

## SITE PLAN REVIEW AGENDA

Tuesday, October 25, 2016

### NEW SITE PLAN REVIEW APPLICATIONS

**File #:** SP-08-16-17  
**Applicant:** Reza Hourmanesh  
**Address:** 135-165 Murray Street  
**Zoning District:** M-1  
**Description:** Legalize the existing salvage yard.  
**Requirement for Site Plan Review:** 120-191D(3)(b)[1]: All junkyards or salvage yards, recycling centers and waste stations.  
**Site Plan Type:** Minor  
**Quadrant:** SW  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

### PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

### SITE PLAN REVIEW PROJECT UPDATES:

**File #:** SP-38-15-16  
**Address:** 359, 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-40-15-16  
**Address:** 1037 Bay Street  
**Zoning District:** C-3  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending

**File #:** SP-43-15-16  
**Address:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Zoning District:** C-1, R-1

**Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings pending. Scheduled for 11-14-2016 CPC for ancillary parking lots and alternate parking plan.

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

**Address:** 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue

**Zoning District:** M-1, C-2

**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings pending.

**File #:** **SP-06-16-17**

**Address:** 2611 Mount Read Boulevard (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)

**Zoning District:** C-3

**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Environmental determination issued, applicant can proceed with demolition permits. Site Plan findings pending.