the southerly ROW line of Pinnard Street (32.65' ROW), said intersection being the Point or Place of Beginning; thence

1) S 18° 06' 02" W, along said ROW line of Cobbs Hill Drive, a distance of 11.00 feet to a point; thence
2) N 37° 27' 28" W, a distance of 12.44 feet to the said southerly ROW line of Pinnard Street; thence
3) N 86° 59' 02" E, along said ROW of Pinnard Street , a distance of 11.00 feet to the said westerly ROW line of Cobbs Hill Drive, being the Point or Place of Beginning.

Hereby intending to describe a parcel of land, containing 56.4 square feet, more or less, all as shown on a map entitled "Map Of Lands To Be Dedicated For Street Purposes – Southwest Corner of Cobbs Hill Drive and Pinnard Street", dated June 4, 2015, prepared by Jacek M. Szymanski, L.S., City Surveyor.

Being part of the same premises conveyed to the City of Rochester by a deed dated December 15, 1945 and filed in Liber 2296 of Deeds, Page 369.

June 4, 2015

G:\DIV\MAPS\DESC\DEDICAT\PINNARD23.DOC

STATE OF NEW YORK
JACEK M. SZYMANSKI
050014
LICENSED LAND SURVEYOR

6/9/2015

CITY PLANNING COMMISSION
STAFF REPORT
September 12, 2016

Zoning Map Amendment

Case #2: Staff Reviewer: Jill Wiedrick

File Number: M-05-16-17

Case Type: Zoning Map Amendment

Applicant: Nelson Leenhouts, Home Leasing

Address: 1307, 1311, 1313, 1317 and 1337 East Main Street and 48 Breck Street

Zoning District: R-2 Medium Density Residential District

Section of Code: 120-190C

Request: **To amend the Zoning Map by rezoning the properties at 1307, 1311, 1313 1317, 1337 East Main Street and 48 Breck Street from R-2 Medium Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing; an action requiring City Planning Commission recommendation to City Council.**

Analysis:
The applicant is proposing to rezone the above properties to facilitate the development of multi-family housing.

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

Please see the attached list of Permitted and Specially Permitted uses in the R-3 District.

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 1307-1337 East Main Street & 48 Breck Street

2. APPLICANT: Nelson Leenhouts COMPANY NAME: Home Leasing
   ADDRESS: 180 Clinton Sq. CITY: Rochester ZIP CODE: 14604
   PHONE: 585 262-6210 FAX: 585 232-3135
   E-MAIL ADDRESS: kimberlyru@homeleasing.net
   INTEREST IN PROPERTY: Owner ☑ Lessee ☐ Other ☑

3. PLAN PREPARER: Passero Associates - Jess D. Sudol, PE
   ADDRESS: 242 W. Main St. S100 CITY: Rochester ZIP CODE: 14614
   PHONE: 585-325-1000 FAX: 585-760-8580
   E-MAIL ADDRESS: jsudol@passero.com

4. ATTORNEY: Kimberly Russell - Home Leasing
   ADDRESS: 180 Clinton Square CITY: Rochester ZIP CODE: 14604
   PHONE: 585 270-5028 FAX: 585 232-3135

5. ZONING DISTRICT: R2

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

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 12-16 months

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

SIGNATURE: _____ DATE: _____

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: [signature] DATE: 8/12/16

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
CITY OF ROCHESTER		
PAUL SCUDERI		1307 E. Main St
OAK HILL CAPITAL PARTNERS LLC		
PETER HUNGERFORD		1311 E. Main St.
HOME LEASING, LLC		
NELSON B. HEENHOUTS	Nelson B Heenhouts	1313 E. Main St.
HILLSIDE CHILDREN'S CENTER		
PAUL PERROTTO, CFO	[illegible]	1317 E. Main St
HILLSIDE CHILDREN'S CENTER		
PAUL PERROTTO, CFO	[illegible]	1337 E. Main St.
HILLSIDE CHILDREN'S CENTER		
PAUL PERROTTO, CFO	[illegible]	48 BRECK ST

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

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CITY OF ROCHESTER		1307 E. Main St.
PAUL SCUDERI		
OAK HILL CAPITAL PARTNERS LLC		1311 E. Main St.
PETER HUNGERFORD		
HOME LEASING, LLC		1313 E. Main St.
NELSON B. LEENHOUTS		
HILLSIDE CHILDREN'S CENTER		1317 E. Main St.
PAUL PERROTO, CFO		
HILLSIDE CHILDREN'S CENTER		1337 E. Main St.
PAUL PERROTO, CFO		
HILLSIDE CHILDREN'S CENTER		48 BRECK ST.
PAUL PERROTO, CFO		

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 attached

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 attached

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

See attached

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

See attached.

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

The proposed Amendment conforms with the City's Comprehensive Plan, the Center City Corridor (C3) plan, the 2013 Four Step Planning Process and the June 2015 CDC Rochester East Main Street Corridor Revitalization Project. It also is consistent with the Connected Communities vision for revitalized EMMA and Beechwood neighborhoods.

Center City Corridor (C3)- a partnership created by Mayor Warren that leveraged the resources and expertise of local developers with available government funding and community knowledge. Nelson Leenhouts was asked by Mayor Lovely Warren to chair a steering committee to vision what could be done to revitalize East Main Street between Goodman and Culver. The Steering committee met over a dozen times and a subset worked with the Community Design Center on a plan entitled the "East Main Street Corridor Revitalization Project." Kyle Crandall from the Beechwood Neighborhood Coalition and Sister Dorothy Parham from the EMMA Neighborhood & Business Association were both active on the Steering Committee. A full list of participants is included in the Revitalization plan provided. The guiding principle was to "Create a unique and memorable greenway gateway that celebrates the connectivity of the EMMA and Beechwood neighborhoods." The City has secured funding for the reconstruction of East Main and has submitted a CFA for additional funds to add a cycle track, tree lawn and other attractive enhancements. Another principle was to "encourage uplifting and appropriate economic and property development." This proposal substantially improves the streetscape along the southern side of East Main and infuses a project investment of nearly $17 million into the city. *A copy of the plan is included with this submission.*

Four Step Planning Process – a community charrette prepared by Ingalls Planning & Design and sponsored by the City's office of Neighborhood & Business Development. The charrette involved approximately 60 people, was held on August 7, 2012 and included key neighborhood stakeholders including members of EMMA, the Beechwood Neighborhood Coalition, RGRTA and city staffers, Matt McCarthy- Economic Development Specialist from the City of Rochester and Nancy Johns-Price, the Southeast Quadrant Neighborhood Service Center Administrator. Attendees articulated a vision where East Main "was beautiful from one end to the next", "was alive with pedestrians, not just cars", included "places to gather and public space" and was "renovated, nice drive-nice flow." The proposed community will add approximately 100 new residents of every age to support future retail establishments, attend local schools and have "eyes on the street." The community room, a one story addition fronting on Breck Street, the playground and outside gathering spaces will all be available for resident and neighborhood use. The townhome facades are designed to echo the character of the period homes along East Main, replacing an abandoned and boarded up home and an adjacent investor owned property in poor repair with new, attractive construction.

Connected Communities – Connected Communities, Inc. is a newly formed not-for-profit 501(c)(3) corporation with a mission "to break the cycle of poverty and revitalize the EMMA and Beechwood neighborhoods." Its vision is that "EMMA and Beechwood are thriving neighborhoods with educational excellence, affordable housing, community wellness and increased economic opportunity for all." Connected Communities is working towards becoming the first Purpose Built Community in New York State. The Purpose Built Model has identified key elements that support breaking the cycle of poverty and neighborhood revitalization. One of these key elements ensures that there is an adequate supply of

permanent affordable housing to income eligible residents. This 72 unit development provides safe, affordable housing to many in need, including 16 units reserved for the developmentally disabled in an integrated setting. The projected $17 million project cost will provide construction jobs and when built, 2 full time employees – a community manager and full time maintenance manager.

City's Comprehensive Plan: Renaissance 2010. This proposal is consistent with the Healthy Urban Neighborhoods component of the City's Comprehensive Plan.

> (1) Policy: It is the policy of our City to support unique, vital, interconnected urban neighborhoods which provide a variety of housing choice, accessible goods and services in a village-like setting, pedestrian-friendly environments, appropriate transit and parking facilities and access to park, recreation, environmental and cultural amenities.
>
> (2) Goals: (a)
>
> Create appropriate and affordable housing choices/opportunities for all citizens through a housing system that promotes and supports new construction and rehabilitation, is responsive to market opportunities and encourages owner occupancy and affordable units for all incomes.

The proposed community helps connect EMMA and Beechwood residents to each other and to community services. This location provides ready access to multi-modal transportation, education and support services. While apartment living is not for all, it works for a variety of people seeking one level living, an opportunity to stabilize their finances and the conveniences of amenities such as on-site laundry, computer and fitness centers, community gathering spaces and all-inclusive rent. This development leverages available state and federal funding to build and maintain affordable units for a minimum of 30 years.

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 present zoning in the EMMA neighborhood and properties in Beechwood along the northern side of East Main include the following (see attached zoning map):

> C-2 along the north and south sides of East Main from Goodman to Laura Street on the north and Palmer Street on the south. This area includes the Hungerford Building – a work/live space that is currently economically viable, Greenovations, Tire Trax, Fedder Industrial Park – a "maker space", also commercially successful and others.
>
> M-1 from Goodman to Atlantic including the railway bed. This area includes the former French's Mustard Factory – 300,000 of warehouse and office space and Hillside's Service Solutions headquarters and warehouse space. Hillside employs approximately 300 people in EMMA.
>
> R-2 On the block bounded by Palmer and Mustard streets on the west and east and Breck on the south, there are several current non-conforming commercial uses including the King City Food Mart , Sofia's Collision, Hillside's Cotter Building (part of the project) and Morgan School of Driving.

R-1 for the interior of Beechwood with the intention being to concentrate multi-family use along the major corridors: East Main, Culver, Webster and Goodman.

The proposed R-3 zoning for these parcels is an appropriate designation, as this area is in an area that is already mixed use – much of it currently non-conforming, including Hillside's Cotter Building where 69 employees currently work there, coming and going throughout the day, the nearby Sofia's Collision Repair shop and the Morgan School of Driving. The R-3 designation would complement the adjacent existing residential uses while allowing alternative residential housing opportunities that are currently not met in the neighborhood and provide a transitional zoning classification to connect the various parts of the neighborhood.

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

Use of the property for multi-family residential apartments, a small take-out café operated by Hillside, and approximately 2500 square feet of commercial space is a suitable use for the property as it provides ready access to transportation by bus, bike, automobile or foot; the community center on Breck Street is centrally located and available for use by EMMA residents; it permits the current non-conforming use of Hillside's Cotter Building and creates "eyes on the street" along East Main Street, a key corridor slated for major streetscape improvements in the next few years.

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

There are existing adequate services and utilities in place to service the proposed buildings. The project will include new stormwater management and utility connections. A new parking lot is centrally located in the project design to adequately serve the proposed use while remaining out of the view of East Main Street. There will also be significant green spaces, attractive landscaping and a playground transforming the existing parking lot into more attractive space.

Detailed Project Description:

72 unit mixed income, affordable apartment community including neighborhood community center, playground, computer lab, fitness and outdoor gathering spaces. Hillside's current "Cotter" building will be transformed into a mixed use building with 3, 2-bedroom and 23 1-bedroom units, a take out café of approximately 1000 square feet and approximately 2500 square feet of commercial space to be rented for Hillside's counseling services. This building will also house the community's offices, resident storage and an elevator.

A 22 unit addition will be added to the Cotter Building consisting of 3 2-bedroom units and 19 1- bedroom units.

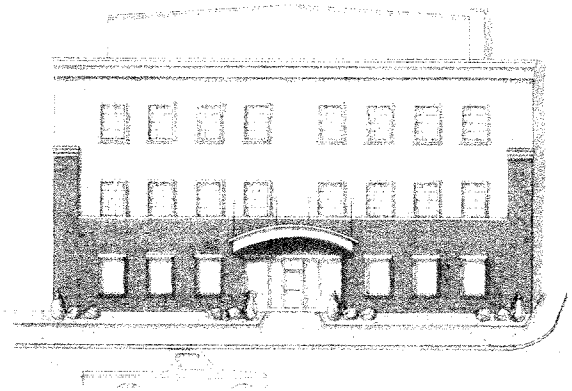
2 additional 10 unit townhome style buildings with 1 located on East Main and the 2nd on Breck Street will include a total of 4 1-bedroom and 16 2-bedroom units.

4 3-bedroom townhomes will also be located on East Main in one building.

The design echoes residential homes along East Main.

16 of the units will be reserved for the developmentally disabled.

8 of the units will be fully accessible and 48 units will be adaptable.



East Main Street

UNIT SIZE	ORIGINAL UNIT MIX	UPDATED UNIT MIX	MONTHLY RENT INCLUDING ALL UTILITIES
1-BR Apartment	57	42	$520—$775
1-BR Townhome	0	4	$660
2-BR Apartment	16	6	$625
2-BR Townhome	0	16	$790—$925
3-BR Apartment	3	0	n/a
3-BR Townhome	0	4	$900
Total	**76**	**72**	

AMENITIES

- On-site Laundry
- Fitness Center
- Outdoor Playground & Green Space
- On-site Management & 24/7 Emergency Maintenance
- Secure Building Access
- Community Room Available to Neighborhood & Residents for Events
- Off-street Parking for 60 cars
- Computer Center
- Washer and Dryer Hookups in Townhomes

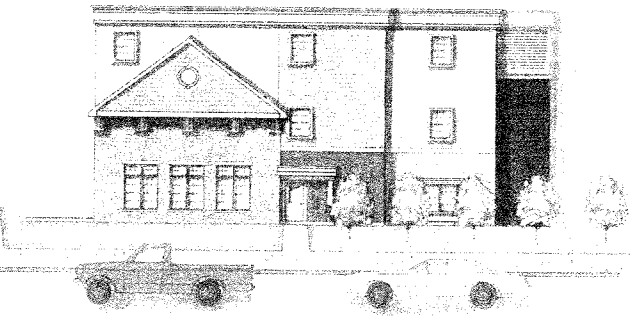
The East Main Housing Project

Proposed Change of Plans

HOME LEASING

Hillside

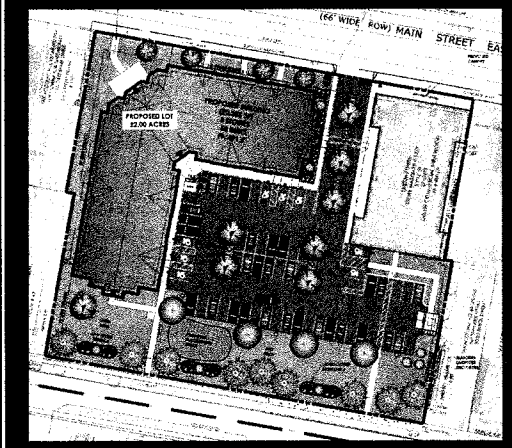
Family of Agencies



Breck Street

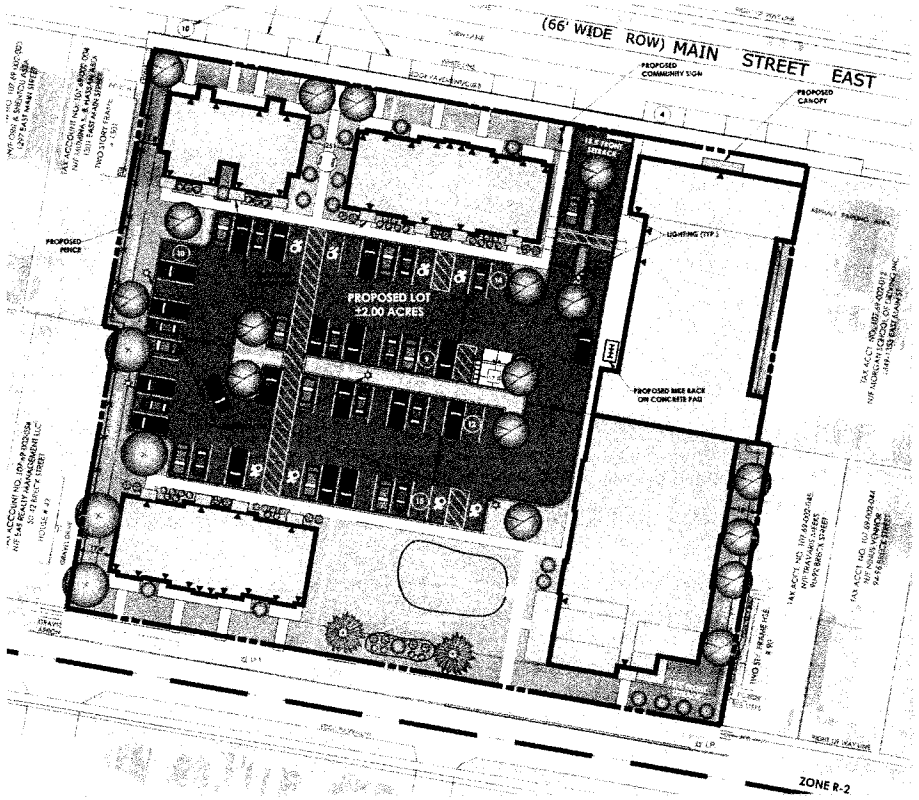
The East Main Housing Project: Proposed Change of Plans

ORIGINAL



- Large L-shape building with 50 apartments.
- Included:
  - 3 three-bedroom apartments
  - 16 two-bedroom apartments
  - 57 one-bedroom apartments
- Community Center at northwest corner on East Main

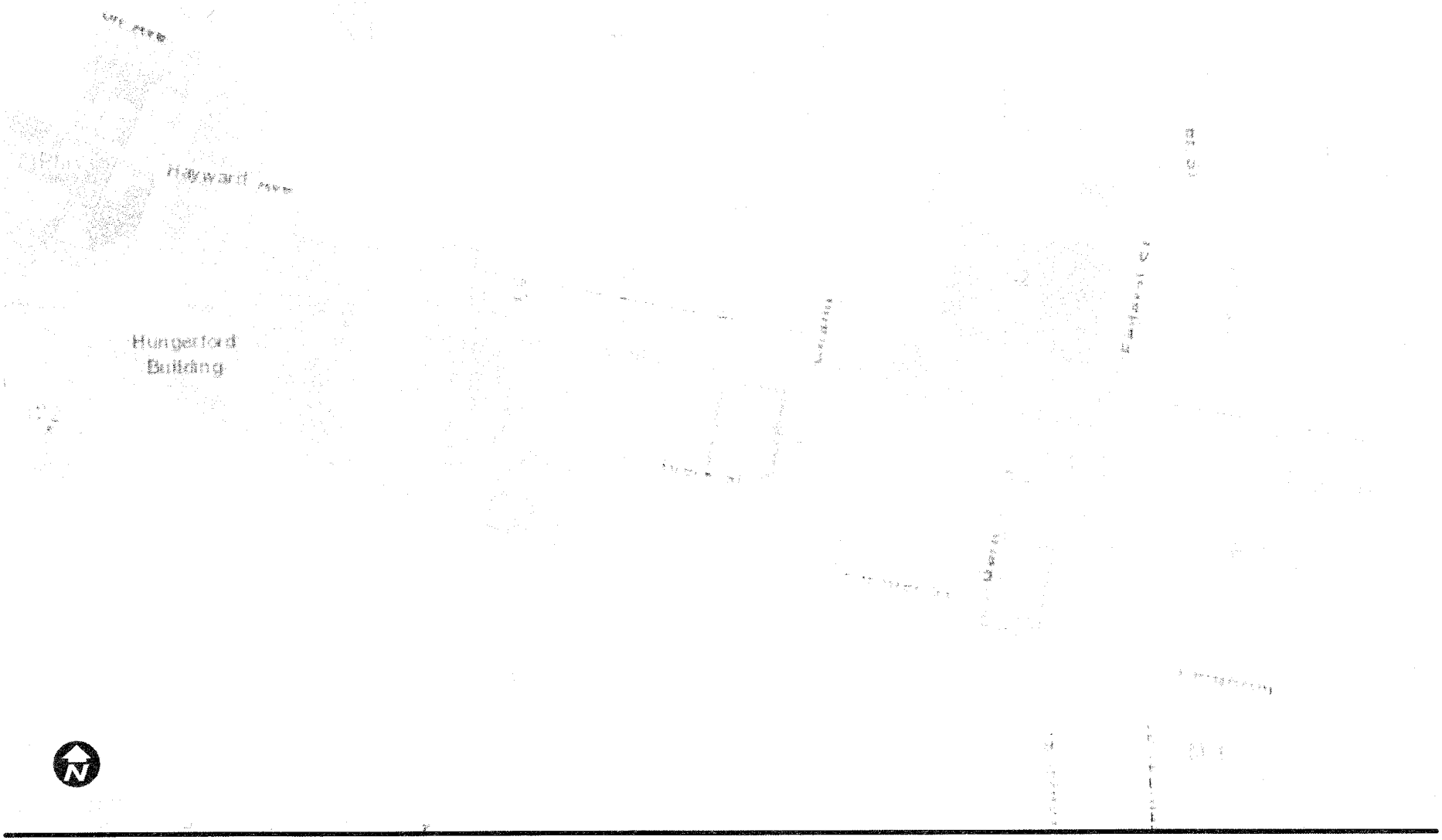
UPDATED



- Original 50 unit building divided into 4 separate, smaller buildings.
- 22 unit addition to the rear of the existing Hillside building.
- Two 10-unit, 3 story townhome buildings—one on East Main and one on Breck Street.
- One 4-unit, 2 story townhome building on northwest corner on East Main.
- Design echoes residential homes along East Main.
- Sidewalks from East Main, Breck Street, and parking lot lead to townhomes.
- 1 story Community Center fronting on Breck Street adjacent to the neighborhood playground, resident laundry and exercise room.

In early 2014 Home Leasing was asked by the City to work with community leaders to help create a plan to revitalize East Main Street between Goodman and Culver. After a meeting with Sister Dorothy Parham and then Neighborhood Business Development Commissioner, Del Smith, a Steering Committee was formed that included neighborhood leaders, area business owners, Hillside and other stakeholders. The group reviewed the 4 Step Planning Process, a report completed by the City of Rochester, and assessed the area's challenges and opportunities. Home Leasing researched locations and potential funding for commercial and mixed use development along this key, long neglected, city corridor. However, it became clear that for initial development to occur, government subsidies would be required. Various options were considered. State Funding to build new multi-family housing was available that required a competitive submission to both the City of Rochester and State of NY. A market study confirmed the great need for quality, mixed income housing in this area. After many months of review at the city and state, funding was awarded sufficient to build this $17 million project. This housing development can be a catalyst that will spur additional investment on East Main Street.

1337 E MAIN ST



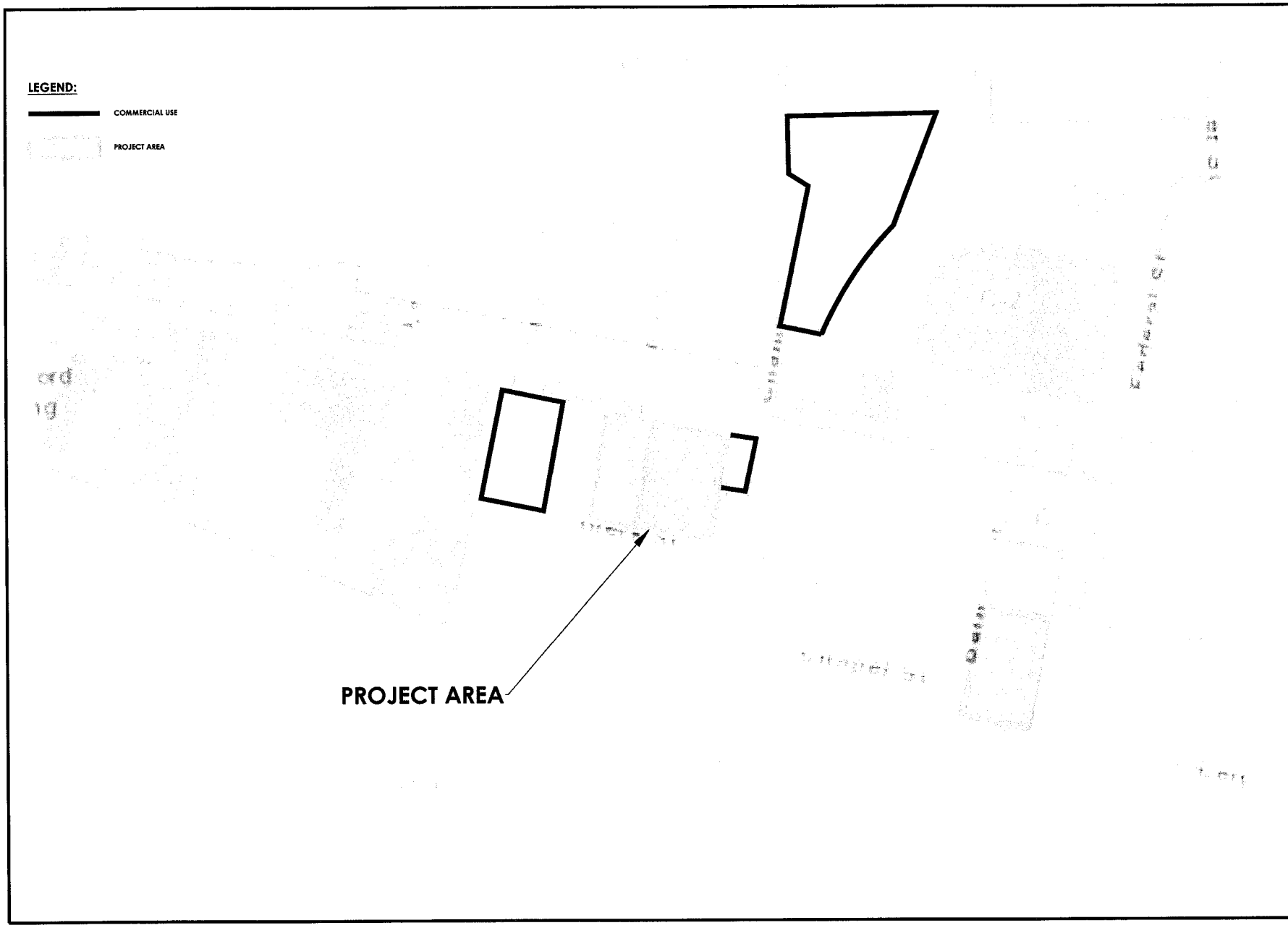
August 16, 2016

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



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Engineering • Architecture
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City of Rochester
LOCATION SKETCH
NTS

Client:
HOME LEASING
180 CLINTON SQUARE
ROCHESTER, NY, 14604

PASSERO ASSOCIATES
240 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1411

Principal-in-Charge: John F. Caruso, P.E.
Project Manager: Jess D. Sudol, P.E.
Designed by: Matthew Moore

STATE OF NEW YORK
JOHN F. CARUSO
LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	4/18/16	JS	PER CITY COMMENTS
2	6/20/16	MM	REVISED SITE PLAN
3	6/28/16	MM	REVISED SITE PLAN
4	7/12/16	MM	REVISED SITE PLAN
5	8/10/16	MM	REVISED SITE PLAN

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

ZONING MAP

1337 EAST MAIN STREET
COMMUNITY @
EAST MAIN

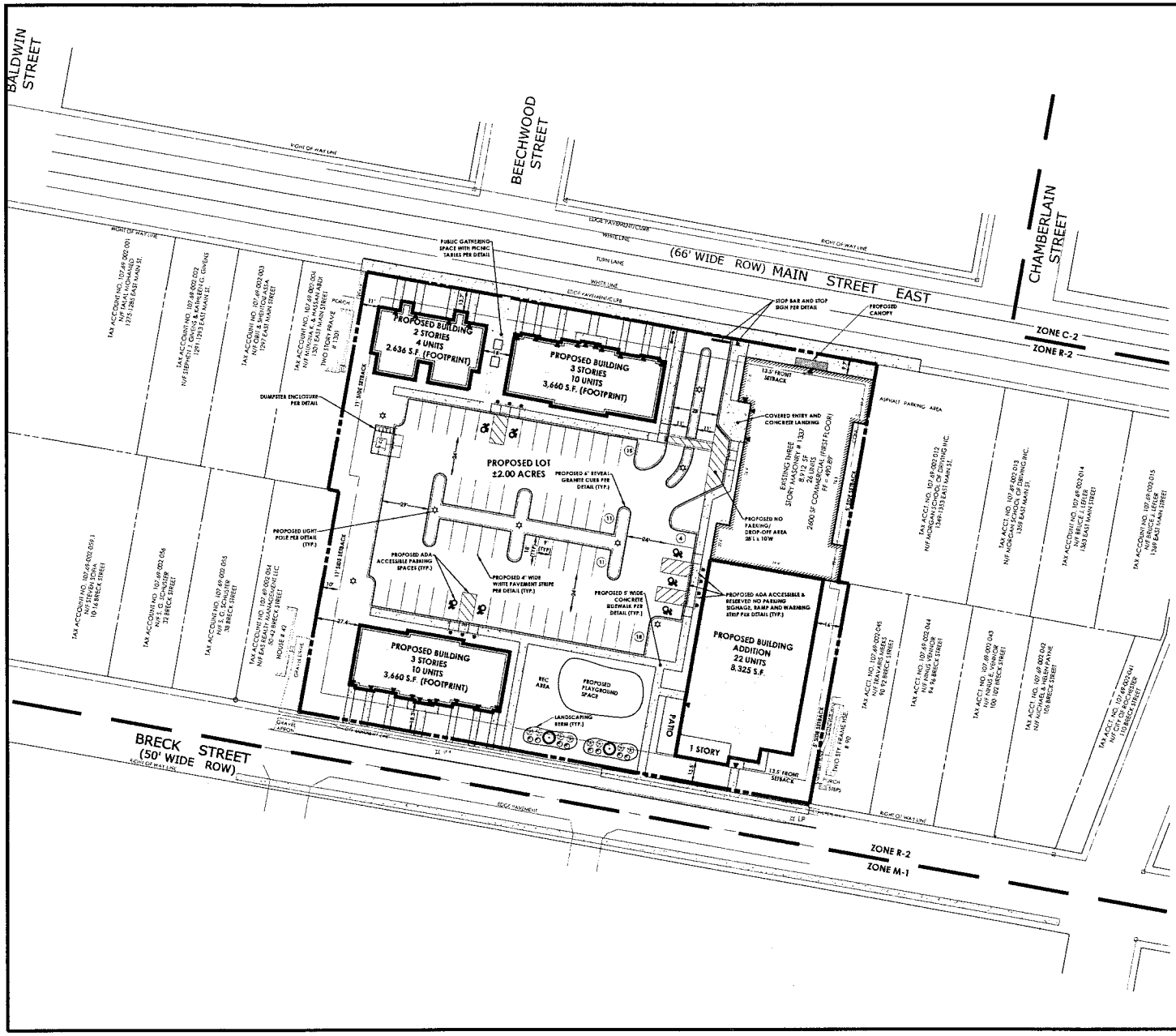
Town/City: ROCHESTER
County: MONROE
State: New York

Project No.: 20152089.0001

Drawing No.: Z 101
Sheet No.: 1

Scale: NTS

Date: JUNE 2016



HORIZONTAL SCALE

30 0 15 30 40

SCALE: 1"=30'

LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- SETBACK
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP W/ DETECTABLE WARNING STRIP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- PROPOSED LIGHT POLE

SITE DATA

1. TAX ACCOUNT NUMBER: 107.690-0002-011.0010000 & 107.690-0002-005.0000000 & 107.690-0002-006.0020000 & 107.690-0002-006.0030000 & 107.690-0002-007.0010000 & 107.690-0002-063.0010000
2. PARCEL ADDRESS: 1337 E. Main St., Rochester, NY
3. TOTAL PARCEL AREA: 2.01 ACRES OR 87,520 S.F.
   TOTAL LOT R-3 AREA: 2.01 ACRES OR 87,520 S.F.
4. EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)
   PROPOSED ZONING: R-3
5. EXISTING USE: SINGLE FAMILY & OFFICE
   PROPOSED USE: MULTI-FAMILY & RETAIL
6. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.
7. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
8. PUBLIC WATER WILL BE PROVIDED BY THE ROCHESTER WATER BUREAU.
9. ELECTRIC & GAS SERVICE WILL BE SUPPLIED BY RG&E.
10. SANITARY SEWER WILL BE PROVIDED BY THE CITY OF ROCHESTER.
11. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE.
12. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF CITY OF ROCHESTER.

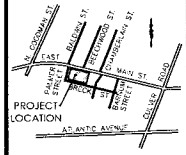
ZONING ANALYSIS R-3

	REQUIRED	PROPOSED
REQUIRED FRONTAGE	N/A	320.00'
MAXIMUM BUILDING HEIGHT	2 TIMES WIDTH OF LOT FRONTAGE	33.5'
MINIMUM FRONT YARD SETBACK	AVERAGE OF ADJACENT FRONT YARDS (13.5')	13.5'
MINIMUM SIDE YARD SETBACK	⅓ BUILDING HEIGHT (11')	11'
REAR YARD SETBACK	20' OR EXISTING SETBACK	N/A
MAX BUILDING COVERAGE	50%	51.1% (27,193 SF)
OPEN AREA REQUIREMENT (GREEN SPACE)	30% OPEN AND UNUSED	30%
MINIMUM PARKING STALLS	REQUIRED PARKING DEMAND ANALYSIS	59 SPACES
MINIMUM STALL SIZE	9'X18'	9'X18'
DENSITY	(48) 1BR STUDIO/ONE * 1,000 = 48,000 (6) 3 BEDROOM * 1,600 = 9,600 TOTAL = 79,200	87,120 SF

PASSERO ASSOCIATES

Engineering • Architecture

www.passeroa.com



City of Rochester

LOCATION SKETCH

N.T.S.

Client

HOME LEASING
180 CLINTON SQUARE
ROCHESTER, NY, 14604

PASSERO ASSOCIATES

Principal-in-Charge: John F. Caruso, P.E.
Project Manager: Jesse D. Sudol, P.E.
Designed by: Matthew Moore

STATE OF NEW YORK · JOHN F. CARUSO · LICENSED PROFESSIONAL ENGINEER

Revisions

No.	Date	By	Description
1	4/18/16	JS	PER CITY COMMENTS
2	6/20/16	MM	REVISED SITE PLAN
3	8/25/16	MM	REVISED SITE PLAN
4	7/12/16	MM	REVISED SITE PLAN
5	8/10/16	MM	REVISED SITE PLAN

SITE PLAN

1337 EAST MAIN STREET
COMMUNITY @ EAST MAIN

Town/City: ROCHESTER
County: MONROE
State: NEW YORK

Project No.: 20152089.0001

Drawing No.: C 102
Sheet No.: 3

Scale: 1" = 30'

Date: JUNE 2016

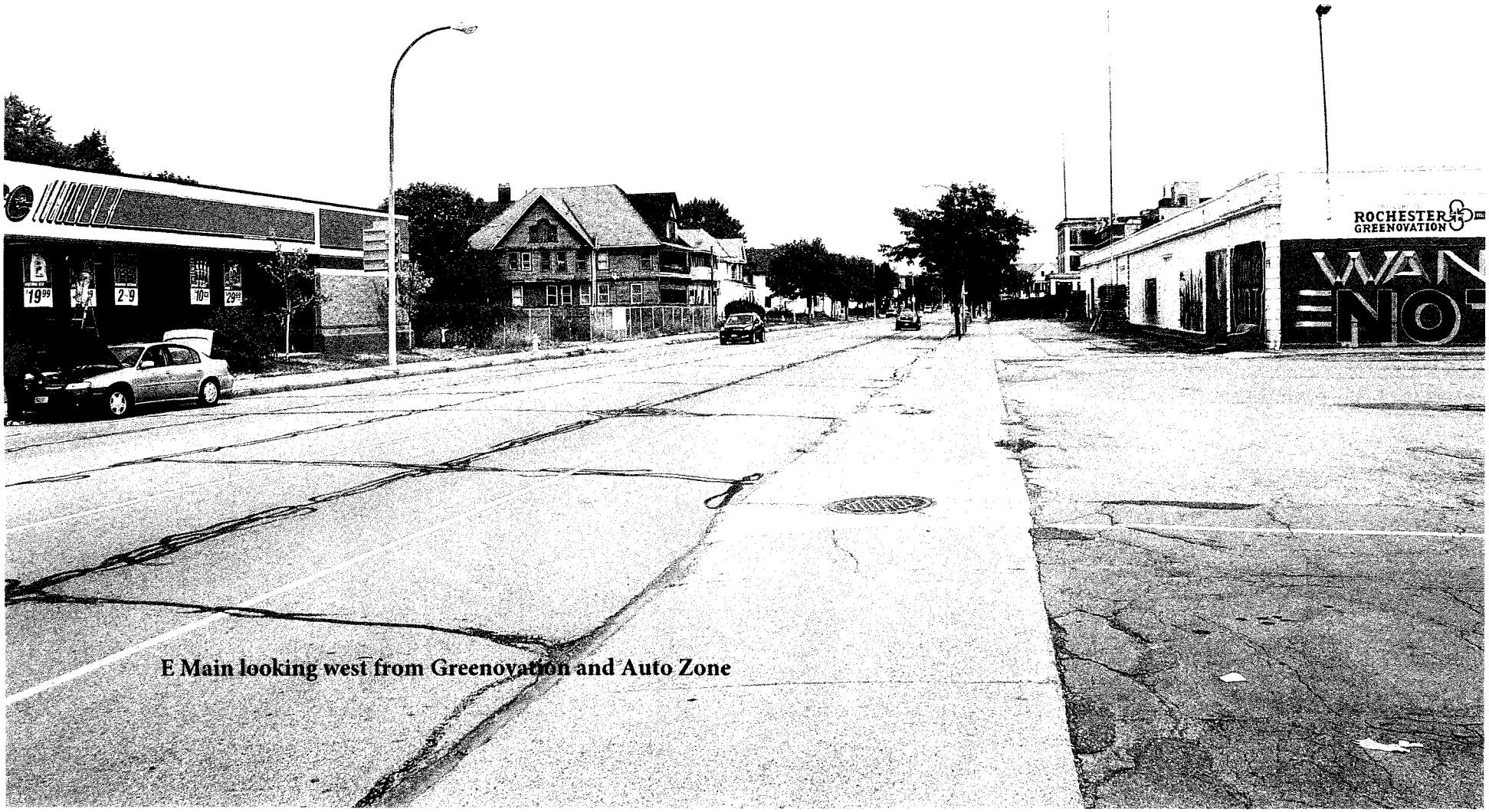
1137 E. Main - BerNational- backs up to RR and Hungerford building

1291 E. Main for sale looking west view
- King Market, Beechnut, Tire Trax

1293 and 1297 East Main west of site

Beechnut building - west of site

Blue house will be adjacent to northwestern boundary; house to east to be demolished

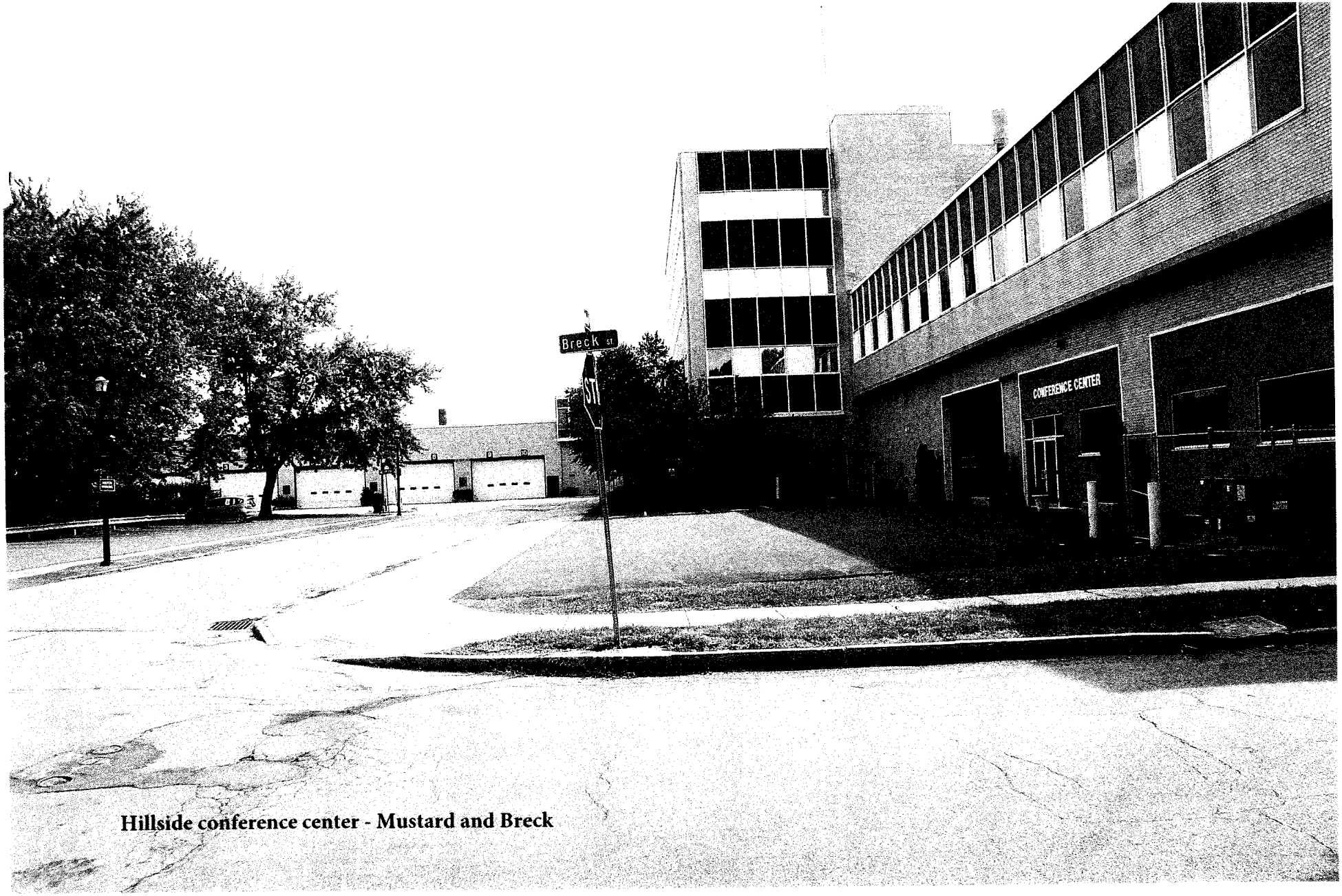


E Main looking west from Greenovation and Auto Zone

E. Main - east of Palmer

E. Main looking west-
Hungerford, Happy Feet, BB
Armory

Renovations looking west - south side E. Main



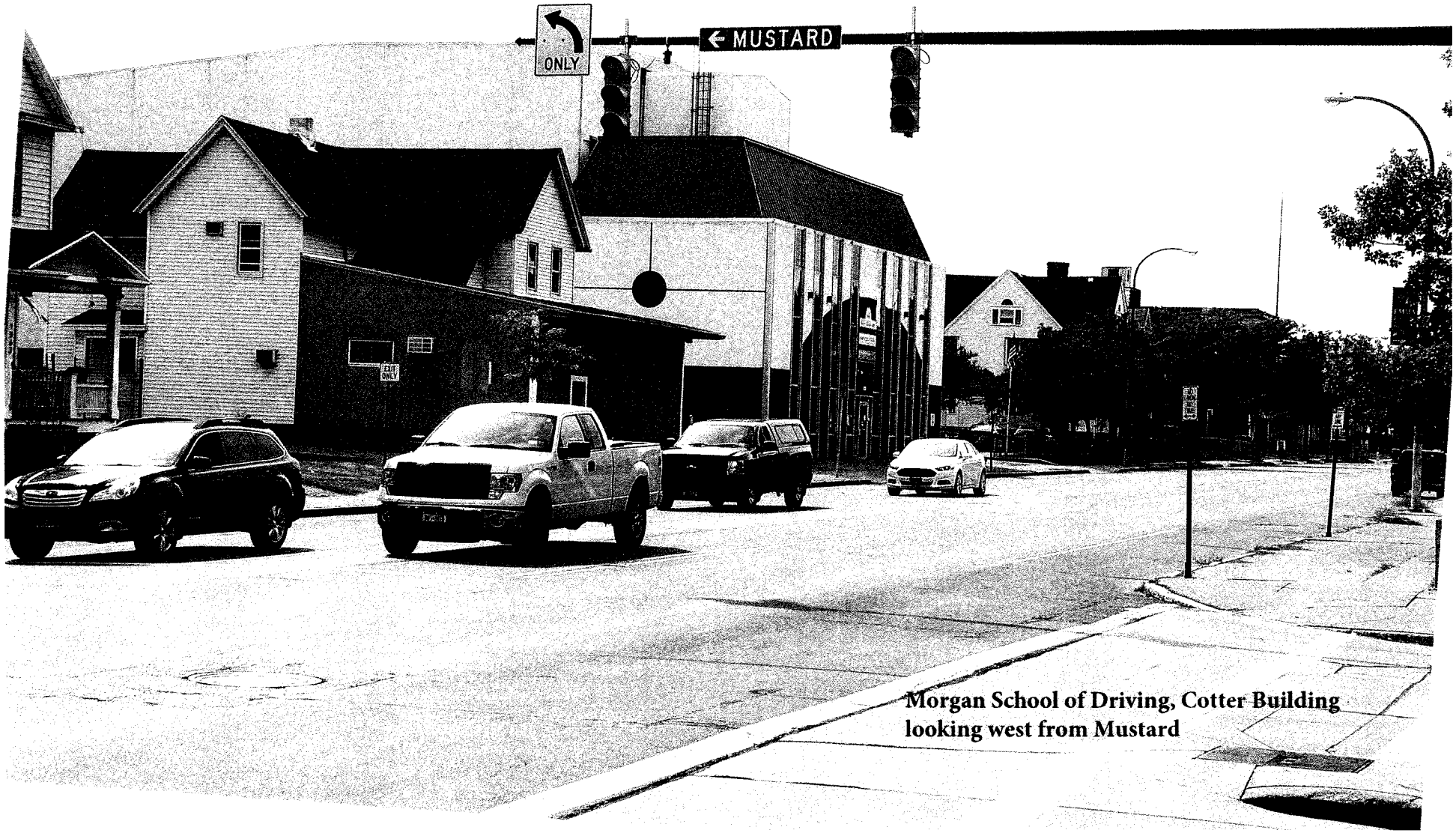
Hillside conference center - Mustard and Breck

Hillside's Conference Center - Breck street immediately south of site

Houses directly across the street from site

Houses on northern side of Breck between Sofia's Collision and Site

Looking east toward site



Morgan School of Driving, Cotter Building looking west from Mustard

Palmer & Breck - Sofia's and Fedder Building

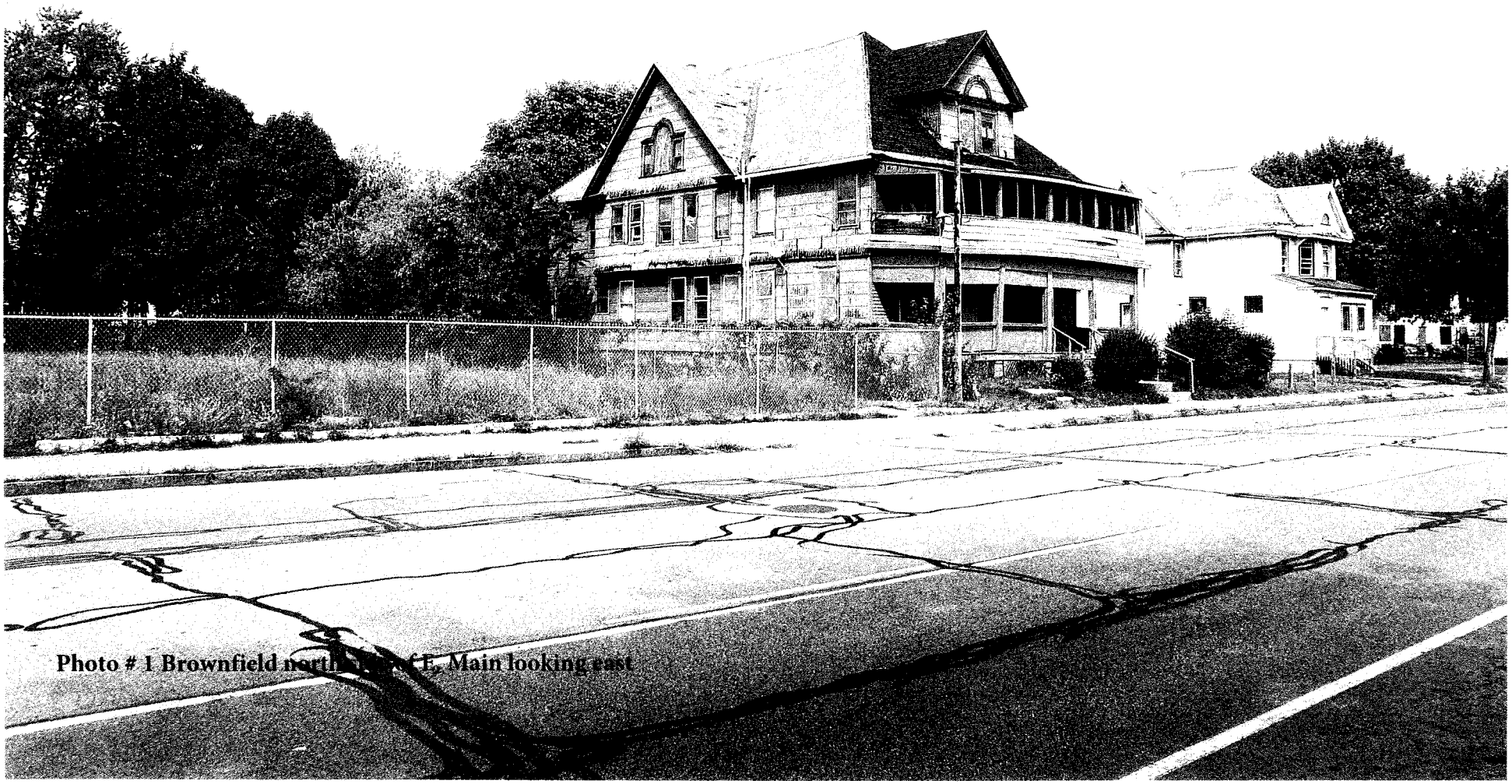


Photo # 1 Brownfield northside of E. Main looking east

Photo # 1 Fedder Building - immediately west of Palmer and Breck

Photo # 2 Brownfield north side of E. Main looking east

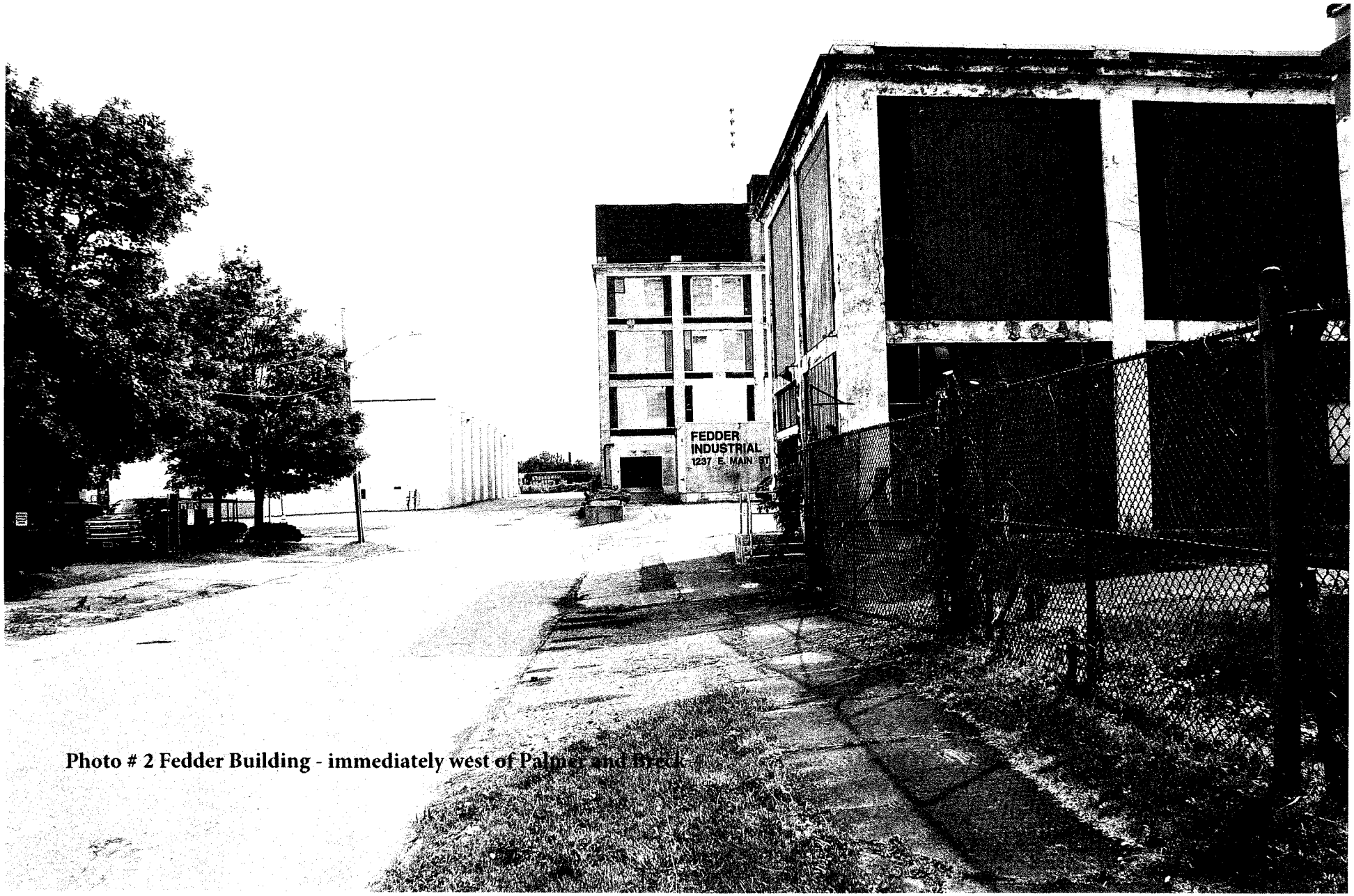


Photo # 2 Fedder Building - immediately west of Palmer and Breck

Photo #1 East Main west towards Goodman

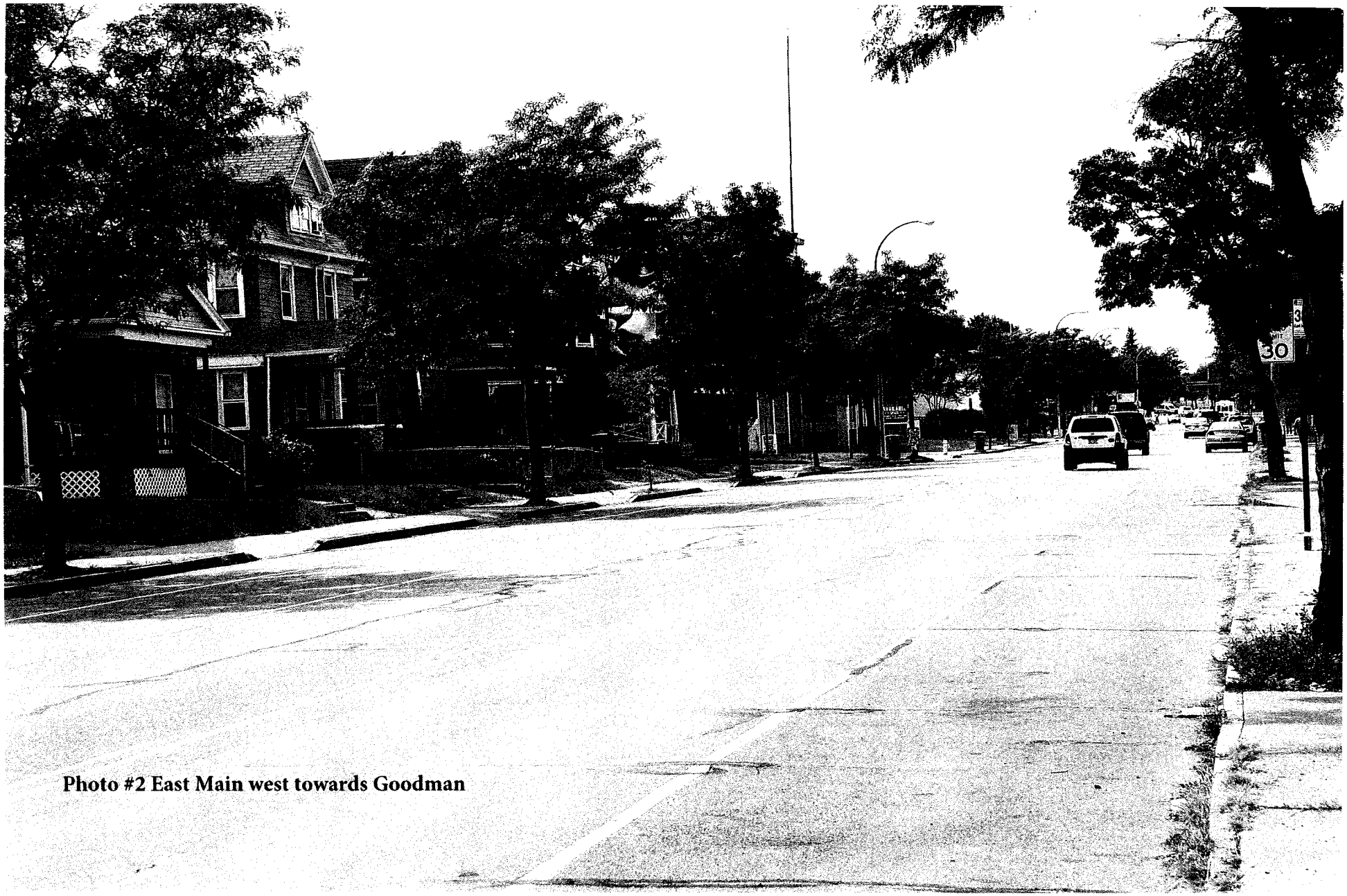
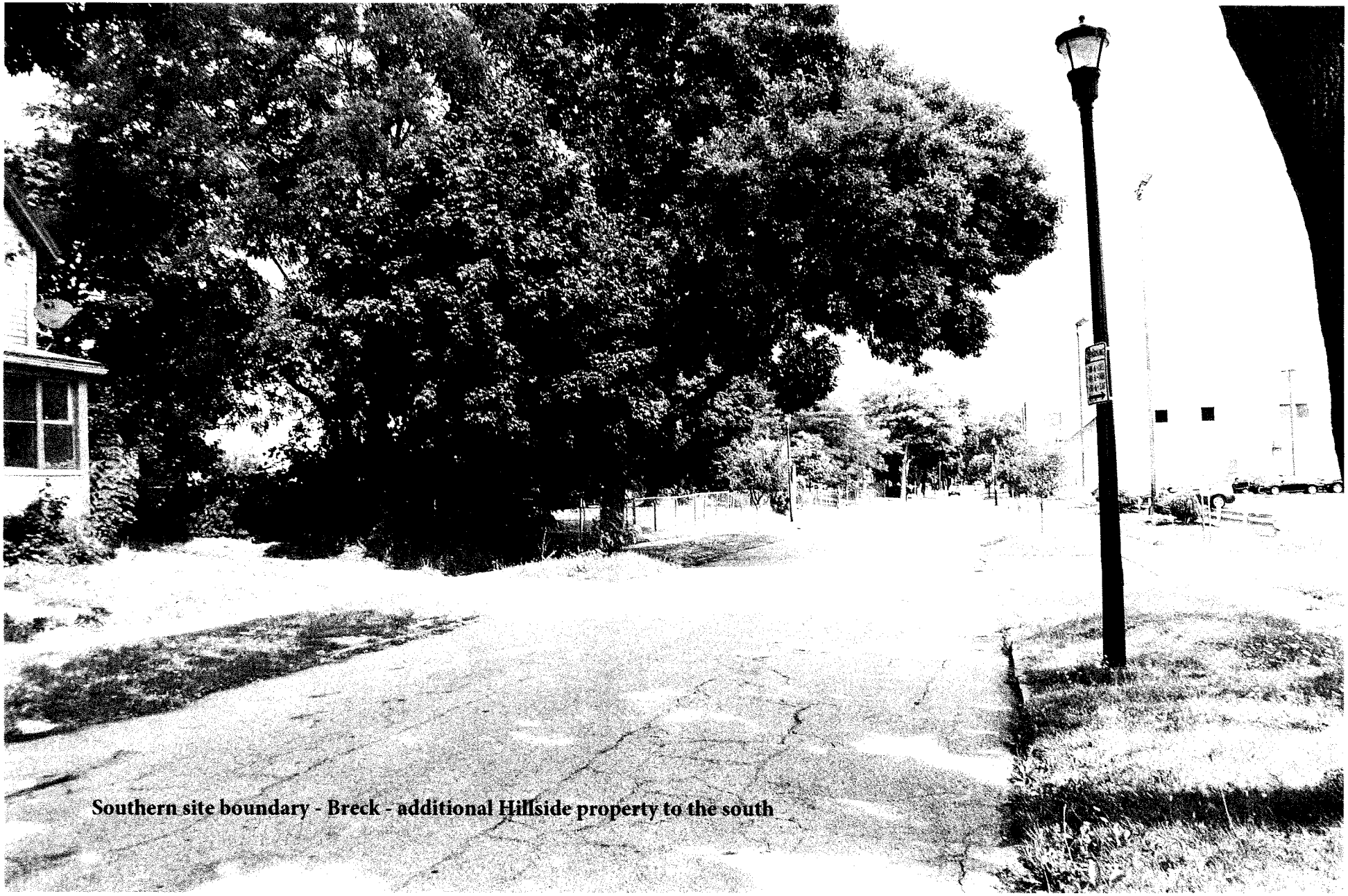


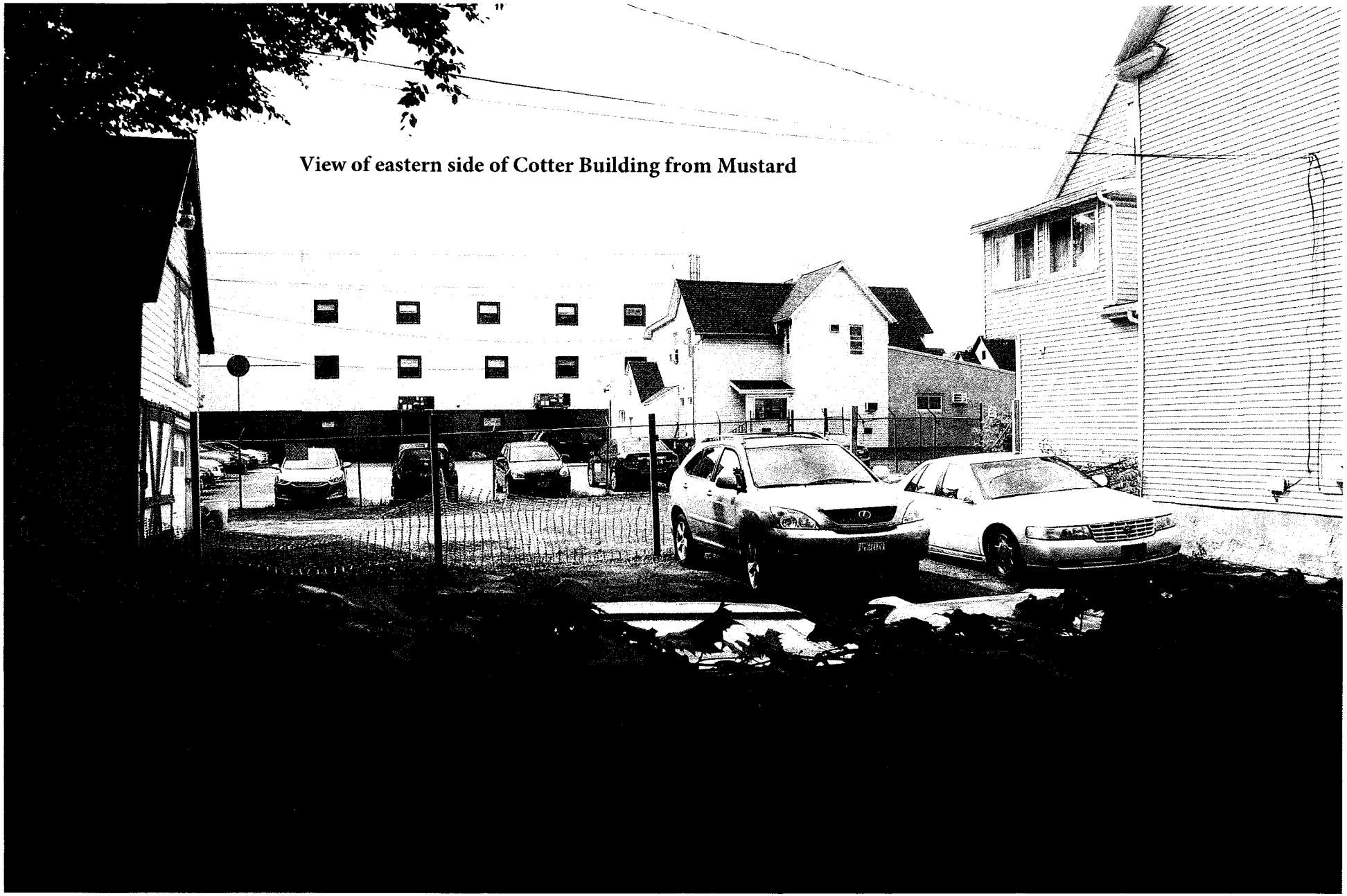
Photo #2 East Main west towards Goodman

RTS- Mustard and E. Main

RT5 westerr border on Chamberlain



Southern site boundary - Breck - additional Hillside property to the south



View of eastern side of Cotter Building from Mustard

City of Rochester, NY
Tuesday, August 23, 2016

Chapter 120. Zoning

Article V. R-3 High-Density Residential District

§ 120-25. Purpose.

The R-3 High-Density Residential District protects, preserves and enhances existing residential areas of higher density which include multifamily dwellings mixed with other housing types. The R-3 High-Density Residential District is intended to provide residential areas that accommodate higher-density housing while protecting, maintaining and enhancing existing residential areas. The R-3 District may include various housing types ranging from single-family detached to high-density apartments. The district adds to the urban character of Rochester and provides diversity in housing types particularly in proximity to Community Center and Village Center Districts.

§ 120-26. Permitted uses.

The following uses are permitted in the R-3 District:

A. Single-family detached dwellings.

B. Single-family attached dwelling.

C. Two-family dwellings.

D. Multifamily dwellings.

E. Live-work space, subject to the additional requirements for specified uses in § **120-142.1**.
[Amended 6-17-2003 by Ord. No. 2003-183]

F. Bed-and-breakfast establishments, subject to the additional requirements for specified uses in § **120-132**.

G. Family and group family day-care homes.

H. Adult family day-care homes.

I. Day-care centers, subject to the additional requirements for specified uses in § **120-135**.

J. Places of worship.

K. Convents and rectories.

L. Home occupations, subject to the additional requirements for specified uses in § **120-139**.
[Added 6-17-2003 by Ord. No. 2003-183]

M. Retail sales and service, specialty, when in an existing structure built for a nonresidential use, between the hours of 6:00 a.m. to 9:00 p.m. and subject to the additional requirements for specified uses in § **120-146.1**.
[Added 9-19-2012 by Ord. No. 2012-363; amended 2-18-2015 by Ord. No. 2015-39]

N. Office, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 a.m. and 9:00 p.m.
[Added 9-19-2012 by Ord. No. 2012-363]

§ 120-27. Special permit uses.

The following uses are allowed as special permit uses in the R-3 District:

A. Adaptive use of designated landmarks, subject to the additional requirements for specified uses in §**120-130**.
[Amended 6-17-2003 by Ord. No. 2003-183]

B. Ancillary parking lots, subject to the additional requirements for specified uses in § **120-131**.
[Amended 6-17-2003 by Ord. No. 2003-183]

C. Community garages and parking lots.

D. First floor commercial uses in multifamily dwellings over 20 units, subject to the additional requirements for specified uses in § **120-134**.

E. Nursing homes.

F. Public and semipublic uses.
[Amended 7-19-2011 by Ord. No. 2011-247[1]]
[1] *Editor's Note: Former Subsection F, Parks and recreational areas, was repealed 7-19-2011 by Ord. No. 2011-247, which ordinance also provided for the relettering of former Subsections G through L as Subsections **F** through **K**, respectively.*

G. Public utilities, subject to the additional requirements for specified uses in § **120-144**.

H. Residential care facilities, subject to the additional requirements for specified uses in § **120-146**.

I. Homeless residential facilities, subject to the additional requirements for specified uses in § **120-140**.

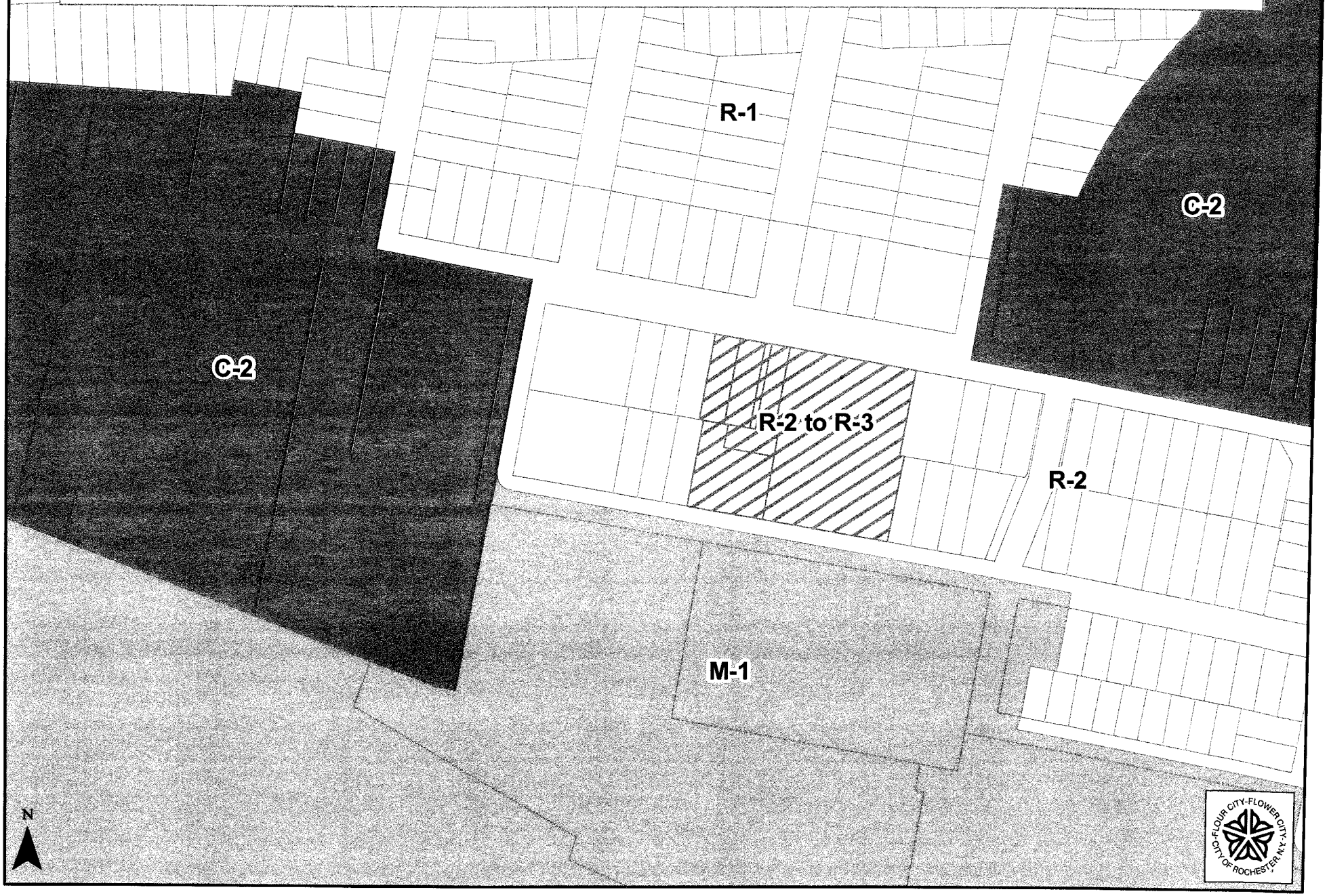
J. Hospice.

K. Rooming houses, subject to the additional requirements for specified uses in § **120-147**.

L. Retail sales and service, full-line food store and low-impact, when in an existing structure built for a nonresidential use, operating between the hours of 6:00 a.m. and 9:00 p.m., subject to the additional requirements for specified uses in § **120-146.1**.
[Added 9-19-2012 by Ord. No. 2012-363; amended 2-18-2015 by Ord. No. 2015-39 [2]]

[2] *Editor's Note: This ordinance also provided for the repeal of former Subsection M, which immediately followed, regarding low-impact retail sales and services, as added 9-19-2012 by Ord. No. 2012-363.*

Proposed rezoning of 1307, 1311, 1313, 1317, 1337 East Main Street
and 48 Breck Street from R-2 Medium Density Residential District to R-3 High Density Residential District



CITY PLANNING COMMISSION
STAFF REPORT
September 12, 2016

Special Permit

Postponed from the August 8, 2016 Hearing

Case #3: Staff Reviewer: Jill Wiedrick

File Number: E-005-16-17

Case Type: Special Permit

Applicant: Mike Gebre

Address: 815-819 South Clinton Avenue

Zoning District: C-2 Community Center District

Section of Code: 120-173E(3)

Request: **To consider an alternative parking plan for 16 parking spaces for the proposed restaurant and gift shop; an action requiring City Planning Commission approval.**

Analysis:
At the August 8th hearing, the applicant asked that the case by postponed until the September 12th hearing. This request was granted by the City Planning Commission.

The proposed sit-down restaurant and gift shop is located on South Clinton Avenue at the intersection of Meigs Street. The first floor is currently vacant. The second floor is legal as three families. The proposed sit-down restaurant and gift shop will be located on the first floor.

The applicant proposes to establish a sit-down restaurant and gift shop. The proposed restaurant and gift shop will operate between 11:00AM and 11:00PM, daily.

Code Compliance:
The proposed restaurant and gift shop has a parking requirement of 24 spaces. There is a pre-existing deficiency of 8 spaces. Therefore, a total of 16 parking spaces are required to establish the proposed restaurant and gift shop. 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 document submitted by applicant).

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

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 815-819 S. CLINTON AVE, ROCHESTER NY 14620

2. APPLICANT: MIKE GEBRE COMPANY NAME: SOLODA LLC

ADDRESS: 815-819 S. CLINTON AVE CITY: ROCHESTER ZIP CODE: 14620

PHONE: 585-235-3333 FAX: _____

E-MAIL ADDRESS _____

INTEREST IN PROPERTY: Owner _____ Lessee _____ Other _____

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

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

Alternative parking plan to vest a sit down restaurant 2,000 sq ft

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: 7/5/16

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.

We intend to operate a Cafe/Restaurant with a menu of African Cuisine; This provides the business and restaurant community with a different taste with quality service

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.

Our ~~[illegible]~~ Cafe will bring a new and fresh wave of Clientale to the area, who will positively affect the business operations in the area as they will be exposed to other businesses in the area as they visit our facility.

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 is already in existence and we do not intend to extend it beyond the area that it currently occupies

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 building is located in a Village with most of the essential public facilities such as plenty of on-street parking, water and sewers, drainage structure, etc

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.

We are converting a building that use to be a freezer-storage into a cafe; hence no cultural or scenic or cultural feature will be destroyed

SOLODA LLC
815-819 South Clinton Avenue
Rochester, NY 14620
585-235-3333

July 7, 2016

City Planning Commission
City Hall, Council Chambers, Room 302A
30 Church St, Rochester, NY 14614

Dear Sir/Madam,

We are planning to open a restaurant at 815-819 South Clinton Avenue, which will serve East African Cuisines. Our property is in a C-2 Zoning district which permits non-residential uses to be up to 6,000 square feet - ours is reported to be 4,000 sq. ft., 2,000 of which will be used for the restaurant – the remainder will be used for a gift shop/souvenir display.

The parking requirement comes into play with a requirement of 10 spaces per 1,000 sq. ft. for a sit-down restaurant; hence a minimum of 20 parking spaces required. With this particular case, there is a pre-existing deficiency of 2 spaces per 1,000 sq. ft., leaving us with a minimum 16 parking spaces required.

Alternative Parking Plan – Due to our parking limitation/deficiency, we would like to pursue this option is means to meet requirements without providing the full number of spots on site. We have negotiated with the Manager of Sunoco Gas Station which occupies the immediate space to have a shared parking agreement. They have agreed to allow us unlimited parking in their parking lot, but could not provide us with a signed. In addition, we are in talks with the Department Administrator at Highland Family Medicine regarding getting a parking agreement with them.

If the Alternative Parking Plan is not acceptable for luck of a signed agreement, we would like to request a complete waiver of the number of spots from the Zoning Board of Appeals by giving us credit for the number of on-street parking spaces in the immediate vicinity (over 50 spaces), credit for off-street bicycle parking, transit credit for the RTS stop which is directly across the street (less than 20 ft.). Further, the neighborhood is very pedestrian oriented.

We have the support of the area neighborhood businesses, including the South Wedge Business Association – we can provide letters of support if you require them.

We look forward to your utmost and favorable considerations. If you have any questions or concerns, or need any additional information or documentations, please do not hesitate to contact us at the numbers below.

Sincerely Yours,

SOLODA LLC

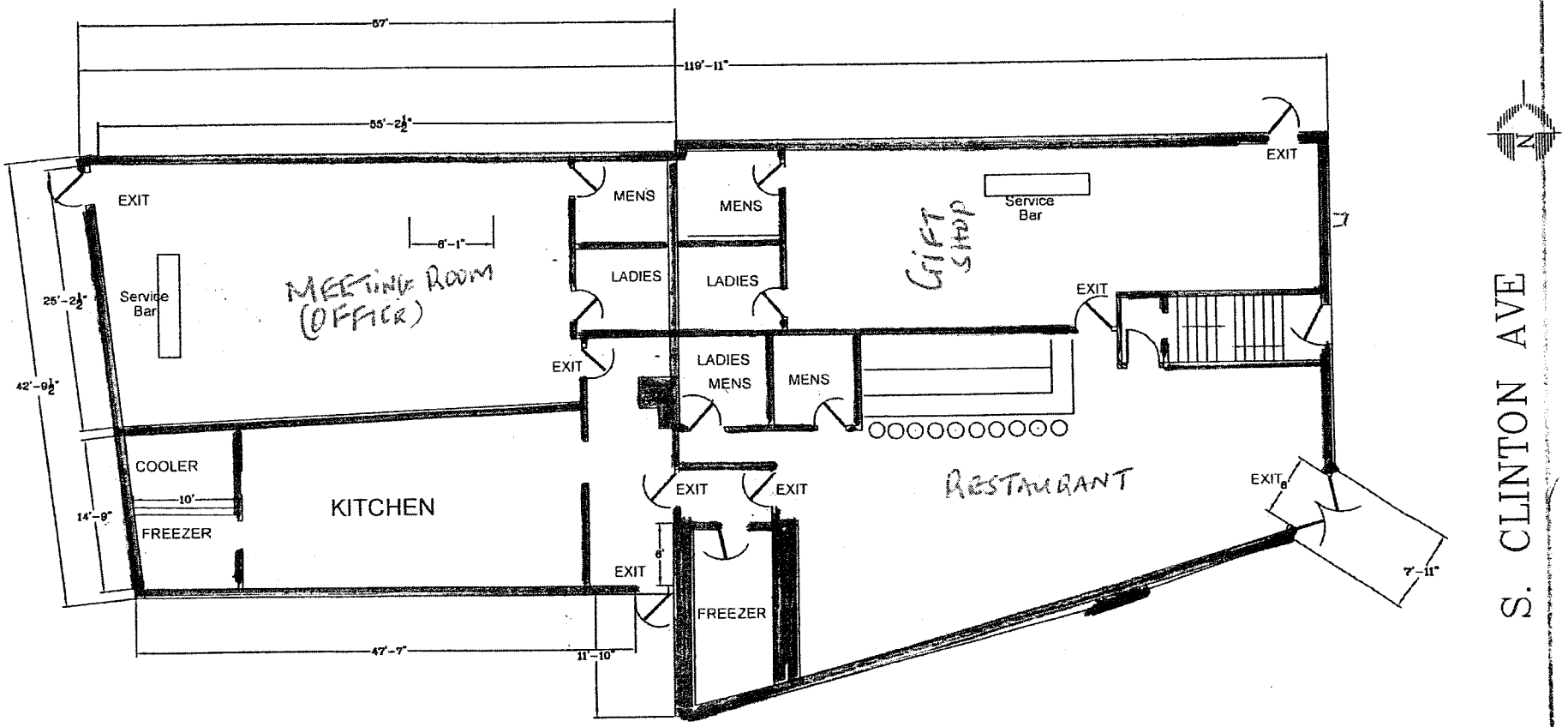
Hindi Cave ~~Mike~~ Gebre – Partner

Phone: 585-235-3333

Zeray Imame - Partner

Phone: 585-820-5958

DESIGN PHASE 815 S CLINTON AVE
ROCHESTER NY



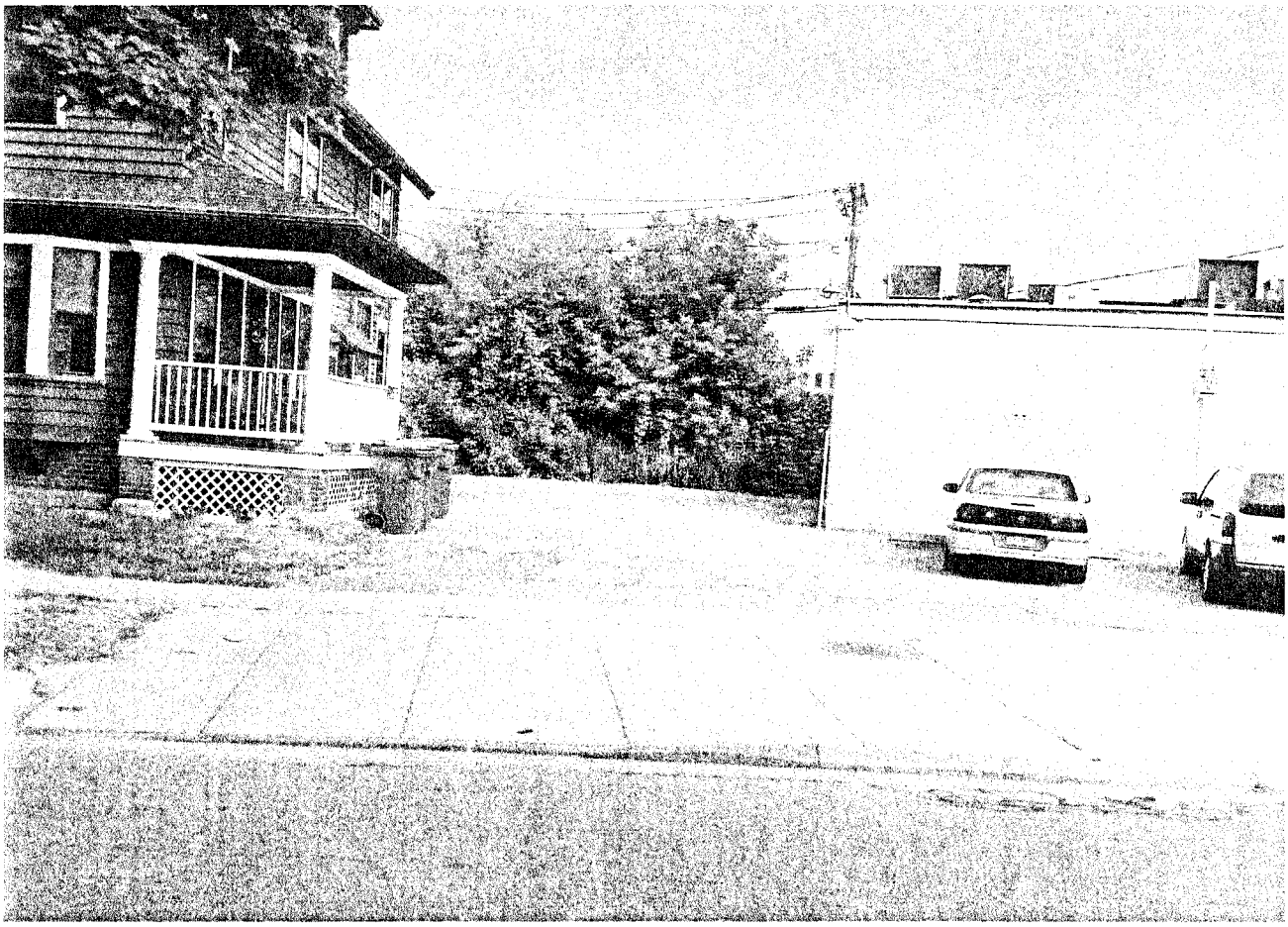
MEIGS STREET

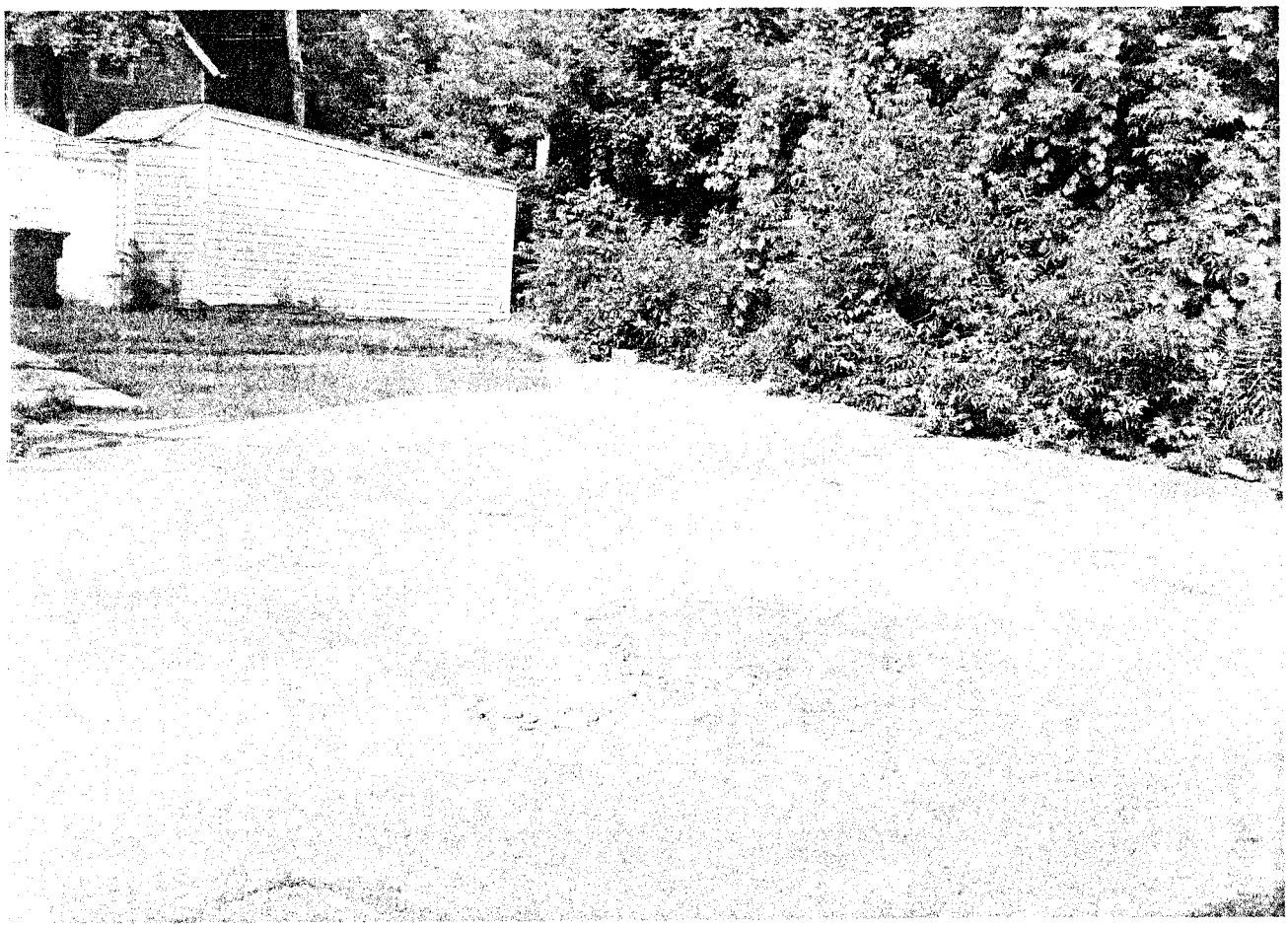
ENVIRONMENTAL ARTS ASSOCIATES

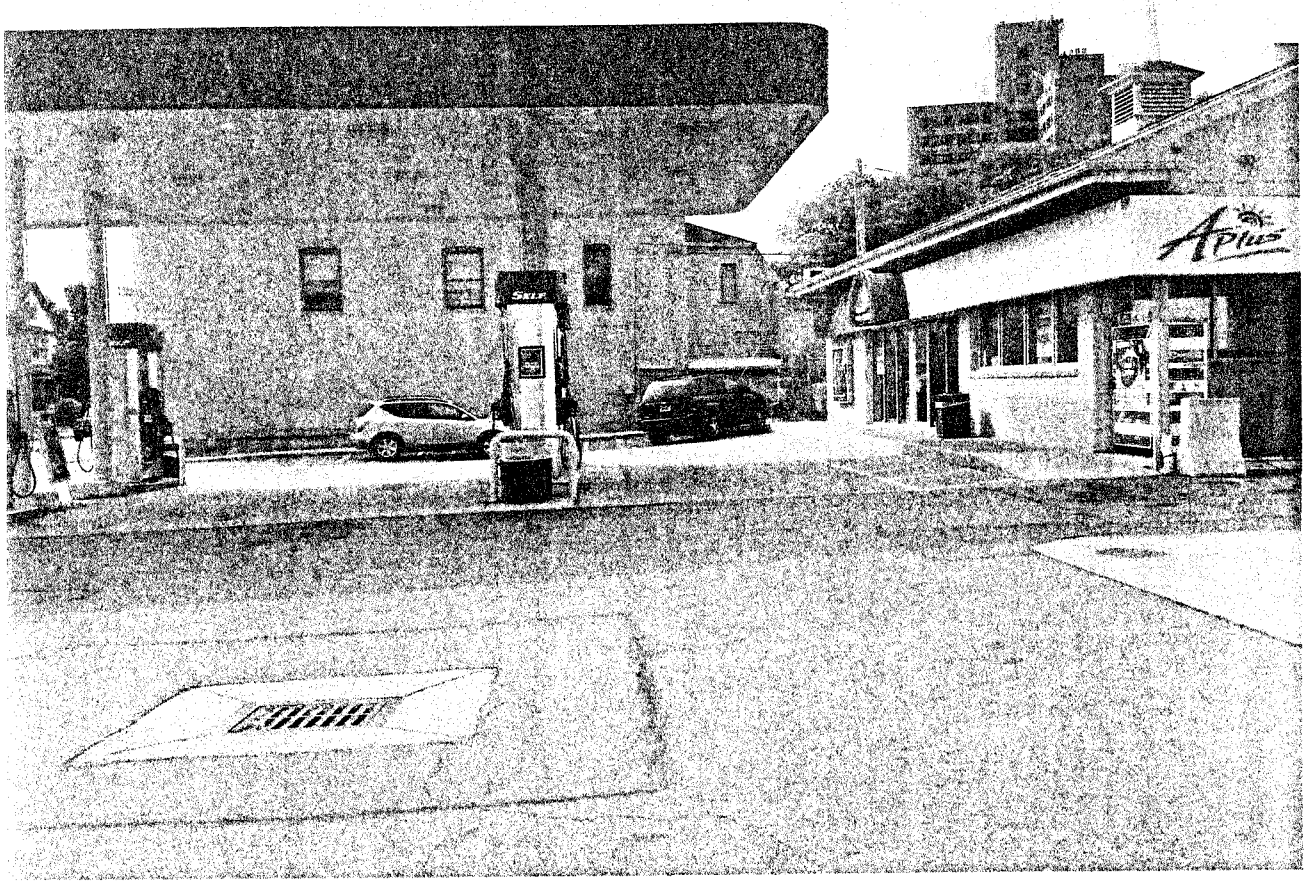
F 1ST FLOOR PLAN 26 JULY 15.

FULL SCALE PL

CLINTON






Aplus

A Plus

WIN $5000
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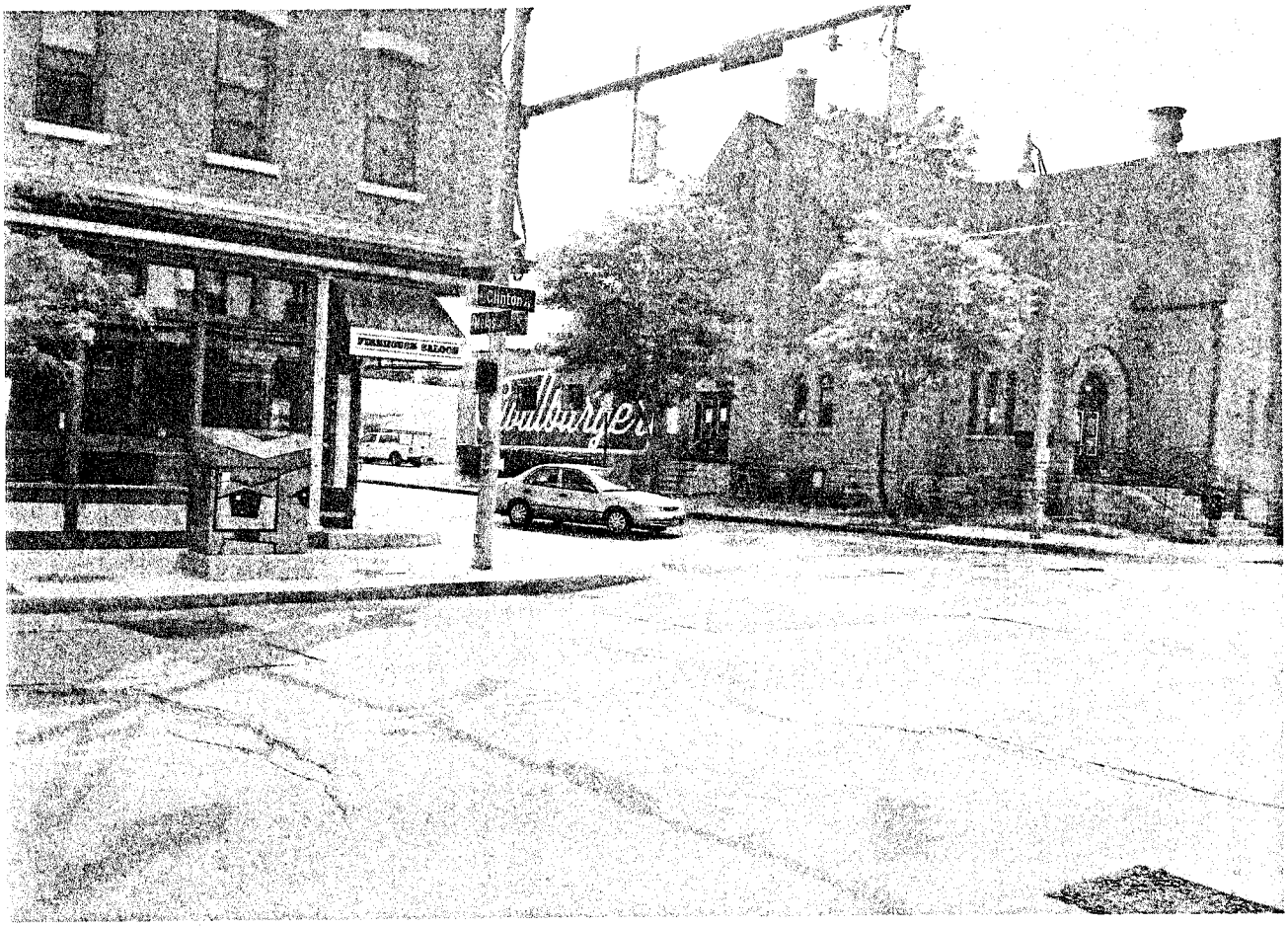
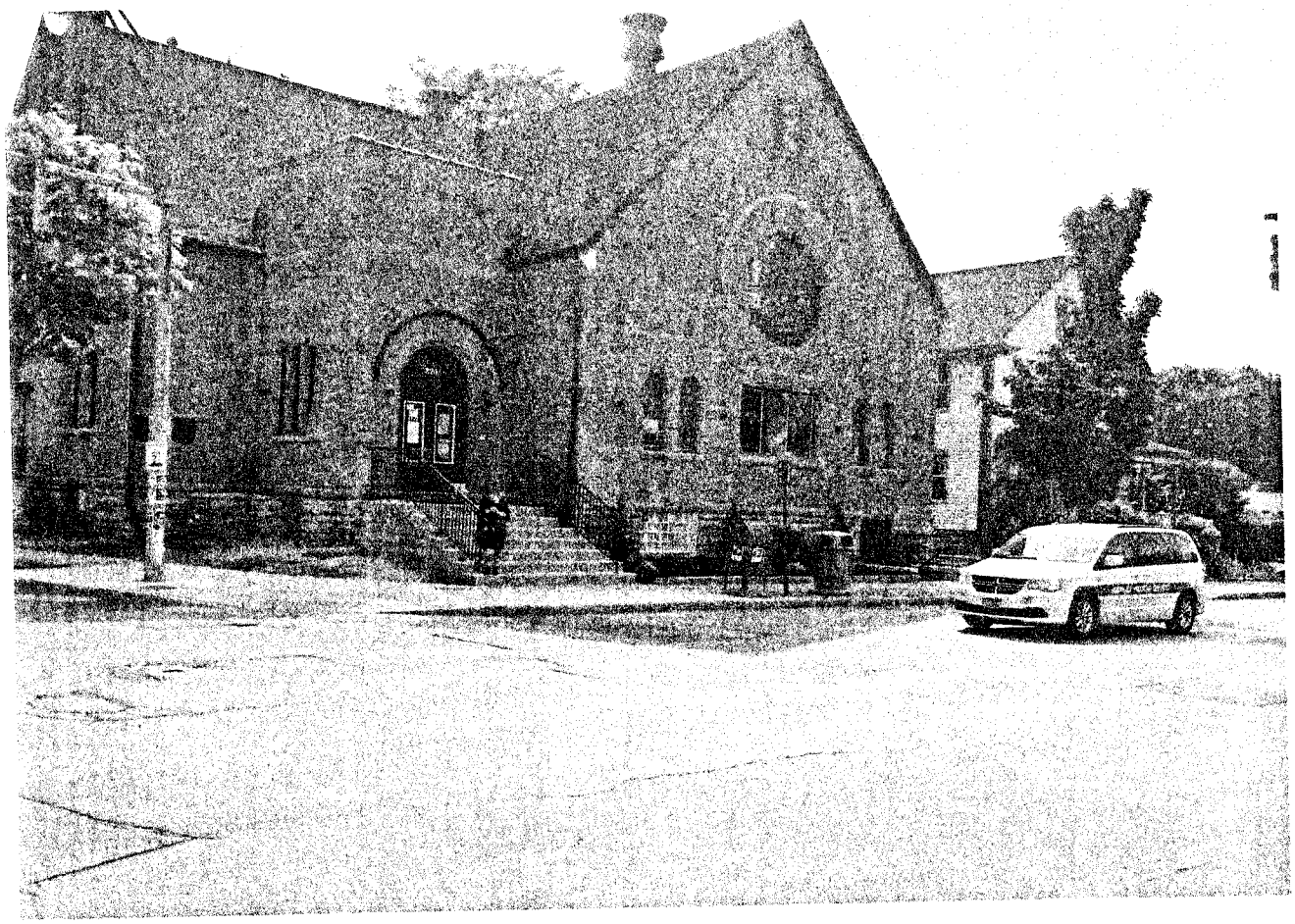
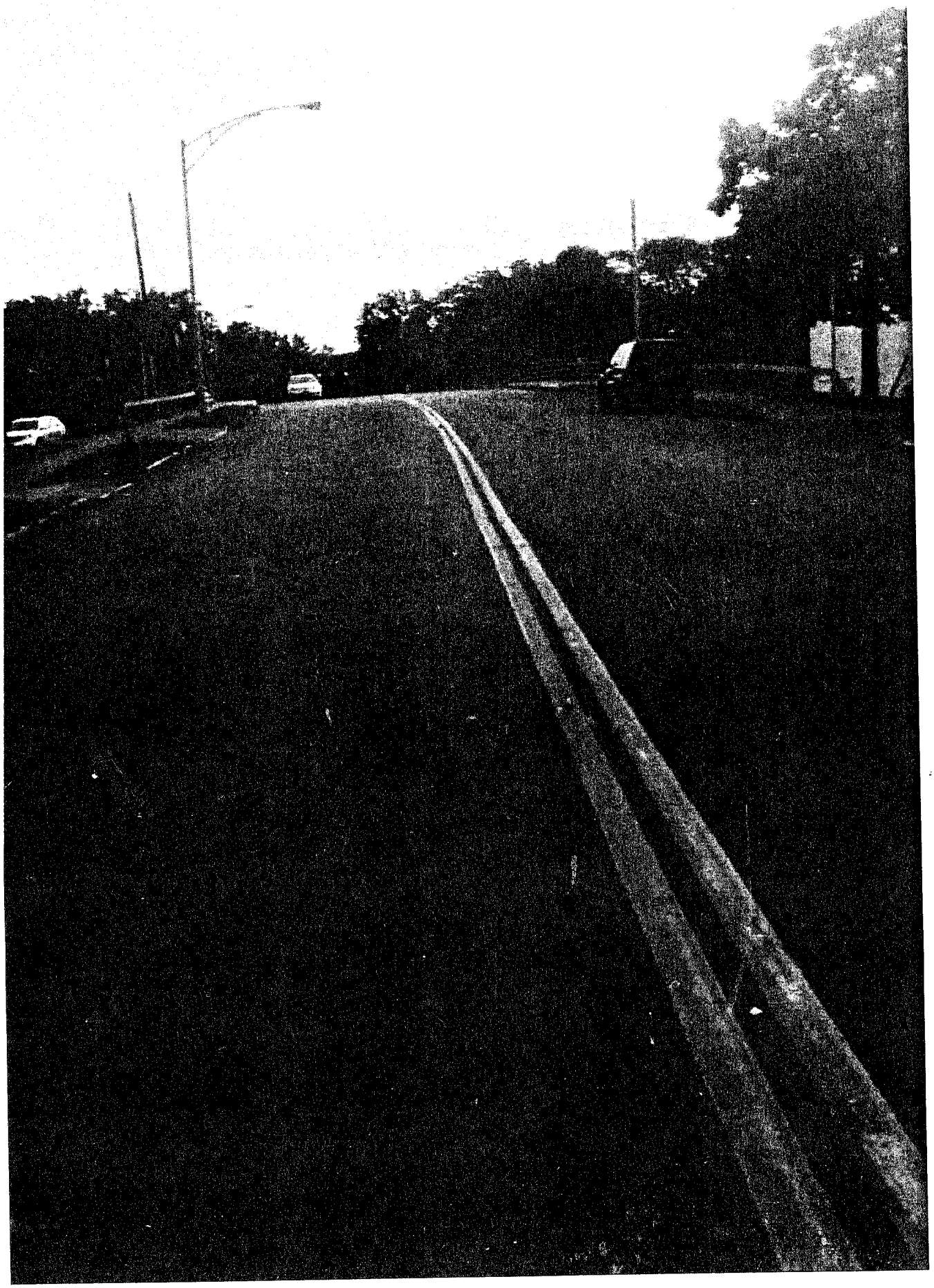
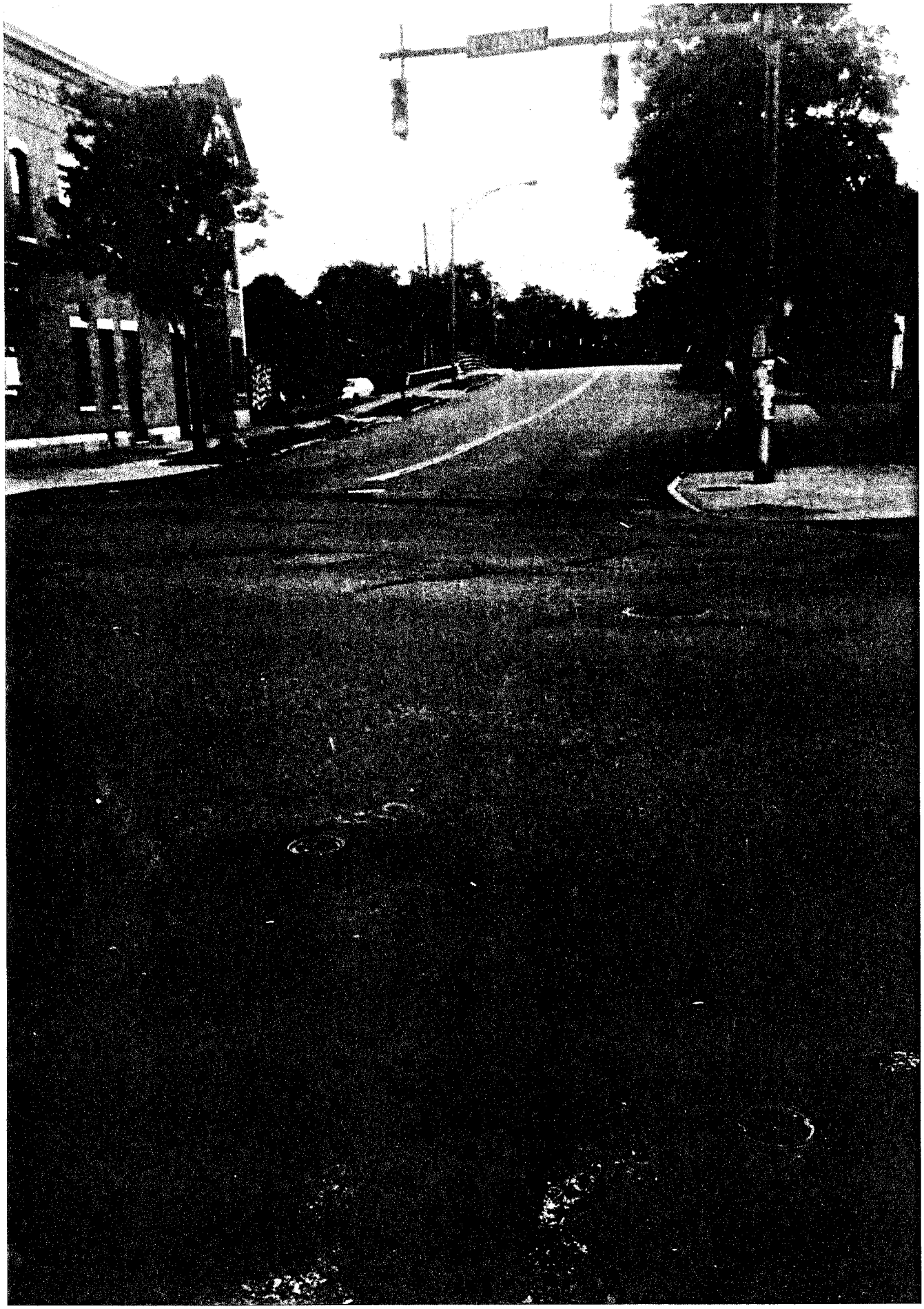
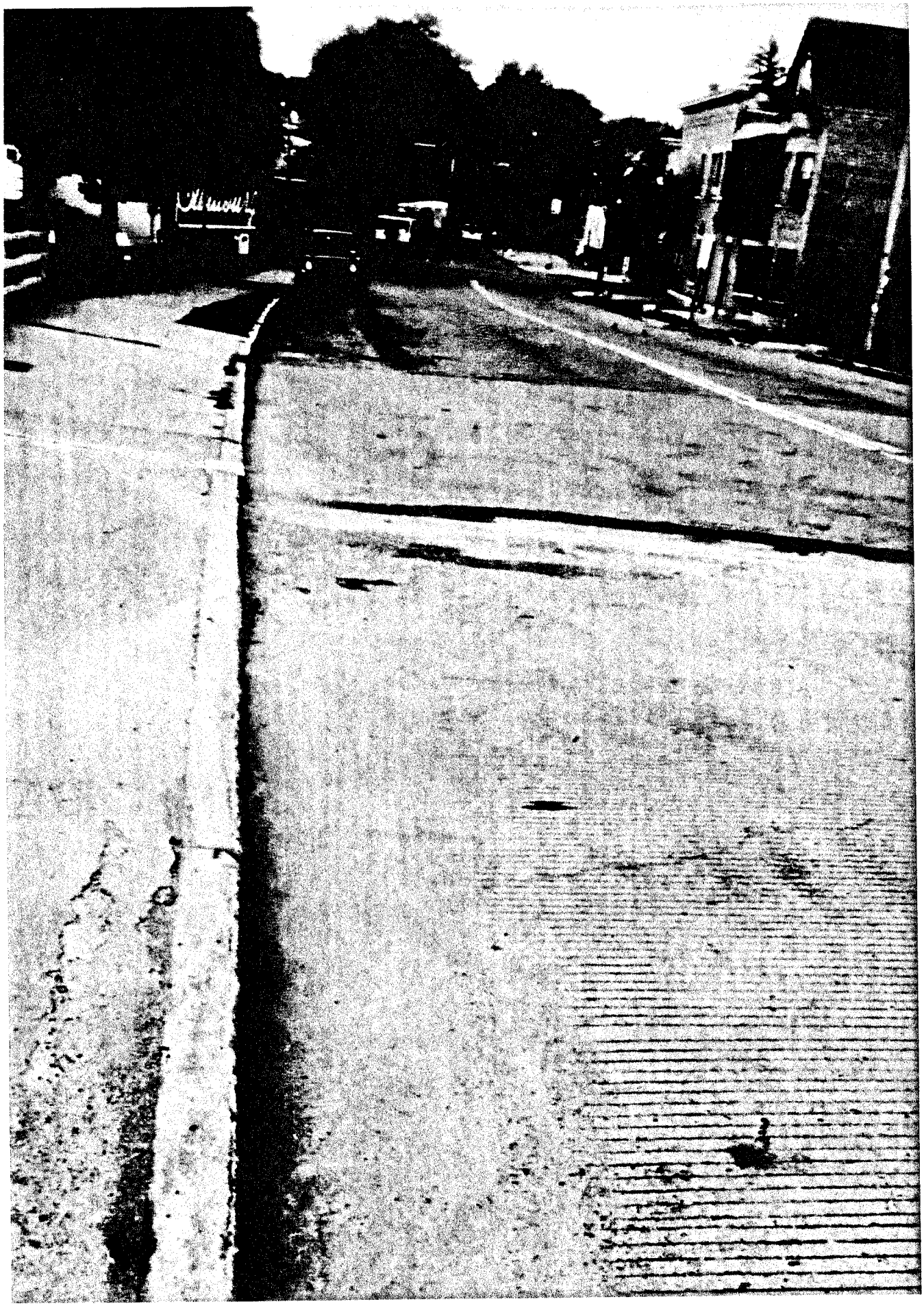
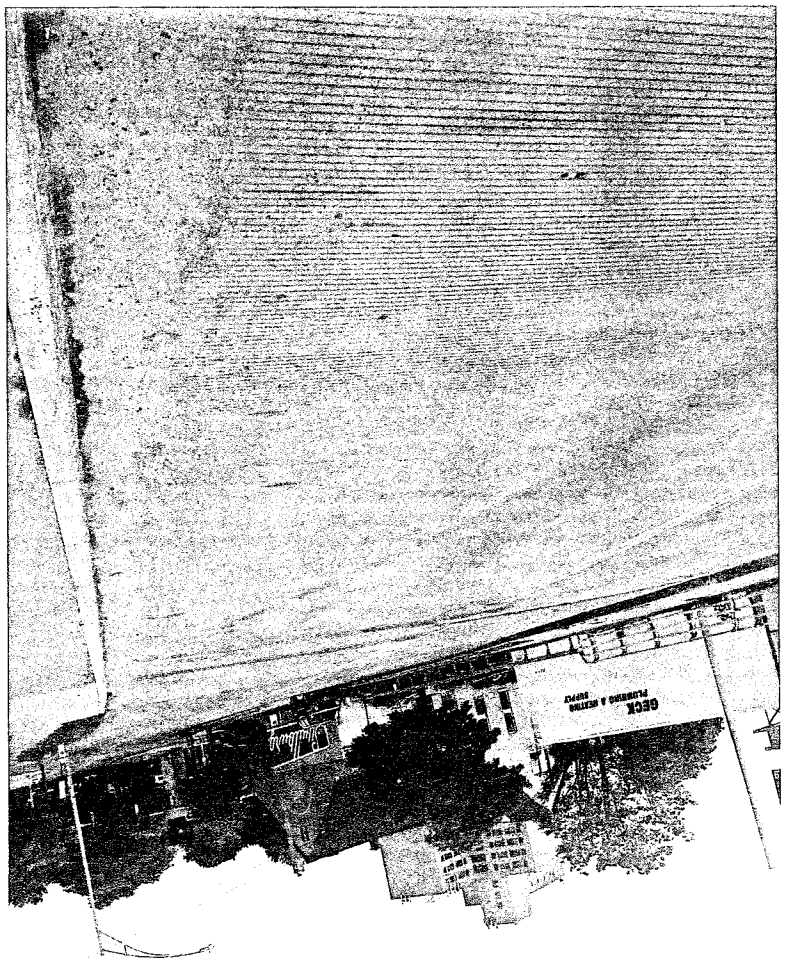

Clinton
FERRIGUEN SALOON

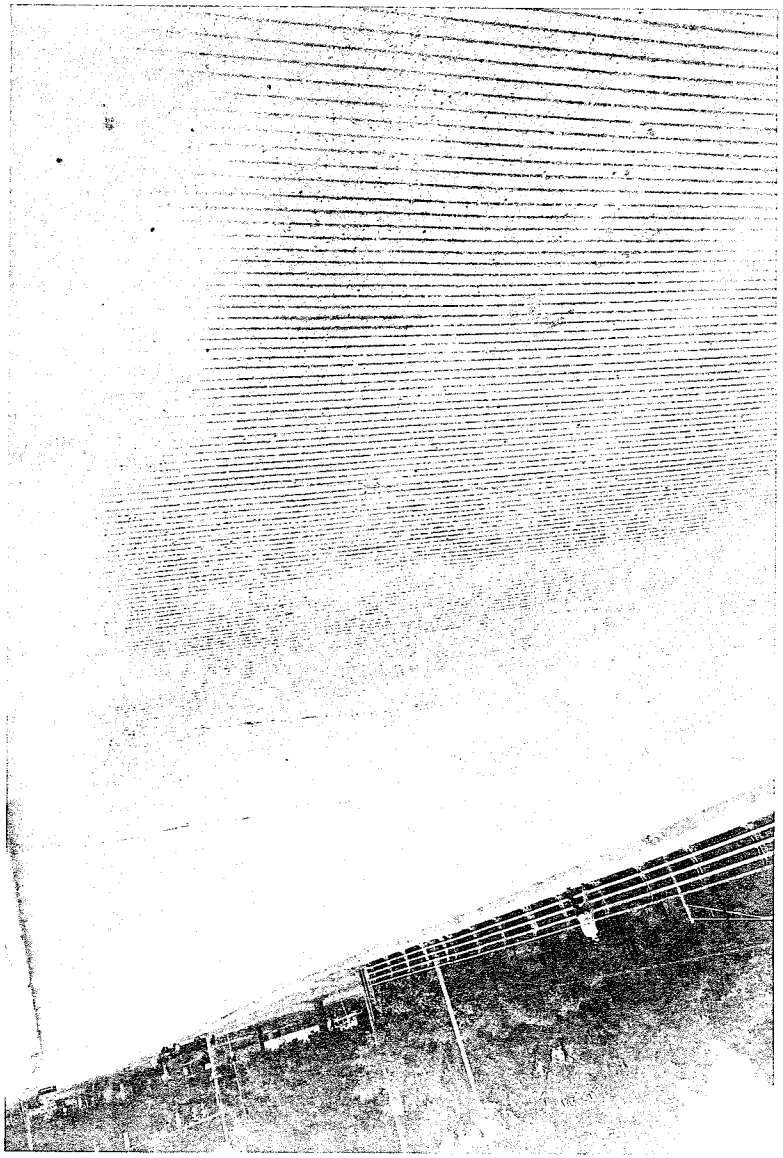


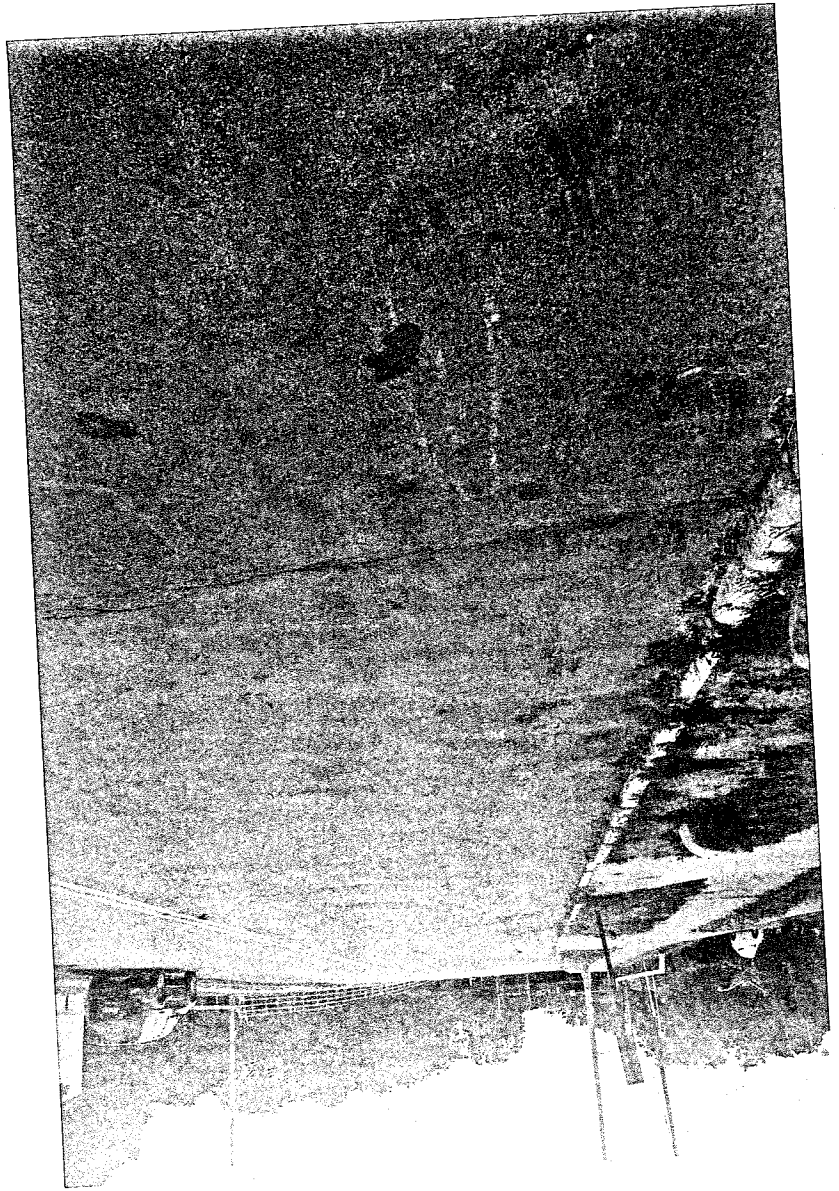


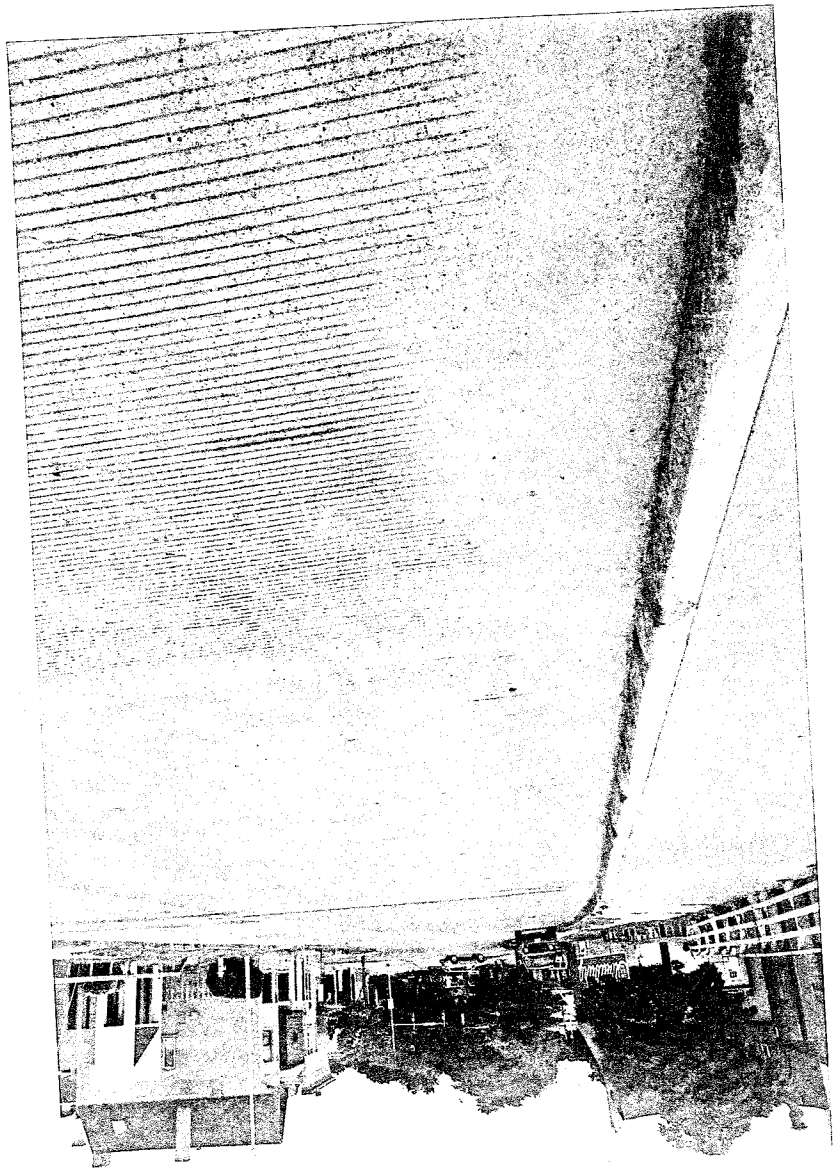


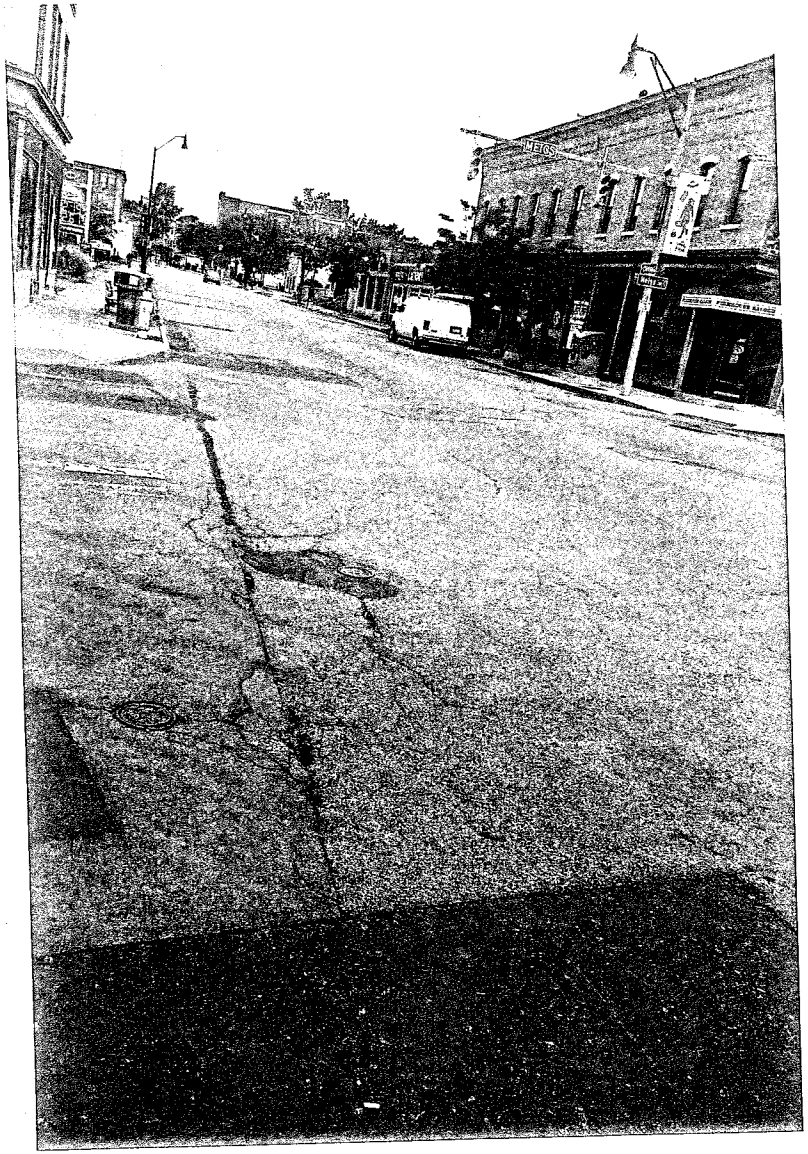



GECK
PLUMBING & HEATING
SUPPLY









Highland Park
Neighborhood Association

July 7, 2016

To Whom It May Concern:

The Highland Park Neighborhood Association fully supports the proposed development of the former Rochester Meat location into a restaurant. We met with the owners, and their plan to renovate that building would be very advantageous to the both city scape on South Clinton and to the Meigs Street gateway to our neighborhood.

We hope that the parking situation can be mitigated, and we understand that the owners are in discussions with Highland Family Medicine for alternative parking plans. Parking at that corner may be problematic with the success of the Swillburger/Playhouse at Meigs and S. Clinton. Due to the 7 pm alternate side parking restrictions on Meigs, we believe that restaurant patrons will seek parking on South Clinton or elsewhere. We look forward to hearing the outcome of that discussion.

The Highland Park Neighborhood Association endorses proposals that bring life back to empty buildings without a detrimental impact on quality of life. We believe this project has many positive aspects, and we thank the owners for meeting with us. We look forward to working with them and the city on a win/win situation for all.

Sincerely,

Mary Rose McBride

Mary Rose McBride
Communications Co-chair
Highland Park Neighborhood Association

Wiedrick, Jill

From: Ree Clausen <reec1228@yahoo.com>
Sent: Monday, August 08, 2016 3:15 PM
To: Wiedrick, Jill
Subject: Alternative parking @815-819 So.Clinton Ave.

Dear Jill,
I am so against 16 parking spaces in this location. The traffic on Meigs St. is so overwhelming now. Our driveways are always blocked.
Sincerely,
RoseMarie A. Clausen
694 Meigs St.
Roch. NY.14620

Wiedrick, Jill

From: John Thomas Property Management <jthomasproperties@gmail.com>
Sent: Monday, August 08, 2016 2:28 PM
To: Wiedrick, Jill
Subject: clinton Ave property

To the board:

I am opposed to allowing 815-819 to operate any kind of bar or any type of assembly space. There just is not enough parking for the existing bars and restaurants. I own 830 South Clinton Avenue, The home of The Play House and Swillburger's. There is barley enough space for cars to park to keep my building operating. By adding any more bars to that area the existing bars and restaurants will suffer tremendously.

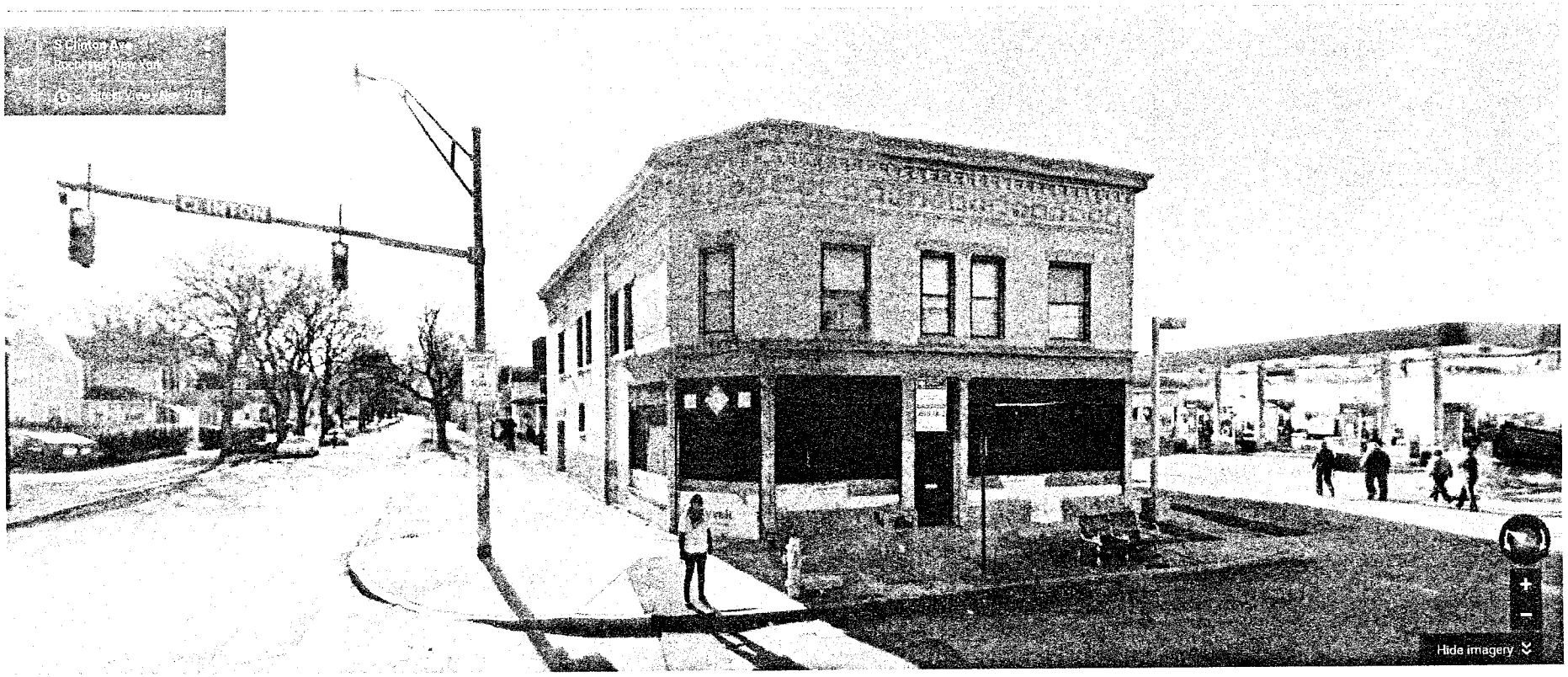
For this reason I am strongly against approving 815 South Clinton permission to open a bar or restaurant. There is just not enough parking.

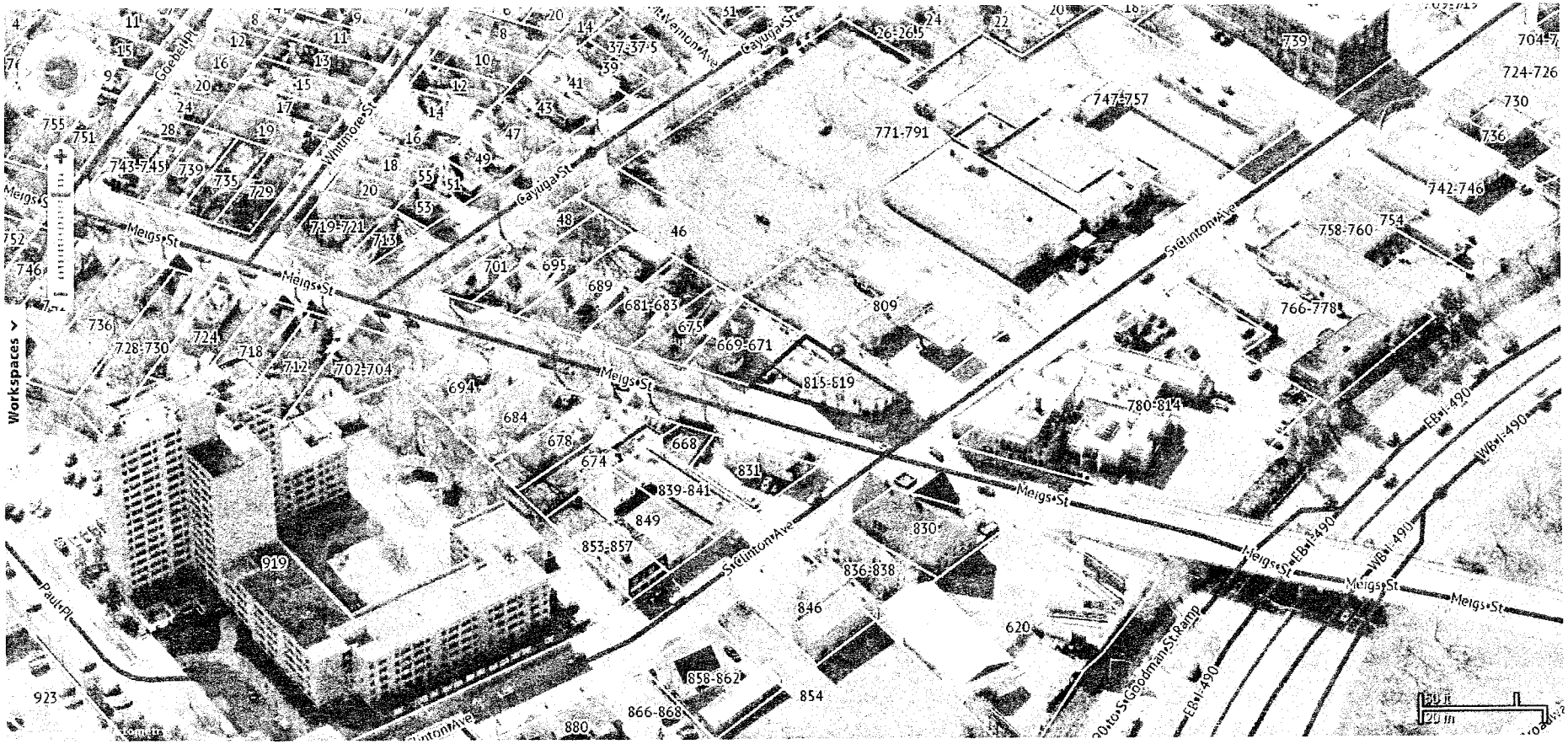
Sinclery,
John Trickey

Wiedrick, Jill

From: Margaret Maracle <margmaracle@gmail.com>
Sent: Monday, August 08, 2016 2:40 PM
To: PE@gmail.com; Wiedrick, Jill
Subject: Permit hearing for 815-819 s. Clinton Ave.

I live at 689 meigs st . I'am opposed to the parking lot and restaurant. We have so many commercial bldg. And not enough respect for the quality of our neighborhood. As home owners we already have enough cars and people on our street. No one seems to care about us homeowners. We have lived here 30 years and are not happy with a lot of these changes. My neighbor Rosemarie who lives at 694 meigs feels the same way. We hope you will respect our feelings and concerns in this matter. I spoke about this earlier. Thank you again sincerely Margaret maracle and Rosemarie clause.


Spencer Ave
Rochester, New York
Hide imagery


Workspaces
Meigs St
Cayuga St
Whitmore St
Goebel Pl
Paul Pl
S Clinton Ave
Goodman St Ramp
EB I-490
WB I-490
50 ft
20 m
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751
743-745
739
735
729
719-721
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752
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728-730
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702-704
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669-671
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747-757
780-814
766-778
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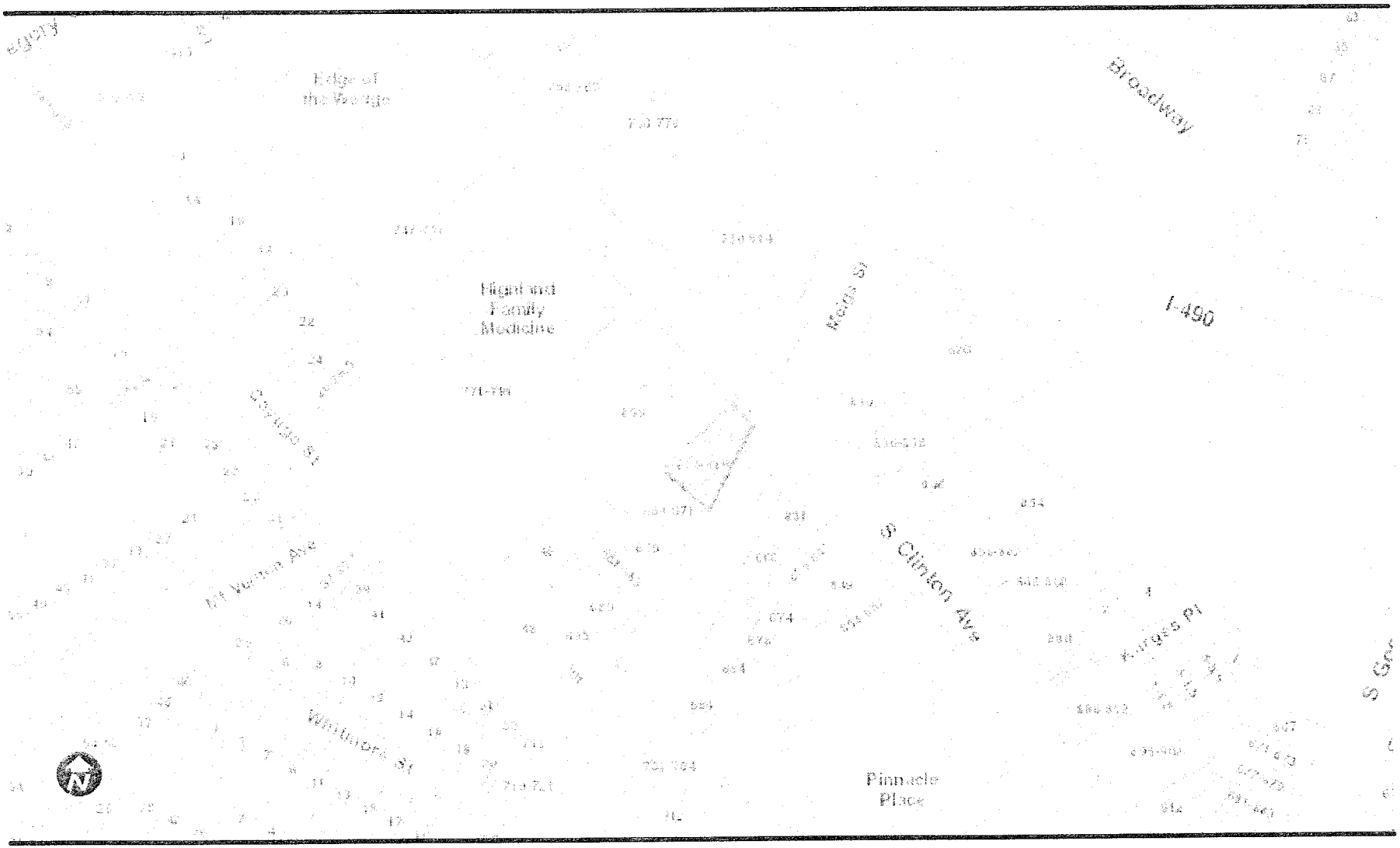
815-819 S CLINTON AV



July 26, 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 of Rochester, NY
Property Information

815 s clinton

Search By: Address Owner SBL

SBL Address

815 South Clinton Ave

0 100 200ft

CITY PLANNING COMMISSION
STAFF REPORT
September 12, 2016

Special Permit

Case #4: Staff Reviewer: Jill Wiedrick

File Number: E-008-16-17

Case Type: Special Permit

Applicant: Scott Benjamin, Charles Settlement House

Address: 364 and 370 Jay Street

Zoning District: R-1 Low Density Residential District

Section of Code: 120-9D

Request: **To establish a community center for client services, property oversight and community space, to serve the existing Stadium Estates and the proposed Stadium Estates II; an action requiring City Planning Commission approval.**

Analysis:
The subject properties are located on Jay Street, between Walnut Street and Grape Street. These properties are currently vacant.

The applicant proposes to construct a 2,495 square foot building that will serve as a community center for client services, property oversight and community space to serve the existing Stadium Estates and Stadium Estates II.

Please note that should the City Planning Commission approve this request, the parcels will need to be combined to form one property.

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):** 370 & 364 Jay Street

2. **APPLICANT:** Scott Benjamin **COMPANY NAME:** Charles Settlement House

   ADDRESS: 71 Parkway Street **CITY:** Rochester **ZIP CODE:** 14608

   PHONE: (585) 277-0810 **FAX:** (585) 277-0839

   E-MAIL ADDRESS scott.benjamin@cshroc.org

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

3. **PLAN PREPARER:** Stantec Consulting Services Inc. (Thomas Palumbo)

   ADDRESS: 61 Commercial Street **CITY:** Rochester **ZIP CODE:** 14614

   PHONE: (585) 413-5233 **FAX:** (585) 272-1814

4. **ATTORNEY:** Davidson Fink LLP (Thomas Fink)

   ADDRESS: 28 East Main Street, Suite 1700 **CITY:** Rochester **ZIP CODE:** 14614

   PHONE: (585) 546-6448 **FAX:** (585) 546-8125

   E-MAIL ADDRESS tfink@davidsonfink.com

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

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

   Construction of a Community Center is proposed to serve the existing Stadium Estates and proposed Stadium Estates II projects. The project will focus to provide client services, property oversight, and community space.

7. **LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:)** 5 months

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

SIGNATURE: [signature] **DATE:** 8/2/16

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 Community Center is required for NYS HCR funding and will benefit the surrounding neighborhood by providing recreational and community space as well as support services for existing and future residents of the Stadium Estates Projects.

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 project will be architecturally consistent with the character of the neighborhood. There is ample parking proposed to the rear of the building. The traffic on Jay Street will not be affected.

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 configuration of the site provides ample setbacks and the coverage requirements for existing zoning.

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.

We have worked with the City of Rochester Planning and Zoning staff in developing the Site Plan. The area has adequate public utilities and services.

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

No, the site has been previously used for single family homes which have subsequently been demolished.

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:
Stadium Estates II - Community Center

Project Location (describe, and attach a location map):
364 & 370 Jay Street (see site plan)

Brief Description of Proposed Action:
Obtain a Special Permit to allow the construction of a new Community Center to serve the existing Stadium Estates and proposed Stadium Estates II projects.

Name of Applicant or Sponsor:	Telephone: (585) 277- 0810
Charles Settlement House - Scott Benjamin	E-Mail: scott.benjamin@cshroc.org

Address:
71 Parkway Street

City/PO:	State:	Zip Code:
Rochester	NY	14608

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

3.a. Total acreage of the site of the proposed action? 0.51 acres
b. Total acreage to be physically disturbed? 0.45 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.65 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): Vacant Residential
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? Yes with Special Permit approval	☐	✓	☐
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? 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: Potential to meet Energy Star guidelines	☐	✓
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

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

	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: The area will be investigated for on-site contamination prior to final funding and construction.		✓

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

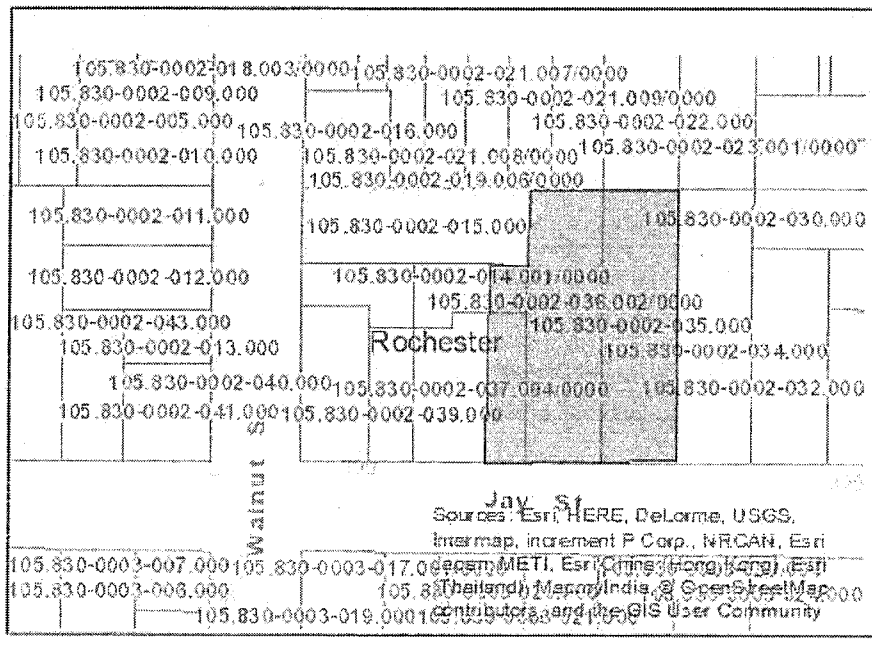
Applicant/sponsor name: Scott C. Benjamin Date: 8/2/16

Signature: Scott B

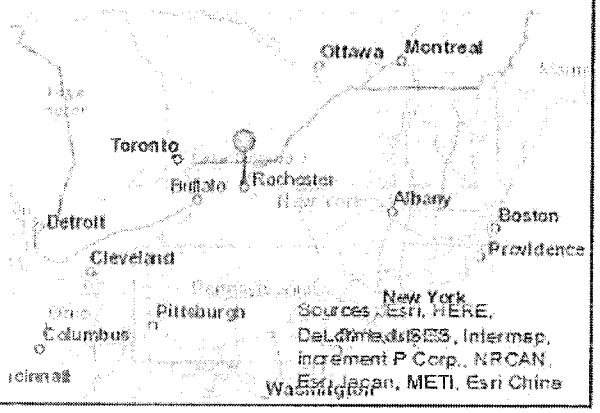
PRINT FORM

EAF Mapper Summary Report

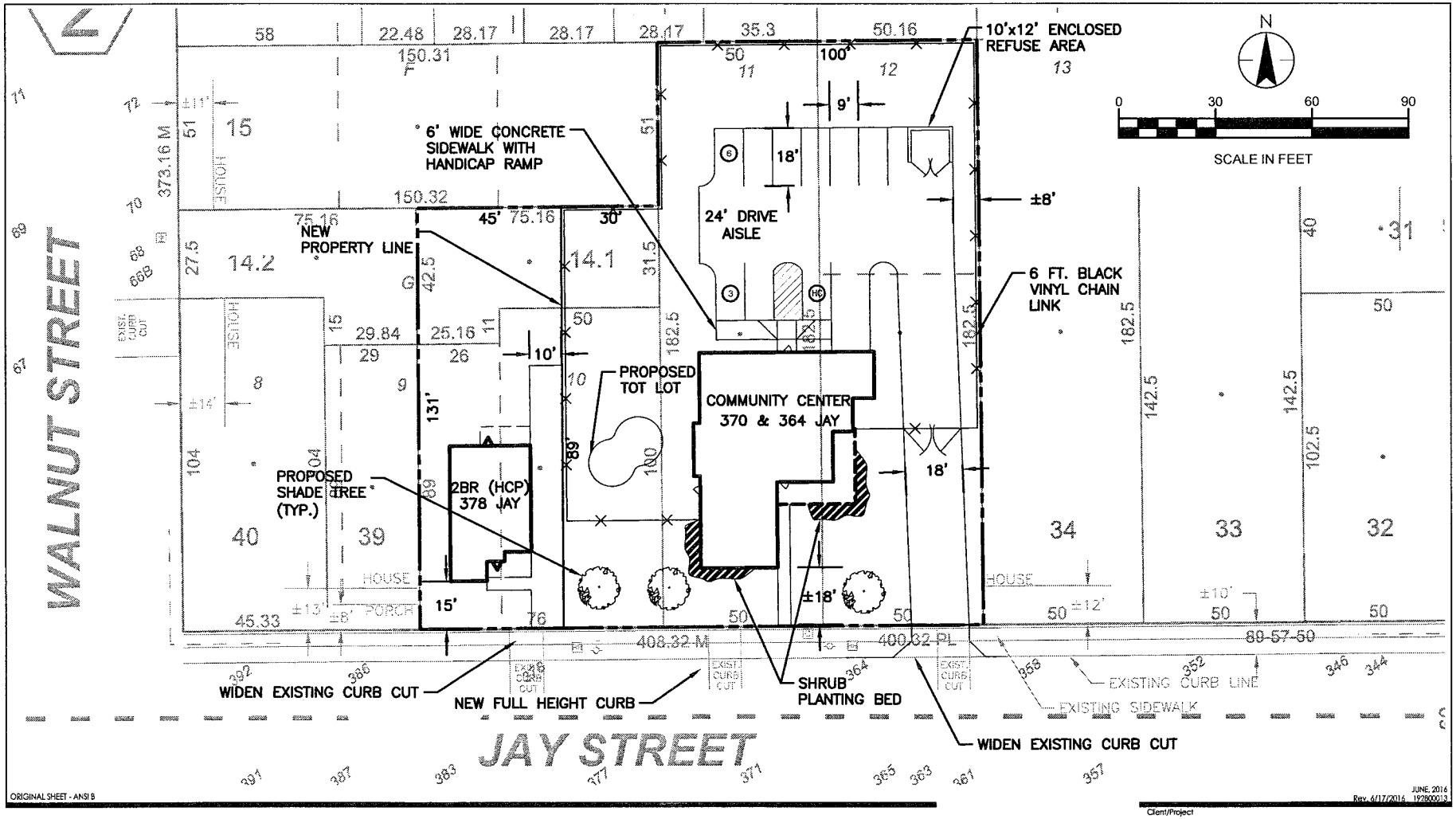
Tuesday, August 02, 2016 11:01 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



U:\192800013\Urban Land\Drawings\New Site Plans\1-Community Center.dwg
2016/08/01 11:10 AM By: DeCarlo, Olivia

Stantec

61 Commercial Street
Rochester, N.Y. 14614
www.stantec.com

DATE:
ISSUED 03 JUNE 2016
REV. 01 AUG 2016

Notes:

1.) 378 JAY STREET & 68 WALNUT STREET
USE: 2 BR HANDICAP UNIT
LOT AREA: ± 5915 SF
BLDG COVERAGE: 19% < 35%
LOT COVERAGE: 32% < 50%

2.) PROPERTY BOUNDARY REFERENCES CURRENT TAX MAP

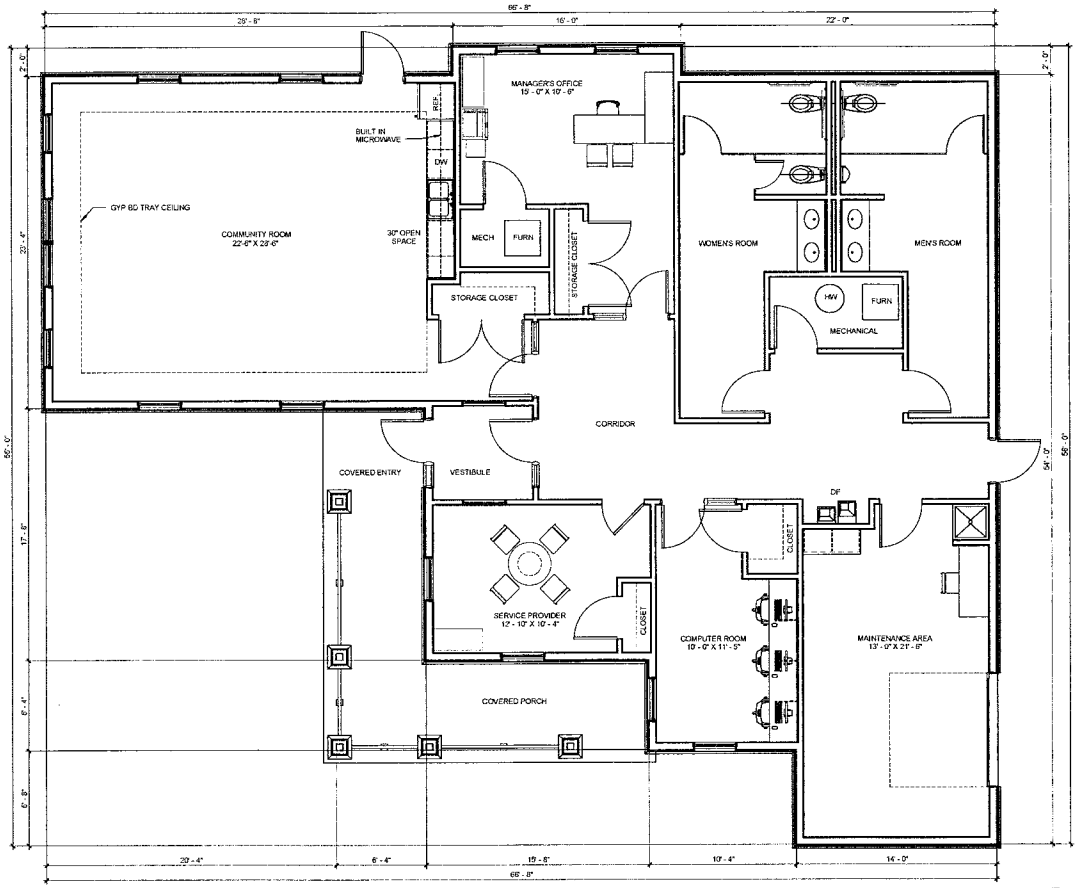
3.) 370 & 364 JAY STREET
USE: ± 2900 SF COMMUNITY CENTER
LOT AREA: ± 22,329
BUILDING COVERAGE: 13% < 35%
LOT COVERAGE: 42% < 50%

	REQUIRED	PROVIDED
PARKING	3/1000 SF = 8	9
HC PARKING	1	1
REAR SETBACK	20 ft.	±60 ft.
SIDE SETBACK	5/15 ft.	±25 ft.

Client/Project
ROCHESTER'S CORNERSTONE GROUP
Stadium Estates- Phase II
Strategic Housing

Figure No.
SK-1

Title
Community Center - Schematic Site Plan



1 FLOOR PLAN
1/4" = 1'-0"

2,363 SF NET
2,455 SF GROSS

SWBR ARCHITECTS
387 East Main Street
Rochester, NY 14604-2107
Voice: 585.232.8300
Fax: 585.232.9221
www.swbr.com

ROCHESTER, NEW YORK

REVISIONS

no	date	by	description

PROJECT:
STADIUM ESTATES PHASE II

CLIENT:
ROCHESTER'S CORNERSTONE GROUP
366 WHITE SPRUCE BLVD.
ROCHESTER, NY 14623

DRAWING TITLE
COMMUNITY BUILDING - FLOOR PLAN

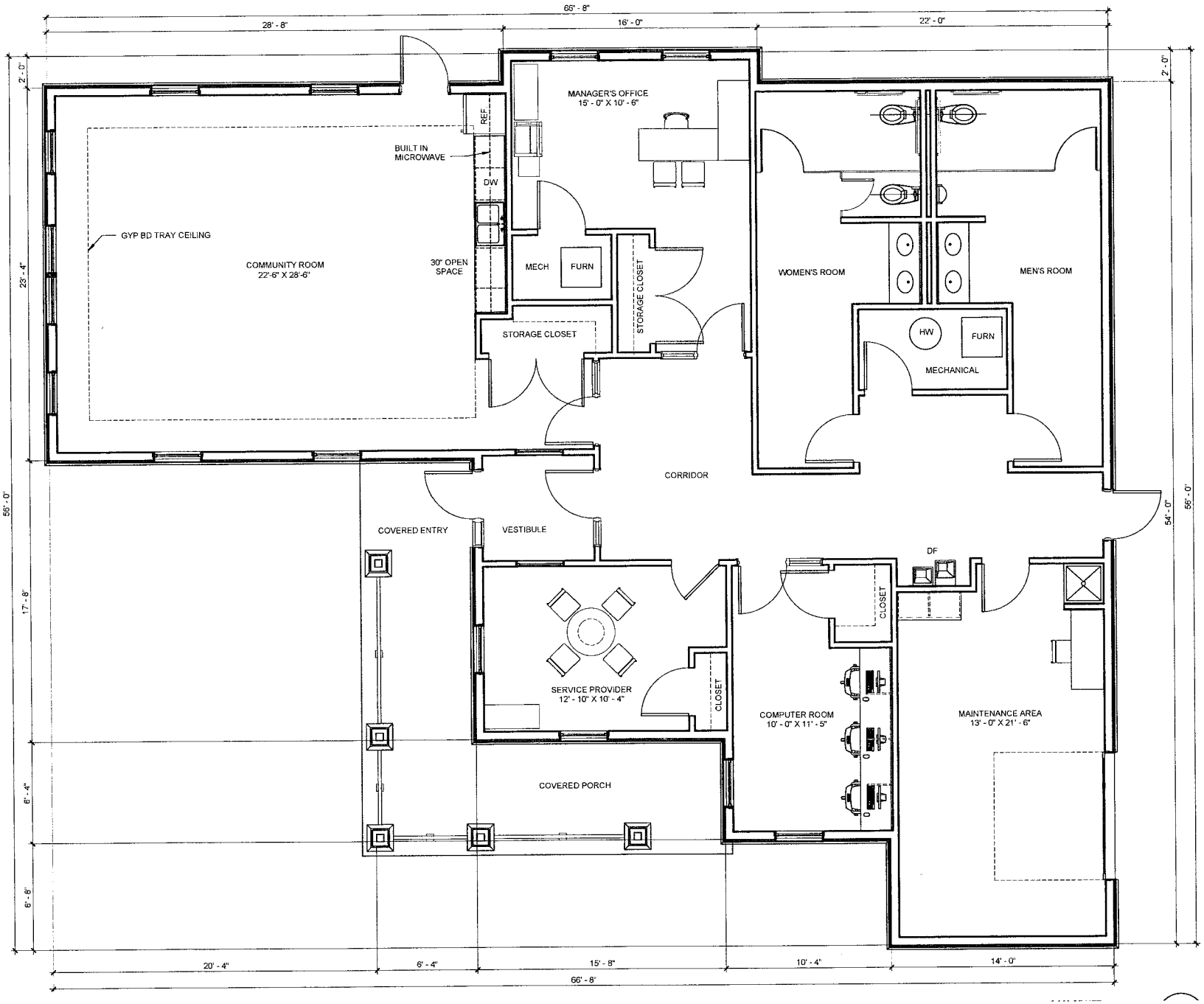
DRAWING NO. A-101

drawn by	JM
checked	TNZ
proj. mgr.	TNZ
proj. no.	16400

STATUS: SCHEMATIC DESIGN

ISSUE DATE: Issue Date

7/22/2016 8:13:23 AM
FILE PATH: J:\2016\16400.00 RCG Stadium Estates Ph II CAD\4-CAD\4 01_Revit\COMMUNITY BUILDING.rvt



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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:

STADIUM ESTATES PHASE II

CLIENT:

ROCHESTER'S CORNERSTONE GROUP
366 WHITE SPRUCE BLVD.
ROCHESTER, NY 14623

DRAWING TITLE

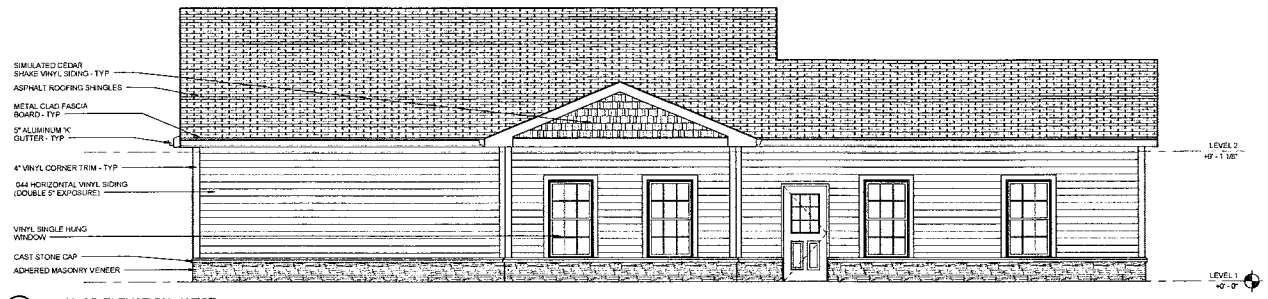
COMMUNITY BUILDING - FLOOR PLAN

DRAWING NO.

A-101

drawn by	JM
checked	TNZ
proj. mgr.	TNZ
proj. no.	16400

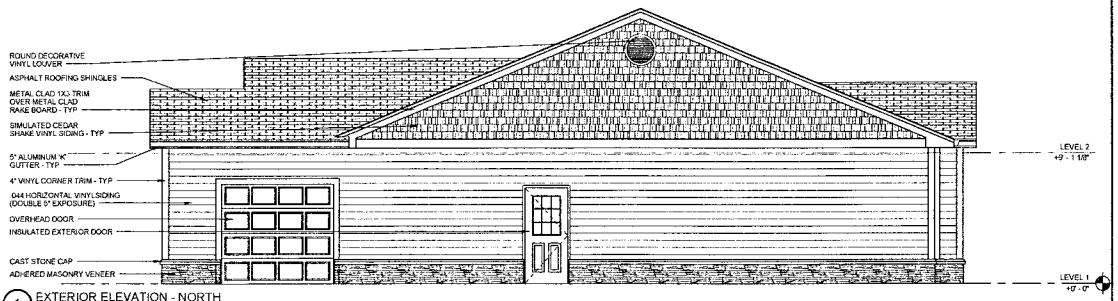
STATUS:
SCHEMATIC DESIGN



4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

SWBR ARCHITECTS
387 East Main Street
Rochester, NY 14604-2107
Voice: 585.232.8300
Fax: 585.232.9221
www.swbr.com
ROCHESTER, NEW YORK

no	date	by	description

PROJECT:
STADIUM ESTATES PHASE II

CLIENT:
ROCHESTER'S CORNERSTONE GROUP
366 WHITE SPRUCE BLVD.
ROCHESTER, NY 14623

DRAWING TITLE
EXTERIOR ELEVATIONS AND DETAILS

DRAWING NO.
A-201

drawn by	JM
checked	TNZ
proj. mgr.	TNZ
proj. no.	16400

STATUS
SCHEMATIC DESIGN

ISSUE DATE
Issue Date

7/22/2016 7:39:32 AM
FILE PATH: J:\2016\16400.00 RCG Stadium Estates Ph II CAD\4-CAD\4.01_Revit\COMMUNITY BUILDING.rvt

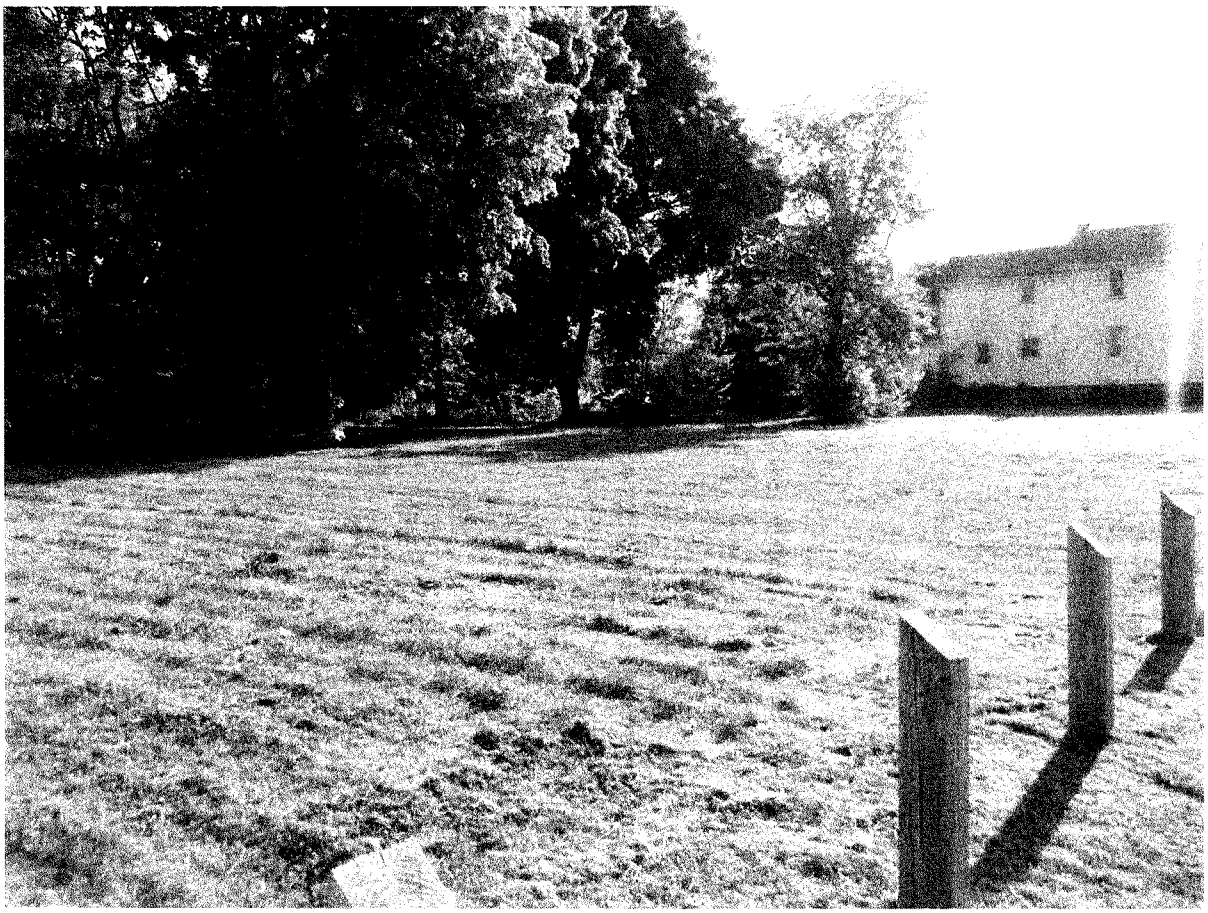
Stadium Estates Phase II

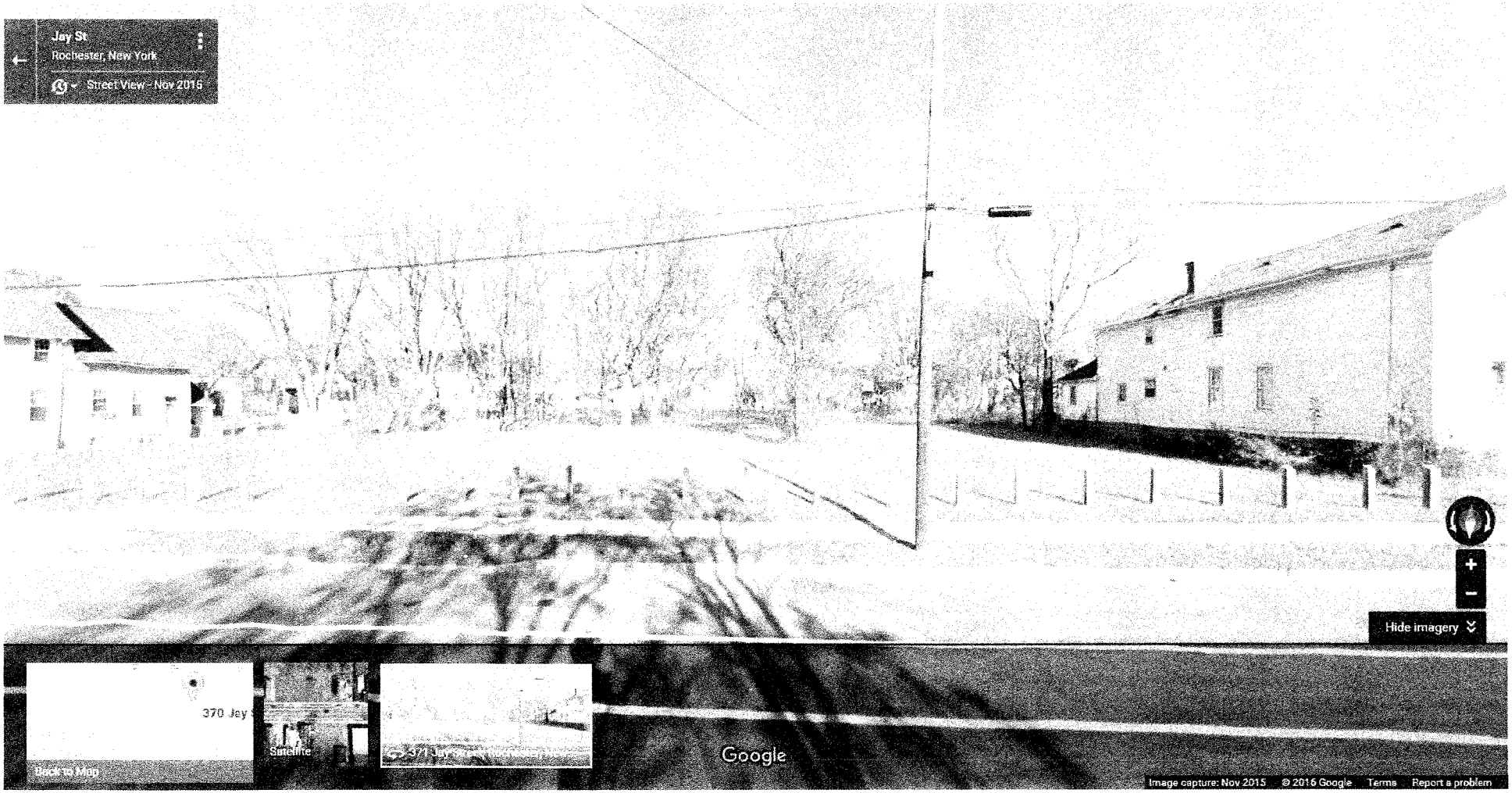
Special Permit Proposal

August 3, 2016

At Southwest corner of lot looking East.

At Southwest corner of lot looking Northeast.




Jay St
Rochester, New York
Street View - Nov 2015
Hide imagery
370 Jay
Back to Map
Satellite
371 Jay
Google
Image capture: Nov 2015 © 2016 Google Terms Report a problem

Smith St
Walnut St
Grape St
Jay St
W Broad St (NY31)
Broad St (NY31)
Workspaces
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283-28
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649-65
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188
184
180
170
200
50 m
20 m

370 JAY ST

August 3, 2016

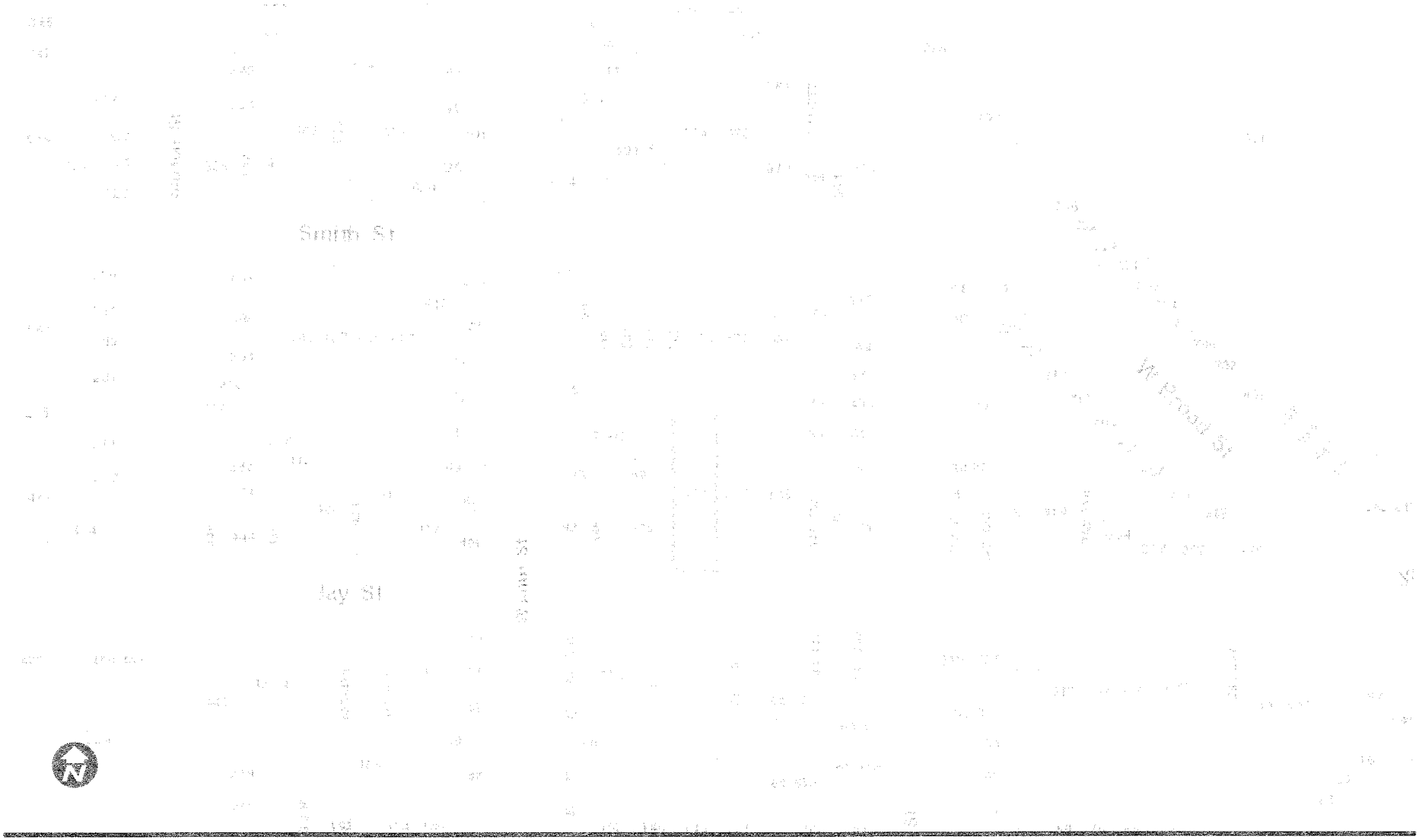
This map is intended for general reference only.

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

370 JAY ST



August 3, 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
September 12, 2016

Special Permit

Case #5: Staff Reviewer: Jill Wiedrick

File Number: E-009-16-17

Case Type: Special Permit

Applicant: Angel Robledo, Iglesia Fuego Y Sanidad

Address: 747 Joseph Avenue

Zoning District: R-2 Medium Density Residential District

Section of Code: 120-173E(3)

Request: **To consider an Alternative Parking Plan for eight parking spaces for the proposed place of worship; an action requiring City Planning Commission approval.**

Analysis:
The proposed place of worship will be located in a mixed use building located at the intersection of Joseph Avenue and Wilkins Street. The first floor was formerly a store and the second floor is one family.

The applicant proposes to establish a place of worship. Services will be held every Sunday at 2:00PM.

Code Compliance:
The proposed place of worship has a parking requirement of ten spaces. There is pre-existing deficiency of two parking spaces. Therefore, a total of eight parking spaces are required. There are no parking spaces on-site. As a result, the applicant is seeking to resolve the parking deficit through an Alternative Parking Plan (see plan submitted by applicant).

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

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 747 Joseph Ave.

2. APPLICANT: Angel Robledo COMPANY NAME: Iglesia Fuego y Sanida

ADDRESS: 16 Borchard St. CITY: Roch N.Y. ZIP CODE: 14621

PHONE: 585-285-8731 FAX: _____

E-MAIL ADDRESS _____

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: _____

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

conseling, help the community, praising the Lord.

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: Angel Robledo DATE: 8-2-16

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 propose use will be in harmony.

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.

We want to be part of the community, go with parking conditions.

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.

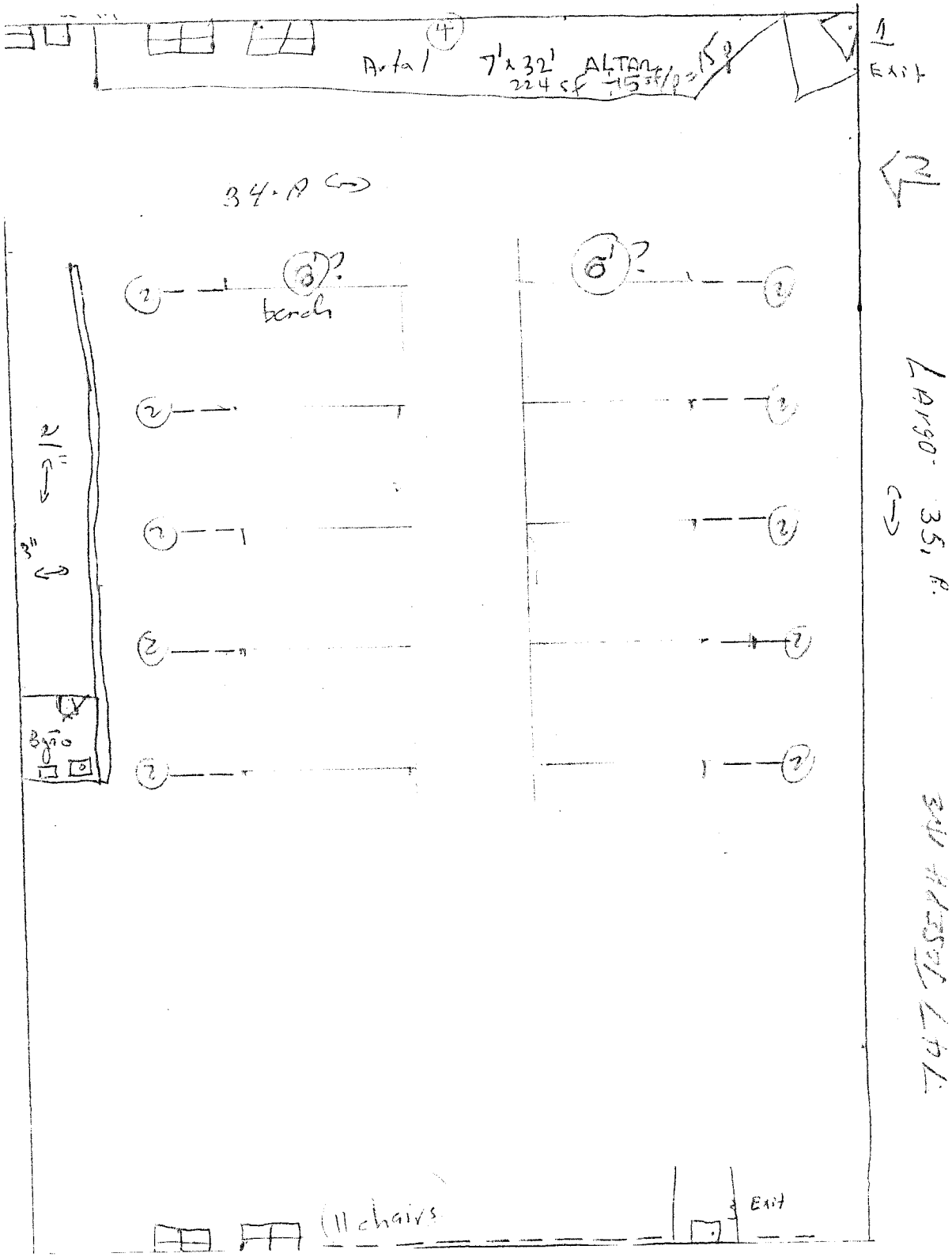
We want to be part of the neighborhood.

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

Yes

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

no

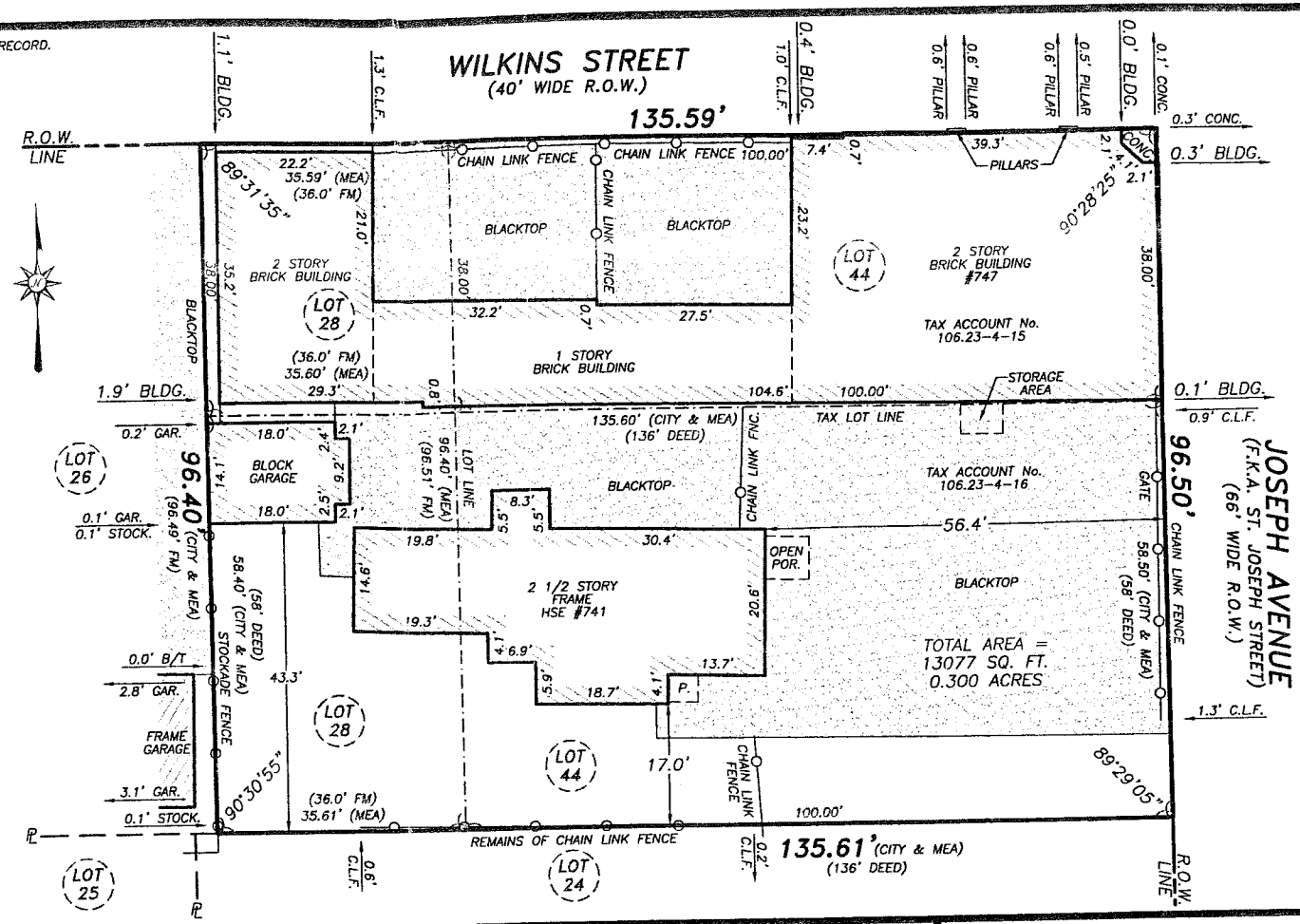


Arta 1
7'x32' ALTAR
224 sf
1
Exit
34.0
bench
Bajão
Largo 35.0
11 chairs
Exit

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

REFERENCES:

1.) LIBER 11 OF MAPS, PAGE 22.
2.) LIBER 11101 OF DEEDS, PAGE 78.
3.) ABSTRACT OF TITLE NOT PROVIDED.



CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

–MIGUEL A. REYES, ESQ.
–ABDUSAMED HUSSEIN

THAT THIS MAP WAS MADE OCTOBER 12, 2012
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED OCTOBER 8, 2012
AND REFERENCES LISTED HEREON.

10/12/12

N.Y.S.R.L.S. No. 50791 DATE

INSTRUMENT SURVEY MAP

741 & 747 JOSEPH AVENUE
BEING LOT No. 28 OF THE FISCHER, WILTSIE & DILL SUBDIVISION & PART OF LOT No. 44 OF THE BLUMENTHAL TRACT, CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

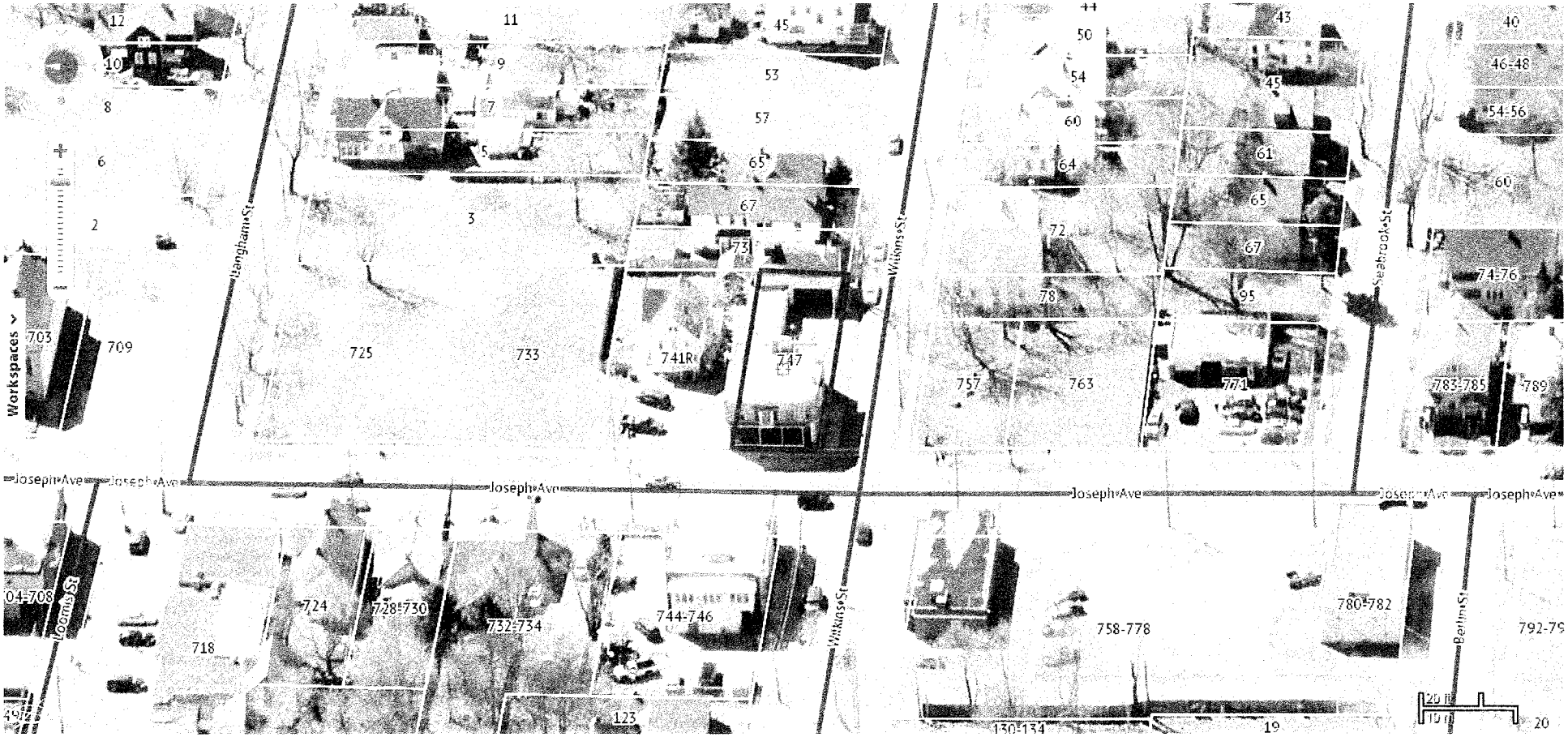
WAYNE ONTARIO MONROE

TRIPLE POINT LAND SURVEYING, LLC.
16 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
Phone (585) 263-9950
Fax (585) 263-3591

SCALE:	TAX ACCOUNT:	JOB No.	DATE:
1" = 20'	& 106.23-4-16	1271-12	OCT. 12, 2012

Alternative Parking Plan for 747 Joseph Ave

- 1 bus stop on Joseph Ave, approx 2 blocks away
- on street parking on Joseph Ave + Wilkins St.
- many Church members bike or walk
- 2 buses + pick Church members up for services
  (services start at 2, begin pick, members up at 12
  + then take them home after)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Wilkins St
Wilkins St
Seabrook St
Berlin St
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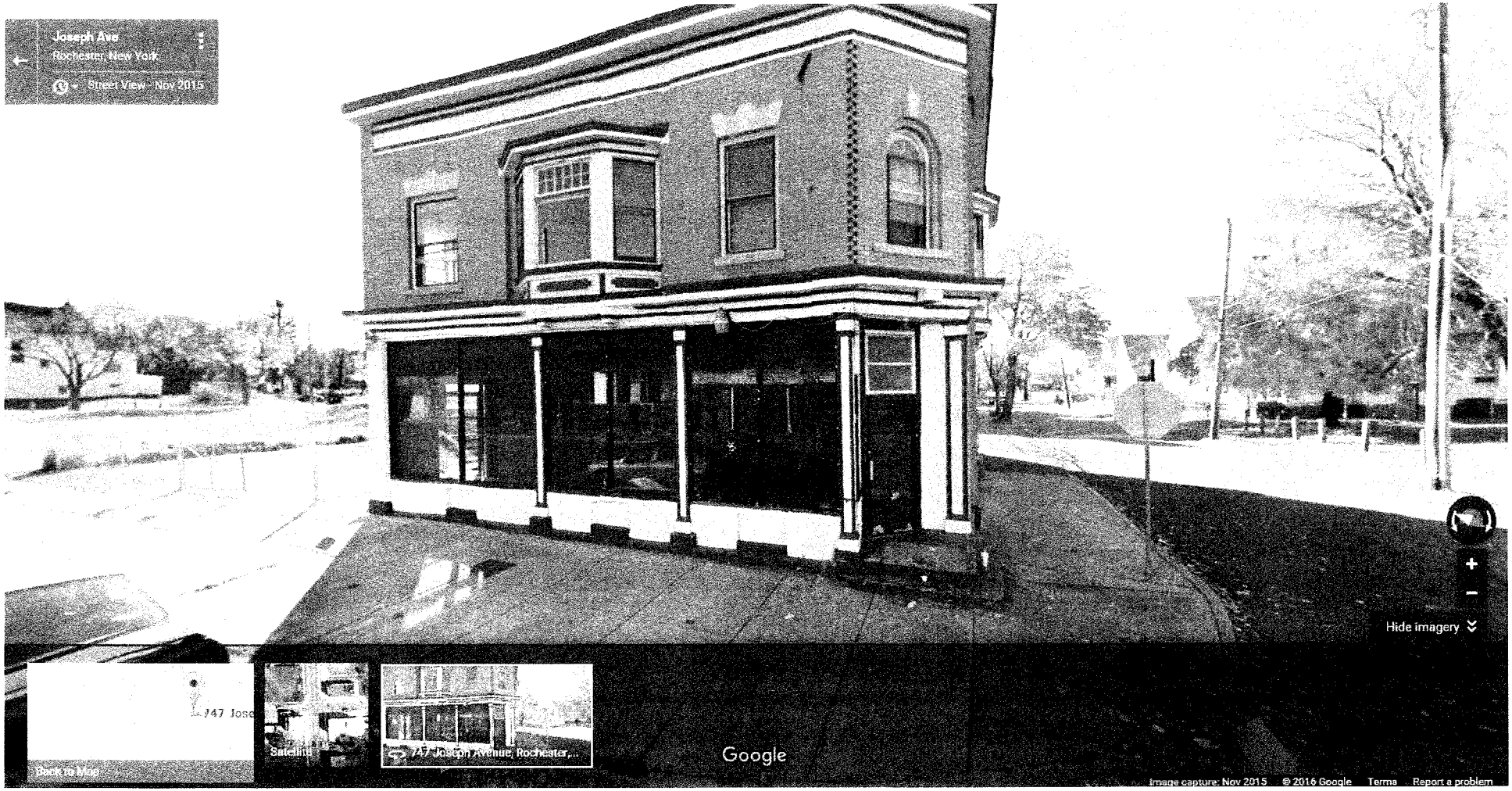
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Rochester, New York
Street View - Nov 2015
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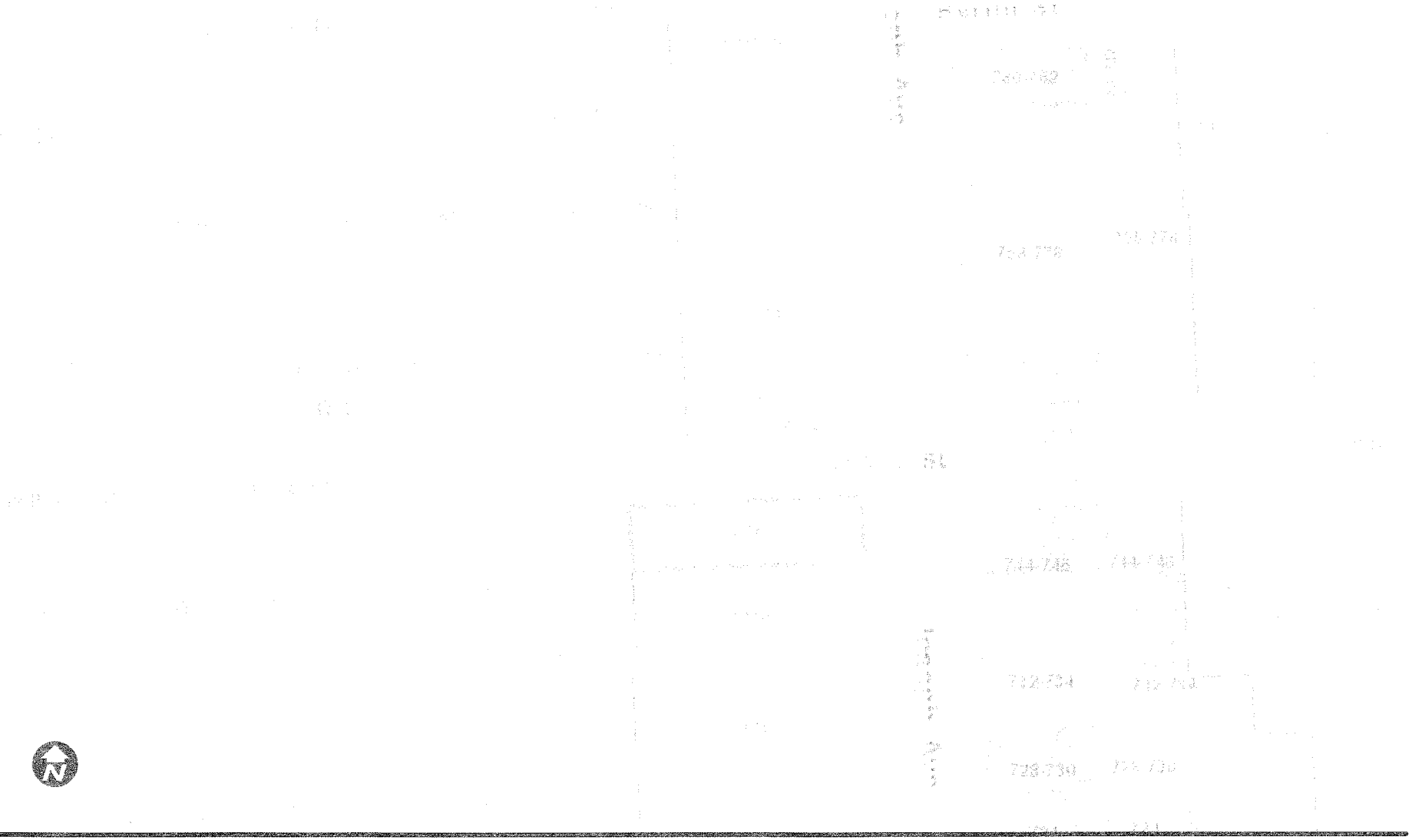
Satellite
747 Joseph Avenue, Rochester,...
Google
Image capture: Nov 2015 © 2016 Google Terms Report a problem

747 JOSEPH AV



August 3, 2016

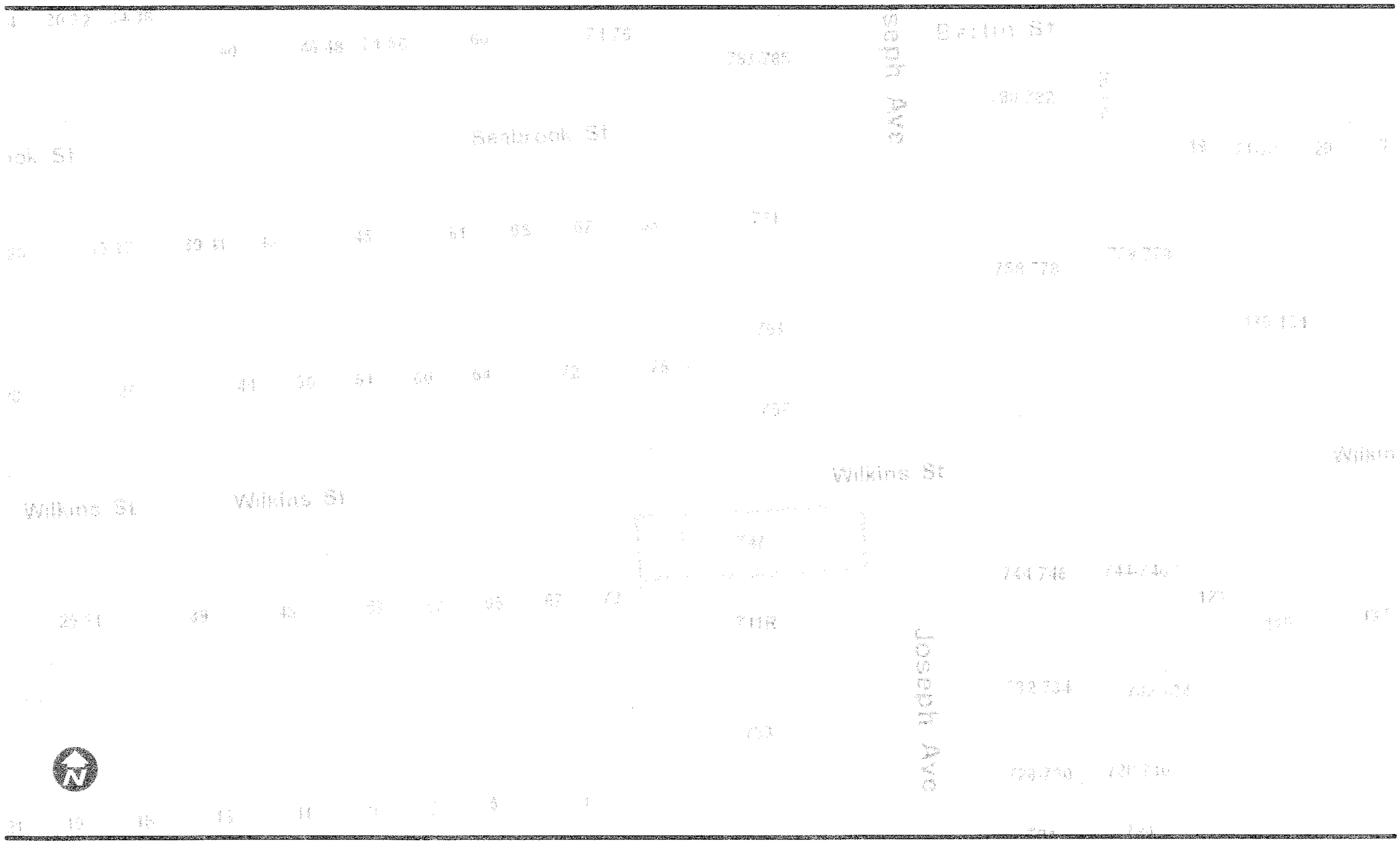
This map is intended for general reference only.

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

747 JOSEPH AV



August 3, 2016

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City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

CITY PLANNING COMMISSION
STAFF REPORT
September 12, 2016

Special Permit

Case #6: Staff Reviewer: Jill Wiedrick

File Number: E-010-16-17

Case Type: Special Permit

Applicant: Ronnie and Queen Esther Young

Address: 688 Maple Street

Zoning District: R-2 Medium Density Residential District

Section of Code: 120-173E(3)

Request: **To consider an Alternative Parking Plan for nine parking spaces for the proposed place of worship; an action requiring City Planning Commission approval.**

Analysis:
The proposed place of worship will be located in a mixed use building located at the intersection of Maple Street and Ames Street. The first floor was formerly a store and an office and the second floor is residential with four families.

The applicant proposes to establish a place of worship. Sunday school is held at 9:30AM, followed by a worship service at 11:00AM. Bible study occurs on Wednesdays at 7:00PM. The applicants also note that there may be special events that take place within the building, such as a special service. These events would be scheduled between 9:00AM and 9:00PM, any day of the week.

Code Compliance:
The proposed place of worship has a parking requirement of 11 spaces. There is a pre-existing deficiency of 2 spaces. Therefore, a total of 9 parking spaces are required. There are no parking spaces on-site. As a result, the applicant is seeking to resolve the parking deficit through an Alternative Parking Plan (see plan submitted by applicant).

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

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

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. **PROJECT ADDRESS(ES):** 688 Maple St Roch, NY 14611

2. **APPLICANT:** Ronnie Queen Esther Young **COMPANY NAME:** _____

ADDRESS: 510 Arnett blvd **CITY:** Roch NY **ZIP CODE:** 14619

PHONE: 585-298-2636 **FAX:** _____

E-MAIL ADDRESS queenestheryoung@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:** _____

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

ALTERNATE PARKING

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

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: Queen Esther Young **DATE:** 8/2/16

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.

Karen Rudy Hoover 8-1-16
for Campbell Properties at Rochester, LLC

01/2014

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.

In compliance with the comprehensive plan.

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

No Impact on adjacent property

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.

Parking will not take over neighborhood.

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.

No Issues

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

No Impact

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:
FAITH AND DELIVERANCE MINISTRY

Project Location (describe, and attach a location map):
688 MAPLE ST

Brief Description of Proposed Action:
PLACE OF WORSHIP

ALTERNATIVE PARKING

Name of Applicant or Sponsor:	Telephone: 585 278-3764
Ronnie & Quee Young	E-Mail:

Address:
510 ARNETT BLVD

City/PO:	State:	Zip Code:
ROCHESTER	NY	14619

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

3.a. Total acreage of the site of the proposed action? .1 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? .1 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? Special Permit	☒	☐	☐
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? 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. Is the proposed action located in an archeological sensitive area?	☒	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

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

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

RESET

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

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

Applicant/sponsor name: Ronnie Young Sr. Date: 8/2/16

Signature: Ronnie Young Sr.

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.

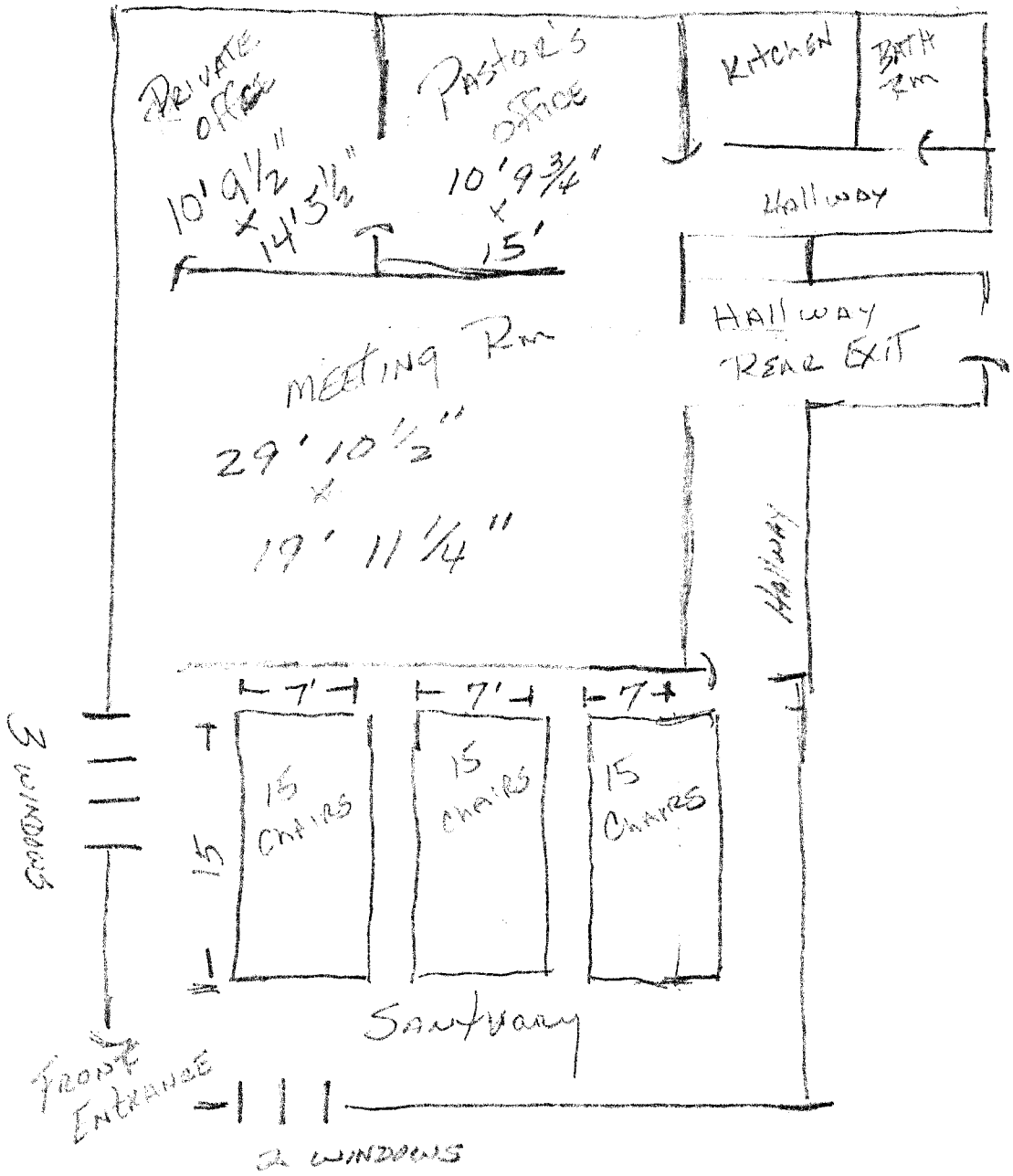
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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)

RESET

PRINT

688 Maple St 14611



Home Mail Search News Sports Finance Celebrity Weather Answers Flickr Mobile More Try Yahoo Mail on Firefox »

All Search Search Mail Search Web Home queenesther

Compose Archive Move Delete Spam All More

Add Gmail, Outlook, AOL and more

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Drafts (1)
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Spam (9)
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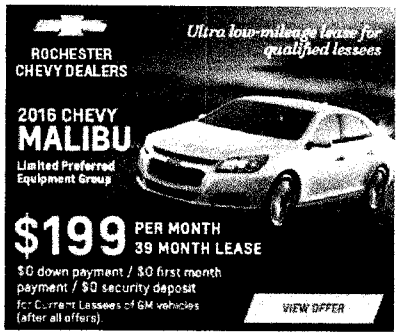
Reply, Reply All or Forward | More

Click to Reply, Reply All or Forward



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Home Mail Search News Sports Finance Celebrity Weather Answers Flickr Mobile More Try Yahoo Mail on Firefox »

All Search Search Mail Search Web Home queenesther

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Add Gmail, Outlook, AOL and more

Inbox (1)
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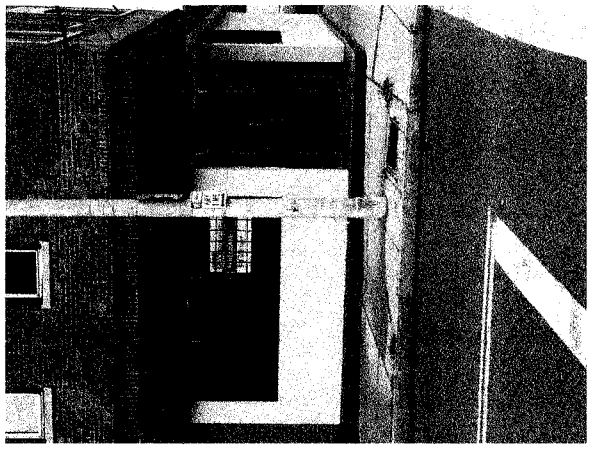

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Reply, Reply All or Forward | More

Click to Reply, Reply All or Forward

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Women's Plus Size Print Puffer Coat $79.99
Women's Plus Size Rip & Repair Boyfriend Jeans ... $59.99

ORDER OF SERVICE

SUNDAY MORNING

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[illegible]

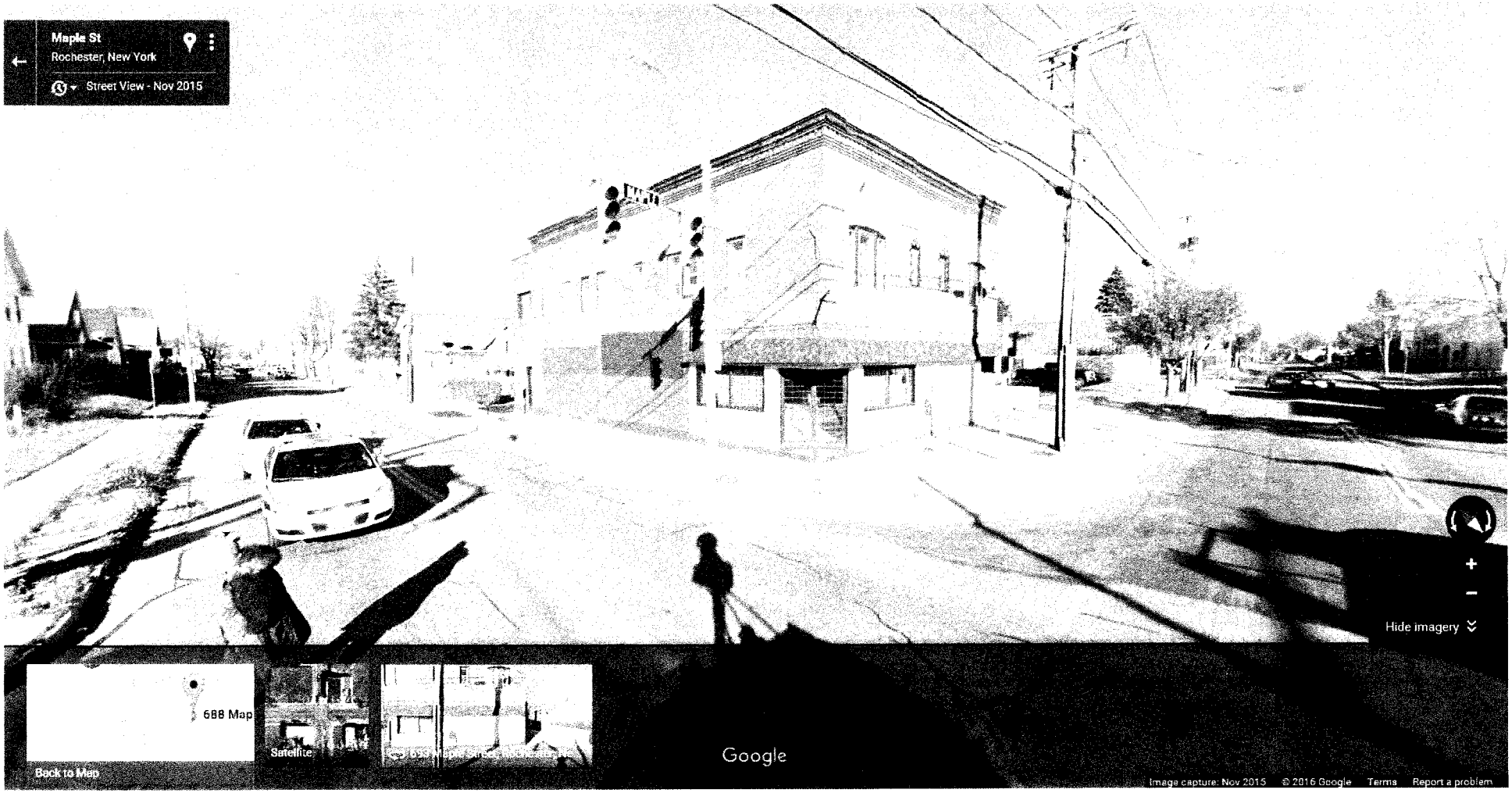
08/01/2016

To Whom It May Concern I give Faith and Deliverance Ministry Inc. permission to use three parking spaces in my lot 685 Maple ST Rochester NY 14611

Thank You

Alternative Parking Plan for 688 Maple St.

— bus stop on corner of Maple St + Grove
— people will walk
— carpool
— bike to
— on street parking on Maple St. + Cedar Street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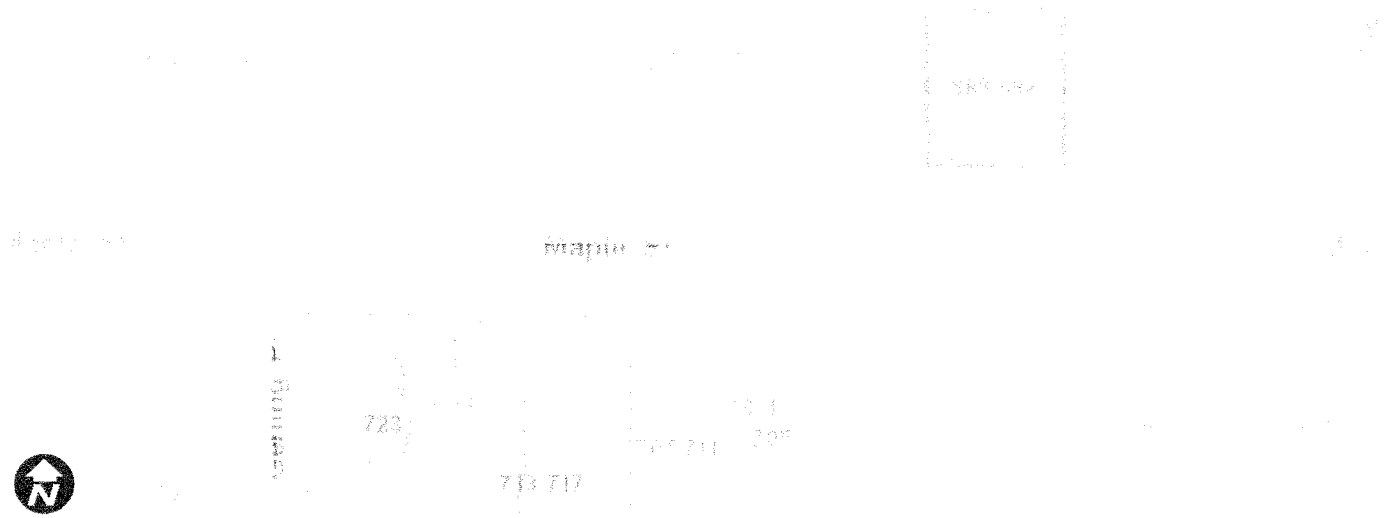
688-692 MAPLE ST



August 3, 2016

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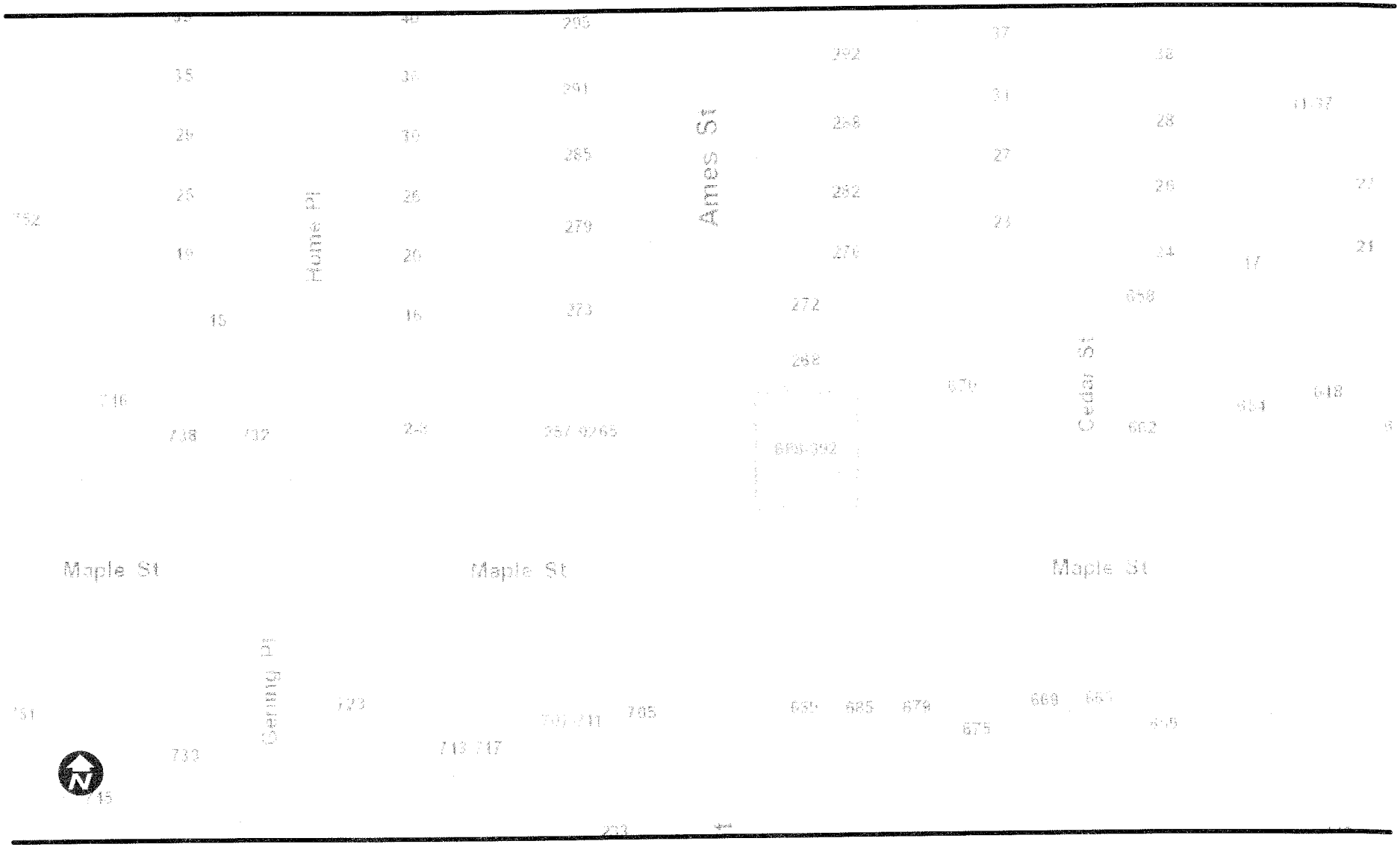
City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor

688-692 MAPLE ST



August 3, 2016

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City of Rochester, NY

City of Rochester, NY
Lovely A. Warren, Mayor