



**City of Rochester**  
**Inter-Departmental Correspondence**

Case #1  
OMA-03-16-17

To: Zina Lagonegro, Director of Zoning  
From: James R. McIntosh, P. E. City Engineer  
Date: October 17, 2016  
Subject: Official Map Amendment Application Transmittal  
OMA Application # 16-02-98, Abandonment of Dowling Place

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 and City Council.

The abandonment should be made conditional upon the following:

The applicant to construct driveway style curb and concrete sidewalks across Dowling Place entrance.

The applicant enter an easement agreement with Monroe County Department of Transportation for the existing public traffic signal system on St Paul St.

The applicant abandon the existing 12" water main, and the removal/salvage of one fire hydrant, to be returned to the Rochester Water Bureau.

The applicant will be required to obtain, process and file all easements that are requested by any of the individual utility companies or agencies.

A permit from the Department of Environmental Services, Engineering Permit Office is required for any work within the public right-of-way. All work shall be in accordance with the City of Rochester's latest construction specifications and details, as required and approved of by the City Engineer's office.

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

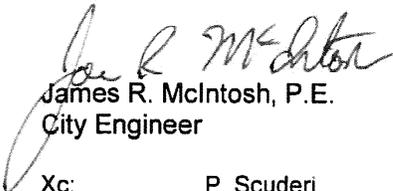
The applicant will have 6 months from the date the permit is issued to complete the required improvements. If the work is not completed within the 6 month period, the City will take over the work and draw on the letter-of-credit as necessary.

The letter-of-credit is to be submitted and approved, and a permit for construction within the public right-of-way issued within 6 months of the adoption of the official ordinance for abandonment. All required easements are to be obtained, approved and filed within 12 months of the adoption of the official ordinance for abandonment. If any of these time lines are not met with, the abandonment ordinance will be voided and this portion of Dowling Place will remain in its entirety as a public right-of-way.

The City Engineer will have the discretion to extend any of the required time lines providing the applicant can demonstrate that they could not meet the time lines due to circumstances beyond their control. The amount of additional time to be granted will be as approved of by the City Engineer at the time of the request.

After completion of the work, the applicant is to certify in writing to the City Engineer that all of the conditions associated with the abandonment have been resolved to the satisfaction of the appropriate agency or utility. Within the scope of the letter, the applicant is to include the liber, page and filing date of all easements that were obtained in conjunction with the abandonment.

When City Council has approved the application, please notify me so that my office can monitor completion of any requirements to be met prior to filing the Official Map Amendment



James R. McIntosh, P.E.  
City Engineer

Xc: P. Scuderi  
A. Giglio  
M. Bushart  
J. Borrelli  
B. Liberti  
W. VanDame  
Permit file (no attachments)

JRM/BVD/jq

G:\DIV\PERM\OMA\16-02-98 Dowling Place\Transmittal to Zoning.docx



**APPLICATION TO CITY COUNCIL FOR  
OFFICIAL MAP AMENDMENT  
Right of Way Dedication or Abandonment**  
Permit Division, Department of Environmental Services  
City Hall, Room 121-B, 30 Church Street, Rochester, NY 14614

<input checked="" type="checkbox"/> Abandonment
<input type="checkbox"/> 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.  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 #: <u>16-02-98</u>	<b>Abandonments -- Zoning Approval Required:</b>
Date Filed: <u>8/30/2016</u>	<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision
Fee:    Abandonment \$600    Paid: <input type="checkbox"/> \$200 partial <u>  /  /  </u>	Application Filed <u>  /  /  </u>
	<input type="checkbox"/> \$400 balance <u>  /  /  </u>
	<input checked="" type="checkbox"/> \$600 total <u>8/30/2016</u>
Dedication \$500    Paid: <input type="checkbox"/> \$500 total <u>  /  /  </u>	<input type="checkbox"/> Neither: Submit EAF Part I with OMA Application (Check blank in line 5)
	Ss for Zoning <u>  /  /  </u>

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) See Attached Sheet  
\_\_\_\_\_
2. Present official map designation: Dedicated Street  
\_\_\_\_\_
3. Proposed use of affected property or right of way: Integrate into operations of the brewery  
\_\_\_\_\_

4. Reason for change to official map: (why is this change necessary?) Integration/Consolidation with lands of the brewery negates "artificial" issues with setbacks
5. Current Owner: \_\_\_\_\_ or  City of Rochester  
 Address: 495 St. Paul Street, Rochester, NY Zip Code 14605 Phone 585-546-1030
6. Applicant: High Falls Operating Co.  
 Address: 495 St. Paul Street, Rochester, NY Zip Code 14605 Phone 585-546-1030  
 Interest in property: Owner   Lessee \_\_\_\_\_ Holding Option \_\_\_\_\_  
 Other (explain): \_\_\_\_\_
7. Attorney (if filing on behalf of owner or applicant): \_\_\_\_\_  
 Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_ 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  Address: \_\_\_\_\_
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?  
 Lot Combinations in conjunction with construction of new building adjacent to Dowling Place  
 \_\_\_\_\_  
 \_\_\_\_\_

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

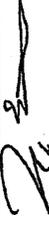
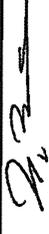
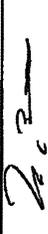
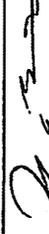
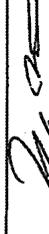
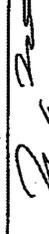
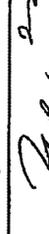
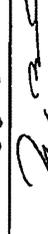
Applicant: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Mark D. Minami

Date: 1/8/16  
 Date: 1/8/16

# SIGNATURES OF ABUTTING PROPERTY OWNER(S) FOR RIGHT OF WAY ABANDONMENTS

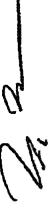
(Obtain ownership information from the City Assessor's Office, Room 101-A City Hall)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

<u>OWNER'S NAME (Print or type)</u>	<u>OWNER'S SIGNATURE</u>	<u>PROPERTY ADDRESS</u>	<u>SBL #</u>
High Falls Operating Co.		471 St. Paul Street, Rochester, NY	106.62-1-6
High Falls Operating Co.		479 St. Paul Street, Rochester, NY	106.62-1-4.1
High Falls Operating Co.		461 St. Paul Street, Rochester, NY	106.62-1-50
High Falls Operating Co.		14 Dowling Place, Rochester, NY	106.62-1-5.2
High Falls Operating Co.		18 Dowling Place, Rochester, NY	106.62-1-5.1
High Falls Operating Co.		19 Dowling Place, Rochester, NY	106.62-1-55
High Falls Operating Co.		15 Dowling Place, Rochester, NY	106.62-1-54
High Falls Operating Co.		11 Dowling Place, Rochester, NY	106.62-1-53
High Falls Operating Co.		7 Dowling Place, Rochester, NY	106.62-1-52
High Falls Operating Co.		3 Dowling Place, Rochester, NY	106.62-1-51

Attach additional copies of this page as needed for additional signatures

I certify that the signers of this petition are the owners of record of the properties indicated or their authorized representatives.

APPLICANT:  DATE: 1/8/16  
 High Falls Operating Company DATE: \_\_\_\_\_

MAGDE LAND SURVEYING P.C. 4460 CULVER ROAD ROCHESTER N.Y. 14622

Phone: (585) 654-5897 • (585) 654-6149 fax • email: [dmagde@magdesurvey.com](mailto:dmagde@magdesurvey.com)



### Legal Description

**ALL THAT TRACT OR PARCEL OF LAND** situate in the City of Rochester, County of Monroe and State of New York and more particularly described as follows:

**COMMENCING** at a point in the intersection of the southerly highway boundary line of Bausch Street and the westerly highway boundary line of St. Paul Street thence:

- a) S38°32'40"E, along the westerly highway boundary line of St Paul Street, a distance of 28.86 feet to a point, thence:
- b) N 51° 27' 20" E, continuing along said westerly bounds of St Paul Street a distance of 7.00 feet to a point, thence:
- c) S 38° 32' 40" E, continuing along said westerly bounds of St Paul Street, a distance of 668.94 feet to a point, thence:
- d) S 38° 20' 00" E continuing along said westerly bounds of St Paul Street, a distance of 273.49 feet to the true point of beginning, said point being the intersection formed by the aforesaid west bounds of St Paul Street and the northerly bounds of Dowling Place, thence:
  - 1) S 38° 19' 38" E continuing along said westerly bounds of St Paul Street, a distance of 23.00 feet to a point, thence:
  - 2) S 83° 24' 15" W, along the southerly bounds of Dowling Street, a distance of 221.36 feet to a point, thence:
  - 3) S 87° 52' 00" W, continuing along said southerly bounds of Dowling Place, a distance of 242.26 feet to a point, thence:
  - 4) N 02° 44' 35" W, continuing along said westerly bounds of Dowling Place, a distance of 16.00 feet to a point, thence:
  - 5) N 87° 52' 00" E, along the northerly bounds of Dowling Place, a distance of 196.05 feet to a point, thence:
  - 6) N 83° 24' 15" E, continuing along the northerly bounds of Dowling Street, a distance of 254.26 feet to the place and point of beginning.

**INTENDING TO DESCRIBE** a parcel of land to be conveyed, Dowling Place, which contains 8,158 square feet of land, City of Rochester, New York.





City of Rochester  
Inter-Departmental Correspondence

09/21 8:32AM

Case #2  
OMA-09-16-17

To: Zina Lagonegro, Director of Zoning  
From: James R. McIntosh, City Engineer  
Date: September 12, 2016  
Subject: Official Map Amendment Application Transmittal  
OMA # 16-08-104 Abandonment of Lundy's Lane

*Jim 10/17/16*

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-B for processing by the Planning Commission and City Council.

The abandonment should be made conditional upon the following:

The existing intersections of Lundy's Lane with Central Avenue and Ormond Street are to be reconfigured to eliminate the existing radius style street opening.

Depending on the intended usage of the abandoned street, the existing street openings are to be converted to a standard transition style driveway opening, or permanently closed off by removing the existing radii curbs and installing new full reveal stone curb and concrete sidewalk across the existing opening.

The applicant will be required to obtain, process and file all easements that may be requested by any governmental agency or individual utility company.

All required improvements within the public right-of-way are to be done to the City of Rochester standard construction specifications and details, and as approved of by the City Engineer's office.

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

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

The letter-of-credit is to be submitted and approved, and a permit for construction within the public right-of-way issued within 6 months of the adoption of the official ordinance for abandonment. All required easements are to be obtained, approved and filed within 12 months of the adoption of the official ordinance for abandonment. If any of these time lines are not met with, the abandonment ordinance will be voided and this portion of Lundy's Lane will remain in its entirety as a public right-of-way.

The City Engineer will have the discretion to extend any of the required time lines providing the applicant can demonstrate that they could not meet the time lines due to circumstances beyond their control. The amount of additional time to be granted will be as approved of by the City Engineer at the time of the request.

After completion of the work, the applicant is to certify in writing to the City Engineer that all of the conditions associated with the abandonment have been resolved to the satisfaction of the appropriate agency or utility. Within the scope of the letter, the applicant is to include the liber, page and filing date of all easements that were obtained in conjunction with the abandonment.

James R. McIntosh, P.E.  
City Engineer

Xc: P. Scuderi  
A. Giglio  
M. Bushart  
J. Borrelli  
B. Liberti  
W. VanDame  
Permit file (no attachments)

JRM/BVD/jq

G:\DIV\PERM\OMA\16-08-104 Lundy's Lane\Transmittal.docx



**APPLICATION TO CITY COUNCIL FOR  
OFFICIAL MAP AMENDMENT**  
**Right of Way Dedication or Abandonment**  
Permit Division, Department of Environmental Services  
City Hall, Room 121-B, 30 Church Street, Rochester, NY 14614

<input checked="" type="checkbox"/>	Abandonment
<input type="checkbox"/>	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.      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 #: <u>16-08-104</u>	<b>Abandonments -- Zoning Approval Required:</b>	
Date Filed: <u>8/4/2016</u>	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Subdivision
Fee: Abandonment \$600	Paid: <input type="checkbox"/> \$200 partial <u>  /  /  </u>	Application Filed <u>  /  /  </u>
	<input type="checkbox"/> \$400 balance <u>  /  /  </u>	<input checked="" type="checkbox"/> Neither. Submit EAF Part I
	<input checked="" type="checkbox"/> \$600 total <u>  8/4/2016  </u>	with OMA Application (Check
Dedication \$500	Paid: <input type="checkbox"/> \$500 total <u>  /  /  </u>	blank in line 5)
	\$s for Zoning <u>  /  /  </u>	

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) 235, 237-239, 257, 267, 271-273 Ormond Street  
400, 410-414 Central Ave., 46 & 60 Joseph Avenue
2. Present official map designation: Right of Way
3. Proposed use of affected property or right of way: Private Access

4. Reason for change to official map: (why is this change necessary?) To provide safety for  
proposed House of Mercy Shelter, eliminate unwanted & dangerous traffic

5. Current Owner: \_\_\_\_\_ or  City of Rochester  
Address: \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

6. Applicant: House of Mercy  
Address: 725 Hudson Ave, Rochester Zip Code 14621 Phone 585.546.2580  
Interest in property: Owner  Lessee \_\_\_\_\_ Holding Option \_\_\_\_\_  
Other (explain): \_\_\_\_\_

7. Attorney (if filing on behalf of owner or applicant): N/A  
Firm: \_\_\_\_\_  
Address: \_\_\_\_\_ 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: City of Rochester  
No \_\_\_\_\_ Address: 30 Church Street, Rochester, NY  
Interest: (explain) Property is City Right-of-Way

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?  
\*Minor Site Plan Review  
\*Special Use Permit

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

Applicant: Austin Green Mello Date: 4/15/14  
Owner: Austin Green Mello Date: 4/15/14

**SIGNATURES OF ABUTTING PROPERTY OWNER(S)  
FOR RIGHT OF WAY ABANDONMENTS**

(Obtain ownership information from the City Assessor's Office, Room 101-A City Hall)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

OWNER'S NAME (Print or type)	OWNER'S SIGNATURE	PROPERTY ADDRESS	SEL #
Donald R. Sawyer <i>[Signature]</i>	<i>[Signature]</i>	410 Central Ave	106.64-01-49
Burton Garden	<i>[Signature]</i>	400 Central Ave	106.64-1-51.2 & 54.1

Attach additional copies of this page as needed for additional signatures

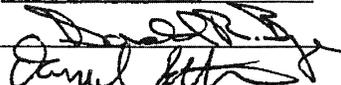
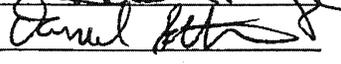
I certify that the signers of this petition are the owners of record of the properties indicated or their authorized representatives.

APPLICANT: *[Signature]* DATE: 7/20/15  
 DATE: \_\_\_\_\_

**SIGNATURES OF ABUTTING PROPERTY OWNER(S)  
FOR RIGHT OF WAY ABANDONMENTS**

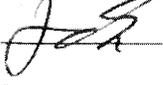
(Obtain ownership information from the City Assessor's Office, Room 101-A City Hall)

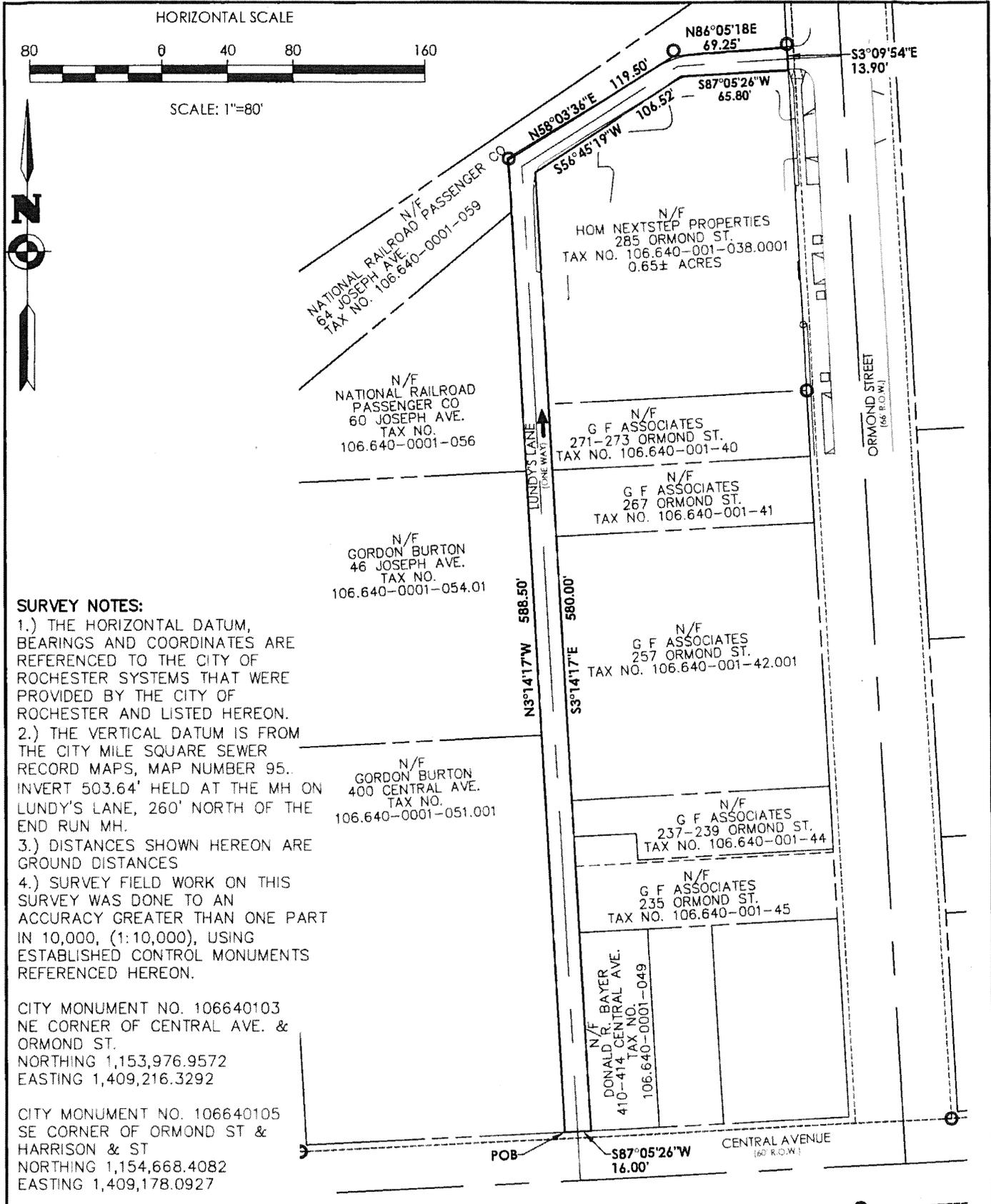
I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

<u>OWNER'S NAME (Print or type)</u>	<u>OWNER'S SIGNATURE</u>	<u>PROPERTY ADDRESS</u>	<u>SBL #</u>
Donald R. Baker		410 Central Ave	106.64-01-49
Daniel Saltzman		257 Ormond St (235-267 Ormond St)	106.64-1-41, 42, 45
CSX	See attached letter	60 Joseph Ave	106.64-1-56

Attach additional copies of this page as needed for additional signatures

I certify that the signers of this petition are the owners of record of the properties indicated or their authorized representatives.

APPLICANT:  \_\_\_\_\_ DATE: 7/29/16 \_\_\_\_\_  
 DATE: \_\_\_\_\_



**SURVEY NOTES:**

- 1.) THE HORIZONTAL DATUM, BEARINGS AND COORDINATES ARE REFERENCED TO THE CITY OF ROCHESTER SYSTEMS THAT WERE PROVIDED BY THE CITY OF ROCHESTER AND LISTED HEREON.
- 2.) THE VERTICAL DATUM IS FROM THE CITY MILE SQUARE SEWER RECORD MAPS, MAP NUMBER 95.. INVERT 503.64' HELD AT THE MH ON LUNDY'S LANE, 260' NORTH OF THE END RUN MH.
- 3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES
- 4.) SURVEY FIELD WORK ON THIS SURVEY WAS DONE TO AN ACCURACY GREATER THAN ONE PART IN 10,000, (1:10,000), USING ESTABLISHED CONTROL MONUMENTS REFERENCED HEREON.

CITY MONUMENT NO. 106640103  
NE CORNER OF CENTRAL AVE. & ORMOND ST.  
NORTHING 1,153,976.9572  
EASTING 1,409,216.3292

CITY MONUMENT NO. 106640105  
SE CORNER OF ORMOND ST & HARRISON & ST  
NORTHING 1,154,668.4082  
EASTING 1,409,178.0927

<p><b>LUNDY'S LANE ROW ABANDONMENT</b></p>	<p><b>PASSERO ASSOCIATES</b> engineering architecture</p> <p>242 West Main Street, Suite 100 Rochester, NY 14614</p>	<p>Client: HOUSE OF MERCY 1725 HUDSON AVENUE ROCHESTER, NY 14621</p> <hr/> <p>P.N.: 20152163.0001</p> <hr/> <p>Scale: 1"=80' Sheet No: V-001</p>
<p>Drawn By: CGH Date: 7/21/16</p>		

### **Lundy's Lane Right of Way (ROW) Abandonment**

All that tract or parcel of land containing 0.272 acres, more or less, situated in The Shearman Tract, in the City of Rochester, County of Monroe, State of New York, all as shown on a map entitled, "Lundy's Lane Right of Way Abandonment" prepared by Passero Associates to be filed in the Monroe County Clerk's Office, and being more particularly described as follows:

Beginning at a point on the northerly right of way of Central Avenue (60' wide) at its intersection with the Westerly right of way line of Lundy's Lane thence,

1. North 03°14'17" West, a distance of 588.50 feet to a point; thence,
2. North 58°03'36" East, a distance of 119.50 feet to a point; thence,
3. North 86°05'18" East a distance of 69.25 feet to a point of intersection with the westerly right of way line of Ormond Street (66' wide); thence,
4. South 03°09'54" East along said westerly right of way line a distance of 13.90 feet to a point; thence,
5. South 87°05'26" West a distance of 65.80 feet to a point; thence,
6. South 56°45'19" West a distance of 106.52 feet to a point; thence,
7. South 03°14'17" East a distance of 580.00 feet to a point of intersection with the aforementioned northerly right of way line of Central Avenue; thence,
8. South 87°05'26" West along said northerly right of way line a distance of 16.00 feet to the point of beginning.

## Short Environmental Assessment Form

### Part 1 - Project Information

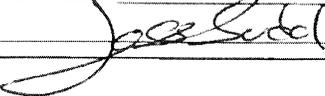
#### Instructions for Completing

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: ABANDONMENT OF LUNDY'S LANE			
Project Location (describe, and attach a location map): BETWEEN ORMOND STREET & CENTRAL AVENUE			
Brief Description of Proposed Action: THE ABANDONMENT OF CITY OWNED LUNDY'S LANE.			
Name of Applicant or Sponsor: HOUSE OF MERCY		Telephone: 585-546-2580	
		E-Mail:	
Address: 725 HUDSON AVE.			
City/PO: ROCHESTER		State: NY	Zip Code: 14621
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.3 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: Jess D. Sudol, PE</p>		<p>Date: 7/28/16</p>
<p>Signature: </p>		



**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**Subdivision**

---

**Case #3:** Staff Reviewer: Jill Wiedrick

**File Number:** S-01-16-17

**Case Type:** Subdivision

**Applicant:** Charlotte Square Homes, LLC

**Address:** 80 Charlotte Street

**Zoning District:** CCD-E Center City District – East End

**Section of Code:** Chapter 128

**Request:** To subdivide one parcel into 11 parcels to facilitate the development of townhomes on Charlotte Street; an action requiring City Planning Commission approval.

**Analysis:**

The applicant is proposing to subdivide one parcel into 11 parcels to facilitate the development of townhomes on Charlotte Street. The parcel is currently owned by Charlotte Square Homes, LLC and comprises a total of 0.611 acres.

Attached are the comments received from the referral agencies, along with maps and additional supporting documentation.



City of Rochester, NY

CITY OF ROCHESTER

BUREAU OF PLANNING & ZONING
City Hall, 30 Church Street, Room 125-B
Rochester, New York 14614
(585) 428-7044

[X] SUBDIVISION APPLICATION

[ ] EXEMPT SUBDIVISION APPLICATION

INSTRUCTIONS

Applications MUST be submitted by appointment. Please call Mary Kerr at (585) 428-4690 or kerrm@cityofrochester.gov to schedule an appointment.

Submission requirements:

- 1. Two (2) copies of this application.
2. A nonrefundable fee of \$200.00. Please make your check payable to the City Treasurer.
3. A TAX CERTIFICATE from the City Treasurer (City Hall, 100-A) and County Treasurer (County Office Building, 39 W. Main Street, Rm. B-2) verifying that all taxes and charges for this property have been paid through the entire tax year.
4. Two (2) copies of an 8 1/2 in. x 11 in. Tax Map showing all affected properties (available from the Maps and Survey, 225-B, City Hall.
5. Fifteen (15) copies (folded) of the subdivision map containing the below listed information.

Place a check (v) mark in the space when that information has not been included. Any information not provided on this sheet or on the map, and has not been waived by the Bureau of Planning and Zoning, must be fully explained.

- a. The subdivider's name and address.
b. The name, address, seal and signature of the licensed land surveyor and (when required) the name, address, seal and signature of the licensed professional engineer.
c. A location sketch (not necessarily to scale) showing the proposed subdivision, adjoining roads (with their names), intersection, schools, parks and/or other physical features which will aid in identifying the site.
d. A topographic map prepared by a licensed land surveyor showing existing buildings and water courses on the subdivision and over the area within a radius of two hundred (200) feet measured from the subdivision boundaries.
e. For the area to be subdivided and within a two hundred (200) foot radius of the boundaries of the subdivision, locate and show the following:
1) All property lines, easements, water courses, water mains, sanitary and stormwater sewers, natural gas, electrical and communication distribution lines and all other significant features of the area.
2) All buildings and other improvements.
3) The names of all property owners.
4) The location, names and widths of all existing and proposed streets, highways, easements, parks and other public properties. (Where new streets are proposed, the right-of-way lines and widths and the pavement lines and widths shall be shown).
f. For the area to be subdivided, the proposed lot areas and building and lot coverage areas.
g. Location of all existing and proposed connections with existing and proposed water, sewer and other utility lines, and the indication of provisions for and locations of surface drainage facilities.
h. All areas proposed to be dedicated to public use shall be shown and so indicated and any conditions of such dedication shall be indicated or attached.
i. Typical cross-sections of the proposed subdivision grading.
j. Elevations of existing and proposed ground surfaces at all streets.

6. Upon final approval, a subdivision map (plat) must be submitted, drawn in waterproof ink on permanent tracing film (Mylar or other equivalent material). All revisions to the map must be noted and dated on revised map. This map must be filed in the Monroe County Clerk's Office and must meet all the requirements established by the County of Monroe.

Handwritten notes and stamps including 'BUREAU OF PLANNING & ZONING', '01-0002 001', '074 550', '2011/2', 'INFO 30 CHARLOTTE ST', 'CHECK', and '\$200.00'.

**GENERAL INFORMATION**

1. LOCATION: 80 Charlotte Street, City of Rochester

2. SUBDIVIDER (APPLICANT):  
 Name: Charlotte Square Homes, LLC (Kimberly Russell) Phone: 585-262-6210/ 270-5028  
 No. & Street: 180 Clinton Square  
 City, State & Zip: Rochester, NY 14604

3. OWNER (if different):  
 Name: Same Phone: \_\_\_\_\_  
 No. & Street: \_\_\_\_\_  
 City, State & Zip: \_\_\_\_\_

4. Size of Area to be subdivided (acres sq. ft.) 26,620 . 611 acres

5. Total Number of Existing Parcels: 1 Total Number of Proposed Parcels: 11

6. EXISTING PARCEL(S):

ADDRESS(ES)	TAX ACCOUNT/SBL #(S)	EXISTING IMPROVEMENTS
80 Charlotte Street	108.810-02-047.1	Vacant Lot

7. PROPOSED PARCEL(S):

LOT #	LOT AREA	PROPOSED USES
See attached		

8. Describe any proposed development, redevelopment, construction, enlargement or addition to any building, or site preparation.  
Redevelopment of a Vacant Lot to include 10 2-story Townhomes & 10  
Parking spaces.

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: *William B. Leibel* DATE: 8/23/16

[FOR OFFICE USE ONLY]

ADDRESS: \_\_\_\_\_ FILE NUMBER: \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ FEE: \_\_\_\_\_

**#7 - Proposed Parcel(s):**

<u>Lot #</u>	<u>Lot Area</u>	<u>Proposed Uses</u>
1	0.044 acre	Townhome
2	0.047	Townhome
3	0.043	Townhome
4	0.041	Townhome
5	0.036	Townhome
6	0.035	Townhome
7	0.042	Townhome
8	0.046	Townhome
9	0.053	Townhome
10	0.045	Townhome
11	0.180	Parking and Ingress/Egress (HOA Property)

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture

August 23, 2016

Mr. Matthew Simonis  
City of Rochester  
Bureau of Planning and Zoning  
City Hall  
30 Church Street, Room 125B  
Rochester, NY 14614

**RE: Charlotte Square Phase II Townhomes - City of Rochester  
Letter of Intent – Subdivision Application**

Dear Mr. Simonis:

On behalf of our client, Home Leasing, we respectfully request to be considered of the above referenced project.

The proposal includes 10 For Sale Townhomes in (5) two-story buildings along with pedestrian access to the Pocket Park constructed as part of Phase I. Each unit will have a private garage. A parking lot with access off Haags Alley is also proposed as part of the project. An 11<sup>th</sup> Lot will cover the proposed parking area and maintained by the HOA.

In support of this application please find attached the following:

- 1 Letter of Intent
- 1 Application Fee (\$200)
- 2 Copies of Subdivision Application
- 1 Tax Certificate
- 2 8 ½ x 11 Tax Map
- 15 Subdivision Maps

Sincerely,



Jess D. Sudol, PE, CPESC, CPSWQ  
Associate & Department Manager

JDS:paf  
Enclosures

cc: File  
Nelson Leenhouts, Home Leasing  
Tom Gean, SWBR  
Jul Wiedrick  
Jason Haremza





Inter-Departmental Correspondence

To: See Distribution

From: Matthew Simonis, NBD, Bureau of Planning and Zoning

Date: August 24, 2016

Subject: Subdivision: 80 Charlotte Street



A subdivision application has been received from Passero Associates on behalf of Home Leasing to subdivide 80 Charlotte Street from one parcel into eleven parcels. This is part of Phase II of the Charlotte Square Development Project. Please review and comment on the attached preliminary subdivision plat map. Provide comments to Matthew Simonis, Room 125-B, City Hall by Friday, September 23, 2016. If you see a major problem please call me at 428-6637. I can also be reached by fax at 428-6137 or email at [matthew.simonis@cityofrochester.gov](mailto:matthew.simonis@cityofrochester.gov).

Distribution:

- James McIntosh, City Engineer, Room 300B, City Hall
- Brian Liberti, DES, Forestry, 210 Colfax St.
- Mike Bushart, Water Bureau, 10 Felix St.
- Ned Kelley, DES Street Lighting, Room 012A, City Hall
- Karen St. Aubin, DES Operations, 945 Mt. Read Blvd.
- Steve Ersteniuk, Fire Safety, Room 125B, City Hall
- Bill VanDame, DES Permits, Room 222B, City Hall
- Mark Carden, Maps and Surveys, Room 225B, City Hall
- Robert Kubera, City Assessor's Office, Room 101A
- Kim Jones, City Treasurer, Room 100A, City Hall
- Glenn Kaiser, MC Pure Waters, 145 Paul Rd.
- Wade Silkworth, MC DOH, 111 Westfall Road
- Scott Hallock, MC DOH, 111 Westfall Road

Encl.



To: Jess D. Sudol, Passero Associates  
From: Matthew Simonis, NBD, Bureau of Planning and Zoning  
Date: October 12, 2016  
Subject: Subdivision: 80 Charlotte Street

The subdivision map to divide 80 Charlotte Street in the City of Rochester from one parcel into 11 parcels has been circulated around all of the necessary City and County Departments. At this time, the following revisions to the submitted map will be necessary prior to final approval:

***From the Monroe County Division of Pure Waters:***

We have reviewed the proposed re-subdivision of the above referenced property from one (1) lot into eleven (11) lots and have no objections to the proposed re-subdividing. It should be noted; the proposed lots are to have separate tax account numbers and are to be billed as such.

Each of the eleven (11) lots will be required to have separate sanitary sewer laterals out to a public main sewer. A combination 12" sewer in the Haags Alley Right-of-Way (ROW) as well as a 24" combination sewer in the Charlotte Street ROW are available for connection. The new lots will **NOT** be permitted to share common sanitary laterals. This is required pursuant to NYS Environmental Conservation Law (**6NYCRR-Part 750-Sec. 1.6F**) which is enforced by the Monroe County Health Department acting as an agent of the NYSDEC, Region 8.

Please be advised, site civil plans as well as a storm water management plan must be submitted to the MCDES – Division of Pure Waters, Office of Development Review located at 145 Paul Road, Building 11 for review and approval prior to any proposed construction and/or renovation of the lots.

***From the Monroe County Department of Public Health:***

The subdivision of one parcel into the proposed eleven residential parcels is considered a Realty Subdivision and will require Realty Subdivision review and approval by this Department.



***From the City of Rochester, Bureau of Assessment:***

The Bureau of Assessment has reviewed the preliminary subdivision plat map and we would have no problem assessing the parcels as shown.

Note: The parcel SBL or Tax Acct. of EXISTING LOT 2 is incorrect on the drawing – should be **106.810-02-047.2**. (The dimensions on the drawing are correct for 47.2 so just the Tax Acct label is incorrect.)

***From the City of Rochester Department of Environmental Services, Permit Office:***

Applicants must submit a revised re-dated Engineering drawing which addresses the following concerns and include the following notation to the drawing: “Any work in the public right-of-way will require separate permits from the Engineering Bureau Permit Office; Room 121B.”

All changes to the subdivision drawing must be noted in the revision block. Revised drawings should indicate existing and proposed easements. Copies of all recorded easements must be filed with the Engineering Bureau Permit Office.

***From the City of Rochester Department of Environmental Services, Street Design:***

The parking/vehicular access parcel – our office has concerns about who will own the lot, be responsible for the general upkeep repair and ongoing maintenance of the overall common area, including snowplowing and repair/replacement of utility lines. A Homeowners Association should be formed that would own the lot and be responsible for all things related to the common area and the development.

***From the City of Rochester’s Department of Environmental Services, Maps & Survey:***

Please see attached “Subdivision Map Requirements” and map with complete notes/any other necessary revisions.

-----

Once these revisions have been completed, please direct the revised map to my attention so that it may be submitted to the City Planning Commission for review and approval. Please let me know if you have any other questions; 585-428-6637 or [matthew.simonis@cityofrochester.gov](mailto:matthew.simonis@cityofrochester.gov).

201411955.0004  
201411955.0004  
V 100 1 of 1  
1" = 30'  
JULY 2016

**Passero Associates**  
1000 West 10th Street  
Rochester, New York 14604  
585-784-3944

**SWMR Architects**  
1000 West 10th Street  
Rochester, New York 14604  
585-784-3944

**RESUBDIVISION OF LOT 2**  
**CHARLOTTE SQUARE PHASE II**  
80 CHARLOTTE STREET

City of Rochester, New York, County of Monroe, State of N.Y.  
Project No. 201411955.0004  
Drawing No. V 100 1 of 1  
Scale: 1" = 30'  
Date: JULY 2016

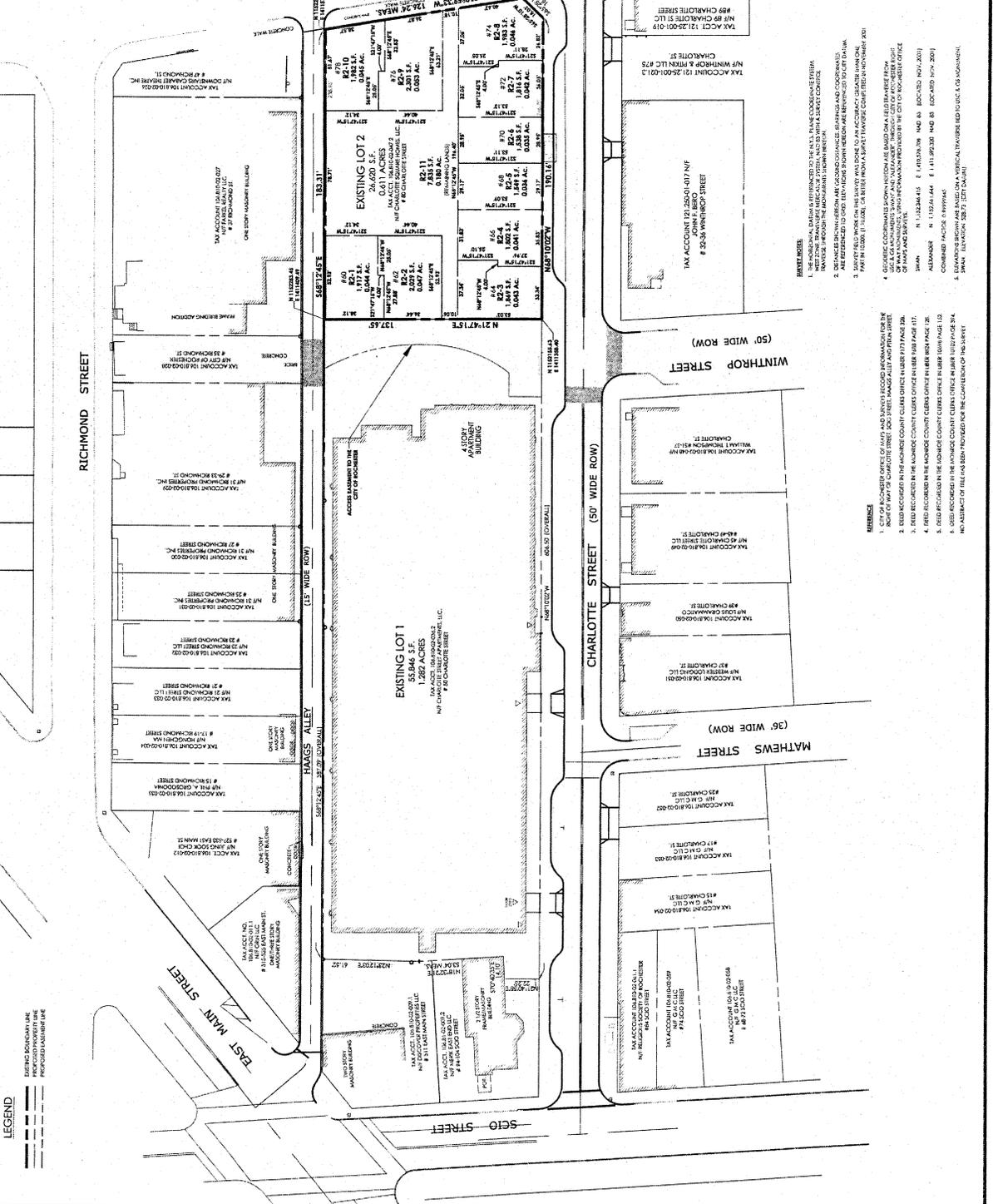
**NOTES:**  
1. PART OF THE REVENUE TOLL WILL BE REQUIRED TO HAVE REPAIR AND MAINTENANCE COSTS COVERED BY THE CITY OF ROCHESTER. THE CITY OF ROCHESTER WILL BE REQUIRED TO PROVIDE A GUARANTEE TO COVER THE REPAIR AND MAINTENANCE COSTS COVERED BY THE CITY OF ROCHESTER.  
2. THE CITY OF ROCHESTER WILL BE REQUIRED TO PROVIDE A GUARANTEE TO COVER THE REPAIR AND MAINTENANCE COSTS COVERED BY THE CITY OF ROCHESTER.  
3. THE CITY OF ROCHESTER WILL BE REQUIRED TO PROVIDE A GUARANTEE TO COVER THE REPAIR AND MAINTENANCE COSTS COVERED BY THE CITY OF ROCHESTER.  
4. THE CITY OF ROCHESTER WILL BE REQUIRED TO PROVIDE A GUARANTEE TO COVER THE REPAIR AND MAINTENANCE COSTS COVERED BY THE CITY OF ROCHESTER.

**LEGEND**  
EXISTING BOUNDARY LINE  
PROPOSED PROPERTY LINE  
PROPOSED EASEMENT LINE

**NOTE:**  
THE PURPOSE OF THIS MAP IS TO DEFINE INDIVIDUAL LOTS FOR TOWNHOMES

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**LOCATION SKETCH**  
A location sketch showing the project site within the context of the surrounding streets: East Main Street, Scio Street, Charlotte Street, Winthrop Street, Mathews Street, and Pitkin Street.



**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.

**REVISIONS**  
1. DATE: 07/15/16  
2. BY: SWMR  
3. DESCRIPTION: REVISIONS TO THE PLAN TO CORRECT THE LOT AREA CALCULATIONS AND TO ADD THE PROPOSED EASEMENT LINE.







**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**Special Permit**

---

**Case #4:**

Staff Reviewer: Jill Wiedrick

**File Number:** E-015-16-17

**Case Type:** Special Permit

**Applicant:** Solomon T. Alemu, Southwedge Hots & Subs

**Address:** 492 Monroe Avenue

**Zoning District:** C-2 Community Center District

**Section of Code:** 120-43A

**Request:** To extend the hours of operation for this take-out restaurant from 2:00 AM to 3:00 AM on Fridays and Saturdays; an action requiring City Planning Commission approval.

**Analysis:**

The permitted hours of operation in the C-2 district are 6:00 AM to 2:00 AM. The applicant proposes to extend the closing hours from 2:00 a.m. to 3:00 a.m. on Thursdays and from 2:00 a.m. to 4:00 a.m. on Fridays and Saturdays.

The subject property is a two-story brick building located in a C-2 Community Center District at the northwest corner of Monroe Avenue and Rowley Street. The building has two tenant spaces on the ground floor and apartments located on the second floor. The applicant's tenant space is legal for a take-out only restaurant, and the second tenant space is currently occupied by 'Daniel's Leather.'

The applicant seeks to extend his hours of operation because a large percentage of the daily income from the restaurant is earned after the bars in the area close.

The applicant does not deliver, and there are no seats in the restaurant. Patrons can call in advance and wait in the small area in front of the restaurant which can hold 5-10 people when picking up their order. There is no on-site parking, only on-street parking. Patrons often walk to the restaurant.

**Code Compliance:**

The permitted hours of operation in the C-2 district are 6:00 AM to 2:00 AM. Any permitted or specially permitted use open to the public or requiring loading/unloading between the hours of 2:00 AM and 6:00 AM requires a Special Permit in the C-2 District.

**Site Plan and Environmental Review:**

Site Plan Review is not required for this proposal. However, the 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 Permits Standards:**  
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 492 Monroe Ave. ROCHESTER NY 14607

2. APPLICANT: Solomon T. Alemu COMPANY NAME: SOUTH WEDGE HOTELS & SUITES

ADDRESS: 16752 GLIDDEN RD CITY: HOLLEY ZIP CODE: 14470

PHONE: (585) 414-0575 FAX: \_\_\_\_\_

E-MAIL ADDRESS Salemu405@gmail.com

INTEREST IN PROPERTY: Owner \_\_\_\_\_ Lessee X Other \_\_\_\_\_

3. PLAN PREPARER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

BUILDING BUREAU  
ROOM 121

4. ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

11:45AM Oct 27/16  
01-0 ZIP CODE: BUD  
#35290

E-MAIL ADDRESS \_\_\_\_\_

Zoning \$250.00  
INFO 492 MONROE

5. ZONING DISTRICT: \_\_\_\_\_

CHECK \$250.00

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

M - Thu. 11 AM to 9 PM

FRI - ~~5~~ 11 AM to 3 AM

Sat. 3 PM to 3 AM

Sun - 3 PM to 9 PM

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: Solomon T. Alemu DATE: 08/16/16

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

**SPECIAL PERMIT STANDARDS**

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

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

*Yes.*

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

*The place I have is very small only carryout most my customer call to pick up.*

- 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.

*I will not make any change to the building*

- 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.

*Yes*

08/16/16

TO CITY OF ROCHESTER BOARD MEMBERS

MY NAME IS SOLOMON ALEMU. ON 2004 I BOUGHT RUBINOS RESTAURANT AT 343 EAST AVE. THIS RESTAURANT WAS FULL DINNING RESTAURANT. AS YOU KNOW EAST AVE IS THE BUSIEST STREET IN ROCHESTER. I WAS OPERATING MY BUSINESS VERY GOOD. I NEVER HAD ANY TROUBLE WITH THE LAW. I NEVER HAD ANY RESTRICTION ON MY RESTAURANT. AFTER 10 YEARS WORKING EAST AVE, ON 2013 DECEMBER I MOVED TO 492 MONROE AVE. I NAME NY BUSINESS SOUTH WEDGE HOTS AND SUBS. THIS SUB SHOP IS VERY SMALL ONLY CARRYOUT. THE FIRST NEW YEAR EVE I OPEN LATE WHICH WAS I DID KNOW THE RULL OF OPEING HOURS. THEN I GOT A TICKET AND PAIED \$250.00. WHEN I ASK THE CITY ZONING, THEY TOLD ME THE STREET IS TOO CROWEDED AFTER 2 AM. I TOLD THEM BECAUSE ONLY ONE RESTAURANT MARKS OPEN AND EVERYBODY TRYING TO GET IN IF MORE RESTAURANT SHOUD NOT BE CROWDED . BUT IF I NEED EXTRA HOURS I HAVE TO GO THROUGH DOARD MEMBERS. THEN I DID AND I GOT NO FOR ANSWER. THEN I FOUND OUT IF I GET FOOD CART, I CAN WORK ON SIDEWALK. I HAD TO APPLY FOR THE PERMIT AND GOT A PERMIT TO WORK OUT SIDE OF MY SUB SHOP. FOR ALMOST 3 YEARS I AM WORKING ON SIDE WALK AFTER 2 AM. I AM MAKING THE STREET MORE CROWDER. I FELT THAT I AM DISCRIMINATED. I AM VERY FRUSTRATED. I AM GETTING PUNESHED FOR NO REASON. THE ONLY THING I AM ASKING TO THE BOARD IS TO GIVE ME A CHANCE TO WORK ONE OR TWO EXTRA HOURS TEMPORARY PERMIT. I DO NOT HAVE A BIG PLACE. MOST MY CUSTOMERS CALL FOR ORDER AND PICK UP. IF I MADE IT AT EAST AVE, I AM SURE I WILL MAKE IT AT MONROE AVE WITH OUT ANY PROBLEM. I JUST NEED TEMPORARY PERMIT. IT IS MORE SAFER IN SIDE MY SHOP FOR MY CUSTOMERS AND FOR MY SELF AND FOR THE CITY.

THANK YOU  
SINCERLY  
SOLOMON ALEM

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part I - Project Information.** The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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.

<b>Part I - Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">South Wedge HOTS and Subs</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">492 Monroe Ave. ROCHESTER N.Y 14607</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Small carry out Sub Shop. I am asking to work for 1 or 2 hrs extra on Friday and Saturdays. If I can get temporary permit, as I now I have a food cart weekends after 2 AM. I need to work inside please give me a chance to work late and see what I do.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Solomon T. Alemu</p>		Telephone: (585) 414-0575 E-Mail: salemu405@gmail.com	
Address: <p style="text-align: center; font-size: 1.2em;">16752 GLIDDEN RD</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">Holley</p>		State: <p style="text-align: center; font-size: 1.2em;">N.Y</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">14470</p>
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.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? <i>special permit</i>	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Solomon T. Alemu</u>	Date: <u>8/16/16</u>	
Signature: <u>Solomon T. Alemu</u>		

**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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**

9/21/16

Untitled

Nick's Superstore  
460 Monroe Ave  
Rochester NY 14607

To Whom it may concern,

I, Amit Patel owner of Nick's Superstore, support Solomon Alemu owner of South Wedge Sub Shop on Monroe Ave. to open later than 2am Friday and Saturday

Sincerely,

A handwritten signature in black ink, appearing to read 'Amit Patel', written in a cursive style.

Amit Patel

David A. Griggs  
459AVON LLC & MonroeRC LLC  
14 Newcomb Drive  
Hilton, New York 14468

October, 5 2016

To Review Board,

The Southwedge Subs & Hots has requested they be able to stay open past 2AM. This business is family run by responsible owners working hard to make a living. I am the owner/member of the two LLC's listed above which encompass the buildings at 459-465 and 441-447 Monroe Avenue. I would encourage the city to support this small business by allowing them to remain open later as needed.

Sincerely,

David A. Griggs

---

**GIL VARGAS MEN'S BARBERSHOP**

585 290 6467  
Gilvargasiii@gmail.com

488 Monroe Ave  
Rochester NY  
14607

October 3rd 2016

City of Rochester,

I, Gil Vargas, owner of Gil Vargas Men's Barbershop support the approval of extended business hours (after 2am) for the kind folks of South Wedge Hots.

Thank you

Gil Vargas

---

## Continental Sporting Goods and Martial Arts Supplies

494 Monroe Ave  
Rochester, New York 14607  
Phone: 585-461-0712

September 27, 2016

Zoning Board of Appeals  
City Hall Room 125B  
30 Church St.  
Rochester, NY 14614

Dear Members,

The owners of South Wedge Hots & Subs located at 492 Monroe Ave have informed me of their request to extend the hours of operation of the business an additional hour. They would like to extend the closing time from to 2:00a.m. to 3 a.m. on Friday and Saturday. I don't think that the extension of an additional hour of operation will have a negative impact on the neighborhood. Currently, a restaurant across the street, which operates 24hours, is unable to accommodate the patrons of the local neighborhood bars that wish to eat before driving or walking home after "last call". These patrons must stand outside and wait in line for an available seat. The option for these patrons to be able to order food inside South Wedge (whether it is for Take-out or Dine in) would also reduce any late night from patrons who congregate at the food carts located at the corners of Monroe Ave. & Meigs St. or at Monroe Ave. & Pearl St.

The owners of South Wedge Hot's & Subs, Solomon and Terhase Alemu have provided a clean and tasteful take-out restaurant to the neighborhood. It is my hope that their request for the additional hour of closing time is granted.

Sincerely,



Aileen Tamayo  
Store Manager  
Property Manger

To Whom it may concern re the operating hours of Southwedge Hots.

Having been a business operating on Monroe Avenue since 1963, it would seem reasonable to us to allow Southwedge Hots the same hours of operation as any other food establishment. If any food establishment is allowed to operate late night, then certainly Southwedge Hots should have the same right.

Scott Williams.

A handwritten signature in black ink, appearing to read 'Scott Williams', with a long, sweeping underline.

Aspenleiter Vacuum

516 Monroe Ave 585-442-0640

To Whom it May Concern,

As a fellow business owner on Monroe Avenue, I support Mr. Solomon Alemu in his efforts to keep open South Wedge Subs and Hots, located at 492 Monroe Avenue, later than 2 am on Fridays and Saturdays.

While 5 other businesses within a single block of Mr. Alemu are open 24 hrs., I believe it is in keeping with the character of the neighborhood to allow his business similar hours of operation on two nights of the week.

I request that you grant South Wedge Subs and Hots a Variance to the Code.

Sincerely,

Lisa Jacques

Owner - Park Ave Pets / 993 Monroe Ave

Board-member - Upper Monroe Neighborhood Association

David L. Dusett

**Sent:** Tuesday, October 04, 2016 5:52 AM

**To:** David L. Dusett

To Whom it may concern:

As a merchant on Monroe Avenue for many years, I sincerely believe there is no reason to deny South Wedge Hots & Subs request to extend their hours. To my knowledge, there has never been any issues with disturbances in or near their establishment and they have been a good neighbor since their arrival on the Avenue.

Respectfully,

A handwritten signature in black ink that reads "Dave Dusett". The signature is written in a cursive style with a large, looping initial "D".

Dave Dusett

Manager Rite Aid

Store # 602

565 Monroe Ave.

Rochester, N.Y. 14607

Dear members of the Planning board.

I am the managing partner of Boldo's Armory which is Located at 891 Monroe Ave and I would like to support Solomon Alemu's application for South Wedge Hots and Subs to be able to be open on Friday and Saturday later than 2am for three reasons.

First Friday and Saturday are days when lots of people attend the bars on Monroe Ave. Often these people remain at a bars until 2am when the bars close. If they get into their cars right away they will likely drive drunk and this poses a public safety problem. If these people would stop to get something to eat this would help reduce drunk driving.

Now there are only a few other food options for people after 2am on Monroe Ave. Mark's Texas Hots is open but this is usually full with a waiting line outside. This line is often loud and occasionally a source of problems. More options will help reduce line and the problems. Presently the only other options are food carts which provide food faster than a restaurant which does not help as much with drunk driving but also led to increased trash in the street.

Finally to deny this action would be illegal as it is very difficult for local boards to regulate the hours of operations of a business. Though I am not a lawyer I know this because the New York State Office of General Council deals with this very question in Legal Memorandum LU15. This memorandum, which can be found at <http://www.dos.ny.gov/cnsl/lu15.htm>, concludes that:

*without showing a direct impact on the land, regulating the hours of operation of a business is not a proper purpose of zoning, but rather an improper attempt to regulate the internal operations of a business.*

Thus to deny this request would give Mr. Alemu cause to take actions against the city and this will prove very costly particularly when he wins.

Therefore I ask you to do the correct thing and approve this request.

Thank you,

Alex White  
Managing Partner of Boldo's Armory  
891 Monroe Ave  
Rochester, NY 14620

# **TO OUR CUSTOMERS**

**WE ARE ASKING YOUR SUPPORT  
TO STAY OPEN PASS 2 AM  
ON FRIDAYS AND SATURDAYS.**

**THANK YOU FOR YOUR HELP.**

	<u>Name</u>	<u>address</u>	<u>phone #</u>	<u>Sign</u>
1	Nick Caster	woodlawn st	N/A	Nick Caster
2	Dajjah Mitchell	Parkdale	705-9594	Dajjah Mitchell
3	Rock Cook	Seneca DR	585-115-1820	Rock Cook
4	Eric Moran	meigs st	284-5304	Eric Moran
5	Bob Bartholomew	meigs st		Bob Bartholomew
6	Christopher Feltner	Clintwood Drive	926-8254	Christopher Feltner
7	James Bowers	Miral Street	719-7702	James Bowers
8	Yvette Morris	Webster Ny <sup>14580</sup>	(585) 336-1226	Yvette Morris
9	Shawn Morris	Webster Ny <sup>14588</sup>	(585) 216-9583	Shawn Morris
10	Shanica Grant	Upperfalls Blvd	585-410-4414	Shanica Grant
11	ANDREA LEWIS	78 Woodlawn St	585-303-4572	Andrea Lewis
12	MATT WRIGHT	335 South Goodman St	585-402-2054	Matt Wright
13	Andrew Malaney	335 South Goodman St	585-402-2054	Andrew Malaney
14	Alison Sita	335 S Goodman	718-736-3944	Alison Sita
15	Greg Sitt	335 S Goodman St	315-945-9494	Greg Sitt
16	Danielle DiBacco	335 S Goodman St	518-817-0446	Danielle DiBacco
17	Wendy Clark	335 S Goodman St.	315-310-3822	Wendy Clark
18	Kevin Marschall	469 Pearl Street	585-474-3643	Kevin Marschall
19	JOE WILCOX	280 E BROAD ST	993-5766	Joe Wilcox
20	Cindy Dodson	357 PEARL ST	284-0920	Cindy Dodson
21	Cherell Lotan	841 Columbia	305-8499	Cherell Lotan
22	Marissa Baker	"	305-8499	Marissa Baker
23	Joshua Escobar	995 Narvaez Ave	590-2180	Joshua Escobar
24	Jiffany Cowley	22 Edmonds St.	709-2800	Jiffany Cowley
25	Alexis Dyer	599 Lake Ave	281-2291	Alexis Dyer
26	MARK SMITH	13 Bowley St	402-6975	Mark Smith
27	Chaz Campbell	253 Alexander	445-0001	Chaz Campbell

	<u>Name</u>	<u>address</u>	<u>Phone #</u>	<u>Sign</u>
28	James Jones	1327 Monroe	585-200-8051	James Jones
29	Cesar Trizany	1268 east ridge rd	585 469 9152	Cesar Trizany
30	Chris Soto	1268 east ridge rd	585 755-2398	Chris Soto
31	Samantha Burbridge	99 Roslyn St	250-0531	Samantha Burbridge
32	Chris Bowering	301 S. Goodman St	585-943-6983	Chris Bowering
33	John Johnson	555 Grison	585 503-4826	John Johnson
34	TOM POWERS	137 GREGORY ST	585-498-4246	TOM POWERS
35	Denise Jones	10 Manhattan sq	(585) 498-5255	D. Jones
36	Jake Clark	50 Rowley St	585 329 9284	Jake Clark
37	Anna Costner	3842 Ridge Rd	585 683 5905	Anna Costner
38	Frederick Kennard	247 Meigs St	978 844 1909	Frederick Kennard
39	Gavin Shaner	440-89 18 chateau sq.	440-8975878	Gavin Shaner
40	Ben Bickford	701 Averill AVE.	781-733-6204	Ben Bickford
41	ADAM MARTINEZ	54 BLOOMFIELD PL.	(716) 913-6847	Adam Martinez
42	Rahie Elshah	"	"	Rahie Elshah
43	Dan Kisiel	553 Eagle Point Dr.	(585) 813-5800	Dan Kisiel
44	Rosario Digrisina	5129 yellowwood Ave	(315) 941-0915	Rosario Digrisina
45	Owen RAOYER	109 MARANALE RD	(315) 679-6649	Owen RAOYER
46	Andre Bond	4245 East Ave	(585) 813-5802	Andre Bond
47	Jake Boick	4245 East AVE	585-813-0024	Jake Boick
48	Mark McManis	4245 East Ave	585-812-0124	Mark McManis
49	VINCENT FINELLI	32 P/nduck R	203 625 2005	VINCENT FINELLI
50	Matthew Goss	51 Ben Lake S	203-419-8888	Matthew Goss
51	Dimitrios Mouts	327 Ashwood drive	585-857-1901	Dimitrios Mouts
52	Kyle Steadman	1430 Monroe Ave	585-590-4662	Kyle Steadman
53	Sarah Poole	80 Chapel Rd	570 926 5589	Sarah Poole
54	Richard L	Monroe	715 111 1111	Richard L

	<u>Name</u>	<u>address</u>	<u>phone #</u>	<u>Sign</u>
55	Carina Van Schoick	1430 Monroe Ave	585-590-4642	
56	Briana Hines	205 Greystone Lane	585-303-1331	
57	Abe Okemu	325 Ashwood Rd		
58	Dan Morris	8 Harvard St.	585-698-5883	
59	Jay Swanson	8 Harvard St.	585	
60	ELISAH FLY	41 Tracy	5	
61	Rifat Gebre	1761 Cliford AVE	585-287-0931	
62	Mark Wandorsee	57 Rowley St		
63	Jordan Lewis	99 LaLanne RD	585-490-7691	
64	Casey Bowen	1 Capron Jr	716-563-2502	
65	Beth Maslyn			
66	Sean Doull	7 Blackford	585 216-9703	
67	C Dan Butler	85 Park	585 766 4548	
68	Quinton Corp	406 Lake Ave	585-709-3430	
69	Dee Smith			
70	Aubrey Hutcheson	24 Upton Park	727 834 0472	
71	Charles/Steph		(585) 642-2057	
72	BRUNSWICK LEWS	185 ALEXANDER ST Apt 203	(585) 820-1205	
73	Tyler Benson			
74	Ulysses Miles		315 690 2106	
75	Kai Weidenberg	38 Belmont		
76	Dominick Huson			
77	DAVID WILLIAMS	88 ALEXANDER ST	585-733-7535	
78	Jon Morris	412 Francis St Blvd	585 767 7315	
79	Lanizio Lazzone	35 Juniper St	585 464 4726	
80	Kenneth Gibbons	60 Dickinson St	585-413-0290	
81	Rose Martore		585-743-7773	

	<u>Name</u>	<u>address</u>	<u>phone#</u>	<u>Sign</u>
82	Tom Roeger	497 S Goodman St	585-736-7367	
83	Renee Stowell	497 S Goodman St	585-944-0808	
84	Kadijah Reed	65 Glasgow st	585-520-4978	
85	Jamita Reese	65 Glasgow St	585-773-3114	
86	ZACH Hill	50 Harper st	585 730-0871	
87	Emily Silco	699 Park Ave	720-878-4174	
88	Emily Hill	50 Harper st	585 733 0063	
89	Omar Santiago	220 Ferrisfield	642-3700	
90	Joe Lanzetta	20 Chateau Square	440 2278	
91	Gavin Shaner	140 Chateau Square	440 22	
92	Mel My			
93	<del>Blaine Polk</del>	97 PRINCE ST.	317-2163	
94	Lenton Smith	97 Prince st	240-3164	
95	Aaron Resch	61 Lucrose Pr	750-6505	
96	Kevin Hussey	701 Averill st.		
97	Hunter Burdick	8 Cornell st	500-308-2822	
98	Chris Murphy	721 Averill	(716) 598-1822	
99	Nick [unclear]	721 Averill	716-598-3117	
100	Nick [unclear]	106 Edgerton St.	RENNY 161	
101	Nick Ryan	701 Averill	516-441-1915	
102	Jackie Stricker	55 Darwin	690-7628	
103	John Olbrich	4245 East Ave	662-2776	
104	Billy Summary	705 Averill	665 85-896-761	
105	Michaela Jones	55 Darwin Street	315 417-2505	
106	Anthony Lloyd	113 Feasel Dr. Hen NY	585-878-7621	
107	Kyle Quinn	39 Vassar St.	585 202 3629	
108	Josiah [unclear]	1260 Lough station rd	585-314-9365	

	Name	address	Phone #	Sign
109	Angelo Spina	311 Farrell Rd Ext	(585) 746-6780	Sign
110	Thomas Whitbourn	35 Tracy St.	585-469-0162	Thomas
111	Rebecca Oliver	64 Rowley St	585-967-8333	Rebecca
112	Jalen Shelton	98 Farragut St	585-957-6845	Jalen
113	Randy Johnson	19 Rose Street	585-224-8074	Randy
114	Tom VERSO	237 Rutgers St	461-3957	Tom Verso
115	Damaris majors	36 Leighton ave	247-3534	Damaris
116	Gary D Edwards Jr.	211 Alexanders	270-1931	Gary
117	Jahed Simmons	486 Alexander	679-1940	Jahed
118	Tatyana Jenkins	128 Caroline St	880-9233	Tatyana
119	Sean McAndrew	34 Rowley St	607-239-0263	Sean
120	Samuel McAndrew	34 Rowley St.	(607) 239-0259	Samuel
121	Laura Best	" "	585 613 5503	Laura
122	Jessica Berlin	545 Meigs St Apt 4	716-450-7809	Jessica
123	Barry Nelson	5 Birch crescent Apt 3	585-615-8479	Barry
124	Zachary McLaughry	548 S Goodman St	609-617-5765	Zachary
125	Shawn Goeltes	84 Rutgers St.	(716) 783-0014	Shawn
126	Matt Rantucci	132 S. Union St. #1	(585) 503 5850	Matt
127	Jennifer Sokdow	132 S. Union St	(585) 503 5888	Jennifer
128	Bill West	89 Edwards St.	(585) 490 9965	Bill
129	Garvin Campbell	117 N. Winton Rd	(585) 319 5544	Garvin
130	Rachel Bratek	486 Monroe Ave #5	(716) 510-0586	Rachel
131	Kellis Bliss	919 S. Clinton	(571) 296-9891	Kellis
132	Sarah Lunt	330 Monroe Ave	585-530-2726	Sarah
133	Kara Philipp	57 Rutgers St	(585) 588-7192	Kara
134	ROBERT JONES	18 Monroe St	(585) 820-1408	Robert
135	Chelsi Richer	@ B Whitney Ridge Rd Fairport	(315) 380-7311	Chelsi

	Name	address	Phone #	Sign
136	Niedra Baker	230 Penhurst St	260-2411	Niedra Bak
137	Matt Carpenter	324 Meigs	280 1255	Matt
138	Nick Leonard	359 Alexander	545-5796	Nick
139	John Bachan	86 Urper	573-5075	John
140	Alda Clouse	1108 Norton Street	402-2297	Alda
141	Ryan Tilbe	683 Averill	478-1094	Ryan
142	Wanda <del>Smith</del> Simms	100 14ndhurst St	200-095	Wanda
143	Zakary Skinner	33 Edmonds St	483-6374	Zakary
144	Ashley Helitieri	120 Seeger St.	831-2479	Ashley
145	Jose Cruz	1329 N. CLINTON AVE	266-0017	Jose Cruz
146	Kris Troyer	326 Meigs St.	(585) 201-9452	Kris
147	George D. Wood	85 North Veinier	524-6077	George Wood
148	Reid Papke	11 Fountain St	3198374	Reid
149	Montana Teal	35 Werner Park	474-2386	Montana
150	Jim Reeves	109 S UNION 2 PATERA A	200-1526	Jim R
151	W BARTON	777 MONROE	461-0050	W Barton
152	JEFF MILLER	200 Stu Mack Cullenet	208-2236	Jeff Miller
153	Paul White	160 West Ave	729-0441	Paul
154	Jose	321 Park Ave	729 0441	Jose
155	Rudie Lynch	34 Carlisle	743-5332	Rudie Lynch
156	Damon Dural	42 Halford St.	123-8204	Damon
157	John Woods	257 Meigs St	2345759	John
158	Eric Graham	56 Meigs St	259-7348	Eric
159	Pedro Jacobo	995 Monroe Ave	642/8326	Pedro
160	Michael Beard	540 Meigs St	490424	Michael
161	Alex Ortiz	417 Pearl St	733-7052	Alex Ortiz
162	Thomas abate	525 465 0364	48 Twin rd 14659	Thomas

	Name	address	phone #	Sign
163	Amy Bianco	227 Decatur St.	749 2288	<del>CO</del>
164	Rachel Hyatt	184 VERONG ST.	428-7475	<del>Rachel</del>
165	Eli Voorhees	719 Park ave	532-8692	S. A. Meeker
166	Tony Escobar	995 Monroe Ave	331-0495	Tony Escobar
167	Mike Trankov	46 Rowley	415 7286871	Mike
168	Kethi Sampson	737 Grand Ave	585-615-8944	John
169	Terry Gewland	73 Kittles Rd	585-792860	John
170	Cindy Windhauser	25 Wolf Trapp	585-704-2040	C. Windhauser
171	David Frazier	11900 Monroe Ave		D. Frazier
172	Michael Masgrove	100 Coleridge Rd	575-471-424	Michael Masgrove
173	Absara Haile	27 Frost meadow Tr.	764-4554	Absara
174	Tadeus Haile	27 Frost meadow Trail	764-5868	Tadeus Haile
175	T. Haile	27 Frost meadow Tr.	764-2330	T. Haile
176	S. Solomon	27 Frost meadow Tr.	764-7827	S. Solomon
177	A Jones	195 Harvard	509-9968	A. Jones
178	M. Riley	30 Edmonds	543-5792	M. Riley
179	S. Alex	282 ROSK Yr	313 3274	S. Alex
180	VINOLE COX	4435 BOCK ST	503 02416	V. Cox
181	Zac Richards	16 Boardman St	716 866 2635	Zac Richards
182	Kyan Garnsey	" "	607-769-93	Kyan Garnsey
183	Jose Mince	350 Meigs St	415-6098	Jose Mince
184	Joseph Crespo	64 Rowley St	<del>888</del> 719-6663	Joseph Crespo
185	Share Clonessy	275 Richard St.	585-444-4444	Share Clonessy
186	Brendan Clonessy	275 Richard St	585-739-2122	Brendan Clonessy
187	Jakeya Peterson	620 N. Goodman St	(585) 498-5461	Jakeya Peterson
188	Amel Dull		284-0420	Amel Dull
189	Julie Modersen	1 Summer Park	465 2038	J. Modersen

	Name	address	phone#	Sign
190	Ken Drey	40 norwell rd	465-3655	J. Key
191	Nicole King	1 summer PRK APT B	585-285-2330	Nicole King
192	Shanice James	1 summer PRK	585-284-4781	Shanice James
193	Cory Gardner	257 Monroe Avenue	585-596-9781	Cory Gardner
194	Rebecca Perry	21 arnold park	(585) 465-7246	Rebecca Perry
195	John Kupiszewski	90 woodlawn st	(585) 978-9997	John Kupiszewski
196	John Dunaway	270 pearl st		John Dunaway
197	Jim Halpert	139 main st.	(585) 867-5309	Jim Halpert
198	Molly Sprague	292 oxford st	585-406-5511	Molly Sprague
199	Jerry Williams	106 Cady St	585-512-7320	Jerry Williams
200	Keisha Johnson	182 Clifford Ave	(832) 317-1021	Keisha Johnson
201	Clinton Hopkins	150 Leburner Crescent	(585) 245-2677	Clinton Hopkins
202	Gil Vargas	488 Monroe ave	585 2906467	Gil Vargas
203	JOHN ROMIG	26 7th st. 14609	585 635 5897	John Romig
204	Jessica Strough	42-35 oakmount	14469 (702) 343-4178	Jessica Strough
205	ABBE WOLDEMARIAN	240 BOND ST	202-503	Abbe Wolde
206	Evan Marzoni	36 1/2 Thayer St.	315-481-9327	Evan Marzoni
207	Sean Mayes	KENDALL	729 3932	Sean Mayes
208	Bob Salemi	Petfield	734-7894	Bob Salemi
209	Jim Callaro	Spencerport	500-9830	Jim Callaro
210	Dore Berach	Hilton	355-3349	Dore Berach
211	Mark Ayler	376 kennel st		Mark Ayler
212	Mark Ayler	Summer Prk		Mark Ayler
213	Patrick Lopez	289 Pearl St	642 5248	Patrick Lopez
214	Chandler Brown	70 smugglers Brookway		Chandler Brown
215	Oswaldo Mercado	241 Alexander St. Apt 219		Oswaldo Mercado
216				

	Name	address	phone#	Sign
217	Jim Feisel	364 Macintosh		
218	Alex Griffin	155 Hawley	585-315-8433	J.P.
219	Raymond Thomas	418 D Northgate	585-509-4558	
220	Reggie Seay	192 Zimmerman St	585-285-7171	R. Thomas
221	John Phelps	601 Eastbrooke	585-902-0170	
223	Willie Williams	436 Sunyer St	585-322-3792	Willie Williams
224	Tim O'Dell	255 Pearl St.	585-298-3951	Tim O'Dell
225	Trevor Stephens	173 Field Street	585-233-9371	Trevor Stephens
226	Cassidy Walker	422 Seward Street	585 287-2127	Cassidy Walker
227	Gillian Merklinger	27 McKinley St.	541-217-8777	Gillian Merklinger
228	Sarah Denham	27 McKinley St	585-907-4366	Sarah Denham
229	Spencer Harrington	4716 Dewey Ave	585-229-5550	Spencer Harrington
230	Ambre Rupp	4716 Dewey ave	585-402-1509	Ambre Rupp
231	Cory Blocker	1786 Cliffords Ave	585-305-7193	Cory Blocker
232	Quinn Crockett	Crockettong 2013 G gmail.com	(585) 544-0112	Quinn Crockett
233	R. Crockett	38 Kestrel St	585-831-7888	R. Crockett
234	Kayla Saporito	37 Amherst St	836-4858	Kayla Saporito
235	Frederick L. Williams	26 Sumner Park	747-7132	Frederick L. Williams
236	Harold Koffler	500 South one	216-2016	Harold Koffler
237	Charles Irving	58 Monroe Ave #3	642-7079	Charles Irving
238	Jon Purdy	90 Latham	329-9206	Jon Purdy
239	Ally Niles	66 Henrietta St	309-444	Ally Niles
240	J. Danzy	173 Killmore St	697-4673	J. Danzy
241	Summer Adams	683 Averill Ave	585 727-3628	Summer Adams
242	Kwame Anthon	141 Hill Ave	(585) 623-2605	Kwame Anthon
243	Anthony Hicks	321 Mexico Street	585 760 3665	Anthony Hicks
244	Christy	Apt C	336 918532	Christy

	Name	address	phone #	Sign
245	Jason Reed	244 Arbutus	585-319-6985	Jason Reed
246	Bob Johnson	577 GRAND AVE		Bob Johnson
247	Leica Williams	484 Monroe Ave	384-1891	Leica Williams
248	Shaquille Bell	171 Herald St.	585-445-8994	Shaquille Bell
249	Alex Melville	87 Lonsdale	585-939-5353	Alex Melville
250	Frederick Kronenwatt	274 Meigs St	978-844-1903	Frederick Kronenwatt
251	Brian Connell	6177 Maple	585-71209	Brian Connell
252	Patrick Gosard	88 Heppel St	489-4643	Patrick Gosard
253	Wanda Dickerson	57 Augustine St	202-4711	Wanda Dickerson
254	Hessie Gaskins	15 Powers Lane	284-002	Hessie Gaskins
255	Chris Murphy	707 <del>Thompson</del> <sup>ca 715 am 14</sup>	585-613-8741	Chris Murphy
256	Bob B. Miller	716 <del>803-938018</del> Woodthugh		Bob B. Miller
257	Mike Rodin	Mike Rodin		Mike Rodin
258	Jack Crowley	Jack Crowley	716-341-9888	Jack Crowley
259	Mike Harris	Mike Harris	585-961-585	Mike Harris
260	Mark Mark	Mark Mark		Mark Mark
261	Julie M	Julie M		Julie M
262	George Lopez	George Lopez		George Lopez
263	Bobby Alvarez	Bobby Alvarez		Bobby Alvarez
264	Ron Zinas	54 WEIDER ST	585-2718200	Ron Zinas
265	Chip LAW	EASTLAND AVE	704-4830	Chip LAW
266	SEGA EL JEFF	SEGA EL JEFF		SEGA EL JEFF
267	Andrew Regis	Monroe Ave	<del>585-2718200</del>	Andrew Regis
268	Shannon Morns	52 Presque St	489-3018	Shannon Morns
269	Matt Ostrom	50 BISHOP ST	442-8127	Matt Ostrom
270	Dominic Cinzo	55 oppo	Amherst	Dominic Cinzo
271	Quentin Brown	Quentin Brown	978-9200	Quentin Brown

	Name	address	phone #	Sign
299	Réolá	627 Park Ave	2846125	Réolá S B
300	Pat	54 Dorwin St.	315-878-2245	Padell
301	Neh	186 South Goodman	357-719-4009	Neh
302	Justin	46 Amherst st	402-6414	Justin
303	Mike	153 Utssed St	902-8123	Mike
304	KC	106 Parsells Avenue	(585) 485-3553	KC
305	Lee	485 Bernard Street	(585) 500-5287	Lee
306	Michael	106 Parsells Ave	(585) 690-0386	Michael <sup>JI</sup>
307	Nic W	8 Rowley	(585) 284-6331	Nic W
308	<del>Wendell</del>	50 Hanky St 14601	585-303-2885	Wendell
309	Wanyell Smith	184 Jefferson Ave	585-851-4201	Wendell
310	Samuel Tiffany	523 Meigs St	585-944-2122	Samuel
311	Jack Gentile	523 Meigs St	315-560-1250	Jack
312	Mitch Fors	523 Meigs St	711-372-2119	Mitch
313	Ron Seryean	25 Struthan Lane	201-9325	Ron Seryean
314	Ali S. Ibrahim	26 Suttan pt Pittsford	585-694-1111	Ali
315	Karen Atkenson	3 Rowley St Rochester	585-2277110	Karen
316	Robert Rojas	150 Van Alser St	585-309-0000	Robert
317	Enjassiel Torres	149 combat st	585-415-2642	Enjassiel
318	Onae Sharf Henry	59 Amherst Apt 3 Rowley	489-9244	Onae
319	Nikki Frye	59 Amherst Apt 3	615-11607	Nikki
320	Tim Doherty	60 Rowley St	298-4481	Tim
321	Nick Marzani	119 Meigs Street	585-415-3720	Nick
322	Brooke Henry	119 Meigs Street	585-416-3330	Brooke
323	M. Williams	1392 Monroe	585-203-0202	M. Williams
324	Dominic Tartis	1109 University Ave	585-361-7559	Dominic
325	Reynaldo Rodriguez	1109 University Ave	950-454-4346	Reynaldo

	Name	Address	Phone #	Sign
272	Hunter Burdick	61 Cornell St	502-308- <del>xxx</del>	
273	Michael Healy	106 Parsellis Ave	957-4515	Michael Healy
274	Tarik Mukhammad	25 Norris Dr.	414-2403	
275	Alex Wezelik	111 Bridgewood Ave	831-9883	
276	Jake Kelley	42 Rowley St.	610-9069	
277	Matthew Kuczwanski	248 Charwood Cr	773-4635	
278	Clayton Berra	350 Broadway	802-3446	Clayton Berra
279	Bryan Moore	637 Averill Ave	968-0347	Bryan Moore
280	Joseph Byrj	PO Box 15606	585-622-8319	Joseph Byrj
281	Ashley Williams	637 Averill Ave	"	"
282	Charles Hanks	647 Averill Ave	585-831-5445	
283	Alissa Seidman	131 Harvard St	733-2121	
284	CHRIS GAUSE	204 MEIGS ST		CA
285	Sam Vaughn	7 Edmon <del>St</del>	362-6702	
286	Marcus Parsons	15 Washington Dr	585-469-0572	
287	Auxa Fattuzzo	248 Westminster	585-766-3856	
288	Amber Piedmont	68 Northfield	362-6702	
289	Owen Nod	269 Charwood Cir	585-766-5505	
290	Jason Gross	396 Rugby Ave. Ave	716-909-4165	
291	Megan Gallaceli	701 Averill Ave	518-585-9169	
292	EM CAISON	41 Tracy	415-5439	
293	Harrison Beck	165 Westminster Rd	514-3638	
294	Julie Pedro	165 Westminster Rd	585-734-6413	
295	Mike Broccoli	425 Park Ave.	585-721-4118	
296	Sam Adas	425 Park Ave	585-705-7255	
297	Paul Rodrigue	307 Meigs St.	(504)-638-0942	
298	Austin Zaprowski	9 Beverly St.	766-982-4822	ant 21

	Name	address	phone	Sign
326	Miguel Murphy	486 Monroe Ave S	860-389-8378	<i>[Signature]</i>
327	Carletha Simmons	84 Roxborough Rd	(585) 957-4001	<i>[Signature]</i>
328	Dan Stetzel	70 Oxford St Apt 3	(585) 738-3188	<i>[Signature]</i>
329	Derek Hagberg	70 Oxford St. Apt 3	(585) 683-0653	<i>[Signature]</i>
330	Claire Kriebler	70 Oxford St. Apt 3	(415) 471-4849	<i>[Signature]</i>
331	Kibrom Baraki	1831 Monroe Ave	(585) 200-0677	<i>[Signature]</i>
332	Jim Croppo	4704 Dewey Ave	(585) 406-4839	<i>[Signature]</i>
333	Ray Johnson	126 Sherwood Ave	585-455-9824	<i>[Signature]</i>
334	Joe McManis	41 Danforth Street	585 406 7745	<i>[Signature]</i>
335	Anthony Walls	40 Appleton	315-775-4429	<i>[Signature]</i>
336	Shakil Sanders	165 State St	585 363-8571	<i>[Signature]</i>
337	Mr. & Mrs. Chambers	22 Scrantom St	571 274 9436	<i>[Signature]</i>
338	Carhonda Thomas	48 D Northgate Manor	585-285-7111	<i>[Signature]</i>
339	<del>Eric</del> ERIC LLEUBNER	32 edmonds	585 957 1918	<i>[Signature]</i>
340	Essence Hill	61 Jones Ave	585-285-9988	<i>[Signature]</i>
341	Devon Richards	373 Monroe Ave	585-354-5023	<i>[Signature]</i>
342	Eric Wright	481 Goodman	734-2242	<i>[Signature]</i>
343	Regan Sims	206 Cedarwood	481-2202	<i>[Signature]</i>
344	M. <del>Mark</del> <sup>Mark</sup> <del>McK-15</del>	400 S. Ave	802-714	<i>[Signature]</i>
345	<del>Mark</del> Mark	316 Meigs	607-661-2001	<i>[Signature]</i>
346	Doug Alexander	28 Elmhurst St	585-610-0780	<i>[Signature]</i>
347	Damen Nguyen	193 Park Ave	585-755-7988	<i>[Signature]</i>
348	Destiny Little	11 Jacques St	585-413-1997	<i>[Signature]</i>
349	James Earl	4575 Whiteswandr.	585-350-4550	<i>[Signature]</i>
350	Marlene Cooper	59 Char West Circle	585-743-5669	<i>[Signature]</i>
351	Brandon Tony	130 East Ave	585-944-5711	<i>[Signature]</i>
352	Spencer Place	166 Wahl Rd	585	<i>[Signature]</i>



490 Monroe Ave  
Rochester, New York  
Street View - Sep 2014

SOUTH WEDGE  
HOTS & SUBS  
we're a street  
585-167-1539

490



Google

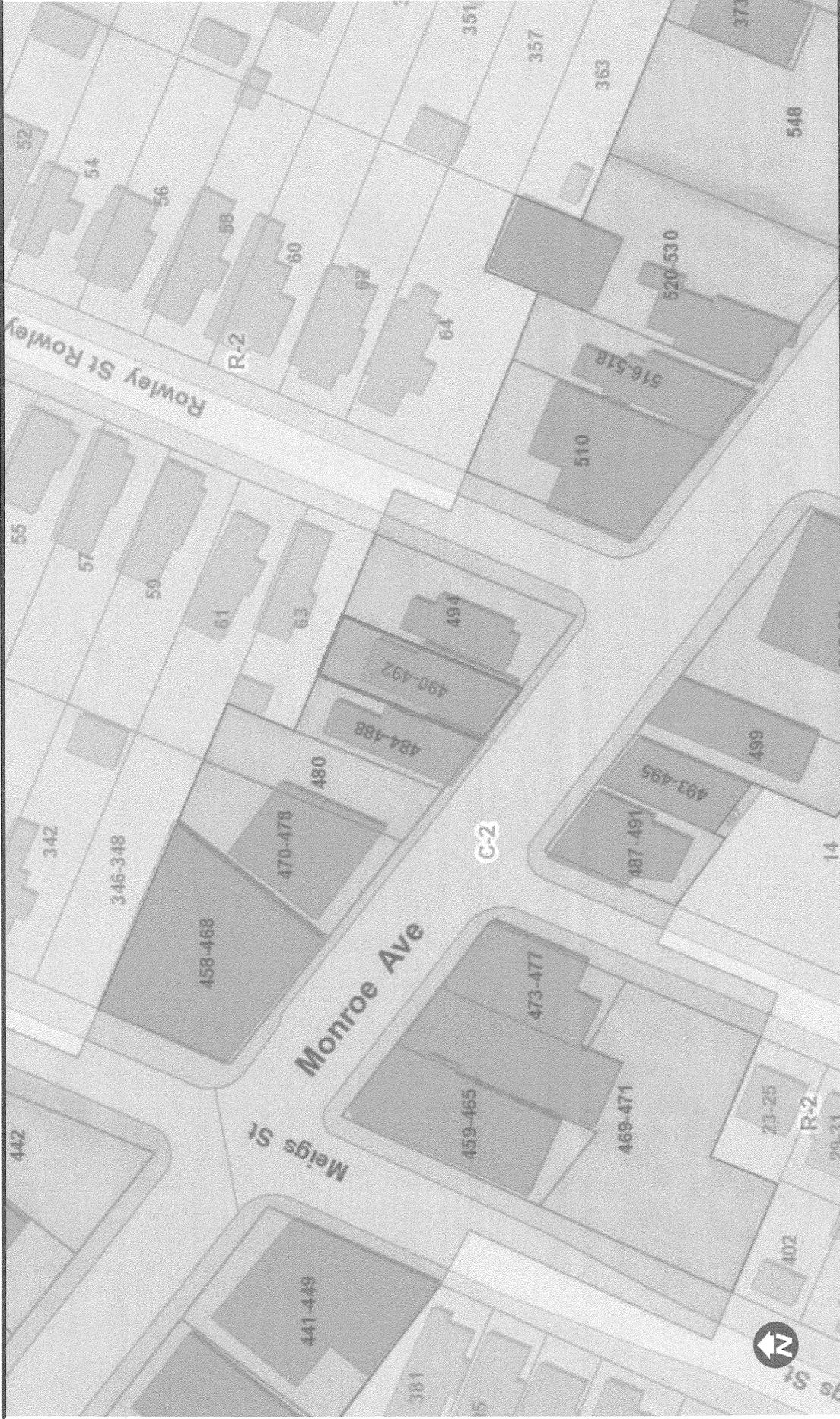
Hide imagery



map: Auto - 04/11/2015 (2015) < image 1 of 3 >



# 490-492 MONROE AV



October 31, 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  
November 14, 2016**

**Special Permit**

**Case #5:**

Staff Reviewer: Jill Wiedrick

**File Number:** E-016-16-17

**Case Type:** Special Permit

**Applicant:** Jose Navedo, Roc City Cafe

**Address:** 822 Clifford Avenue

**Zoning District:** R-1 Low Density Residential District

**Section of Code:** 120-191B(4)(C)

**Request:** **To establish a restaurant in this vacant nonconforming commercial building with hours of operation between 5:00AM and 5:00PM, daily; an action requiring City Planning Commission approval.**

**Analysis:**

Please see the attached Certificate of Nonconformity (CNC) Notice of Decision (N-005-16-17).

A CNC is required in order to determine the level of intensity involving a change in use or re-occupancy of a building that is considered nonconforming. A nonconforming building is one that is lawfully existing on the effective date of the Zoning Code, yet does not comply with all the regulations of the Zoning Code. A CNC is required prior to the approval of any additional zoning application, such as a Special Permit.

Re-establishment of a use that is the same or less intensity than the abandoned previous use in a structure not designed for a permitted use requires Special Permit approval per Section 120-191B(4)(C).

**Code Compliance:**

In addition to the Special Permit standards set forth in 120-192B(3), the City Planning Commission shall consider the following when evaluating whether or not to approve the establishment of a nonconforming use:

- [a] The building is a designated building of historic value;
- [b] The condition and/or economic life of the building or structure;
- [c] The potential use of the building for neighborhood services; or
- [d] The potential for employment opportunities in the neighborhood.

**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): 822 Clifford Ave

2. APPLICANT: JOSE NAVEDO COMPANY NAME: ROC CITY CAFE  
 ADDRESS: 822 Clifford Ave CITY: ROCHESTER ZIP CODE: 14621  
 PHONE: 813-598-0334 FAX: \_\_\_\_\_  
 E-MAIL ADDRESS JR. NAV 1970@gmail.com.

INTEREST IN PROPERTY: Owner  Lessee \_\_\_\_\_ Other \_\_\_\_\_

3. PLAN PREPARER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

4. ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

5. ZONING DISTRICT: R1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): \_\_\_\_\_  
NEED TO CHANGE R-1 to COMMERCIAL USE RESTAURANT,  
ON A LONG STANDING BUILDING. THAT ZONING WAS  
CHANGED TO COMPLY WITH NEW RESIDENTIAL HOUSING THAT  
WERE BUILT.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) CITY APPROVAL.

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

SIGNATURE: \* [Signature] DATE: 10/10/2016

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

## SPECIAL PERMIT STANDARDS

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

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

THE PROPERTY WILL CONFORM WITH ALL CITY CODES

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

THERE IS NO CHANGE TO STRUCTURE, OR USE FOR THE LAST 86 YEARS.  
THERE WILL BE NO ADVERSE EFFECT TO ANY SURROUNDING PROPERTIES

- 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 BUSINESS WILL BE OPERATED AS TO NOT DOMINATE OR INTERFERE  
WITH THE USE OF ANY OTHER PROPERTY OR BUSINESS.

- 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.

THERE WILL BE NO CHANGES, ALL ROAD'S AND SERVICES (POLICE, FIRE,  
REFUSE DISPOSAL, PARKING SPACES, WATER, SEWER, AND SCHOOLS WILL NOT BE  
AFFECTED.

- 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. THERE WILL BE NO AFFECT TO PROPERTY, OR AREA.

August 10,2016

City of Rochester  
Permit/Zoning Applications Dept.  
City Hall 30 Church Street

**Letter of Intent**

To whom it may concern:

my name is Jose Navedo, submitting this letter for the purpose of opening a breakfast and lunch restaurant which is located at 822 Clifford Ave and was purchased by me(Jose Navedo) on March 2, 2009. The purpose was to someday open my own business.

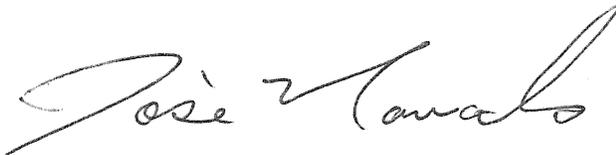
Attached is is prior owners deed, as well as prior owner DBA (Showing proof of a restaurant)and a notarized letter from him stating as such.

The restaurant will be operated by me (Jose Navedo) as a sole proprietorship. And my goal is to later hire a few employees . My hours of operations would be from 5am-5pm for breakfast and lunch. I also have ample parking space for customers, I also will be residing in an upstairs apartment.

Building was built in 1930 and the history I researched from the Rochester Directory shows 1930,1938,1943,1947,1950,1955,1960,1965. The premises was a restaurant for all those year, and in 1975 still a restaurant. In 1981 it was purchased with the help of the City of Rochester by Miguel Rodriguez

Best Regards,

Jose Navedo

A handwritten signature in black ink that reads "Jose Navedo". The signature is written in a cursive style with a large, sweeping initial "J".

July 27,2016

Goodhands R.E Management  
6 Swedan Lane  
Brockport, NY

To whom it may concern:

I am writing on behalf of the property on 822 Clifford Ave in Rochester, NY. The said property and would like to share a little bit of history to this historical landmark and hoping that you would take all this into consideration. During my research I discovered that before Miguel Rodriguez took ownership of said building it was once a Restaurant and bowling alley.

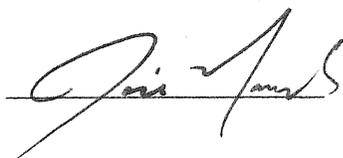
During my research I found out from my uncle Miguel Rodriguez that he took ownership with the help of the City of Rochester and throughout the years of his ownership he did an abundance of many different things that would somehow include the community. The building was purchased in 1979 hence it had been left abandoned for about 5 years. I would like to take this opportunity to share with you all many of the things that were done during his tenure. He owned the bar for 27 years in which he provided.

- Annual community picnics
- Softball team (men and women)
- Pool tournaments
- Domino tournaments
- Dart tournaments
- Annual bike runs
- Celebrating birthdays for clientele.
- endless wall of fame from all events, and his patronage.

In closing my goal is to keep the legacy going as many people would like to see this establishment up and running, so that I can continue serving the community and starting where my Uncle Miguel Rodriguez left off. I am hoping you find it in your hearts to make the right decision so that I can be able to run this business once more.

Thank you so much in advance

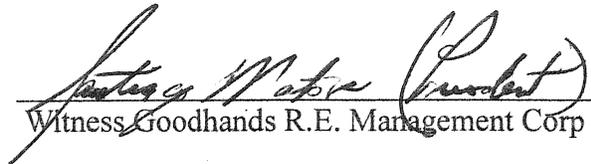
Jose Navedo

A handwritten signature in black ink, appearing to read "Jose Navedo", written over a horizontal line.

July 27, 2016

To whom it may concern: I Miguel Rodriguez, being previous owner and state that the above is true to the best of my ability.

  
Miguel Rodriguez

  
Witness Goodhands R.E. Management Corp

State of New York  
County of Monroe  
the foregoing document was acknowledged before me  
this 28<sup>th</sup> day of July  
Raquel Pedraza; Notary Public  
My commission expires May 30, 20 18

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: <i>ROC CITY CAFE</i>				
Project Location (describe, and attach a location map): <i>822 CLIFFORD AVE. ROCHESTER, NY 14621</i>				
Brief Description of Proposed Action: <i>COMMERCIAL PROPERTY. 1<sup>ST</sup> FLOOR USE AS A BREAKFAST AND LUNCH DINNER.</i>				
Name of Applicant or Sponsor: <i>JOSE NAVEDO</i>		Telephone: <i>813-598-0334</i>		
		E-Mail: <i>JR.NAV1970@gmail.com</i>		
Address: <i>822 Clifford Ave Apt #1 Rochester NY 14621</i>				
City/PO: <i>Rochester</i>		State: <i>NY</i>	Zip Code: <i>14621</i>	
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.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <i>.33</i> acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Jose Navedo</u>	Date: <u>10/11/2014</u>	
Signature: <u>JOSE NAVEDO</u>		

**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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**

*diag*

### Certificate of Conducting Business Under an Assumed Name

Miguel A. Rodriguez

does hereby certify, in pursuance of Section 130 General Business Law, that I

intend to  
now Conduct and transact business at 822-824 Clifford Avenue in the  
city of Rochester, New York, under the name and style of  
Corredor's Place

*13317*

And I do further certify that the true and real full names of the person who now  
who intend to  
conduct and transact the same, together with the residence addresses of said person is as follows,  
viz.:

NAME	RESIDENCE	CITY OR TOWN	AGE If Infant
Miguel A. Rodriguez	320B Chatham Gardens	Rochester	

And I do further certify that I successor in interest to no  
one who have heretofore used such name to Carry on, conduct, transact  
such business.

In Witness Whereof, I have this 17 day of March

1980, made and signed this certificate.

*Miguel A. Rodriguez*

STATE OF NEW YORK

County of Monroe }  
city of Rochester } ss.

On this 17 day of March, in the year One thousand nine hundred and eighty, before me, the subscriber personally appeared Miguel A. Rodriguez

to me personally known to be the same person described in and who executed the foregoing instrument and he duly acknowledged to me that he executed the same.

Salvador Maldonado

SALVADOR MALDONADO

Notary Public, State of New York, Monroe Co.  
My Commission Expires March 30, 1981

16 ✓  
181

**Certificate**

CONDUCTING BUSINESS UNDER ASSUMED NAME, INDIVIDUAL

CERTIFICATE OF

Miguel A. Rodriguez

01 MAR 17 PM 2:25

CLERK'S OFFICE

R ✓

Dated, \_\_\_\_\_, 19\_\_\_\_

Filed

FILED  
MAR 17 1981  
CLERK'S OFFICE  
MONROE COUNTY, N.Y.

165  
A

# This Indenture,

Made this 20<sup>th</sup> day of March, 1980, between THE CITY OF ROCHESTER,

Nineteen Hundred and Eighty a municipal corporation, created by and under the Laws of the State of New York, having its principal office for the transaction of business at City Hall, 30 Church Street, Rochester, New York, party of the first part, and MIGUEL RODRIGUEZ, residing at 679 North Street, Rochester, New York 14605,

party

of the second part,

Witnesseth, That the said party of the first part, in consideration of ONE THOUSAND FOUR HUNDRED FIFTY AND 00/100-----Dollars (\$ 1,450.00 ), lawful money of the United States, paid by the party of the second part, does hereby remise, release and forever quit-claim unto the said party of the second part, his successors, heirs and assigns forever.

All That Tract or Parcel of Land, situate in the City of Rochester, County of Monroe, and State of New York,

ALL THAT TRACT OF LAND known and described as parts of lots Nos. 10, 11 and 12 on a subdivision map of the south part of lot 44 made by Horace Jones, surveyors, for the St. Joseph German Roman Catholic Orphan Asylum Society of Rochester, N. Y.

ES  
J.S.S.

THE PREMISES hereby intended to be conveyed are bounded as follows: COMMENCING at the northeast corner of Clifford Avenue and Barons Street (formerly Edward); thence running north 144 feet more or less to Weigel Alley; thence east along the south line of said Alley 34 ft; thence south parallel with the east line of Barons Street and 34 ft. distant therefrom 144 ft. more or less to the north line of Clifford Avenue; thence west to the place of beginning.

FILED  
MAR 24 1980  
CLERK'S OFFICE

Being the same premises acquired by the City of Rochester by In Rem on October 19, 1978 and filed in the Monroe County Clerk's Office, Liber 5701, page 160.

Excepting and reserving all the right, title and interest of the grantor in and to any and all streets upon which the premises abut.

Subject to covenants, easements and restrictions of record in the Monroe County Clerk's Office.

This conveyance is made pursuant to the provisions of Ordinance No. 80-75 adopted by the Council of the City of Rochester on February 26, 1980.

Title to the property herein is transferred subject to the following conditions: That the purchaser will apply for and obtain a home improvement loan from a lending institution prior to the date of transfer of title; that the purchaser will complete the rehabilitation to and obtain compliance approval from the City within nine months from the date of transfer of title.

If in the event the purchaser fails to obtain a home improvement loan or property compliance within the periods stated, or upon the City's receiving written notice that application for such home improvement loan has been disapproved, withdrawn, or has lapsed, then 25% of any purchase money paid and any in lieu of tax payment made shall both be retained by the City as liquidated damages and the contract, at the option of the City, declared cancelled, and the grantor shall have the right of reacquisition of the premises, and may commence a proceeding or suit in a court of appropriate jurisdiction to regain title in the name of the grantor.

Any such reversion of title to the grantor shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage obtained by the grantee to purchase and/or rehabilitate the premises.

Cont'd./

Tax Account No.: 37818  
Tax Billing Address: 679 North Street, Rochester, New York 14605

It is expressly understood by the parties hereto that this condition will survive delivery of the deed and that purchaser, for the purposes of this clause, shall be deemed to mean and include heirs, assigns, transferees or successors in interest.

The above property may not be sold by the City of Rochester's purchaser unless he has obtained a Certificate of Occupancy and has satisfied the rehabilitation requirement of the Purchase Offer contract.

01250

REAL ESTATE  
AUG 24 1981  
TRANSFER TAX  
MONROE COUNTY

Together with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises.

To Have and to Hold the above granted premises unto the said party of the second part, his successors, heirs and assigns forever.

In Witness Whereof, The said City of Rochester has caused its corporate seal to be hereunto affixed, and this Indenture to be subscribed by the City Manager, the day and year first above written, and the said Miguel Rodriguez has hereunto set his hand and seal the day and year first above written.

THE CITY OF ROCHESTER,  
By *Paul Matter*  
City Manager.

*Miguel Rodriguez*  
Miguel Rodriguez

State of New York,  
County of Monroe, } ss.  
City of Rochester.

On the 20 day of March Nineteen Hundred and 80 before me, personally came *Paul Matter* to me known, who being by me duly sworn, did depose and say: That he resides in the City of Rochester; that he is the City Manager of the City of Rochester, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to such instrument is such corporate seal; that it was so affixed by virtue of the Statutes of the State of New York and Local Laws of the City of Rochester in such case made and provided, and that he signed his name thereto by virtue of said Statutes and Laws.

*Valerie J. Labigan*  
Valerie J. Labigan

STATE OF NEW YORK  
COUNTY OF MONROE ) ss.:  
CITY OF ROCHESTER)

VALERIE J. LABIGAN  
Notary Public in the State of New York  
MONROE COUNTY  
Commission Expires March 28, 1982

On this 20 day of August, 1981, before me, the subscriber, personally appeared Miguel Rodriguez to me known and known to me to be the person described in and who executed the foregoing instrument and he duly acknowledged to me that he executed the same.

CR-688

*Deed*  
THE CITY OF ROCHESTER  
To  
MIGUEL RODRIGUEZ

Dated \_\_\_\_\_, 1980  
STATE OF NEW YORK  
Monroe County, ss.

Recorded on the 24th day of August 1981, at 10:24 o'clock A.M., in Book No. 6027 of Deeds, at page 21 and examined.

*James R. Kaler*  
Notary Public  
Commission Expires 3/17/82

*James R. Kaler*  
Notary Public

Return to:  
Miguel Rodriguez  
679 North St.  
Rochester, NY 14605  
(716)

SITE PLAN



W E I G E L Alley

Garage

18'-7"

5'-4"

18'-8"

15'-2"

12'-11"

12'-1"

28'-3"

19'-2"

25'-9"

12'-2"

Bar Rest.

27'-10"

office 10x12

ROC CITY TECH.

17'-4"

29'-6"

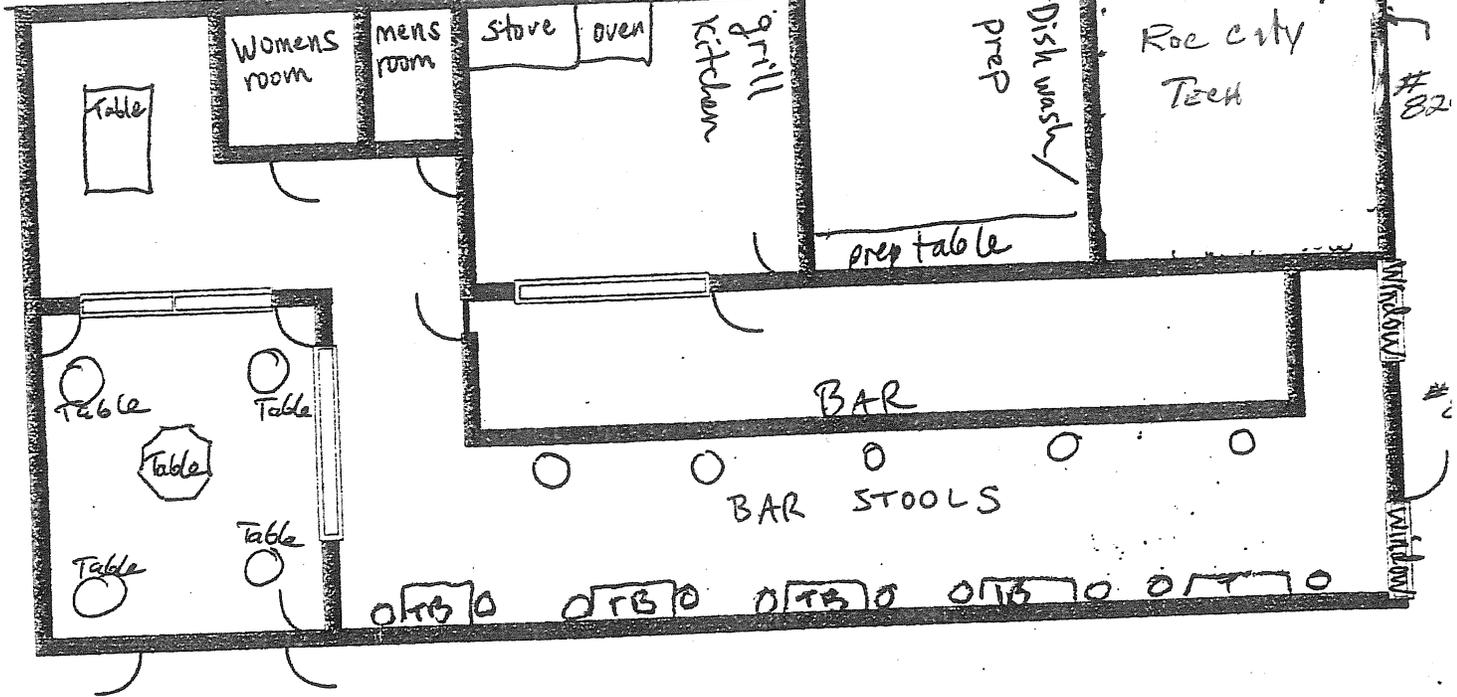
MILBURN AVE

BARONS ST

parking lot

# My Blue Print

SCALED FLOOR PLAN (1st FLOOR RESTAURANT)



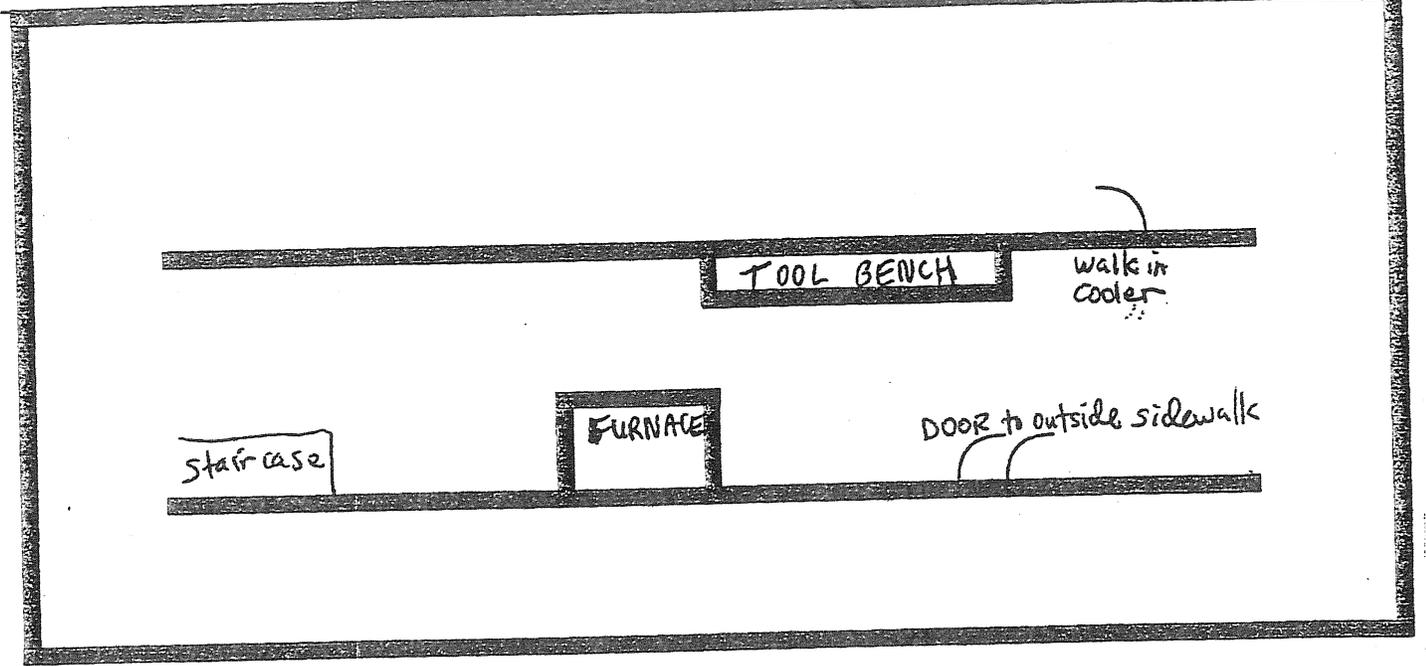
ROC CITY CAFE

822 Clifford Ave  
Rochester, NY 146

1st floor PLAN

My Blue Print

SCALED FLOOR PLAN (BASEMENT)



ROC CITY CAFE

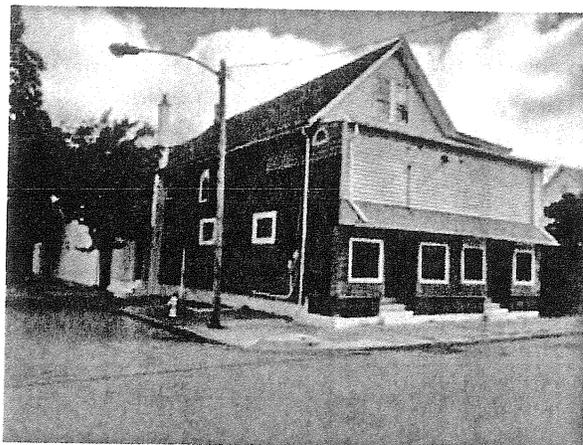
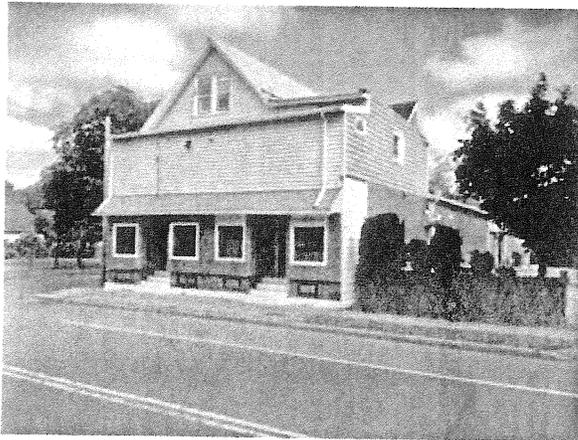
822 Clifford A  
Rochester, NY 14

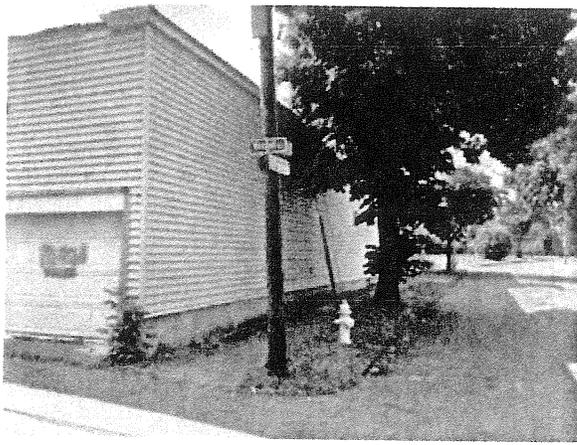
Basement

Sent from my iPad

Begin forwarded message:

**From:** America Real Estate Investment Group LLC <[amerinvestgroup@icloud.com](mailto:amerinvestgroup@icloud.com)>  
**Date:** July 26, 2016 at 11:04:04 AM EDT  
**To:** [patrickprinting42@gmail.com](mailto:patrickprinting42@gmail.com)  
**Subject:** Building pics



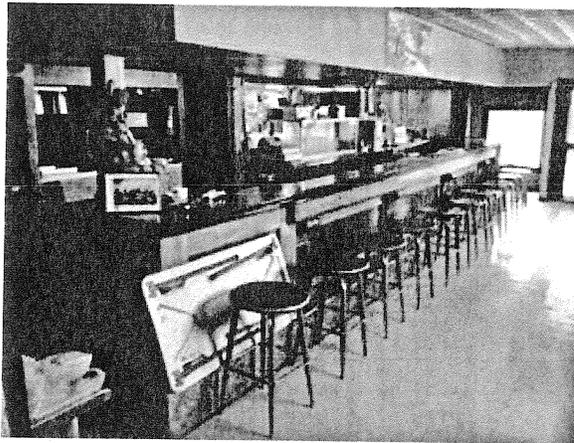
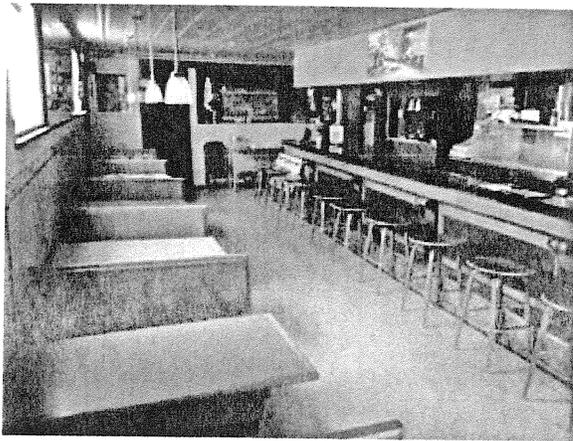


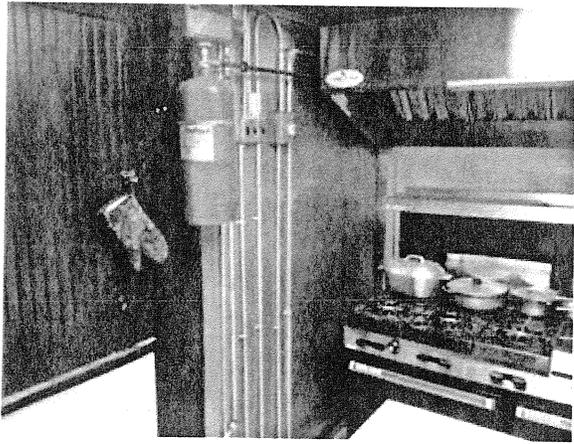
Sent from my iPad

Sent from my iPad

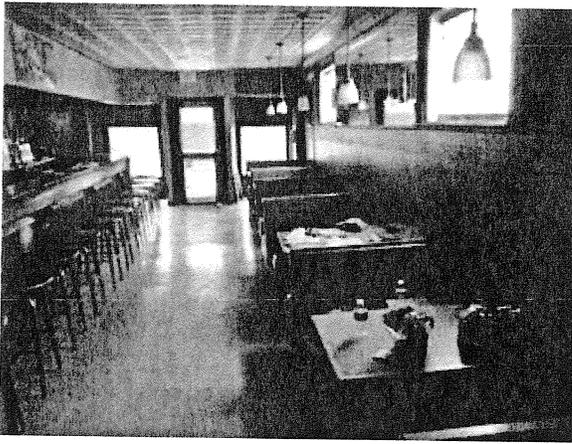
Begin forwarded message:

**From:** America Real Estate Investment Group LLC <[amerinvestgroup@icloud.com](mailto:amerinvestgroup@icloud.com)>  
**Date:** July 26, 2016 at 11:04:28 AM EDT  
**To:** [patrickprinting42@gmail.com](mailto:patrickprinting42@gmail.com)  
**Subject:** Building pics 3

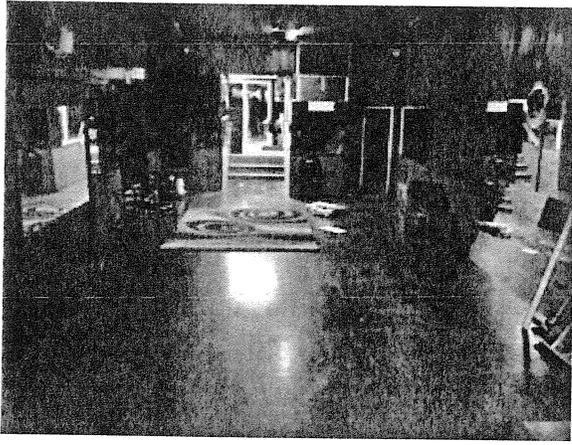




Sent from my iPad



Sent from my iPad

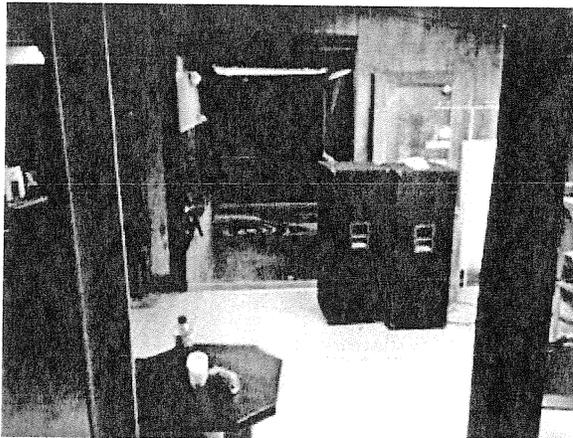
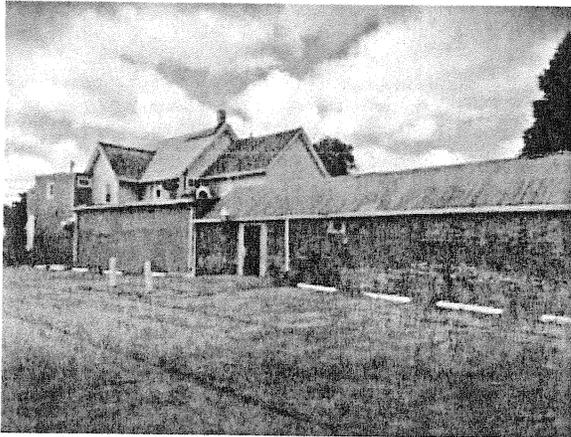


Sent from my iPad

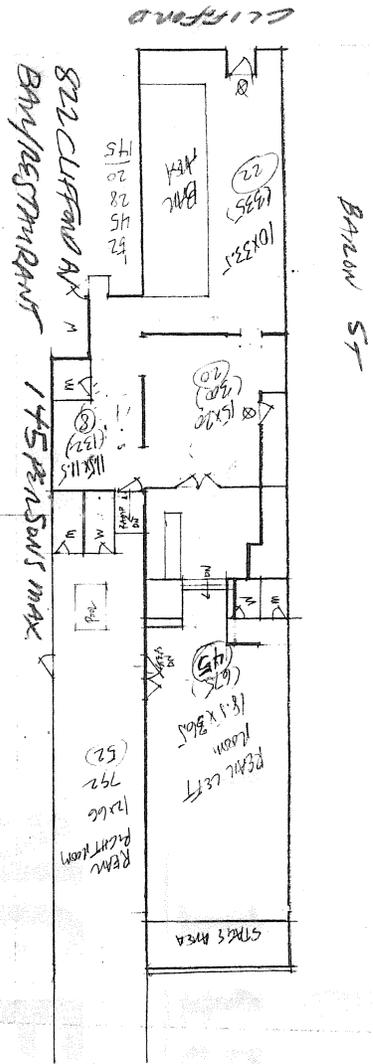
Sent from my iPad

Begin forwarded message:

**From:** America Real Estate Investment Group LLC <[amerinvestgroup@icloud.com](mailto:amerinvestgroup@icloud.com)>  
**Date:** July 26, 2016 at 11:04:16 AM EDT  
**To:** [patrickprinting42@gmail.com](mailto:patrickprinting42@gmail.com)  
**Subject:** Building pics 4



822 CLIFFORD AVE  
 BAC/RESTAURANT  
 1st floor - 145 PERSONS MAX

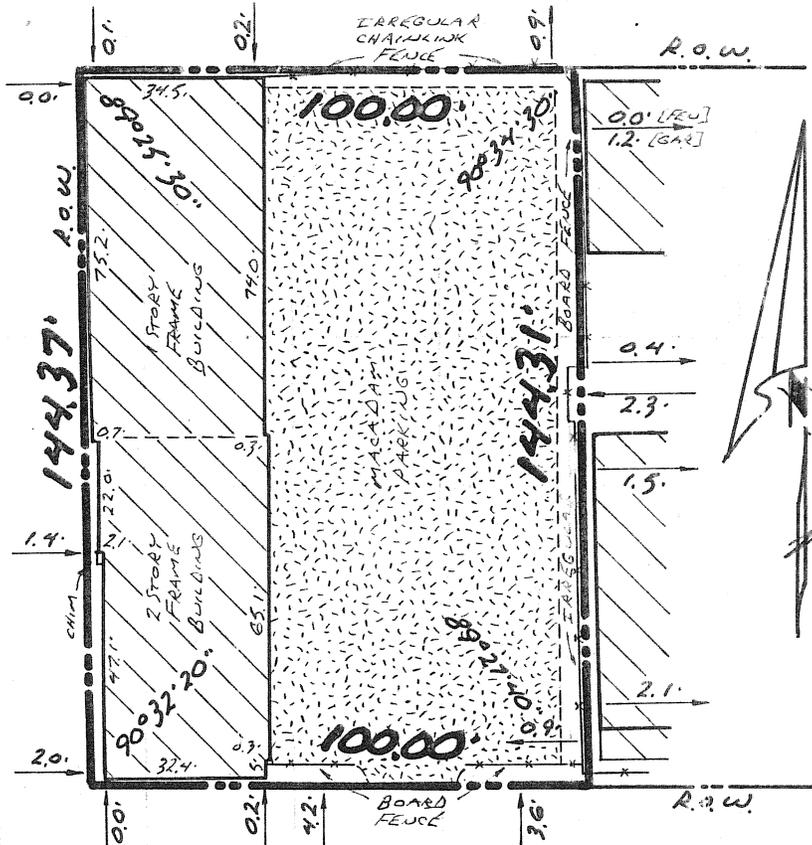


**J. L. JAMES**  
 INSPECTOR  
 July 9 2012  
 SIGN PLACEMENT DATE

APPROVED  
 JILL WILKINSON

WEIGEL ( 20' R.O.W. ) ALLEY

BARONS ( 45' R.O.W. ) STREET



CLIFFORD ( 50' R.O.W. ) AVENUE

- REFERENCES:
- 1) ABSTRACT OF TITLE NOT PROVIDED
  - 2) LIBER 10727 OF DEEDS, PAGE 249
  - 3) CITY OF ROCHESTER, DISTRICT 14 MAP 23

CERTIFICATION:

I hereby certify to: JOSE NAVEDO SR.



that this map was made AUG. 5, 2016 from notes of an Instrument Survey completed AUG. 4, 2016 and from references listed hereon.

Gregory J. Bileschi  
 GREGORY J. BILESCHI, N.Y.S.L.S., #50342

NOTE: Property corners should only be set by a licensed, registered land surveyor. Gregory J. Bileschi has impeded ability to locate ground features.

TITLE: INSTRUMENT SURVEY MAP  
#822 CLIFFORD AVENUE  
AT LOT 10, 11, 12 - ST. JOSEPH'S GERMAN ROMAN CATH. PARISH  
CITY OF ROCHESTER, MONROE COUNTY NEW YORK

Tax Account No  
106,330-01-068,001

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209 Subdivision 2, of the New York State Education Law."  
 "Only copies from the original of this survey marked with an original land surveyors seal shall be considered to be valid true copies."  
 Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company bearing the fee, the 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. This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied, location of subterranean improvements, and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified. ©

**B** BILESCHI LAND SURVEYING  
 435 REYNOLDS ARCADE  
 ROCHESTER, NEW YORK 14614  
 (585) 454-6010 (phone)  
 (585) 454-6015 (fax)  
 JAMES M. LEONI, L.S. OF CONSULT

DATE: AUG. 5, 2016  
 FILE No.  
 OWNER: NAVEDO  
 SCALE: 1 INCH = 30 FEET

825 Clifford Ave  
Rochester, New York  
Street View - Oct 2015



Hide imagery



Google



map: Auto ▾ 04/16/2015 (2015) ▾ ◀ image 1 of 3 ▶

# 822 CLIFFORD AV



October 31, 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  
Lovely A. Warren, Mayor

## City of Rochester, NY



**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**Special Permit**

---

**Case #6:**

Staff Reviewer: Jill Wiedrick

**File Number:** E-017-16-17

**Case Type:** Special Permit

**Applicant:** Ridge Seneca Plaza, LLC

**Property Address:** 303 East Ridge Road

**Zoning District:** C-2 Community Center District

**Section of Code:** 120-43T

**Request:** To establish a secondhand dealer in an existing commercial plaza operating between the hours of 8:00AM and 11:00PM, daily; an action requiring City Planning Commission approval.

**Analysis:**

The subject property is located in a plaza. Previously, a pawn shop had been operated at this location. The applicant seeks a Special Permit to open a secondhand dealer (store) in the same location.

The operator of the proposed secondhand dealer (store) is not the applicant. The operator would like to deal in electronics, jewelry, toys and other items. The operator will not sell secondhand clothing. The secondhand dealer (store) will operate between the hours of 8:00AM and 11:00PM. There will be four employees, including the operator and his wife.

**Site Plan and Environmental Review:**

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

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

# SPECIAL PERMIT APPLICATION

RIDGE-SENECA PLAZA

303 EAST RIDGE ROAD

SECOND HAND DEALER'S USE



NOVEMBER 14, 2016



City of Rochester, NY

**SPECIAL PERMIT**  
(Section 120-192B)  
BUREAU OF PLANNING AND ZONING  
CITY HALL, 30 CHURCH STREET, ROOM 125B  
ROCHESTER, NEW YORK 14614

**APPLICATION**

**APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY.** To schedule an appointment, please call or e-mail Jill Wiedrick at (585) 428-6914 or jill.wiedrick@cityofrochester.gov

Office Use	<u>APPLICATION REQUIREMENTS:</u>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Fee: \$250.00.</li> <li>2. One (1) copy of the Denied Certificate of Zoning Compliance (CZC), including signature by a Building Code Plan Review.</li> <li>3. One (1) copy of the application including responses to all Special Permit Standards.</li> <li>4. One (1) copy of the Environmental Assessment Form, if applicable.</li> <li>5. One (1) copy of an Instrument Survey Map.</li> <li>6. Three (3) copies of a scaled site plan.</li> <li>7. One (1) copy of a scaled floor plan.</li> <li>8. One (1) copy of scaled elevations of proposed structures, or of facade renovations to existing structures.</li> <li>9. Photographs of the existing structures, the site and surrounding properties.</li> <li>10. One (1) set of all drawings, graphics and photographs no larger than 8-1/2" x 11" or reduced to 8-1/2" x 11" or provided digitally in PDF format on CD-ROM.</li> </ol>

**IMPORTANT**

- ❖ Completed applications must be submitted before the published deadline.
- ❖ Application documents must be submitted in the appropriate number as specified above.

**POSTING REQUIREMENT**

After submission of a complete application, a public notification sign will be issued and must be posted on the property at least 20 days prior to the hearing. The sign shall be placed on the property readily visible from the public right-of-way. It is the applicant's responsibility to obtain and post the sign. Signs are available in Room 125B, City Hall.

**WHAT IS A SPECIAL PERMIT?**

The Special Permit procedure is intended to provide a means to establish those uses having some special impact or uniqueness which requires a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment at any given location. They are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

**[FOR OFFICE USE ONLY]**

ADDRESS: \_\_\_\_\_ FILE NUMBER: \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ FEE: \_\_\_\_\_

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 303 EAST RIDGE ROAD

2. APPLICANT: RIDGE SENECA PLAZA LLC COMPANY NAME: SAME

ADDRESS: 295-333 E. RIDGE RD. CITY: ROCHESTER NY ZIP CODE: 14617

PHONE: 330-7269 FAX: \_\_\_\_\_

E-MAIL ADDRESS rabbinooble@gmail.com

INTEREST IN PROPERTY: Owner  Lessee  Other

3. PLAN PREPARER: n/a

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

4. ATTORNEY: CONSULTANT ATI-ZONING / LAND USE ADVISORY.

ADDRESS: 2251 E. MAIN ST. UNIT #6 CITY: ROCHESTER ZIP CODE: 14609

PHONE: 585-208-2336 FAX: n/a.

E-MAIL ADDRESS artilucci@gmail.com

BUILDING BUREAU  
ROOM 121  
01-0002 001 BUD  
#35297  
Zoning \$250.00  
INFO 303 E RIDGE  
CHECK \$250.00

5. ZONING DISTRICT: C-2

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

TO ESTABLISH A SECOND HAND DEALER'S USE

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: [Signature] DATE: 10/10/2016

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

## 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.

*SEE ADDENDUM*

---

---

---

- 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.

*SEE ADDENDUM*

---

---

---

- 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.

*SEE ADDENDUM*

---

---

---

- 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.

*SEE ADDENDUM*

---

---

---

- 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.

*SEE ADDENDUM*

---

---

---

# ADDENDUM

## Addressing Special Permit Standards

### 303 East Ridge Road

**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.**

*1) The proposed use at the subject location is in conformance with the Plan as a use that is expressly permitted by the Code in a C-2 district.*

*a) New York statutes define a special permit as “the authorization of a particular land use which is permitted in a zoning ordinance or local law, subject to requirements imposed by such zoning ordinance or local law to assure the proposed use is in harmony with such zoning ordinance or local law and will not adversely affect the neighborhood if such requirements are met”(General City Law Section 27-b(1).*

*b) The NYS Court of Appeals has stated that “...the inclusion of a permitted use in an ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood.” A determination that the proposed second hand dealer’s use is not in harmony with the general purpose and intent of the zoning plan would be patently inconsistent.*

*c) Specific conditions are typically required for special permit uses, conditions that reflect a municipality’s concern about potential incompatibility of the particular use. These conditions guide the planning*

commission in deciding on a special permit. There are no such special conditions applied to a second hand dealer use. Hence, only the general standards, as stated in the application for a special permit, apply in this case.

2) The Comprehensive Plan calls for healthy urban neighborhoods and business investment.....with neighborhood commercial centers serving nearby residential neighborhoods to provide essential goods and services and help create a high quality of life for every citizen.

a) This use will be a part of a successful multi-cultural urban plaza that supports nearby neighborhoods as well as the community at large. The plaza provides for a variety of goods and services. It can provide opportunities for thrift shopping, particularly for those who may find themselves in difficult financial times.

b) The plaza is also part of a niche of multicultural uses and services that are typical of and that strengthen urban areas. An article appearing in the Democrat and Chronicle pointed to a trend in this area of the City and adjacent Town of Irondequoit. "Success draws success, and as ethnic restaurants do well on East Ridge Road, others follow. The strip is developing a reputation for good, affordable ethnic eats,.....Travel from one end of Ridge Road to the other, you'll find a whole host of places,".....across the Irondequoit border near Clinton Avenue in Rochester is As Evi Turkish Cuisine at 315 E. Ridge Road. It's right next to Halal Market and both the restaurant and the market are owned by Selami Tulum. Turkish food is similar to Mediterranean food with hummus and pita on the menu.....". Mary Chao ,D & C. July 30, 2016). The Ridge Seneca Plaza also the home of Alpha European Groceries; Sal's Birdland and East Ridge Hots (also serving Mediterranean

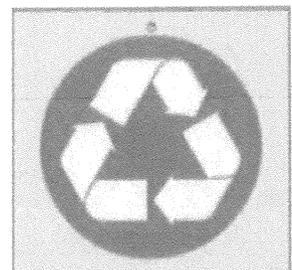


foods). In the nearby N. Clinton Ave. Plaza one finds Chi Tra Asian Market, Kithcos Seafoods, Tangi's Kitchen along with nearby Ridge Rd. East shops including a Dominican Salon and a Hispanic gift shop. A second hand store, which often has one of a kind items locates perfectly in this eclectic and multi-cultural neighborhood that spans the City and the Town of Irondequoit.,

c) The proposed use would provide a needed service. The National Association of Resale and Thrift Shops (NARTS, 2014), a consumer research firm, found that about 16-18% of Americans shop at a thrift store during a given year and 12-15% of Americans shop at consignment and resale shops. During the same time frame, "11.4% of Americans shopped in factory outlet malls, 19.6% in apparel stores and 21.3% in major department stores" (NARTS, 2014). These percentages indicate the presence of a competitive re-use market. Although, second-hand stores, for some people, have a somewhat negative image associated with financial difficulty, they are growing in popularity and prestige. In fact, the 2014 Used Merchandise Industry Report predicts steady growth in the next decade (First Research, 2014). It would appear that this market for reuse and the presence and welcoming of second hand stores in the community is encouraged by the Plan.

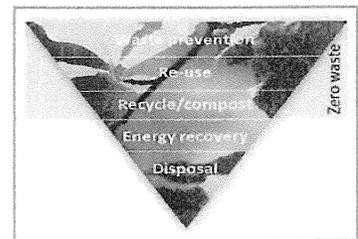


3) The Plan states that it is the policy of the City to maintain and enhance, through individual and collective efforts of our citizens, businesses and governments, the overall quality of our environmental assets and resources. Further, the policy seeks to reduce the amounts of litter in our community and expand recycling and composting activities and efforts among our citizens and businesses; and, to create an environmentally aware community that practices the values of environmental stewardship and responsibility and communicates those values to future generations.

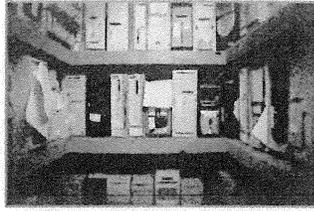


*a) The need for and encouragement of recycling and development of second-hand or second-order marketing systems has received increasing attention in recent years. Concerns about depletion of natural resources and proliferation of solid waste have been partially responsible for the heightened interest in recycling. Reports, as early as the 1990's (Forester 1988) and (Richardson and Havlicek 1974, 1978) suggested that the average U.S. household generated about 40 pounds of solid waste per week; when multiplied by number of households, this totaled an estimated 200 million tons and that over 50 percent of the waste load could have been salvaged for some type of reuse. (M. Rucker, K. McGee, B. Alves, and M. Hopkins, T. Sypolt|M. Watada| (1995).*

*b) Second-hand purchasing is recycling and re-use is known to be a superior method. Rummage sales, consignment shops, second-hand stores, and other used-good venues all offer the opportunity to utilize manufactured items which may no longer serve their initial buyer, but still have a long life use and can benefit another. Buying used goods cuts down on manufacturing demands and keeps more items out of the landfill. The act of recycling and re-using not only supports the green living movement but also keeps money in the local economy.*



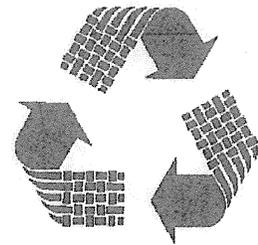
*c) As data centers regularly upgrade to keep pace with the latest technology, the question inevitably arises – “what do we do with the old gear?” But as most of us know by now, computing equipment is full of toxic materials. You shouldn't be putting it out with the trash, because the hazardous materials in that PC or server will leach through a conventional landfill and find its way into groundwater. Research compiled by the Consumer Electronics Association finds that the average American household owns 24 electronic devices, mostly*



cell phones, MP3 players, laptop computers and digital cameras. Households consisting of three or more people often own as many as 32 devices, while smaller households average 17 devices. The EPA says that recycling 1 million desktop computers keeps enough greenhouse gas emissions out of the environment to equal taking 16,000 cars off the road each year. In an effort to reduce "e-waste," more than 20 states have enacted legislation to promote the reuse or recycling of household electronics. The proposed second hand operation focuses on the re-use of electronics.

d) The proposed second hand store is one business in a chain of similar activities that contribute to positive environmental outcomes. While the proposed use will not in itself result in a massive impact on the environment, it will play a part. As we know, it is the multiplicity of small efforts that do ultimately result in massive results.

To demonstrate that we can not underestimate the potential environmental benefits of second hand uses, we can consult a study called "Second Hand Effect" (conducted by the Swedish Environmental Research Institute). The study used data from the 2015 buying and selling activities of five of the Schibsted Media Group's major marketplaces: Subito (Italy), Vibbo (Spain), Leboncoin (France), Blocket (Sweden) and Finn (Norway). According to researchers, the users who bought second-hand objects – from furnishings to cars – contributed to save 12.5 million tons of CO<sub>2</sub> in one year, because they didn't buy new goods and didn't take the old ones to the dump. This amount of greenhouse gas is the equivalent of flying an Airbus 380 around the globe 1,100 times. In fairness, the largest amount of saved greenhouse gas emissions reported was that resulting from the buying and selling of



*secondhand vehicles. However, goods of the home and people (2.1 million tons), electronics (650,000 tons) and sports and hobbies categories (170,000 tons), still represent a significant impact.*

**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.**

- 1) There are no outstanding violations of record for the subject property.*
- 2) The C-2 Community Center District, where the property is located, is intended to provide diverse commercial development along gateway transportation corridors and neighborhood or village centers with a dense mixture of uses such as housing, retail and other complementary uses that serve the adjacent neighborhood and the community at large.*
- 3) The neighborhood character can best be described as mixed use commercial and low and high density residential. The properties immediately adjacent to the subject property include offices, commercial, and low density residential. Strip commercial plazas are common to East Ridge Road, both in the City and the Irondequoit sections.*
- 4) There is an Office Overlay District that has been overlaid on an adjacent residential R-1 area to the northeast of the plaza. This is an indication of the transition of the R-1 portions of East Ridge Rd. from low density residential, likely in response to location on an arterial roadway.*

5) *As previously noted, the proposed use, if approved, will be a part of a successful multi-cultural urban plaza that supports nearby neighborhoods as well as the community at large.*

*a) The plaza provides for a variety of goods and services.*

*b) There is sufficient off-street parking on the site to accommodate the proposed use while providing adequate maneuvering space as required by the Code.*

6) *In terms of additional safeguards for the neighborhood, the proposed use will be subject to the licensing requirements of Chapter 96 of the Code, Secondhand dealers. In terms of controlling potential impacts, second hand stores must:*

- *Obtain a license;*
- *Be monitored by police;*
- *Comply with all other laws, federal, state and local*
- *Limit hours of operation to 8:00 a.m. to 11:00 p.m., (stricter than the C-2 limits for other businesses);*
- *Comply with daily reporting requirements;*
- *Report of transactions electronically;*
- *Comply with additional rules that may be promulgated by the Chief of Police;*

**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.**

- 1) *The property has existed in the neighborhood for many years and there is no new construction or rearrangement called for by this application;*
- 2) *A second hand store had been located in the subject location within the plaza for several years and operated with no discernible effect on adjacent properties or the neighborhood;*
- 3) *East Ridge Road is a heavily travelled arterial, typified by strip plazas and large scale commercial buildings;*
- 4) *proposed use is a significant parking or traffic generator;*
- 5) *The Ridge Seneca Plaza is self contained in terms of site operations etc., with no uses or site conditions that may result in overflow impacts into the R.O.W. or adjacent properties or uses;*
- 6) *There are no limits on adjacent property development regulations and allowance by virtue of the location of the proposed use in the Ridge Seneca Plaza.*

**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.**

- 1) *This is a built up urban site with complete infrastructure support;*
- 2) *There is adequate access to the site from both Ridge Rd. and Seneca Ave., to accommodate traffic flow to and from the site;*

- 3) *Existing traffic patterns will be retained;*
- 4) *There is sufficient off-street parking on the site (229 spaces) to accommodate the proposed uses and meet City requirements (172) as required by the Code, while maintaining adequate maneuvering space.*
- 5) *The property management is a responsible one, with daily site and grounds cleaning and maintenance, that is evident upon regular inspection..*

**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**

- 1) *The subject property is located in a built-up urban area.*
- 2) *There are no plans to enlarge or modify the physical aspects of the plaza or the site as part of this use application.*
- 3) *There are no existing natural, scenic, cultural or historic features, either on the site, on adjacent sites, or in the adjacent neighborhood that might be affected.*
- 4) *There are no codified view sheds in the area of the subject property.*

# Short Environmental Assessment Form

## Part 1 - Project Information

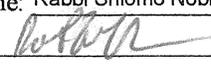
### Instructions for Completing

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Ridge Seneca Plaza; Second Hand Store; RIDGE SENECA PLAZA LLC			
Name of Action or Project: Second Hand Store			
Project Location (describe, and attach a location map): Ridge-Seneca Plaza; 295-333 East Ridge Road; Specific store- 303 East Ridge Road			
Brief Description of Proposed Action: To establish a second hand dealer's retail operation in an existing retail tenant space. No building or site changes proposed.			
Name of Applicant or Sponsor: RIDGE SENECA PLAZA LLC		Telephone: 330-7269	
		E-Mail: rabbinoble@gmail.com	
Address: PO BOX 17199			
City/PO: Rochester		State: New York	Zip Code: 14617
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.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
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-City Planning Commission			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.9 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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

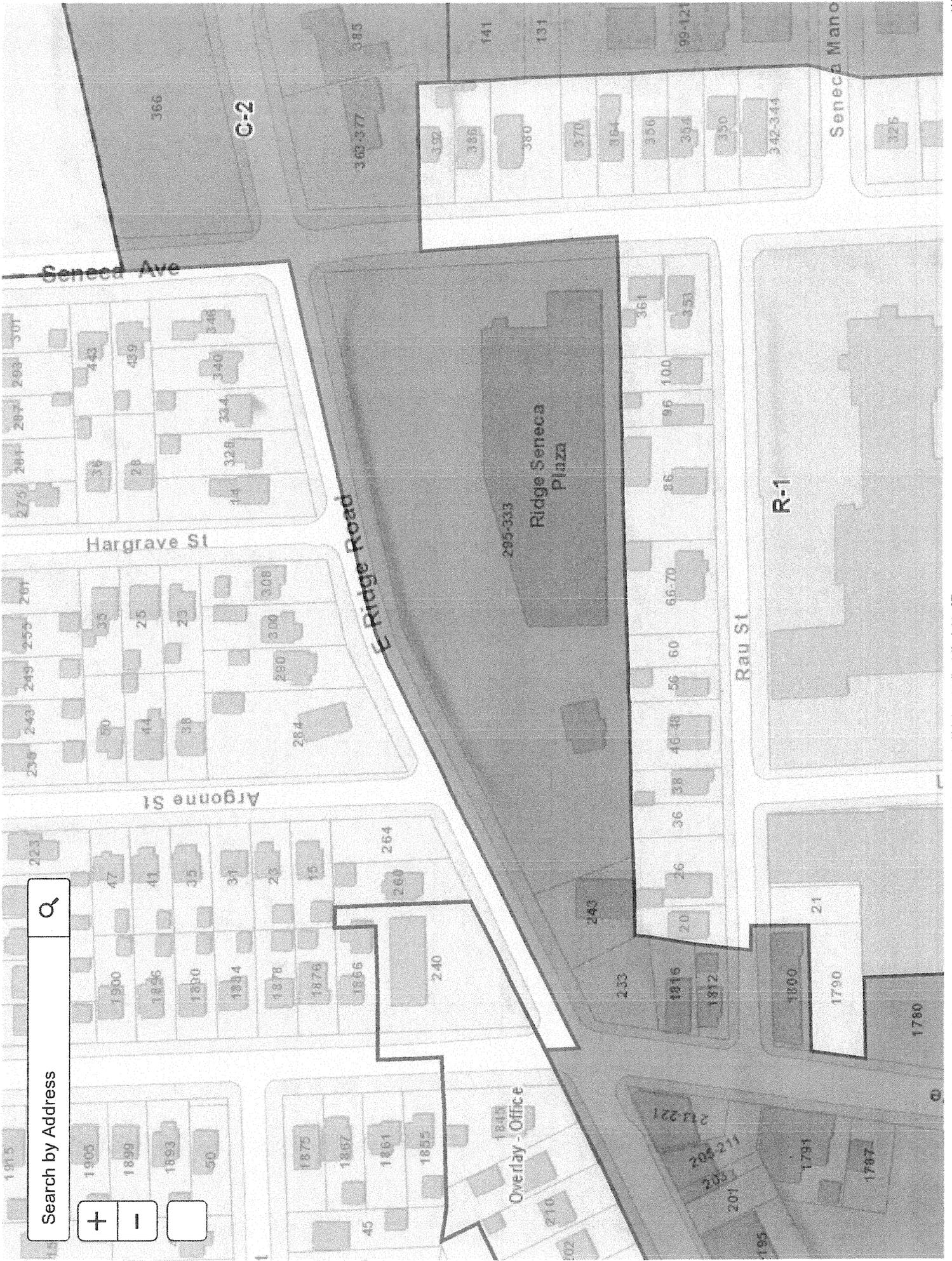
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: Rabbi Shlomo Noble <span style="float: right;">Date: 10/9/16</span></p> <p>Signature: <u></u></p>		



Google earth

feet  
meters

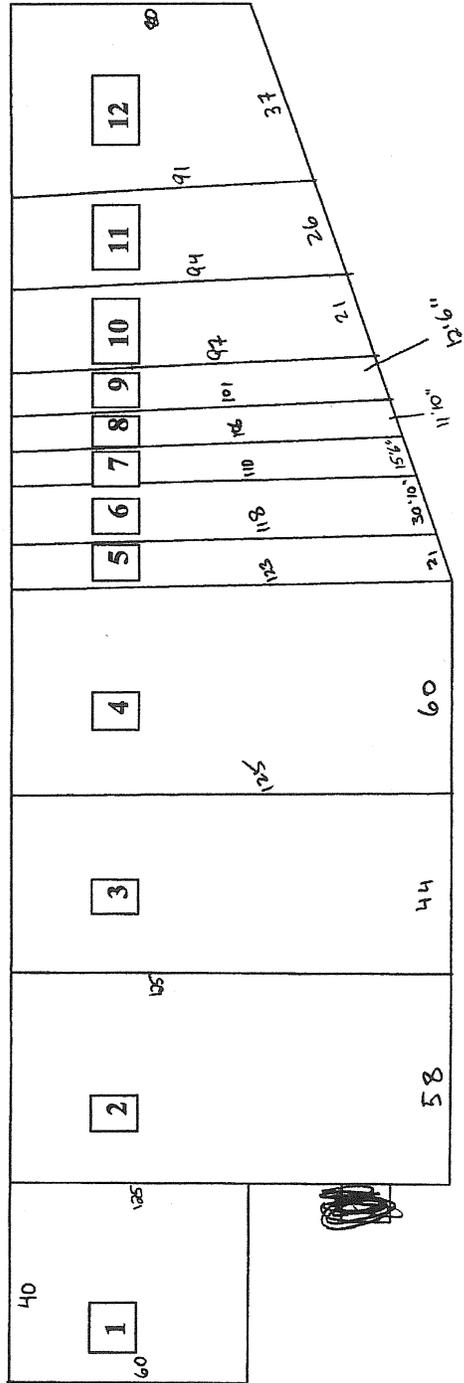








SENECA AVE



East Ridge Road

1A	Realty Office	2,378
2A	Bingo Place	7,254
3A	Bingo Place	5,496
4A	Family Dollar	7,435
5A	Mid East Cusine	2,478
6A	Halal Market	3,438
7A	Sal's Birdland	1,642
8A	Seneca Tax Service	1,210
9A	Meest Packaging	1,245
10A	VACANT	2,004
11A	AB Communications	2,325
12A	East Ridge Hots	3,039
B	Dunkin Donuts	1,982

41,926



←

**300 East Ridge Road**  
Rochester, New York

📍 Street View · Nov 2015

Versailles Rd  
Rau St  
303 East  
Rau St



Satellite



Hide Imagery >

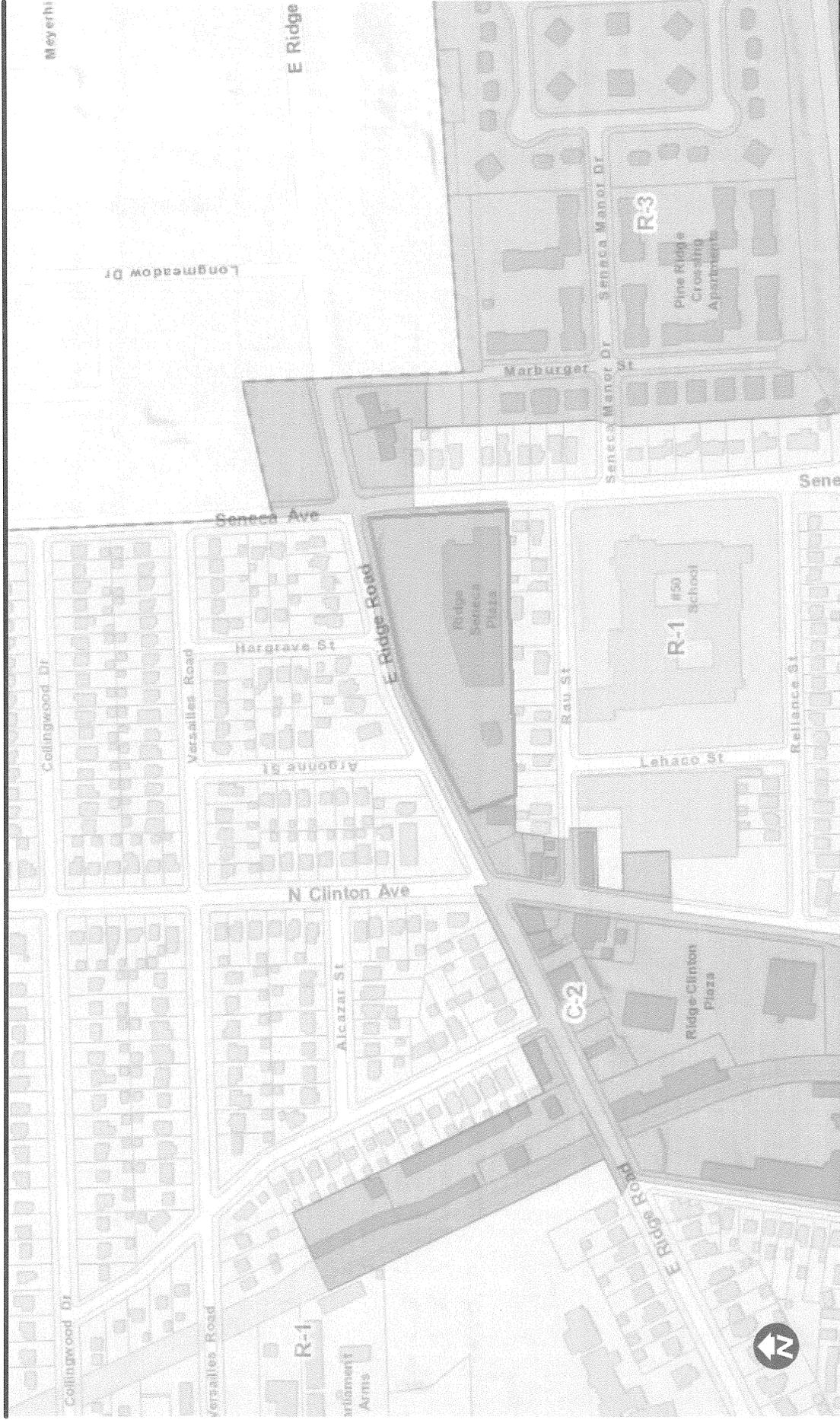
+ -



Image capture: Nov 2015 © 2015 Google Terms Report a problem



# 295-333 E RIDGE RD



November 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  
Lovely A. Warren, Mayor

## City of Rochester, NY



**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**SPECIAL PERMIT**

---

**Case #7:**

Staff Reviewer: Jill Wiedrick

**File Number:**

E-018-16-17

**Case Type:**

Special Permit

**Applicant:**

Ben Kulikowski, Tryon City Tavern

**Address:**

2278 East Main Street

**Zoning District:**

C-2 Community Center

**Section of Code:**

120-43K

**Request:**

**To establish live entertainment in this existing bar/restaurant; an action requiring City Planning Commission approval.**

**Analysis:**

The subject property is located on East Main Street in the Merchants Main Plaza. The property has been developed as a bar/restaurant. This bar/restaurant was previously operated as Ellison's Bar and Grill.

The applicant wishes to add live entertainment in the bar/restaurant between the hours of 8:00PM and 1:00AM, Wednesday through Sunday.

According to the applicant, live entertainment will consist of karaoke, small acoustic groups and a DJ.

**Code Compliance:**

In accordance with Section 120-43K, providing live entertainment requires a Special Permit in the C-2 District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-137 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

- a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

*The bar/restaurant has one window that faces adjacent residentially zoned and developed property.*

- b) The applicant shall provide a number of off-street parking spaces equal to ½ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

*The maximum occupancy of this restaurant is 82 people which requires 41 off-street parking spaces. There are approximately 181 spaces located on the 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 considering the Special Use Permit.

**PROJECT INFORMATION**

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 2300 E Main St

2. APPLICANT: Ben Kulihowski COMPANY NAME: Troy City Tavern

ADDRESS: 245 CHURCH RD CITY: Douglas ZIP CODE: 14609

PHONE: 944-3577 FAX: \_\_\_\_\_

E-MAIL ADDRESS Bkulihow@gmail.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): \_\_\_\_\_

to establish live entertainment

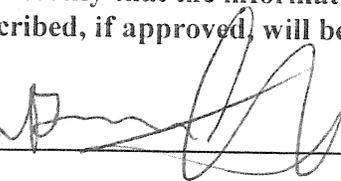
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: 10/11

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.

Having music will not affect the general purpose, goals, objectives, standards and implementation strategies of 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.

None, the facilities we ~~had~~<sup>and</sup> the plaza have will be sufficient. Neighborhood won't 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.

Nothing will change. Music will be inside only and won't affect anything else.

- 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.

Everything is already in place. There are at least 150 parking spaces.

- 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.

Everything is indoors.

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: <span style="font-size: 1.2em;">Entertainment License</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">2300 E. Main St</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Want an entertainment license so there can be live music.</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Ben Kulikowski</span>		Telephone: <span style="font-size: 1.2em;">944-3577</span>	
		E-Mail: <span style="font-size: 1.2em;">Bkulikow@gmail.com</span>	
Address: <span style="font-size: 1.2em;">245 Currier St</span>			
City/PO: <span style="font-size: 1.2em;">Rochester</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">14609</span>
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.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <span style="float: right;">0 acres</span>			
b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">0 acres</span>			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ben Kulihowski</u>		Date: <u>10/13/2016</u>
Signature: <u>[Signature]</u>		

**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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

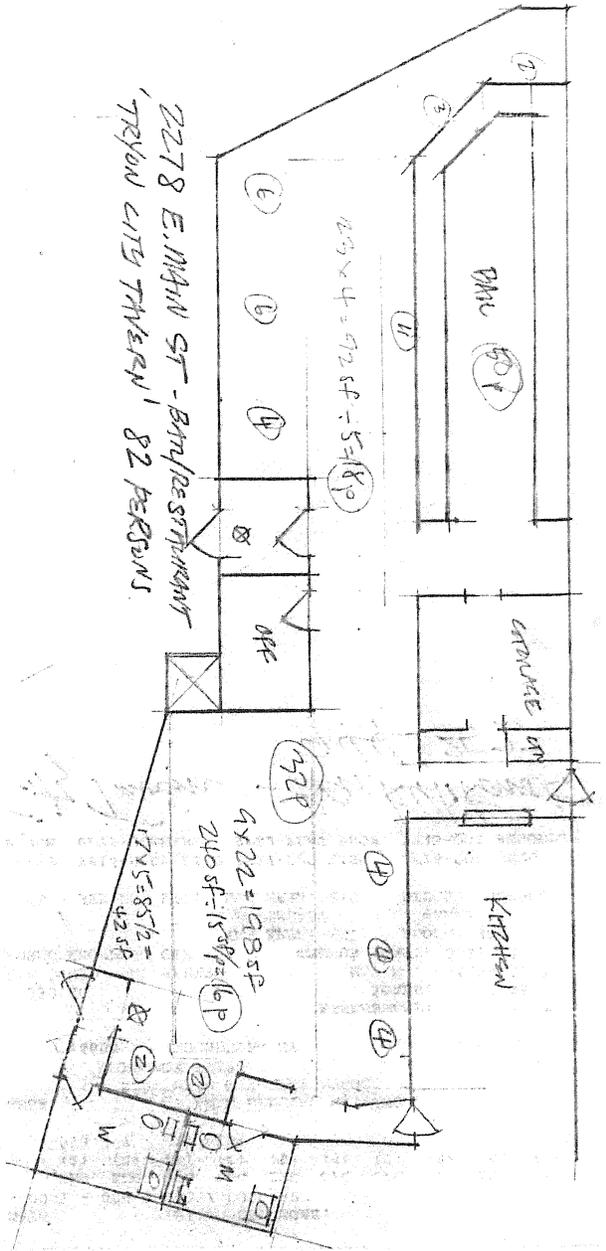
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**





2278 E. MAIN ST. - BAR / RESTAURANT  
 'TREVON CITY TAVERN'  
 82 PERSONS

INSPECTOR  
 J.P. LINNEY  
 JULY 2016  
 SIGN PLACEMENT DATE

MERCHANTS  
MAIN  
PLAZA

CHASE

7  
E-BETTEL

EUPHORIA  
LIQUOR STORE

JACKSON HEWITT  
REAL ESTATE

AUTO CARE

NO PARKING  
EXCEPT FOR  
LOADING UNLOADING  
OR DELIVERY

TRIO CITY TAVERN

JAC









Google Earth



← 2252 E Main St  
Rochester, New York  
📍 Street View - Nov 2015



Satellite

Hide imagery >





# 2278-2320 E MAIN ST



October 31, 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  
Lovely A. Warren, Mayor

## City of Rochester, NY



**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**Special Permit**

---

**Case #8:**

Staff Reviewer: Jill Wiedrick

**File Number:**

E-019-16-17

**Case Type:**

Special Permit

**Applicant:**

Francisco Andrade, Rochester Gas and Electric

**Property Address:**

1278 North Goodman Street, 1400 North Goodman Street

**Zoning District:**

C-1 Neighborhood Center District, M-1 Industrial District

**Section of Code:**

120-35F, 120-83G

**Request:**

**To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed; an action requiring City Planning Commission approval.**

**Analysis:**

Substation Transformers 3 and 4 will be replaced by Transformers 5 and 6 (which were installed under Special Permit E-059-12-13). This requires work within the substation building, such as the installation of gas-insulated switchgear, including equipment, relays and controls. Mobile Switchgear and two mobile substations will be necessary to ensure continuity of service. The mobile substations will be installed temporarily on property adjacent to the north end of the existing substation. This property is currently owned by Bausch and Lomb. There is an easement on this property that allows Rochester Gas and Electric to use this area for the temporary mobile substations. Please see attached information and drawings for greater detail.

**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): 1278 North Goodman Street, Rochester NY 14609
2. APPLICANT: Francisco Andrade COMPANY NAME: Rochester Gas & Electric  
ADDRESS: 1300 Scottsville Rd CITY: Rochester ZIP CODE: 14624  
PHONE: (585) 402-9536 FAX: \_\_\_\_\_  
E-MAIL ADDRESS FRANCISCO\_ANDRADE@RGE.COM
- INTEREST IN PROPERTY: Owner  Lessee  Other
3. PLAN PREPARER: LaBella Associates (Mary Steblein)  
ADDRESS: 300 State St CITY: Rochester ZIP CODE: 14614  
PHONE: (585) 295-6652 FAX: (585) 454-3066
4. ATTORNEY: N/A  
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_
5. ZONING DISTRICT: C-1 and M-1
6. DETAILED PROJECT DESCRIPTION (additional information can be attached): \_\_\_\_\_  
See Attachment 1  
\_\_\_\_\_  
\_\_\_\_\_
7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): See Attachment 1

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: 10/12/2016

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

## 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 facility at 1278 North Goodman Street has been in use as a substation since 1948. It is a pre-existing, non-conforming use within Zoning District C-1. The easement on the B&L property is within an M-1 district. Public Utilities are a permitted special use in both C-1 & M-1 districts. The modifications to the substation provide for safe and reliable power to the surrounding community, thereby promoting development of the City and assisting in implementation strategies of 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.**

The proposed site contains an existing unmanned electrical substation with control building & transformers. The installation of mobile substation units within the existing site will not change the use of the site and it will remain an unmanned substation. It will therefore not permanently alter the character of the neighborhood, traffic conditions, parking, etc. and will therefore not have any adverse effects.

**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 existing site use is an electrical substation. The temp. use of mobile substations will not alter the use of the site. The site is bordered by residential properties to the south (commercial 1st floor), east, and west, with a manufacturing facility to the north. The addition of the temporary mobile substations will not dominate the immediate vicinity or interfere with the use and development of the surrounding properties. The substation improvements will increase the reliability of power to the area, thereby supporting surrounding properties and development.

**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 substation is unmanned and does not require schools, or refuse disposal services. The building is served by an existing sanitary lateral and water service. Modifications will not increase the currently adequate demands on public highways, site parking, police, or protection services.

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

The existing and proposed use of the site are the same. Additionally, the area to be used for the mobile substations is currently a gravel yard area, adjacent to the gravel substation yard with a control building and transformers. Therefore the proposed use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance. Lawn will be restored at the north end when the work is complete.

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Rochester Gas & Electric			
Name of Action or Project: Station 49 - Mobile Substations & Building Improvements			
Project Location (describe, and attach a location map): 1278 North Goodman Street, Rochester, New York, 14609 (see attached map)			
Brief Description of Proposed Action: Temporary use of mobile substations and mobile switchgear to enable continued improvements at the substation. Work includes use of two mobile substations at the facility, installation of cable trays and conduits within the substation yard, demolition of existing transformers 3T and 4T, removal of equipment and demolition of the existing floor within the building, new floor within the building, installation of new equipment within the building, new doors for the existing building, removal of mobile substations, re-establishment of fence lines within the property, and restoration of easement area.			
Name of Applicant or Sponsor: Rochester Gas & Electric - Francisco Javier Andrade Marin (Francisco Andrade)		Telephone: (585) 402-9536	
		E-Mail: FRANCISCO_ANDRADE@RGE.COM	
Address: 1300 Scottsville Road			
City/PO: Rochester		State: New York	Zip Code: 14624
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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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, City of Rochester Building Permit, City of Rochester			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.41 acres	RG&E owns 0.41 acre site and has an easement for 0.11 acres (32'x150')
b. Total acreage to be physically disturbed?		0.06 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.41 + 0.11 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ Adjoining property, 1400 NORTH GOODMAN STREET, Bausch & Lomb - Optics Center, Site ID 828180 RCRA Class N (No Further Action at this Time)	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Mary Steblein, PE, LaBella Associates as Agent for Applicant</u> Date: <u>10/12/2016</u>		
Signature: <u><i>Mary B Steblein</i></u>		

**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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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.

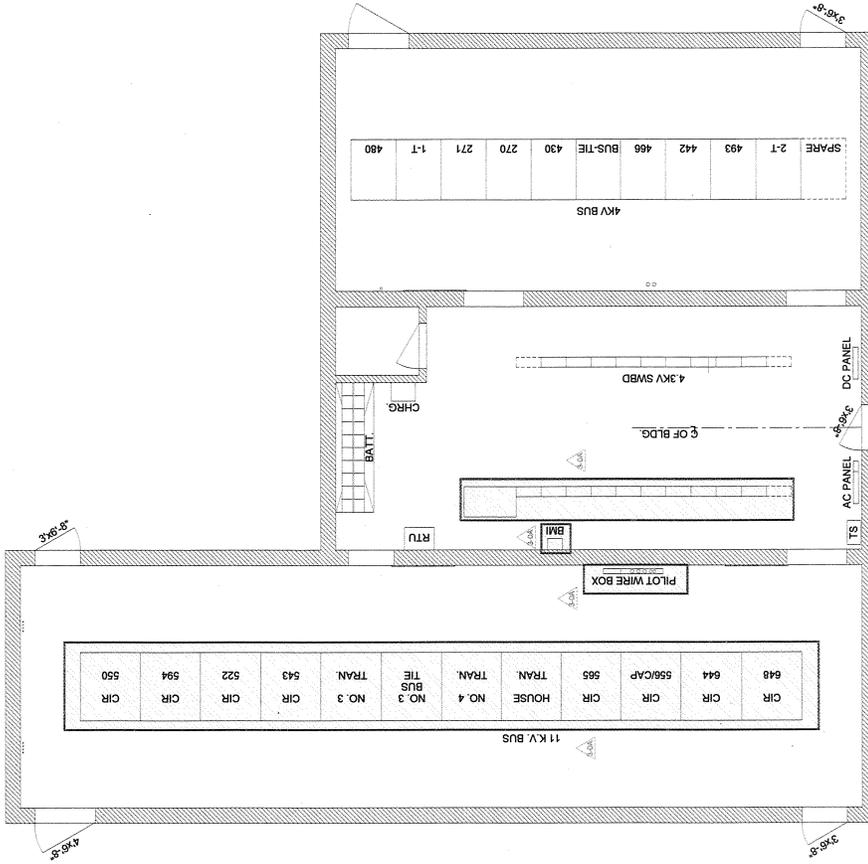
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**







PHASE 3  
REMOVAL

CONTROL HOUSE  
EQUIPMENT LAYOUT PLAN  
SHEET 1 OF 1  
STATION: 49  
ROCHESTER, NY  
R49-2-0109-D-1000 (5-04)

REV.	DATE	BY	DESCRIPTION

AVANGRID ENGINEERING  
AVANGRID  
CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION  
Property of Avangrid, Inc.

REV.	DATE	BY	DESCRIPTION

APPROVAL STAMP:  
DATE: 02/22/18  
BY: LABELLA  
CHECKED BY: SE

DESIGNED BY: LABELLA  
DRAWING PREPARED BY: LABELLA  
DATE: 02/22/18

SCALE: 1"=4'-0"

3/4" PHASE 3

DATE: 02/22/18  
BY: LABELLA  
CHECKED BY: SE

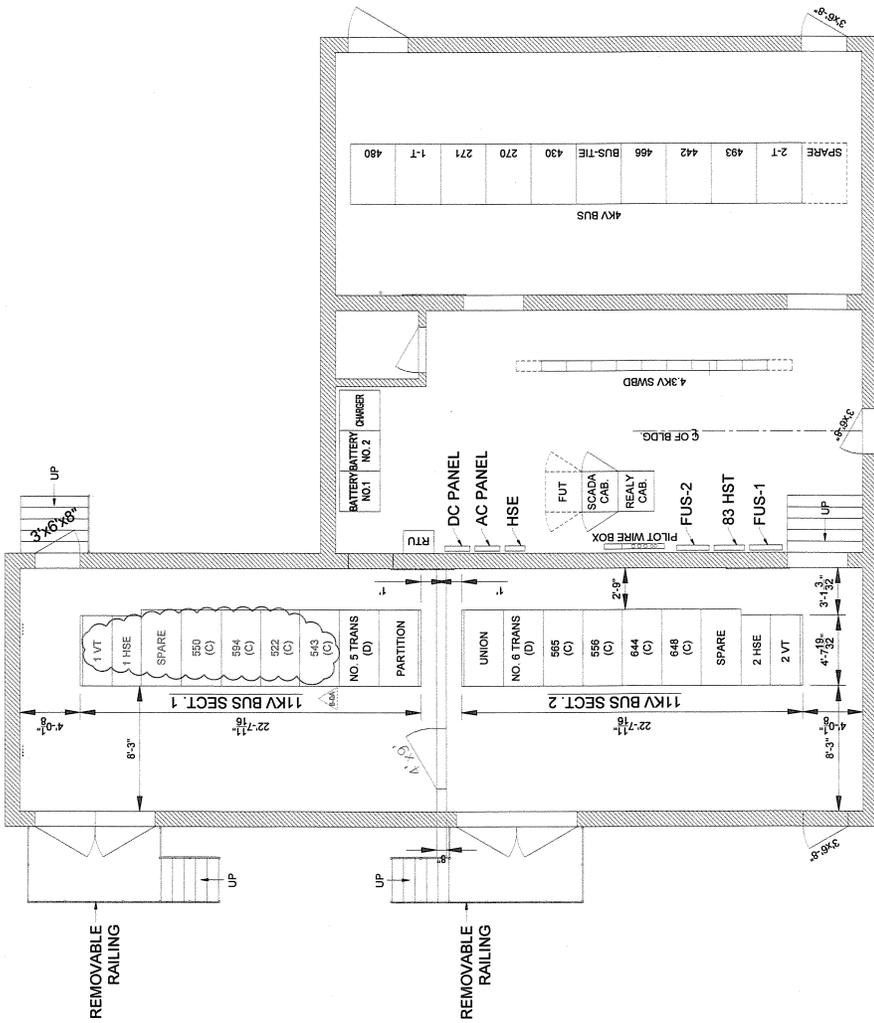
DESCRIPTION: PHASE 3

DATE: 02/22/18  
BY: LABELLA  
CHECKED BY: SE









PHASE 6  
INSTALL

CONTROL HOUSE  
EQUIPMENT LAYOUT PLAN  
SHEET 1 OF 1

STATION: 49  
SCALE: 1/8" = 1'-0"  
DATE: 02/20/06

ROCHESTER, NY  
FILE: R49-2-0109-D-1000-6-04

RG&E  
AWARDED

CONFIDENTIAL PROPRIETARY AND TRADE SECRET INFORMATION  
PERRY ENGINEERING, INC.

IBERDROLA  
DESIGNED BY  
DRAWN BY: LABELIA

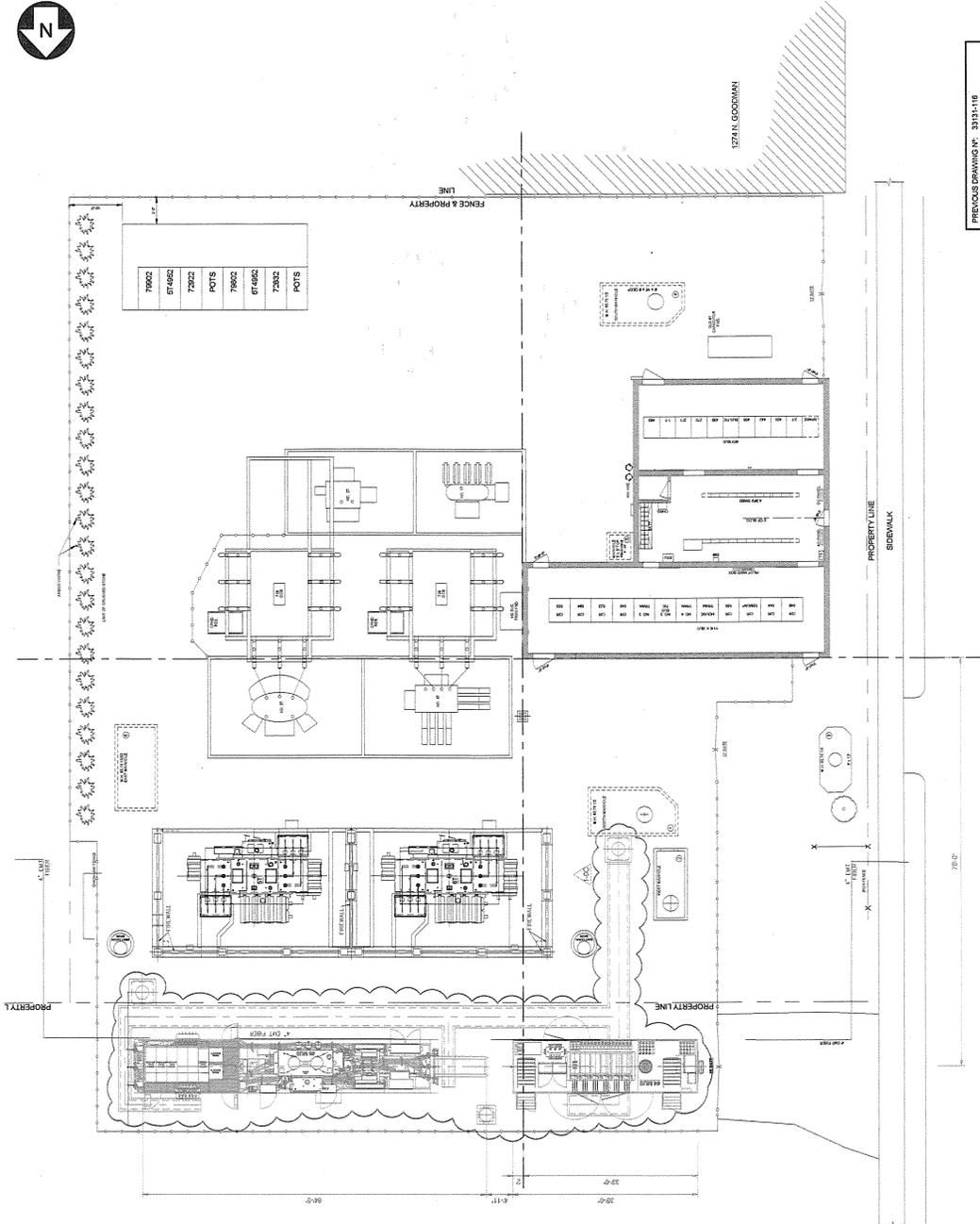
DATE: 02/20/06  
BY: LABELIA  
APP: E.E.

DESCRIPTION

REV. DATE DESCRIPTION

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





PHASE 1  
INSTALL

PREVIOUS DRAWING N°: 3131-118

REV.	DESCRIPTION	DATE	BY	CHK.	APP.
T1A	REVISIONS				
T1B	REVISIONS				
T1C	REVISIONS				
T1D	REVISIONS				
T1E	REVISIONS				
T1F	REVISIONS				
T1G	REVISIONS				
T1H	REVISIONS				
T1I	REVISIONS				
T1J	REVISIONS				
T1K	REVISIONS				
T1L	REVISIONS				
T1M	REVISIONS				
T1N	REVISIONS				
T1O	REVISIONS				
T1P	REVISIONS				
T1Q	REVISIONS				
T1R	REVISIONS				
T1S	REVISIONS				
T1T	REVISIONS				
T1U	REVISIONS				
T1V	REVISIONS				
T1W	REVISIONS				
T1X	REVISIONS				
T1Y	REVISIONS				
T1Z	REVISIONS				

SCALE 1/8" = 1'-0"

APPROVAL STAMP

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION

PROPERTY OF ROCHSTER, NY

STATION: 49

SCALE: 3/32" = 1'-0"

FILE: R49-2-0105-D-1002-1-00

ROCHSTER, NY

PHOTOPLOT

SHEET 1 OF 1

RG&E

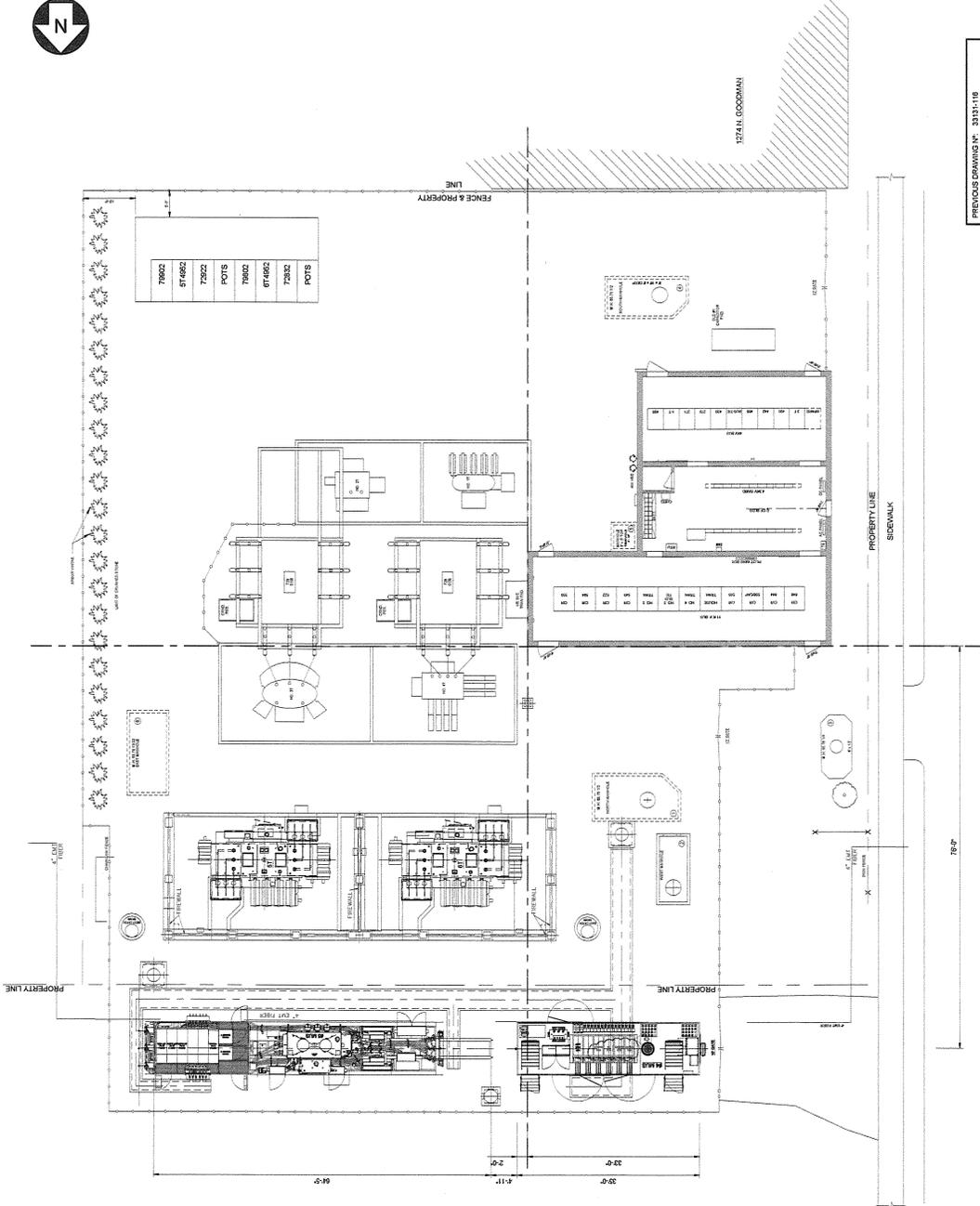
REGISTERED PROFESSIONAL ENGINEERS

PREVIOUS DRAWING N°: 3131-118

PHASE 1  
INSTALL

REV. DATE BY DESCRIPTION

DATE BY CHK. APP.



PREVIOUS DRAWING NO. 3331-118

PHASE 2  
INSTALL

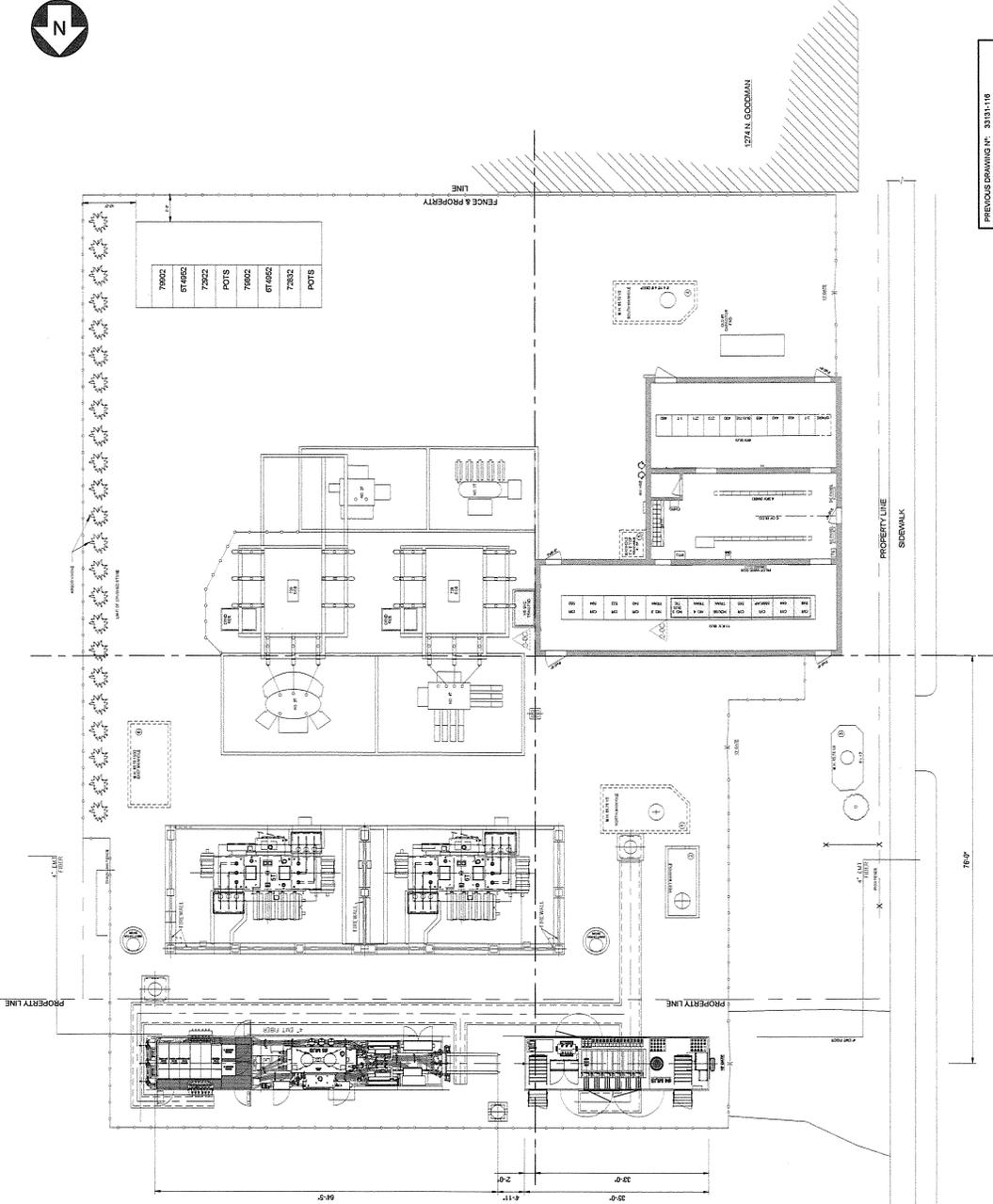
REV	DESCRIPTION	DATE	BY	CHK	APP	DATE	DESCRIPTION
2.02	ISA COMMENTS	08/08/08	LABELA	CALL	SE		
2.01	ISA COMMENTS/UPDATE MESH/ANALYSIS	07/08/08	LABELA	CALL	SE		
2.0A	PHASE 2	02/20/08	LABELA	CALL	SE		

 <b>LABELA</b> ENGINEERING, INC. 100 ANDRUCIA USA DRAWING PREPARED BY <b>LABELA</b> ENGINEERING, INC.	APPROVAL STAMP ACCEPTED BY:
---	--------------------------------

ADVANCED ENGINEERING CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION Property of Advanced, Inc.	<b>RG&amp;E</b> ADVANCED
--	-----------------------------

PLOT PLAN SHEET 1 OF 1 STATION: 49 DR. LABELA CK. CHIL IN CHARGE DATE 06/20/08 APP.	ROCHESTER, NY SCALE: 1/8" = 1'-0" FILE: R08250821002PH2-200.PLT REV.
--	---

R49-2-0105-D-1002-2-00



**NOTE:**  
1. ONLY DISCONNECT CABLE

PREVIOUS DRAWING N°: 33101-116

PHASE 2  
REMOVAL

REV.	DESCRIPTION	DATE	BY	CHK.	APP.	DATE	DESCRIPTION
2.00	ISSA COMMENTS	08/20/08	LABELIA	CML	S.E.		
2.00	ISSA COMMENTS AND UPDATE W/ISSA MAIL ROOM	07/01/08	LABELIA	CML	S.E.		
2.00	PHASE 2	02/22/08	LABELIA	CML	S.E.		

ADVANCED ENGINEERING AND ARCHITECTURE, INC. CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION PROJECT # 33101-116	RG&E CONSULTING, INC. AVAILABILITY	REGOROLA USA CONSULTING ENGINEERS, INC. CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION PROJECT # 33101-116	LABELIA ENGINEERS, INC. CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION PROJECT # 33101-116

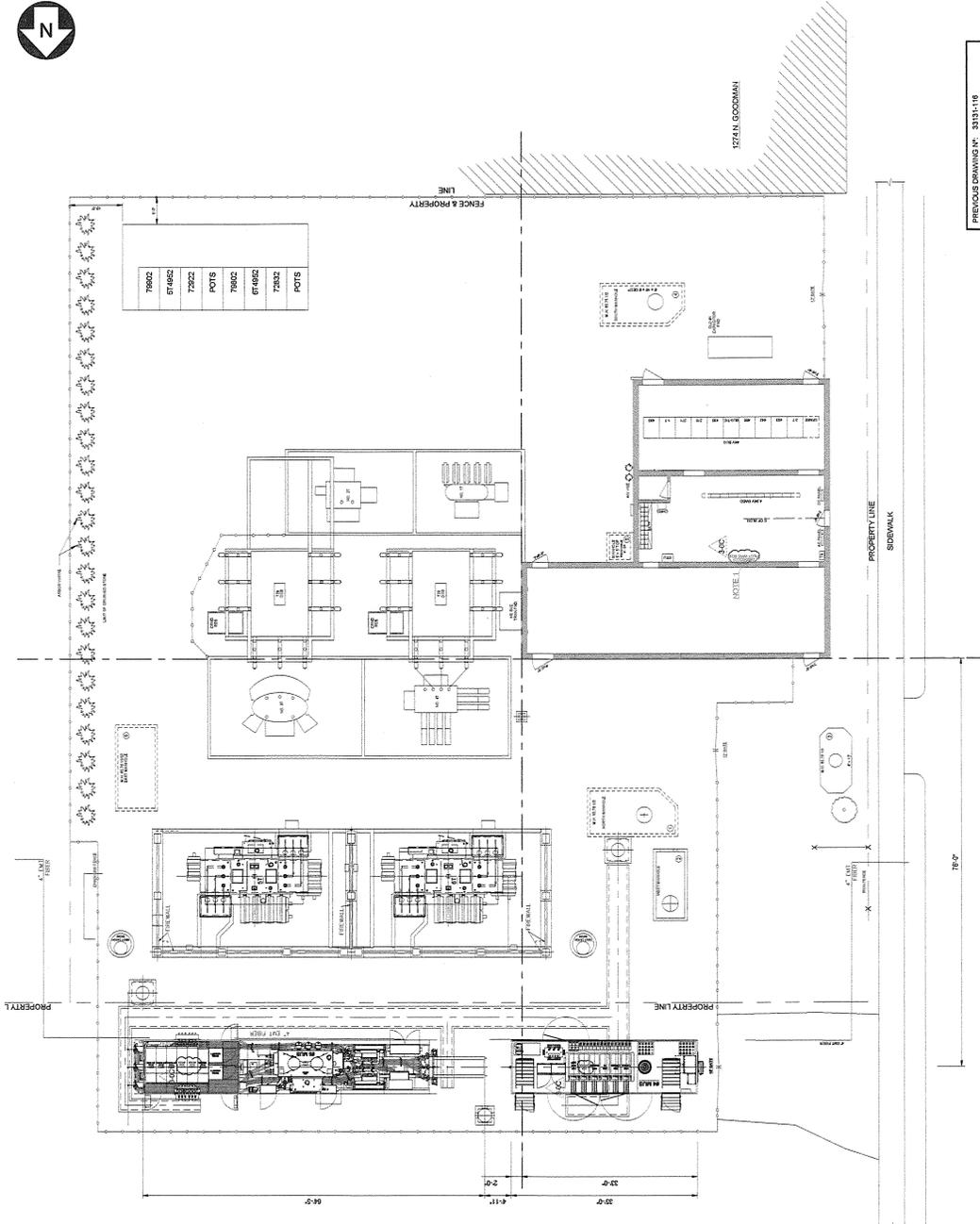
  

APPROVAL TYPE: ACCEPTED BY:	APPROVAL TYPE: ACCEPTED BY:
--------------------------------	--------------------------------

SHEET 1 OF 1 STATION: 49 SCALE: 3/4" = 1'-0" DATE: 08/20/08 REV. NO.: 02	PROJECT NO.: R49-2-0105-D-1002-2-00 LOCATION: ROCHESTER, NY CLIENT: FINE INDUSTRIES, INC.
--	---





NOTE:  
1. EQUIPMENT USED

PREVIOUS DRAWING N°: 3333-119

PHASE 3  
INSTALL

REV.	DATE	BY	CHK	APP	DESCRIPTION
3.00	8/20/2018	LABEIA	CHK	S.E.	EQUIPMENTS
2.00	8/14/2018	LABEIA	CHK	S.E.	ADD COMMENTS AND UPDATE M&MS
1.00	8/22/2018	LABEIA	CHK	S.E.	PHASE 3

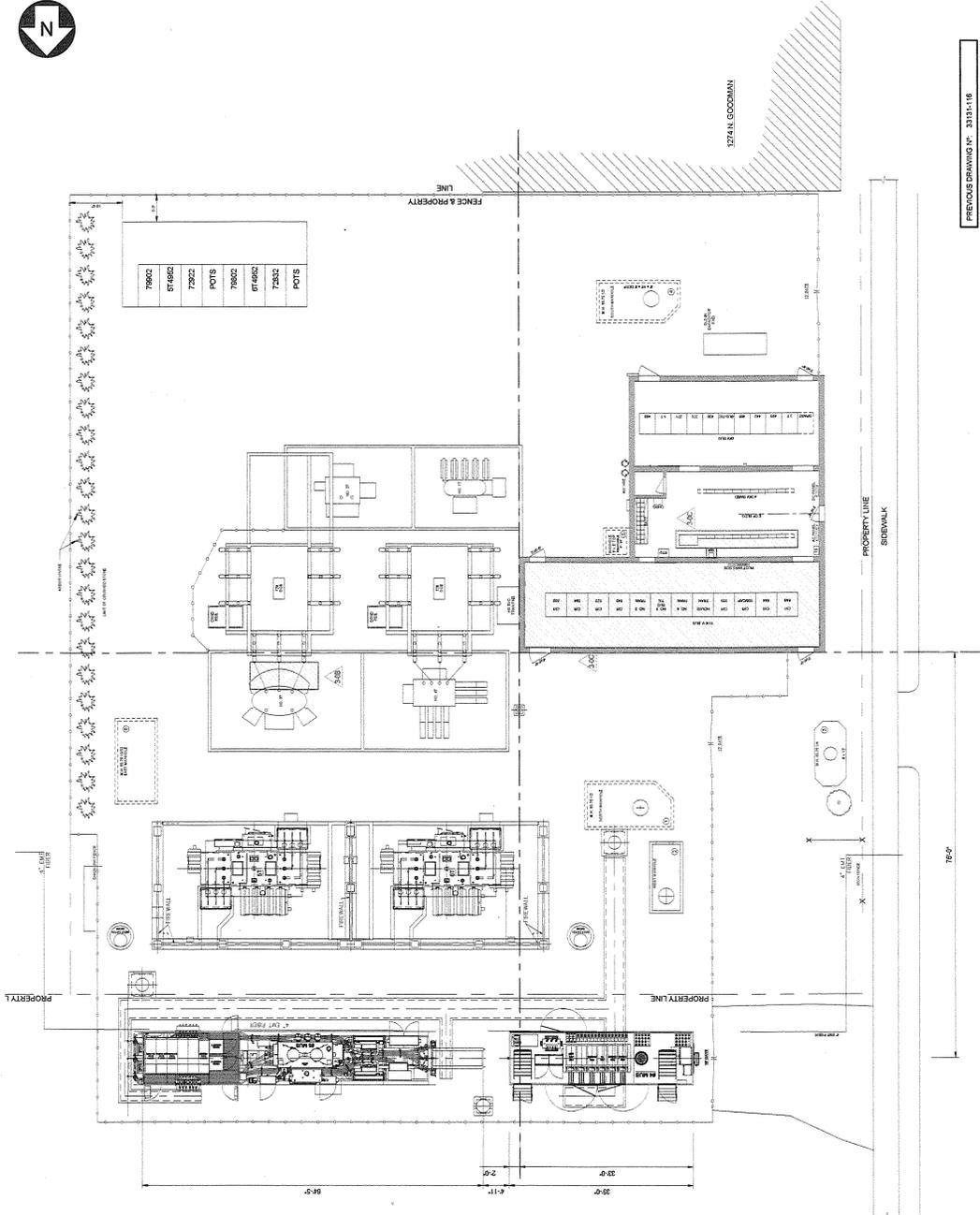
APPROVAL STAMP	DATE
ACCEPTED BY: [Signature]	8/22/2018

DESIGNED BY: [Signature]  
DRAWING PREPARED BY:  
**LABEIA**  
ARCHITECTURE

OWNER ENGINEER	DATE	BY	CHK	APP
DESIGN/ARCHITECTURE	8/22/2018	LABEIA	CHK	S.E.

CLIENT INFORMATION	PROJECT INFORMATION
1274 N. GOODMAN	ROCHESTER, NY
1274 N. GOODMAN	STATION: 49
1274 N. GOODMAN	SCALE: 3/32" = 1'-0"
1274 N. GOODMAN	FILE: R49-2-0105-D-1002-I-40
1274 N. GOODMAN	DATE: 8/22/2018

SCALE 1/4" = 1'-0"  
0 5 10 15 20 25 30 40



PHASE 3

REMOVAL

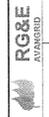
REV.	DESCRIPTION	DATE	BY	CHK	APP	DESIGNED BY	APPROVAL STAMP	REV. DESCRIPTION
3.00	REV COMMENT		LABELA	CALL	SE			
2.00	REV COMMENT (UPUTE BURN & MOS)		LABELA	CALL	SE			
1.00	PHASE 3		LABELA	CALL	SE			



PLOT PLAN

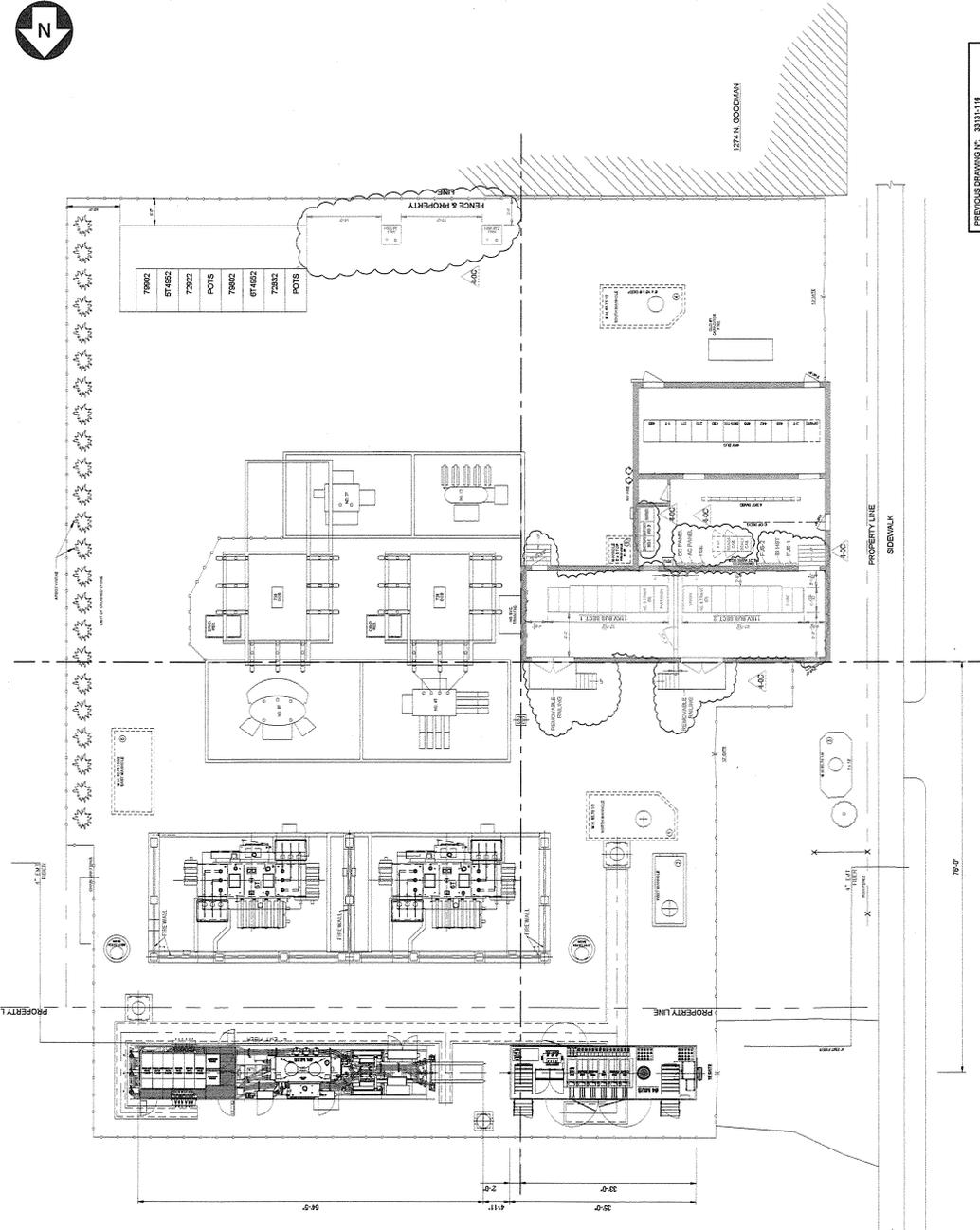
SHEET OF 1

STATION: 49  
 DR: LABELA  
 CK: L.M.L.  
 AP: S.E.  
 DATE: 06/02/08



CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION  
 Property of Avantor, Inc.

ROCHESTER, NY  
 SCALE: 3/32" = 1'-0"  
 FILE: R49-2-0105-D-10023-00  
 R49-2-0105-D-10023-00



NOTE:  
1- IN THIS PHASE WE WILL BUILD THE REVILOOR AND ASSEMBLE ALL CABINET.  
WE WILL BE CONSIDERED WITH THE DISPUTE

PREVIOUS DRAWING NO. 3331-118

PHASE 4  
INSTALL

REV.	DESCRIPTION	DATE	BY	CHK	APP	APPROVAL STAMP	DESCRIPTION	REV.	DATE	BY
400	RELOCATIONS	08/20/16	LABELIA	C.H.L.	S.E.					
405	RELOCATIONS AND SPINETS IN SAME AREAS	07/22/16	LABELIA	C.H.L.	S.E.					
410	PHASE 4	08/22/16	LABELIA	C.H.L.	S.E.					

AVANTAGE TRANSMISSIONS  
CONFIDENTIAL PROPRIETARY AND TRADE SECRET INFORMATION  
PERRY PARKER, INC.

IBENDROLIA  
FORMED BY  
LABELIA

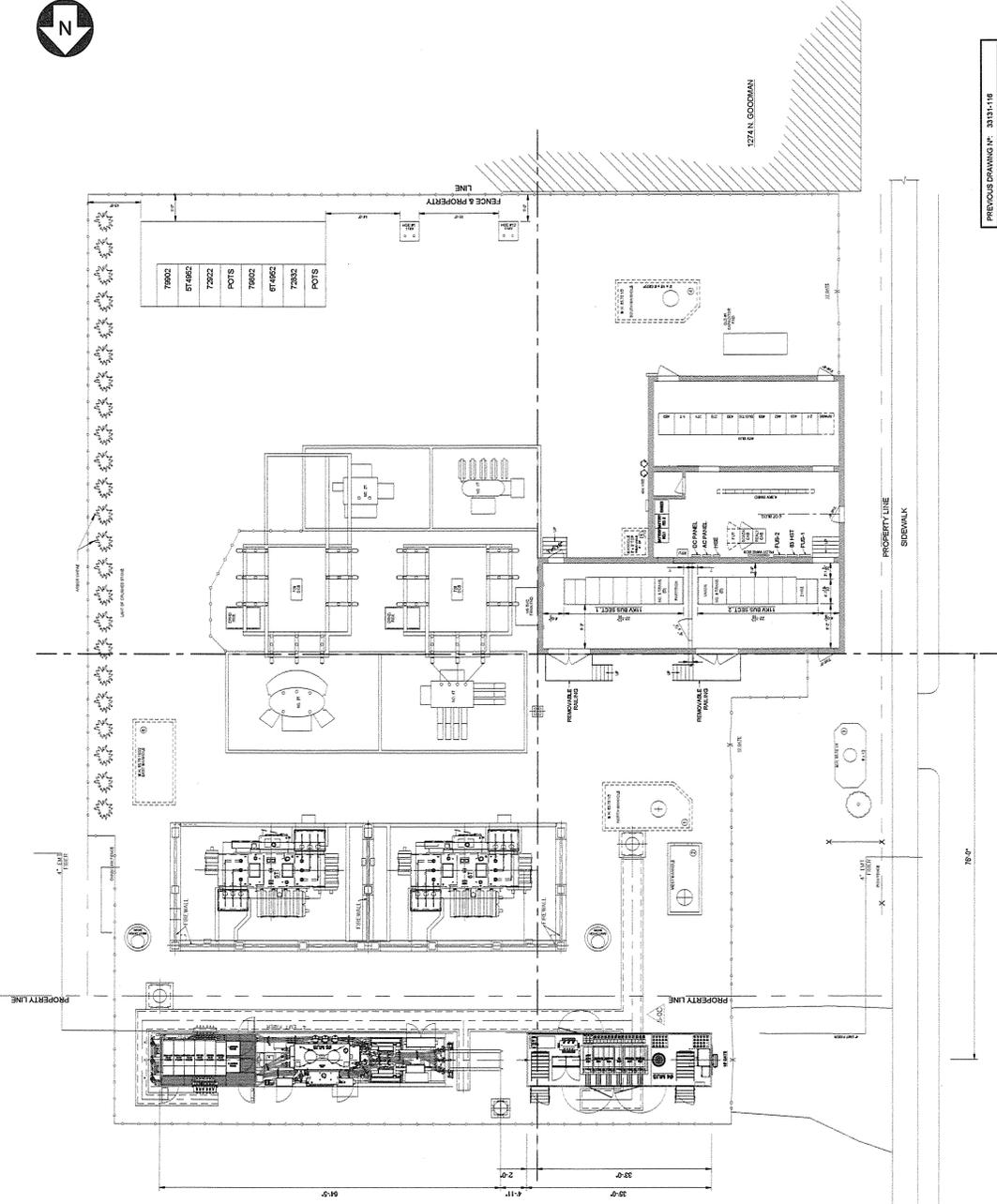
STATION: 49  
SCALE: 1/2" = 1'-0"  
FILE: R49-2-0105-D-1002-4-00

ROCHESTER, NY  
REV. 1 OF 1  
R49-2-0105-D-1002-4-00









PRECISE DRAWING NO. 3017-16

PHASE 5  
REMOVAL

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS

REV	DATE	BY	DESCRIPTION
SAC			REVISIONS
SBS			REVISIONS
SUN			REVISIONS



PLOT PLAN

SHEET 1 OF 1

STATION: 49  
 SCALE: 1/8" = 1'-0"  
 DATE: 05/05/2005  
 DRAWN BY: J. J. J.  
 CHECKED BY: J. J. J.  
 APPROVED BY: J. J. J.  
 PROJECT NO: R49-2-0105-D-1002-5-0C

RG&E  
 ADVANCED

AWARDED ENGINEERING  
 CONFIDENTIAL PROJECT INFORMATION  
 Property of Awardee, Inc.

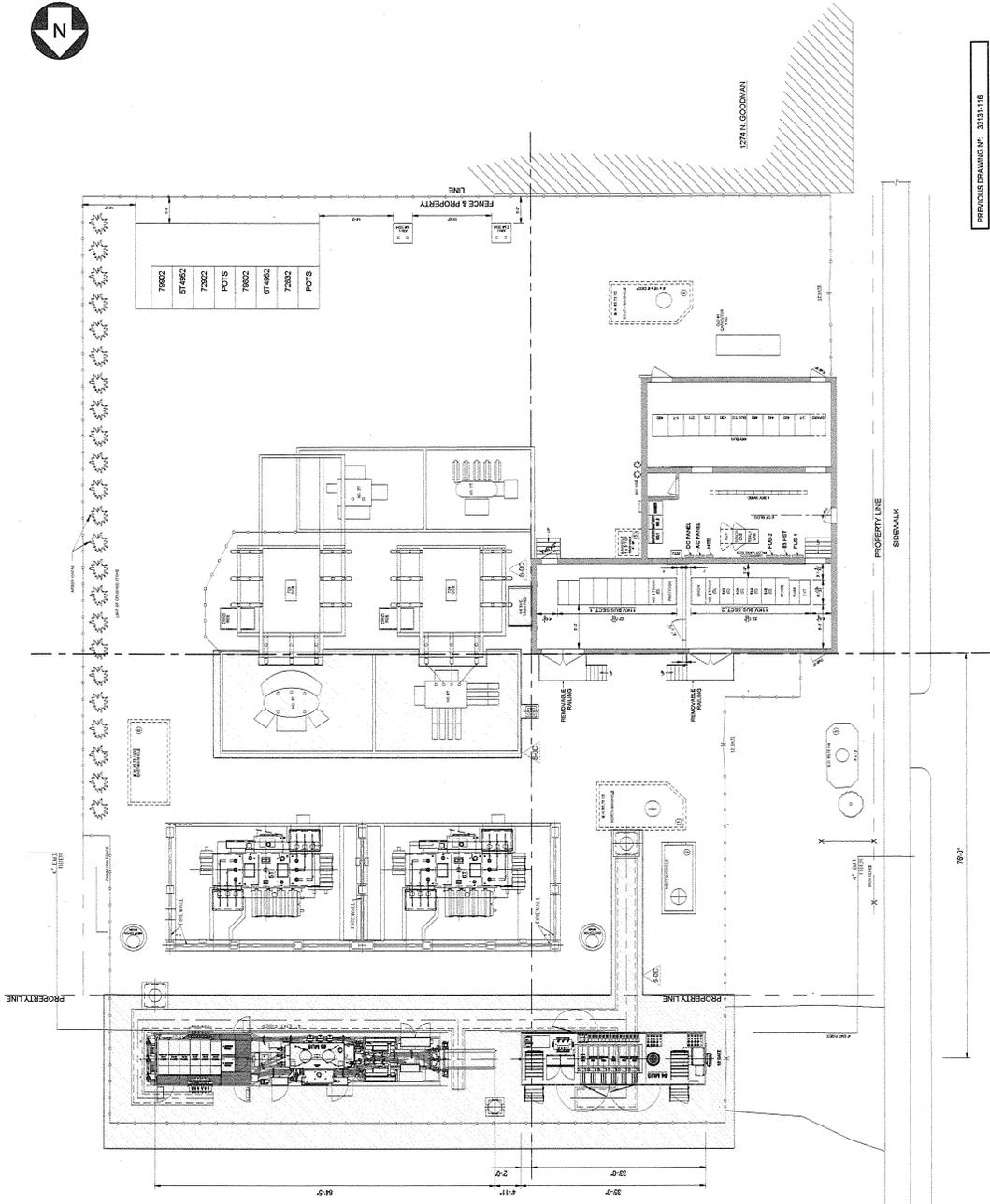
REVISION

APPROVAL/TEMP

IBERDROLA  
 USA  
 COMPANY PROJECT

APPROVAL/TEMP





PREVIOUS DRAWING NO. 31351-16

PHASE 6  
REMOVAL

REV	DATE	DESCRIPTION
1		ISSUANCE
2		REVISIONS AND UPDATE BLOCK & LOGS
3		REVISE

DATE	BY	CHK	APP
	LABELIA	LABELIA	LABELIA
	LABELIA	LABELIA	LABELIA
	LABELIA	LABELIA	LABELIA

DESIGNED BY: IBENDROLIA USA  
 CHECKED BY: LABELIA  
 APPROVED BY: LABELIA

APPROVAL	DATE	DESCRIPTION
ACCEPTED BY: LABELIA		

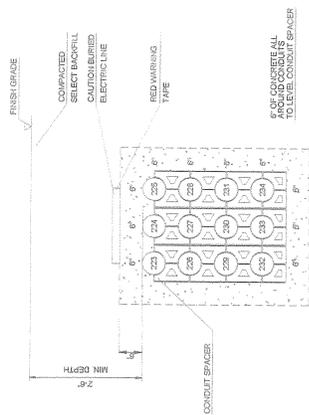
PROPERTY OF: RG&E  
 PROJECT NO.: 31351-16

STATION	DATE	SCALE
49	11/17	1/8" = 1'-0"

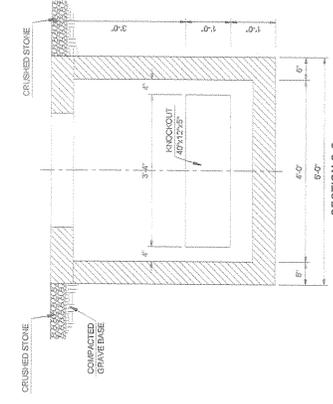
DR	DATE	NO	APP	BY	DESCRIPTION
LABELIA					



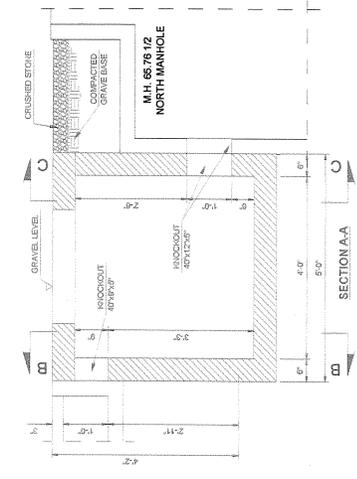




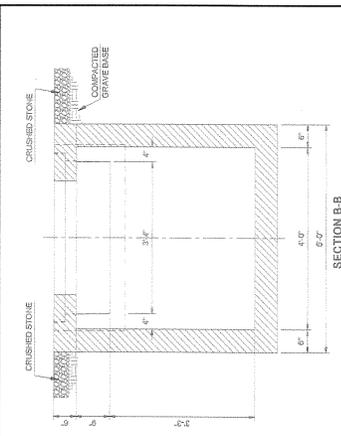
12-6" DUCT BANK  
Scale: 3/4" = 1'-0"



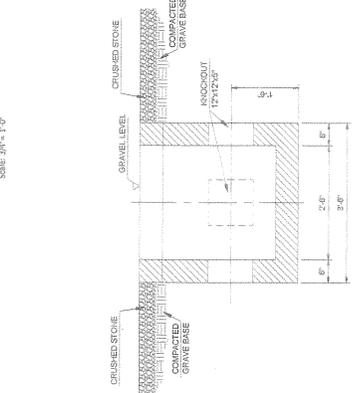
SECTION C-C



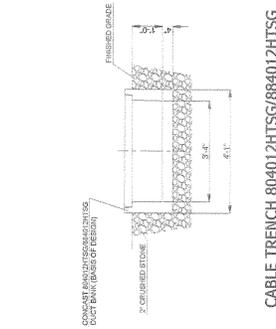
SECTION A-A



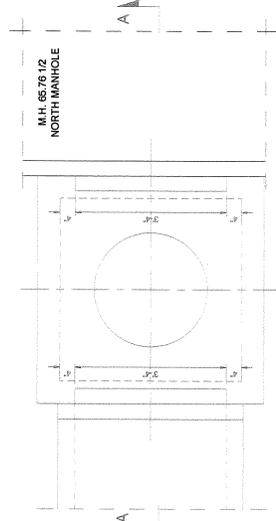
SECTION B-B



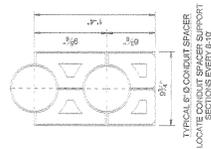
SECTION A-A



COVER PLAN VIEW  
DETAIL PULL BOX (F-1)  
Scale: 3/4" = 1'-0"



COVER PLAN VIEW  
DETAIL PULL BOX (F-2)  
Scale: 3/4" = 1'-0"



TYPICAL 6" CONCRETE SPACER  
LOCATE CONDUIT SPACER SUPPORT  
BEHIND SPACER 1/4"

DETAIL OF CONDUIT SPACERS  
Scale: 1/2" = 1'-0"

- NOTES:
1. DEPTH IN FUNCTION OF EXISTING CONDUITS
  2. MANHOLE SHALL BE SET ON A SUITABLE GRAVEL BASE

PHASE 1  
INSTALL

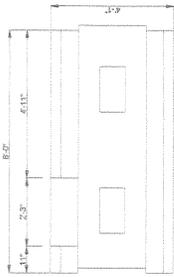
RG&E  
AVANTIRID

CONFIDENTIAL PROPRIETARY AND TRADE SECRET INFORMATION  
Property of AVANTIRID, Inc.

STATION: 49  
SCALE: AS NOTED / FILE REF: 802012HTSG  
DR: LABELA  
CK: C.M.L.  
APP: DATE: 06/20/08

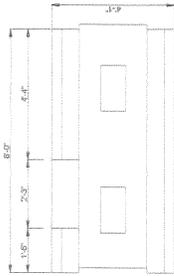
REV.	DESCRIPTION	DATE	BY	CHK	APP	REV.	DATE	BY	APP
1.00	ISSUE COMMENTS	09/02/08	LABELA	C.M.L.	S.E.	1.00	06/20/08	C.M.L.	06/20/08
1.0A	PHASE 1	06/22/08	LABELA	C.M.L.	S.E.				

TRENCH AND CONDUIT  
DETAILS  
SHEET 1 OF 2  
ROCHESTER, NY  
R48-2-0118-D-0002-1-08



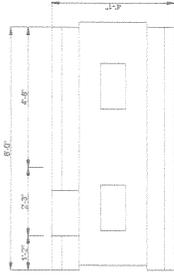
CONCAST 884012HTSG  
CABLE TRENCH CC-2

Scale: 1/2" = 1'-0"



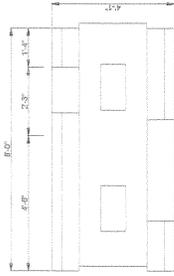
CONCAST 884012HTSG  
CABLE TRENCH CC-3

Scale: 1/2" = 1'-0"



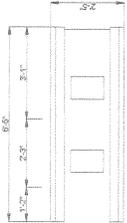
CONCAST 884012HTSG  
CABLE TRENCH CC-5

Scale: 1/2" = 1'-0"



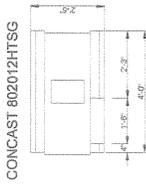
CONCAST 884012HTSG  
CABLE TRENCH CC-6

Scale: 1/2" = 1'-0"



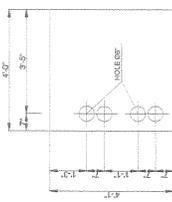
CONCAST 882012HTSG  
CABLE TRENCH CC-8

Scale: 1/2" = 1'-0"



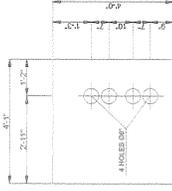
CONCAST 802012HTSG  
CABLE TRENCH CC-9

Scale: 1/2" = 1'-0"



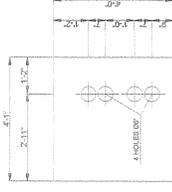
CONCAST 8041LT  
CABLE TRENCH CC-13

Scale: 1/2" = 1'-0"



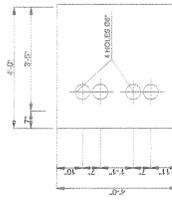
CONCAST 8041LT  
CABLE TRENCH CC-14

Scale: 1/2" = 1'-0"



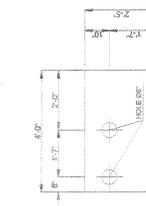
CONCAST 8041LT  
CABLE TRENCH CC-15

Scale: 1/2" = 1'-0"



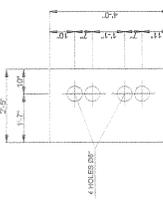
CONCAST 8041LT  
CABLE TRENCH CC-16

Scale: 1/2" = 1'-0"



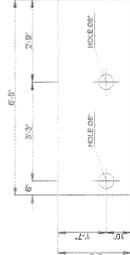
CONCAST 8021LT  
CABLE TRENCH CC-18

Scale: 1/2" = 1'-0"



CONCAST 8021LT  
CABLE TRENCH CC-19

Scale: 1/2" = 1'-0"



CONCAST 8021LT  
CABLE TRENCH CC-20

Scale: 1/2" = 1'-0"



CONCAST 8021LT  
CABLE TRENCH CC-21

Scale: 1/2" = 1'-0"

REFERENCE DRAWING: TRENCH AND CONDUIT PLAN

PHASE 1  
INSTALL

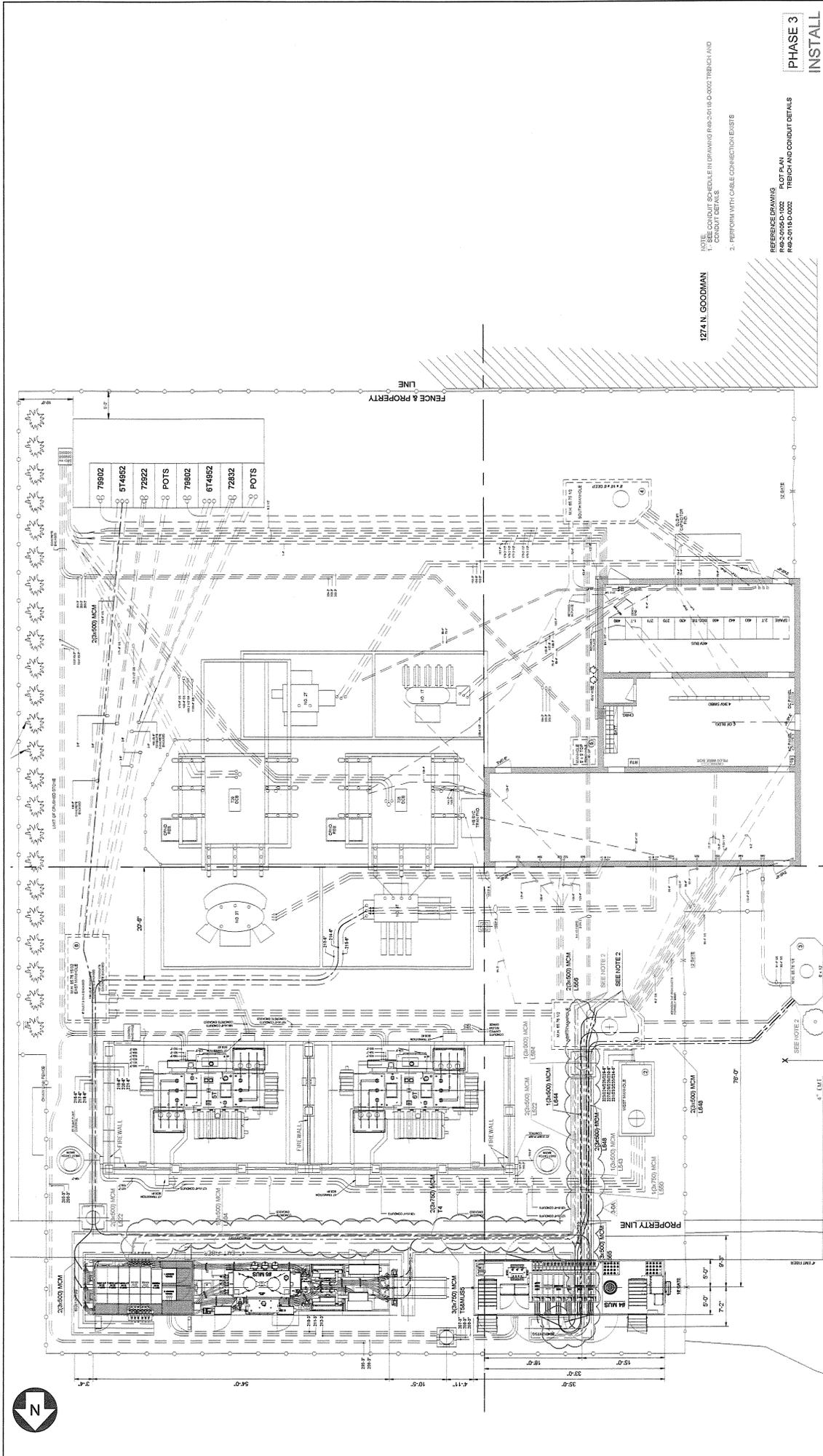
REV.	DESCRIPTION	DATE	BY	CK	APP	APPROVAL STAMP	REVISION
1.00	ISS COMMENTS	08/02/18	LABELLA				
1.01	PHASE 1	08/22/18	LABELLA				

		<b>AVANTAGE ENGINEERING</b> CONFIDENTIAL PROPRIETARY AND TRADE SECRET INFORMATION Property of AVANTAGE, Inc.	
<b>TRENCH AND CONDUIT DETAILS</b>		<b>STATION: 49</b> DR. LABELLA C.K. CHIL DATE 08/20/18	
<b>ROCHESTER, NY</b> SCALE: AS NOTED FILE: R49-2-0116-D-0002-1-08		<b>R49-2-0116-D-0002-1-08</b> SHEET 2 OF 2	







1274 N. GOODMAN

NOTE:  
1. LABEL CONDUIT SCHEDULE IN DRAWING R49-2-0118-D-0002 TRIBUTION AND CONDUIT DETAILS  
2. PERFORM WITH CABLE CONNECTION DETAILS

REFERENCE DRAWING: R49-2-0118-D-0002 TRENCH AND CONDUIT DETAILS

PHASE 3  
INSTALL

ROUTE POWER CABLE  
PLAN  
SHEET 1 OF 1

STATION: 49  
SCALE: 1/8" = 1'-0"  
FILE: R49-2-0118-D-0003

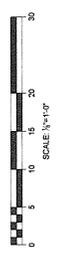
ROCHESTER, NY  
R49-2-0118-D-0003-5-04

REV.	DATE	BY	DESCRIPTION

AVANGRID ENGINEERING  
PROPERTY OF AVANGRID, INC.

CONFIDENTIAL, PROPRIETARY AND TRADE SECRET INFORMATION

APPROVAL STAMP  
DATE: 09/02/08  
BY: LABELIA  
CHECKED BY: LABELIA





1318 Goodman St N  
Rochester, New York  
Street View - Nov 2015

Navigation controls including a compass icon, zoom in (+) and zoom out (-) buttons, and a 'Hide imagery' button with a right-pointing arrow.

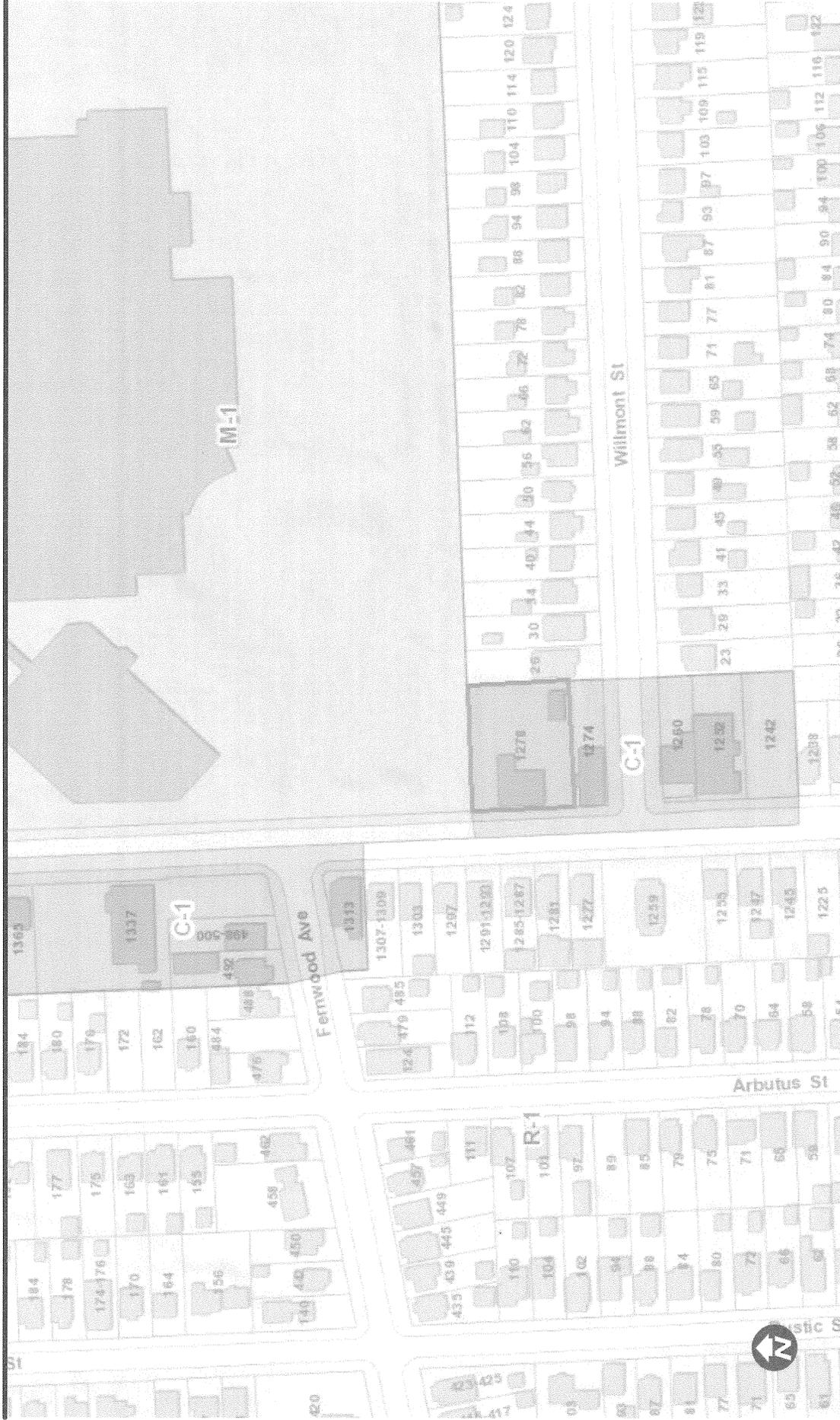
Google



Search bar containing '1278 Goodman Street No'. Below the search bar is a list of suggestions: 'Arbutus', 'Rustic', 'Newcomb', and 'Jerold'. At the bottom of the panel are icons for 'Springfield' and other map features.



# 1278 N GOODMAN ST



November 2, 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  
Lovely A. Warren, Mayor

## City of Rochester, NY



**CITY PLANNING COMMISSION  
STAFF REPORT  
November 14, 2016**

**SPECIAL PERMIT**

---

**Case #9:** Staff Reviewer: Jill Wiedrick

**File Number:** E-020-16-17

**Case Type:** Special Permit

**Applicant:** Hassan Robinson, Fountain of Youth Fitness, LLC

**Address:** 472 Atlantic Avenue

**Zoning District:** M-1 Industrial District

**Section of Code:** 120-83A(7), 120-173E(3), 120-192

---

**Request:** To establish a health club in a portion of this former manufacturing building, subject to a marketability analysis, and to consider an Alternative Parking Plan to address the 12 space parking requirement for the proposed use; an action requiring City Planning Commission approval.

**Analysis:**

The subject property is located on Atlantic Avenue between Greenleaf Street and Mayberry Street. The property is a former manufacturing building.

The applicant proposes to establish a health club (gym) that will operated between the hours of 6:00AM and 9:00PM, daily. The health club will have 4 employees and approximately 20-40 members. All members will schedule one on one personal training sessions. Group classes will have a maximum of 15 members. The busiest hours are anticipated to be between 4:00PM and 7:00PM.

**Code Compliance:**

In accordance with Section 120-83A(7), establishing a health club requires a Special Permit in the M-1 District, and is subject to a marketability analysis as set forth in 120-192. Please see the attached documentation.

The applicant has proposed an Alternative Parking Plan to address the 12 space parking requirement for the proposed use. An agreement for 12 reserve parking spaces located at 41 Greenleaf Street, across the street from the proposed health club. The 12 reserved parking spaces shall be used during the hours of operation of the proposed health club.

**E-020-16-17**  
**472 Atlantic Avenue**  
**Page 2**

**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 considering the Special Use Permit.

**PROJECT INFORMATION**

PLEASE TYPE OR PRINT 472 Atlantic Ave.

1. PROJECT ADDRESS(ES): 80 Greenleaf St. Rochester, NY 14609

2. APPLICANT: Hassan Robinson COMPANY NAME: Fountain of Youth Fitness, LLC

ADDRESS: 175 woodbine Ave CITY: Rochester ZIP CODE: 14619

PHONE: (585) 732-2872 FAX: \_\_\_\_\_

E-MAIL ADDRESS hnr1928@rit.edu

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: M1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): utilize existing warehouse space to run a personal training fitness facility geared towards mid-aged adults

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 1 month

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

SIGNATURE: [Signature] DATE: 10-11-16

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.

01/2014 Hassan Robinson

10-12-16

## SPECIAL PERMIT STANDARDS

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

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

to We plan to engage the community through fitness and provide an affordable place where anyone would feel comfortable coming to enhance the quality of their life and to meet and engage with those who share similar goals, interests.

- 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 facility will be geared towards middle aged working adults, some who live in the area, and we only expect a few clients periodically throughout the day. Parking will be available in the lot allotted to us and our goal is to improve the quality of life throughout the neighborhood.

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

The facility will operate within the normal flow of business within that area. There are several similar fitness facilities in the area already including Knockout fitness and Roc City Boxing. Our facility will be smaller compared to these.

- 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 location is highway accessible, has a parking lot across the street with more than enough space available.

The neighborhood service center is approximately one mile away to provide services for police and fire protection and there is structures in place for drainage, garbage collection and sewers.

- 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.

Our facility will utilize existing warehouse space and will only contain fitness exercise equipment for training purposes.

*Phillips Real Estate*  
*40 Greenleaf St, Rochester NY 14609*

October 26, 2016

To: Jill M. Wiedrick  
Bureau of Planning and Zoning  
City Hall, Room 125 B  
30 Church St  
Rochester NY 14614

Dear Jill,  
We have been working hard in conjunction with Pyramid Brokerage to lease available space on Greenleaf St. We have been unable to fill the space Fountain of Youth will be occupying with an industrial tenant.

Sincerely,



Zack Phillips  
Phillips Real Estate  
Owner

**Phillips Real Estate, 40 Greenleaf St, Rochester NY 14609**

**Office: 585-654- 5250**

**Cell: 585-943- 2453**

**Parking Agreement**

AGREEMENT made as of this October 12, 2016, commencing on October 12th, 2016 and to end September 31st, 2019 both dates inclusive, between Phillips Real Estate, party of the first part, hereinafter referred to as Owner, and Fountain of Youth Fitness, LLC of 80 Greenleaf St, Rochester, New York, 14609, party of the second part, hereinafter referred to as Tenant,

## Terms and Conditions

### 1. Term

Owner hereby agrees to lease to Tenant a total of 12 reserved parking spaces located at 41 Greenleaf St, Rochester, NY 14609 for the use of Tenant, its employees and their customers. Tenant shall have the right to use more than the number of reserved and unreserved Spaces. The Spaces shall be assigned and reserved for the use of Tenant, its employees and customers during the hours Tenant is open for business. Use of reserved spaces by the employees and customers of Tenant's business shall be applicable only during the hours Tenant is open for business to the public. All other unreserved spaces shall be on an unreserved, first-come, first-served basis unless designated otherwise.

### 2. Liability

Owner shall not be responsible for money, jewelry, automobiles or other personal property lost in or stolen from the parking lot. Owner shall not be liable for any loss, injury or damage to persons using the parking lot or automobiles or other property therein, it being agreed that, to the fullest extent permitted by law, the use of the Spaces shall be at the sole risk of Tenant, its employees, customers and other associated parties.

### 3. Emergencies & Repairs

In the event of an emergency, upon Owner's insistence, Tenant hereby agrees to immediately clear parking lot until such a reasonable time as Owner can restore parking. Owner shall have the right to temporarily close the parking lot or certain areas therein in order to perform necessary repairs, maintenance and improvements to the parking lot.

### 4. Subleasing

Tenant shall not assign or sublease any of the Spaces without the consent of the Owner.

### 5. Entire Agreement

This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject of this Lease. This Agreement supersedes any prior written or oral agreements between the parties

### 6. Governing Law

This Agreement shall be governed by the laws of the state of New York

### 7. Severability

If any provisions of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

### 8. Amendment

This Agreement may be modified or amended in writing, if the writing is signed by both parties.

### 9. Assignment

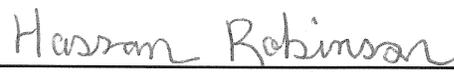
Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, Owner and Tenant have respectively signed and sealed this Agreement as of the day and year first above written.

Owner

  
\_\_\_\_\_  
Date: 10-12-16  
Aaron Zack Phillips  
Phillips Real Estate, LLC

Tenant

  
\_\_\_\_\_  
Date: 10-12-16  
Hassan Robinson  
Fountain of Youth Fitness, LLC

Engineering  
Systems Distribution

Greenleaf St

Greenleaf St

Imaging Equipment

Greenleaf St

Greenleaf St

Reserved for  
Foy Fitness

Parking Lot

Reserved for Foy  
Fitness



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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map): 80 Greenleaf St (472 Atlantic Ave) Rochester, NY 14609			
Brief Description of Proposed Action: Utilize existing industrial warehouse space to perform fitness training with exercise equipment and functional body movements			
Name of Applicant or Sponsor: Hassan Robinson		Telephone: (585) 732-2872	
		E-Mail: hnr1928@rit.edu	
Address: 175 woodbine Ave			
City/PO: Rochester		State: NY	Zip Code: 14619
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**RESET**

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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Hassan Robinson</u>		Date: <u>10-11-16</u>
Signature: <u>Hassan Robinson</u>		

**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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

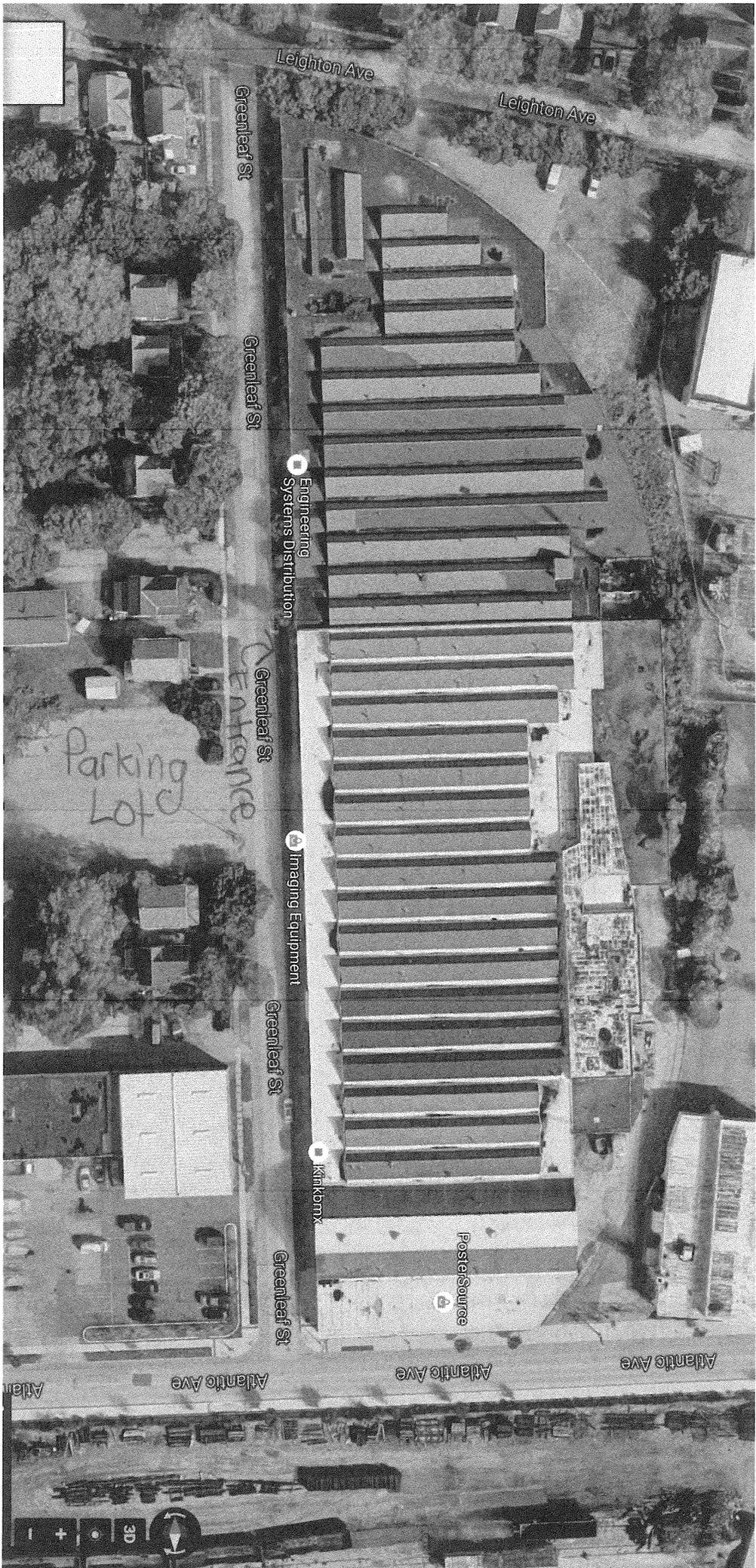
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**



Leighton Ave

Leighton Ave

Greenleaf St

Greenleaf St

Engineering Systems Distribution

Greenleaf St

Parking Lot C

Imaging Equipment

Greenleaf St

Kinkymx

Greenleaf St

PosteSource

Atlantic Ave

Atlantic Ave

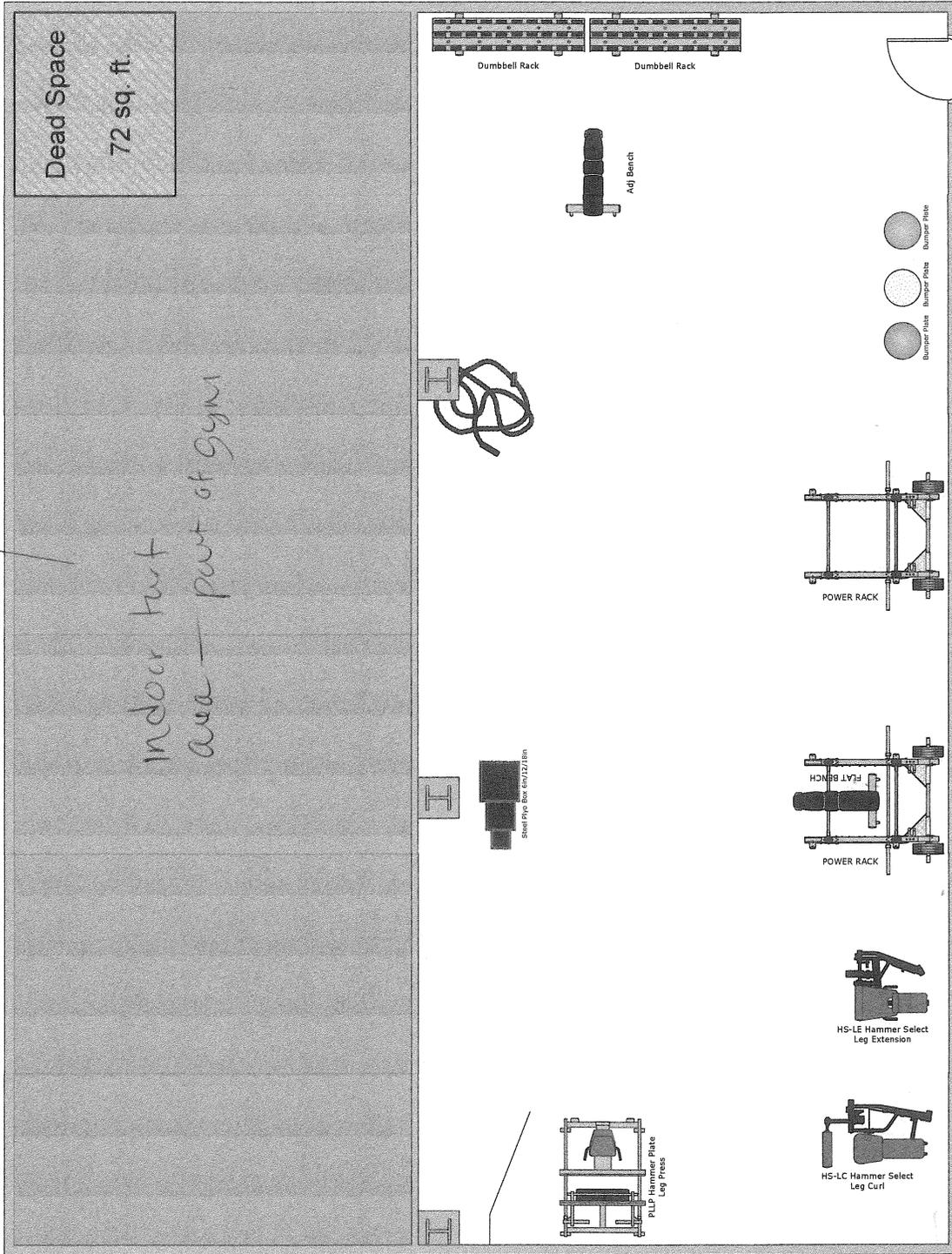
Atlantic Ave

Atlantic Ave



# Fountain of Youth: Atlantic Ave

Turf 60ft x 18ft



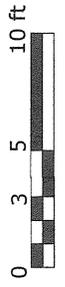
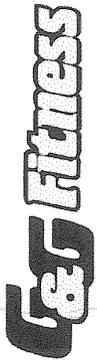
Indoor turf  
area - part of gym

Dead Space  
72 sq. ft.

RUBBER FLOORING  
60ft x 29ft

Bathroom  
Area

Caulen  
bathroom  
area



Sales Contact: Kevin Downey  
585-739-9286

Date: 09/12/2016

Version:

Scale:

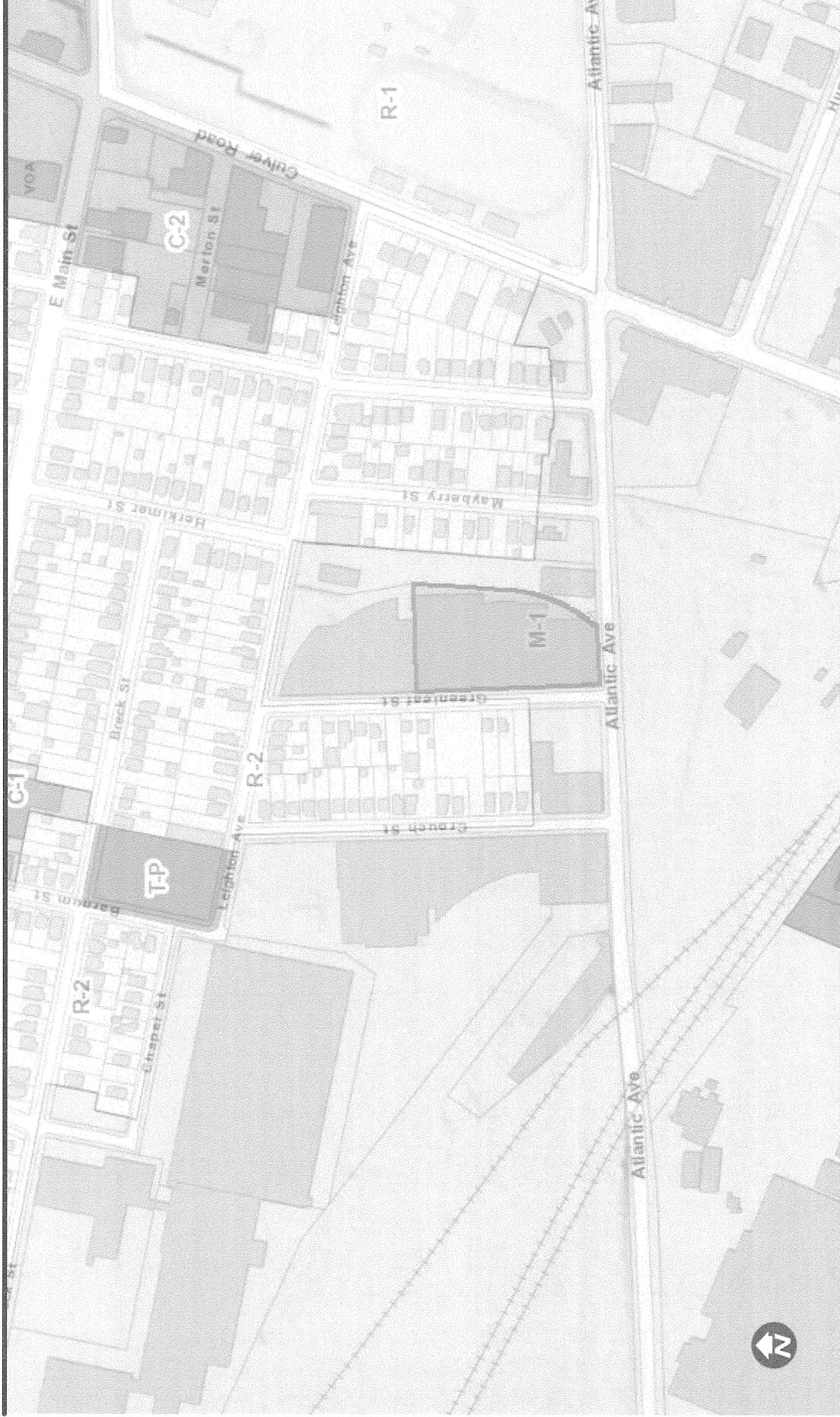


WHAT WE LIVE FOR





# 472 ATLANTIC AV



November 2, 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  
November 14, 2016**

**Special Permit**

---

**Case #10:** Staff Reviewer: Jill Wiedrick

**File Number:** E-021-16-17

**Case Type:** Special Permit

**Applicant:** Mark Fuller, DePaul Properties, Inc.

**Address:** 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street

**Zoning District:** R-1 Low Density Residential District, R-3 High Density Residential District

**Section of Code:** 120-9A, 120-27B, 120-131, 120-173E(2)(b)

**Request:** To establish ancillary parking lots at 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street to serve the proposed two multifamily dwellings with a total of 150 residential units and to consider an Alternative Parking Plan to address the 34 space deficiency for the proposed multifamily dwellings; actions requiring City Planning Commission approval.

**Analysis:**

Preliminary Site Plan Review Findings (SP-43-15-16) for the project analysis are attached.

**Site Plan and Environmental Review**

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

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

**PROJECT INFORMATION**

1. PROJECT ADDRESS(ES): 168-172 Merrimac St.,  
75 Cleveland St., 8 Frederick St.

2. APPLICANT: Mark Fuller COMPANY NAME: Depaul Properties Inc.

ADDRESS: 1931 Buffalo Rd. CITY: Rochester ZIP CODE: 14624

PHONE: 585-426-8000 FAX: \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

INTEREST IN PROPERTY: Owner  Lessee  Other

3. PLAN PREPARER: Parrone Engineering

ADDRESS: 349 West Commercial St. CITY: East Rochester ZIP CODE: 14445

PHONE: 585-586-0200 FAX: 585-586-6752

E-MAIL ADDRESS: gsmith@djparrone.com

4. ATTORNEY: Jonathan Penna – Nixon Peabody

ADDRESS: 1300 S. Clinton Ave CITY: Rochester ZIP CODE: 14604

PHONE: 585-263-1395 FAX: \_\_\_\_\_

5. ZONING DISTRICT: R-1 and C-1

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

Construction of ancillary parking lots on 168-172 Merrimac St., 75 Cleveland St. and 8 Frederick St.

for DePaul Upper Falls Apartment Project due to lack of space for adequate parking on Apartment sites.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 18 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: 7/5/2016

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

SIGNATURE:  DATE: 10/25/16

## SPECIAL PERMIT STANDARDS

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

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

These ancillary parking lots are needed to support the proposed apartment buildings which will provide the affordable housing choices outlined as a strategy in the City's 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.**

The proposed ancillary parking lots will not have any adverse effects on the neighbors or neighborhood as the parking will be associated with the proposed apartment buildings. The construction and use of these lots will not affect the public health, safety, or general welfare of the neighborhood.

---

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

The construction and use of these lots will not dominate nor interfere with surrounding development. Construction will follow the applicable zoning regulations.

---

- 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.**

There is existing capacity for all necessary public facilities and services for this use.

---

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

There will not be any destruction, loss, or damage to any natural, scenic, cultural, or historic features with the construction of the proposed ancillary parking lots.

---

June 8,2016

Ms Jill Wiedrick, AICP  
Senior Planner  
City of Rochester  
City Hall  
30 Church Street  
Rochester, New York 14614

Re: Depaul Upper Falls Square Special Permit for ancillary parking

Dear Jill:

On behalf of our client, DePaul Properties, LLC, we are submitting to you plans and applications for Special Use Permit for ancillary parking areas for the proposed Depaul Upper Falls Square Apartment project. The permit would allow for parking areas at 168-172 Merrimac Street, 75 Cleveland Street and 8 Frederick Street. that would allow for parking to service the two(2) Depaul Upper Falls Square Apartment Project buildings. These buildings will have 150 units and do not have sufficient property to accommodate the necessary parking to for tenants and staff. The property is zoned as R-1 and is presently vacant City owned property and total 1.04 acres

Attached are three (3) copies of required plans for Special Permit, one (1) application for Special Permit, one (1) copy of the instrument survey of the properties, ten (10) photos of site and surrounding area and one (1) CD of drawings and color documents in PDF format. Please contact our office with any questions, comments or any additional needed information.

Respectfully Submitted,



Gary Smith  
PARRONE ENGINEERING

CC: Mark Fuller - DePaul  
Gillian Conde – DePaul  
Joe Gibbons – SWBR  
Carol Wheeler- City of Rochester Manager of Housing  
Paul Scuderi-City of Rochester Asst. Director of Real Estate



## City of Rochester

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

Bureau of Planning  
and Zoning

October 24, 2016

Mr. Mark Fuller  
DePaul Properties, Inc.  
1931 Buffalo Road  
Rochester, NY 14624

**Re: Preliminary Site Plan Findings, SP-43-15-16  
396 Hudson Avenue, et al.**

**Zoning: R-3 High Density Residential, R-1 Low Density Residential**

Dear Mr. Fuller:

A preliminary review of your application for site plan approval to build two multifamily dwellings with a total of 150 residential units (refer to the Project Scope section for a full project description) has been completed. The review was based on the following drawings:

- Site plan set, prepared by Parrone Engineering, dated July 6, 2016
- Elevations and floor plans, prepared by SWBR Architects, dated June 1, 2016, revised October 1, 2016

Please email or call Jason Haremza at [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov) or 585-428-7761 if you have any questions.

### **Project Scope**

1. Rezone 20 properties to R-3; one property (168-172 Merrimac) to remain R-1
2. Acquire the 19 city owned parcels
3. Demolish two existing structures
4. Construct a three to four story, 114 unit multifamily dwelling (Building A) and a 42 space on-site parking lot
5. Construct a three story, 36 unit multifamily dwelling (Building B)
6. Construct a 42 space ancillary parking lot at 168-172 Merrimac
7. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick
8. Install landscaping improvements through the project site, including new street trees in the public right-of-way
9. Close multiple curb openings throughout the project site; install three new curb openings on Merrimac Street and one new curb opening on Frederick Street
10. Combine 21 parcels into four parcels through a resubdivision

See attached Project Scope Diagram.

### Existing Conditions

The 3.1 acre site consists of 21 separate parcels:

Address	Street	Size (Acres)	Current Zoning	Previous Zoning	Legal Use	Owner
396	Hudson	.31	R-3	C-1	retail	Domicello Family Trust
402	Hudson	.12	R-3	C-1	retail	DePaul Properties
404-408	Hudson	.11	R-3	C-1	vacant land (demo 1978)	City
26	Cleveland	.07	R-3	R-1	vacant land (demo 1994)	City
30	Cleveland	.09	R-3	R-1	vacant land (demo 1999)	City
36	Cleveland	.09	R-3	R-1	vacant land (demo 1979)	City
37	Cleveland	.09	R-3	R-1	vacant land (demo 2001)	City
42	Cleveland	.13	R-3	R-1	vacant land (demo 1976)	City
43	Cleveland	.09	R-3	R-1	vacant land (demo 1980)	City
47	Cleveland	.14	R-3	R-1	vacant land (demo 1971)	City
48	Cleveland	.09	R-3	R-1	vacant land (demo 2000)	City
54	Cleveland	.07	R-3	R-1	vacant land (demo 1995)	City
58	Cleveland	.07	R-3	R-1	vacant land (demo 2006)	City
59	Cleveland	.14	R-3	R-1	vacant land (demo 2013)	City
75	Cleveland	.29	R-3	R-1	vacant land (demo 1980 & 2006)	City
101	Merrimac	.25	R-3	R-1	vacant land (demo 2013)	City
111	Merrimac	.14	R-3	R-1	vacant land (demo 1974)	City
121	Merrimac	.11	R-3	R-1	vacant land (demo 1973)	City
127	Merrimac	.11	R-3	R-1	vacant land (demo 1979)	City
168-172	Merrimac	.51	R-1	R-1	vacant land (demo 1971 through 2014)	City
8	Frederick	.22	R-3	R-1	vacant land (demo 1990)	City

### Neighborhood Context

The site is generally located along both sides of Cleveland Street between Hudson Avenue and North Street, approximately one mile northeast of Main Street and Clinton Avenue in Rochester's downtown core. The neighborhood, like most city neighborhoods developed in the mid-19<sup>th</sup> century, has a mix of building forms and uses. Since the mid-20<sup>th</sup> century, this neighborhood has suffered from disinvestment and demolition, resulting in many vacant buildings and vacant parcels. The neighborhood does retain remnants of its historic built form. This includes relatively small, wood frame, residential structures on side streets and a few larger, brick, mixed use structures on Hudson Avenue and North Street. Other larger scale buildings contribute to the neighborhood's diversity of built form. These include the industrial buildings along Hudson Avenue between Merrimac and Wadsworth Streets, originally built as a brewery in the 19<sup>th</sup> century and newer mid 20<sup>th</sup> century buildings such as the David F. Gantt Recreation Center and School #6.

Southwest of the site is a 100 acre area that was demolished and rebuilt during the urban renewal era of the 1960s and 1970s. The street and block pattern was completely reconfigured and new low rise apartment buildings, townhouses, car oriented retail, industrial buildings, the school, and a medical clinic were constructed. The built form contrasts with the 19<sup>th</sup> century city neighborhoods around it.

### State Environmental Quality Review (SEQR)

1. Action: Type 1
2. Code Reference(s):
  - a. **City of Rochester Code Chapter 48-4A:**  
All actions identified as Type 1 actions in 6 NYCRR 617.4.
  - b. **6 NYCRR 617.4(b)(9):**  
Any Unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places. 368-372 Hudson Avenue has been proposed for listing on the National Register.

A Notice of Environmental Determination was issued on September 12, 2016, with a **NEGATIVE DECLARATION**. The proposed action is one which will not have a significant adverse impact on the environment.

Subsequently, new information was discovered related to project funders. A revised Environmental Determination was issued on October 14, 2016, that included this new information and corrected a clerical oversight.

### Findings:

1. **Zoning.** On September 14, 2016, City Council approved a Zoning Map Amendment (M-02-16-17) to rezone the properties at 396, 402, 404-408 Hudson Avenue, 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, and 75 Cleveland Street, 101, 111, 121, and 127 Merrimac Street, and 8 Frederick Street to *R-3 High Density Residential* to facilitate this development proposal. It should be noted that City Council chose not to rezone 168-172 Merrimac Street; therefore this will remain R-1.
2. **Use.** It should be noted that overall this project represents a positive investment in the Upper Falls neighborhood. Multifamily dwellings are a permitted use in the R-3 zoning district.
3. **Access and Mobility.**
  - a. **Walking.** This neighborhood was developed in the 19<sup>th</sup> century when walking was the primary mode of transportation and retains the basic urban structure of interconnected streets, relatively small blocks, and a complete sidewalk network that makes walking safe and efficient. Amenities and services such as the David F. Gantt Recreation Center, Baden Park, the Anthony Jordan Health Center, Upper Falls Plaza, and the Rochester Public Market are within a five to 20 minute walk.



Of greater concern is the lack of direct pedestrian connections between the parking lot and the public sidewalk. This is important for all users, but is particularly critical for handicapped persons parking in the ancillary parking lot at Cleveland and Frederick and being forced to mingle with vehicular traffic to reach the public sidewalk and the residential building across Frederick Street. In addition, it is unclear why the ancillary lot on the north side of Merrimac is fully fenced and gated while the on-site parking on the south side of Merrimac, and the ancillary lot at Cleveland and Frederick, is not fenced or gated.

- c. **Building Design:** The buildings are designed in a contemporary style that fits with the varied architectural context of the neighborhood. The exterior cladding materials are of high quality and the applicant is to be particularly commended for their willingness to revise the Frederick Street façade to eliminate the need for any variances from the zoning code.

In addition, the inclusion of two entrances, one off the parking area on the north side of the building and one directly off Cleveland Street on the south side of the building, as well as the private courtyard area that takes advantage of the site topography, are all creative and well-considered design solutions. Some additional refinement of the design is important, however. Please note the recommendations of the Project Review Committee in Finding #9.

- d. **Stormwater.** The applicant is to be commended for their use of bioretention facilities for on-site stormwater management. Fitting these types of facilities into tight urban spaces is a challenge.
  - e. **Fence.** A few minor changes are required to ensure that the fencing is code compliant. Six foot fencing cannot be located in the front yard, as is proposed for 168-172 Merrimac Street (note: this parcel has two front yards: one on Merrimac Street and one on Gilmore Street). The fence height should be reduced to the permitted three foot height or the fence location should be moved back at least 10 feet from the front property lines.
  - f. **Refuse.** Building A includes a fully screened dumpster enclosure at the eastern edge of the site. As the Rochester Environmental Commission has noted (see Finding #8b), understanding the operational aspects of this is important to maintain a sanitary, rodent-free, and odor-free area, especially considering that two single family homes are immediately adjacent and generally downwind of the dumpster enclosure. Building B includes an indoor trash room where toters will be stored; the toters will be rolled to the curb for pick up.
6. **Landscaping.** No landscaping or lighting plan was provided. The applicant is encouraged to more fully develop the landscaping plan, in conjunction with City staff from the Bureau of Planning and Zoning and Department of Environmental Services. With large projects, especially ones like this that are higher density, the character of the public realm (street trees, tree lawn, sidewalks, etc.) is as important as the landscaping on private property.

Regarding the public realm landscaping, as suggested by both the Project Review Committee and Rochester Environmental Commission, street trees and other improvements to the Hudson Avenue and Cleveland Street rights-of-way is important to realizing the full potential of this project to transform the neighborhood.

Regarding the on-site landscaping, a formal row of upright columnar or vase shaped deciduous trees are suggested along the street frontages of the parking lots. This will provide a vertical landscape element appropriate for a street frontage. As the trees mature, they will form a vertical street wall along the open surface parking lot, while maintaining eye level visibility onto the property.

7. **Resubdivision.** The site consists of 21 separate parcels. These shall be combined into four parcels through a resubdivision:
- The 14 parcels that make up the site for Building A north of Cleveland Street will become a single parcel
  - The four parcels that make up the site for Building B south of Cleveland Street will become a single parcel
  - 75 Cleveland and 8 Frederick will be combined into a single parcel for the proposed ancillary parking lot
  - 168-172 Merrimac will remain a single parcel for the proposed ancillary parking lot

The applicant is to submit a complete resubdivision application prior to issuance of the Certificate of Zoning Compliance (CZC).

8. **The Rochester Environmental Commission (REC).** The REC reviewed this project on July 21, 2016. The REC voted to recommend a negative declaration per the State Environmental Quality Review (SEQR) regulations. The REC provided the following comments:

- a. Provide a more fully thought out and detailed landscaping plan, including landscaping (e.g. street trees) in the public right-of-way, especially along Cleveland Street where there is an opportunity to create a new and enhanced public realm.
- b. Provide a refuse plan. Effective refuse storage and removal needs not just a physical plan (location, screening) but an operational plan (pick up frequency, dumpster washing schedule) as well. Relying on tenants to effectively bring trash to dumpsters and ensure the dumpsters remain fully enclosed may not be effective.

9. **Project Review Committee (PRC).** The Project Review Committee (PRC) reviewed this project on August 3, 2016. The PRC voted to recommend site plan approval with these recommendations to the Director of Planning and Zoning:

- a. Commendable choice of quality materials: no EIFS proposed
- b. General massing and forms work well, however the project would benefit from fewer materials and/or colors.
- c. The corner should be less dominant; brick corbelling may be a better design approach and would draw more on existing context.
- d. Include a usable outdoor space for residents of Building B
- e. Include pedestrian connections from parking lots to the public sidewalk so that people, especially handicapped, who are traveling to or from their parked

vehicles do not have to intermingle with vehicular traffic within the parking lot driveways.

- f. Include substantial street trees on Cleveland Street and Hudson Avenue. This is a large project that presents the opportunity to create a quality public realm in addition to quality housing. Trees on Cleveland Street should be in a tree lawn rather than tree pits.

10. **Department of Environmental Services (DES) comments.** DES provided comments dated August 24, 2016. Please review and address these comments in writing and/or with revised drawings. Further DES review will occur prior to final Site Plan Approval.
11. **Monroe County Department of Transportation (MCDOT) comments.** MCDOT did not require review of this project.

**Code Compliance Review:**

**1. Major Site Plan Review Required**

- a. **Section 120-191D(3)(a)[14].** New construction of multifamily dwellings. As this project is a Type 1 Action under the State Environmental Quality Review Act
- b. **Section 120-191D(3)(c).** Major site plan review will be required for any site plan meeting one or more of the thresholds of minor site plan review and one of the following: [1] All Type I actions as identified in Section 48-4 of the City Code it categorized as a Major Site Plan.

**2. Special Permit approval by the City Planning Commission is required for:**

- a. **Ancillary Parking Lot, Section 120-9A.** Ancillary parking lots are specially permitted in the R-1 District, subject to the additional requirements for specified uses in Section 120-131. See attached Ancillary Parking Lot Code Compliance chart.
- b. **Ancillary Parking Lot, Section 120-27B.** Ancillary parking lots are specially permitted in the R-3 District, subject to the additional requirements for specified uses in Section 120-131. See attached Ancillary Parking Lot Code Compliance chart.
- c. **Alternate Parking Plan, Section 120-173E(2)(b).** The project has a parking deficiency of 34 space (152 required, 118 provided). In cases where six or more parking spaces are proposed to be supplied by an alternative parking plan, a special permit shall be required pursuant to Section 120-192.

A copy of these Site Plan findings will be forwarded to the City Planning Commission so that they may be taken into consideration when making a decision on the application for the special permit.

Site Plan Approval will not be completed until both the City Planning Commission has filed their notice of decision.

If you have questions about the Site Plan Review process, please call or email Jason Haremza at 585-428-7761 or [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov).

Sincerely,

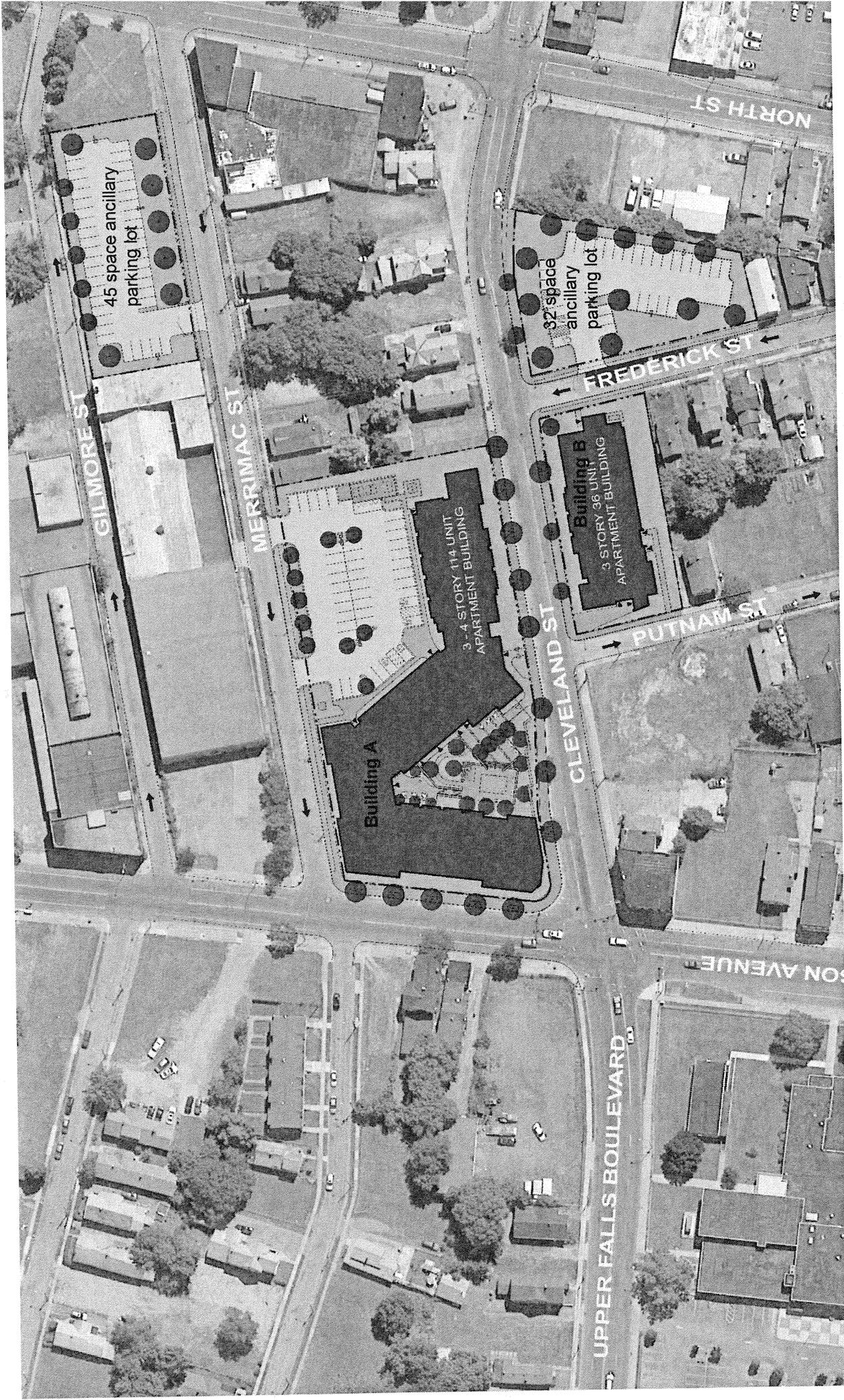
A handwritten signature in black ink, appearing to read "Zina Lagonegro". The signature is fluid and cursive, with a large initial "Z" and a stylized "L".

Zina Lagonegro, AICP, EIT  
Director of Planning and Zoning

xc: Joseph Biondolillo, City of Rochester, Division of Environmental Quality  
Joseph Gibbons, SWBR Architects  
Terry Mott, City of Rochester, DES Permit Office  
Elizabeth Murphy, City of Rochester, Housing Bureau  
Jonathan Penna, Nixon Peabody  
James Quackenbush, City of Rochester, DES Permit Office  
Gary Smith, Parrone Engineering  
Bill VanDame, City of Rochester, DES Permit Office  
Jill Wiedrick, City of Rochester, Bureau of Planning and Zoning, CPC staff  
Project file

# Upper Falls Square Project Scope Diagram

*Please Note: This image is meant to provide a general overview of the project scope and layout.  
Please refer to site plan drawings for details*



July 5, 2016

Jason Haremza  
City of Rochester  
City Hall  
30 Church Street  
Rochester, New York 14614

Re: Parking Demand Analysis for Depaul Upper Falls Apartments

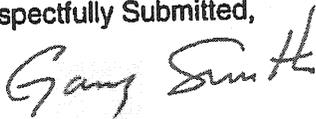
Dear Jason:

On behalf of our client, DePaul Properties, Inc, we are submitting to you this Parking Demand Analysis for the development of the Depaul Upper Falls Apartment project located on Hudson, Cleveland Street, Frederick Street and Merrimac Street. This project will be 102 studio, 37 one-bedroom and 11 two-bedroom apartments making up 150 units total in two separate buildings. Although the leases for these apartments allow one parking space per apartment, no matter the size, the typical clientele for Depaul in this type of Apartment project does not drive but uses Public Transportation. Public Transportation is available at this site with a RTS bus stop at Hudson Avenue and Upper Falls Boulevard that is found along the project frontage on Hudson Avenue. Two Depaul projects with similar configurations and clientele are the Carriage Factory project in Rochester and the Riverside project in Buffalo. The Carriage Factory project has 71 units and has 52 total spaces for a 0.73 parking space to unit ratio and the Riverside project has 68 units with 32 spaces for a 0.47 parking space to unit ratio. Both of these projects have been completed and fully occupied for several years and have had no issues with lack of parking. The present amount of parking proposed for this project is 118 spaces on Parcels A, B and D. No parking is proposed on the C Parcel. This translates into a 0.79 parking space to unit ratio that is line with the Carriage Factory project. This does not include the 10 on-street spaces on Merrimac Street, 5 on-street spaces on Frederick Street and the 3 on-street spaces on Putnam Street along the projects street frontage.

Based on the existing similar uses and DePaul's needs; the proposed 118 parking spaces will provide adequate parking for this project.

Please contact our office with any questions, comments or any additional needed information.

Respectfully Submitted,



Gary Smith  
PARRONE ENGINEERING

CC: Mark Fuller - DePaul  
Gillian Conde - DePaul  
Joe Gibbons - SWBR  
James McIndoe- SWBR  
Jonathan Penna- Nixon Peabody



# City of Rochester

## Inter-Departmental Correspondence

To: James J. Quackenbush, DES/Permits

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

Date: August 24, 2016

Subject: SP #043-15-16: DePaul/Upper Falls Square

Our office has completed its review of the July 6, 2016 set of preliminary site plans for the construction of a development project to be known as DePaul Upper Falls Square. The development consists of the construction of two new multi-story apartment buildings along with two new ancillary parking areas, and is located in the general area of Hudson Avenue and Cleveland Street.

The apartment buildings will both be located off of Cleveland Street, one in the general area of by Cleveland Street-Hudson Avenue-Merrimac Street, the other in the general area of Putnam Street-Cleveland Street-Frederick Street. The ancillary parking areas will be located off the building sites, one in an area between Merrimac Street and Gilbert Street near North Street, the other in the area at the southeast corner of Cleveland Street and Frederick Street.

There is an existing 8 feet wide widening line along Hudson Avenue, with the area being reserved for future street improvements. The reserved area is to remain free and clear of any development features that may encroach into the area and hinder the construction of future street improvements. Subsurface encroachments in the form of building footers and foundation walls can be permitted to encroach into the area, but only at a maximum of 12 inches. Anything subsurface encroachment that is greater than 12 inches is generally not allowed nor permitted, and is unacceptable to our office.

The site plans as submitted do not fully depict all of the existing features within the public right-of-way, and they are to be revised as necessary.

The existing curb and sidewalk along Frederick Street, Gilmore Street, Merrimac Street and Putnam Street is in fair to poor condition. So as not to detract from the development project improvements of the overall site, our office recommends that the existing curb and sidewalk along these streets be replaced in full as a part of the development project.

Within the bounds of the scattered areas of the development project, there are a total of 15 existing driveway openings which are or will no longer be used, and are to be to be permanently closed-off. New stone curb is to be installed across the driveway openings that are to be permanently closed-off, and the existing driveway apron pavement material removed and the area restored to match the surrounding area.

There are 4 new 24 feet wide driveway openings that will be constructed to provide access to the various sites. New driveway openings are to be of a sufficient width to provide for safe and adequate vehicular access into and out of the site, without causing any unsafe or hazardous turning movements; or requiring any encroachment into the opposing traffic lanes, nor onto any lawn or curb park areas immediately adjacent to and opposite the driveway opening. The City's standard maximum allowable width for a two-way driveway opening is 24 feet. For a driveway opening that is proposed to be in excess of 24 feet wide, a vehicle turning template analysis is to be done and submitted to the City Engineer's office for review. A final determination of a driveway opening width that is acceptable to the City Engineer's office will be made based on the review of the vehicle turning template analysis.

The new driveway openings are shown being constructed as a radius style curbed opening extending thru the public sidewalk, which is unacceptable. The driveway openings are to be constructed using the City's standard transition style opening without curbs, with the public sidewalk thoroughfare being maintained uninterrupted across the driveway. The public sidewalk is to be a minimum of 5 feet wide and is to be true to line and grade. The driveway openings and the surrounding sidewalk are to be constructed such that the overall area is fully ADA compliant and pedestrian friendly.

On-site curb is to end at the right-of-way line to minimize any possible damage to the curb that may occur by sidewalk snow plow operations.

Replacement of existing sidewalk areas is to be to the nearest control joint and in full flag segments only, replacement of existing curb is to be to the nearest joint and in full lengths only. There is to be no saw cutting or partial replacement of the existing sidewalk or curb to accommodate any of the work within the public right-of-way. The developer is to replace any additional areas of the existing sidewalk and curbing that may be damaged or otherwise negatively impacted by any portion of the work. All pavement saw cuts are to be full depth, extending thru the pavement base course.

Recycled materials, pulverized or recycled concrete aggregate and brick, and reclaimed asphalt pavement are unacceptable materials for use as backfill and subbase courses within the public right-of-way.

Tree protection fencing is to be installed around all existing street trees that are immediately adjacent to any of the proposed work. Any form of impact to the existing street trees, must be as approved of and done to the requirements of the City's Forestry office.

A full grading plan for the site was not included with the submission, and one is to be prepared and submitted to our office for our review. The overall site is to be graded such that storm water runoff is managed on-site either through green infrastructure methods or conveyed to the public sewer system, but in no case is the runoff to be conveyed onto the public right-of-way.

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

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

All required improvements within the public right-of-way are to be done to the City of Rochester standard construction specifications and details as approved of by the City Engineer. The City of Rochester standard construction specifications and details for any improvements within the public right-of-way are to be included with the construction documents, in their latest version, and without any alterations. All of the City issued details contained within the set of site plans are out-of-date or have been altered, and will need to be replaced. A PDF version of the City's standard construction specifications and details can be found on the City of Rochester's website, under "Services – Contracts, Bids, RFPs – Public Works Construction Documents.

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



AJG:rks

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

## Ancillary Parking Lot Code Compliance Chart

168-172 Merrimac Street, R-1

42 spaces

Requirements of 120-131:	Compliance
A. Ancillary parking lots shall only be allowed in the district where the principal use is located or a less restrictive district.	No. The multifamily residential building is located in an R-3 District and the proposed parking lot is located in an R-1 District. The R-3 District is less restrictive than the R-1 District.
B. Ancillary parking lots and garages shall be subject to all the provisions of Section 120-173, Off-street parking, and all the lot, area, yard and bulk requirements of the applicable zoning district.	<p>No. Does not meet the following provisions of Section 120-173:</p> <ul style="list-style-type: none"> <li>• Two landscaped islands are required; none are provided. Landscaping and lighting details were not provided; unable to assess.</li> </ul> <p>No. Does not meet the following lot, area, yard, and bulk requirements of the R-1 District:</p> <ul style="list-style-type: none"> <li>• Exceeds lot coverage requirement (50% lot coverage permitted, 58% proposed)</li> <li>• Does not meet combined side yard setback (25 feet required, 24.3 feet proposed)</li> </ul>
C. Ancillary parking lots shall be used exclusively for parking of passenger vehicles.	Yes
D. Ancillary parking lots shall be equipped and controlled to discourage illegal parking, vandalism and other unlawful or nuisance-creating activities. When so equipped and controlled, such lots and garages may be open 24 hours a day.	Yes, a motorized gate is proposed.
E. No commercial repair work or services of any kind shall be conducted in any ancillary parking lot.	Yes. No commercial repair work is proposed.
F. No sign of any kind other than designating entrances, exits and conditions of use shall be maintained on any ancillary parking lot.	Yes. No signs are proposed.

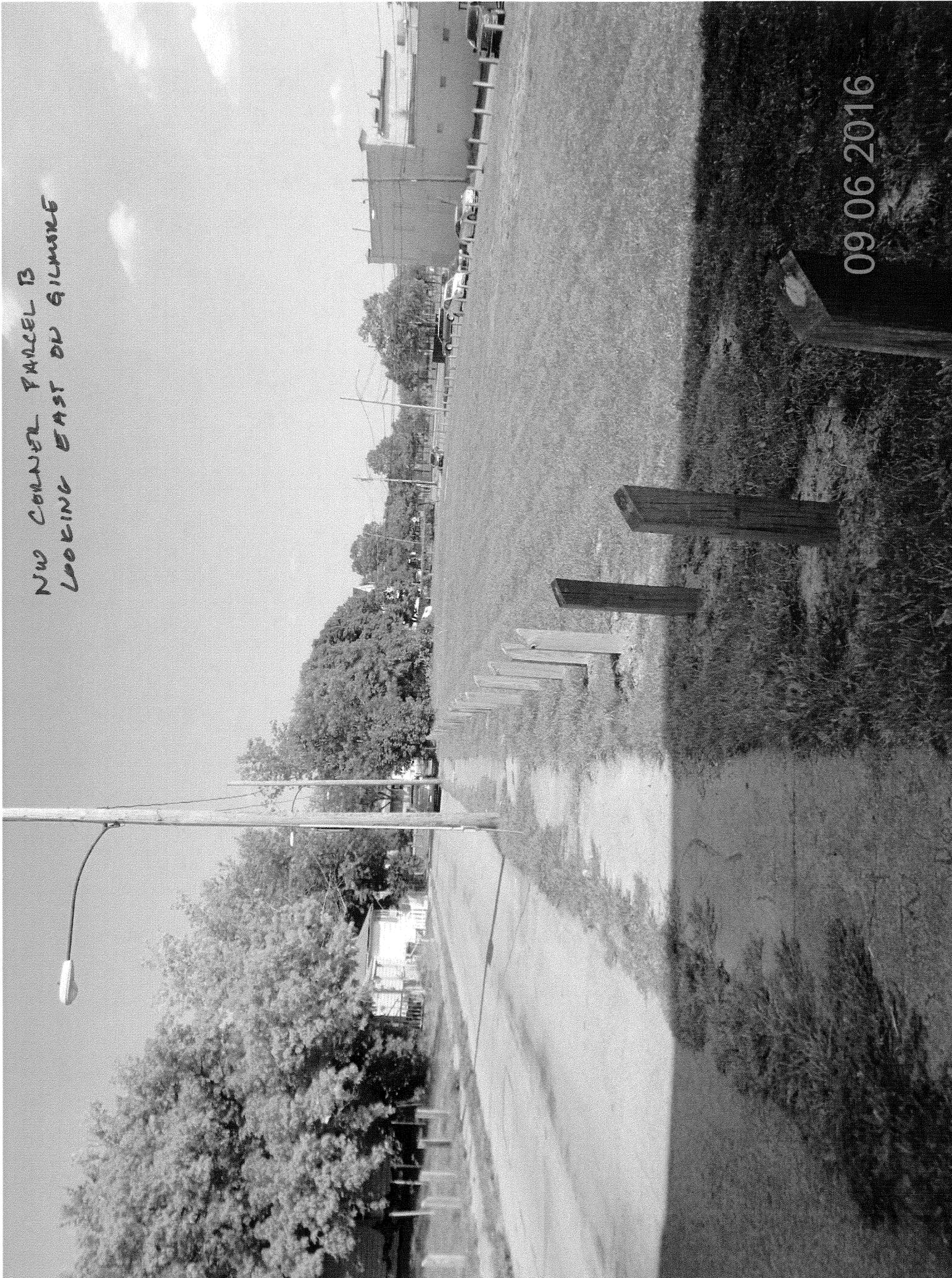
## Ancillary Parking Lot Code Compliance Chart

75 Cleveland Street, 8 Frederick Street, R-3

32 spaces

Requirements of 120-131:	Compliance
A. Ancillary parking lots shall only be allowed in the district where the principal use is located or a less restrictive district.	Yes
B. Ancillary parking lots and garages shall be subject to all the provisions of Section 120-173, Off-street parking, and all the lot, area, yard and bulk requirements of the applicable zoning district.	<p>No. Does not meet the following provisions of Section 120-173:</p> <ul style="list-style-type: none"> <li>• Two landscaped islands are required; one is provided. Landscaping and lighting details were not provided; unable to assess.</li> </ul> <p>Yes. The parking lot meets the lot, area, yard and bulk requirements of the R-3 District.</p>
C. Ancillary parking lots shall be used exclusively for parking of passenger vehicles.	Yes
D. Ancillary parking lots shall be equipped and controlled to discourage illegal parking, vandalism and other unlawful or nuisance-creating activities. When so equipped and controlled, such lots and garages may be open 24 hours a day.	No
E. No commercial repair work or services of any kind shall be conducted in any ancillary parking lot.	Yes. No commercial repair work is proposed.
F. No sign of any kind other than designating entrances, exits and conditions of use shall be maintained on any ancillary parking lot.	Yes. No signs are proposed.

NW CORNER PARCEL B  
LOOKING EAST ON GILMORE



09.06.2016

SE CORNER PARCEL B  
WEST ON MERRIMAC



09.06.2016

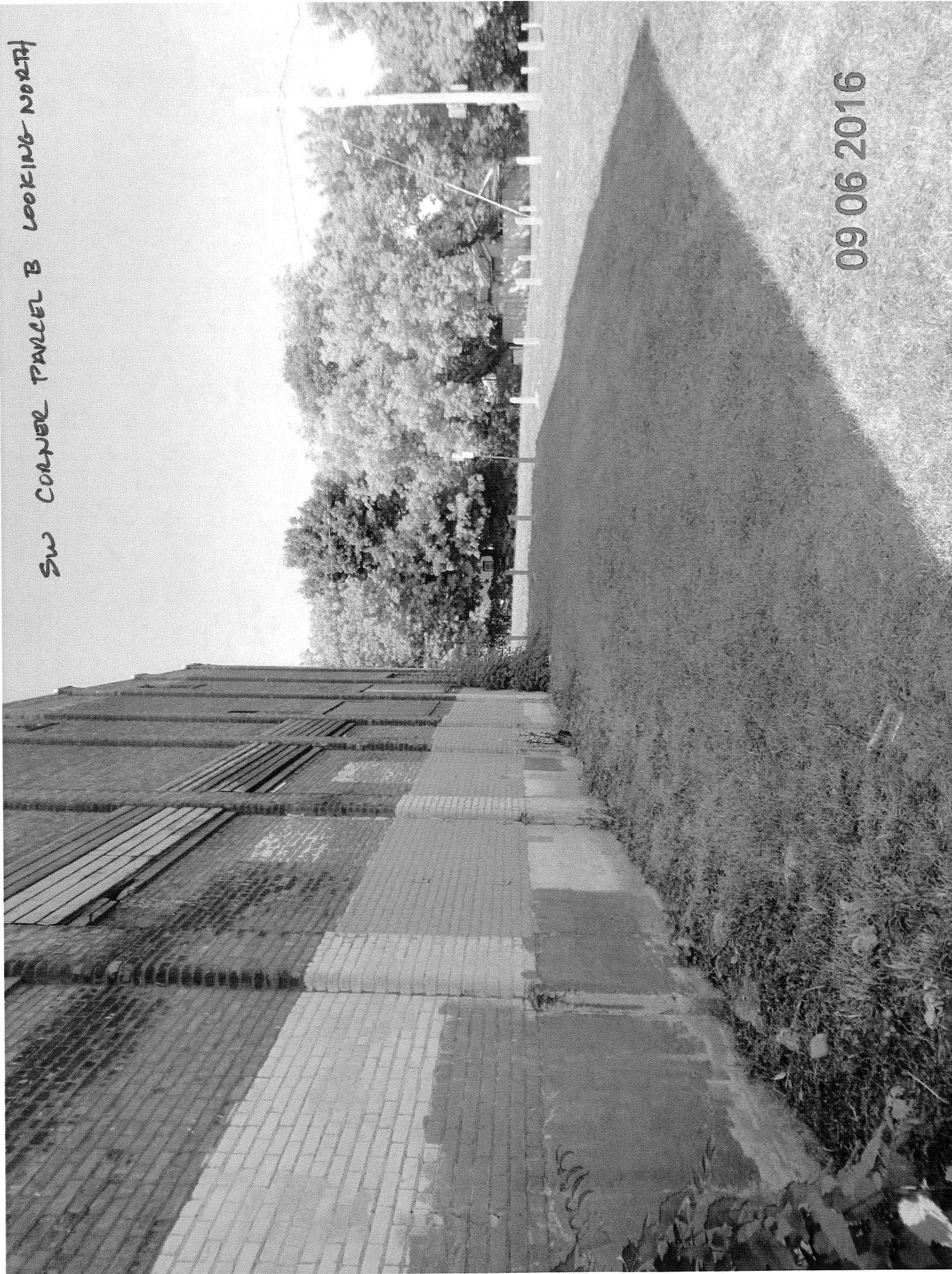


09.06.2016



09-06-2016

SW CORNER PARCEL B LOOKING NORTH



09 06 2016

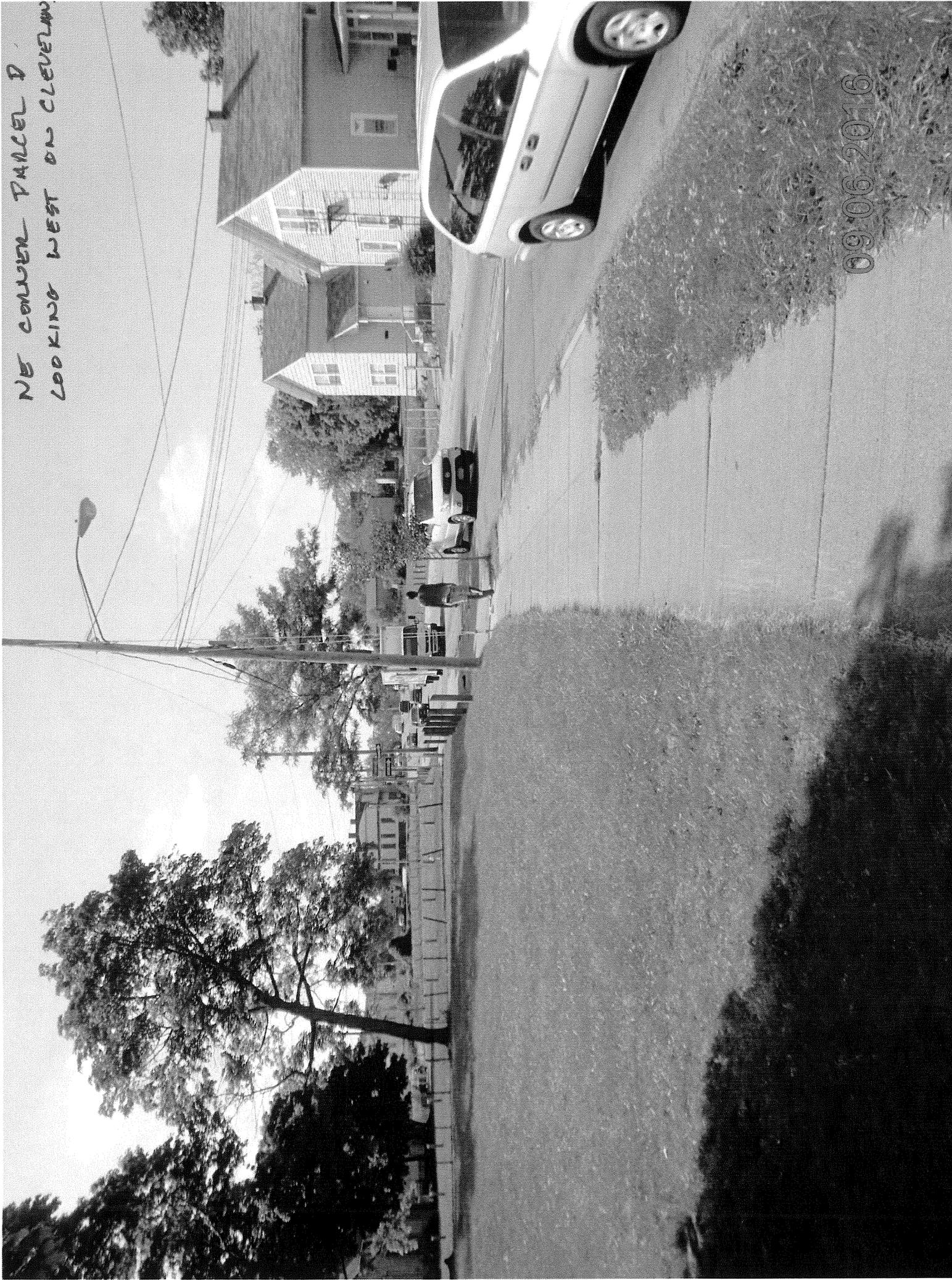
NW CORNER PARCEL B  
LOOKING WEST ON GILMORE



09 06 2016

LOOKING SOUTH ON FREDERICK  
FROM CLOVELAND





NE CORNER PARCEL D  
LOOKING WEST ON CLEVELAND

09:06 2016

CORNER FREDERICK & CLEVELAND  
LOOKING EAST



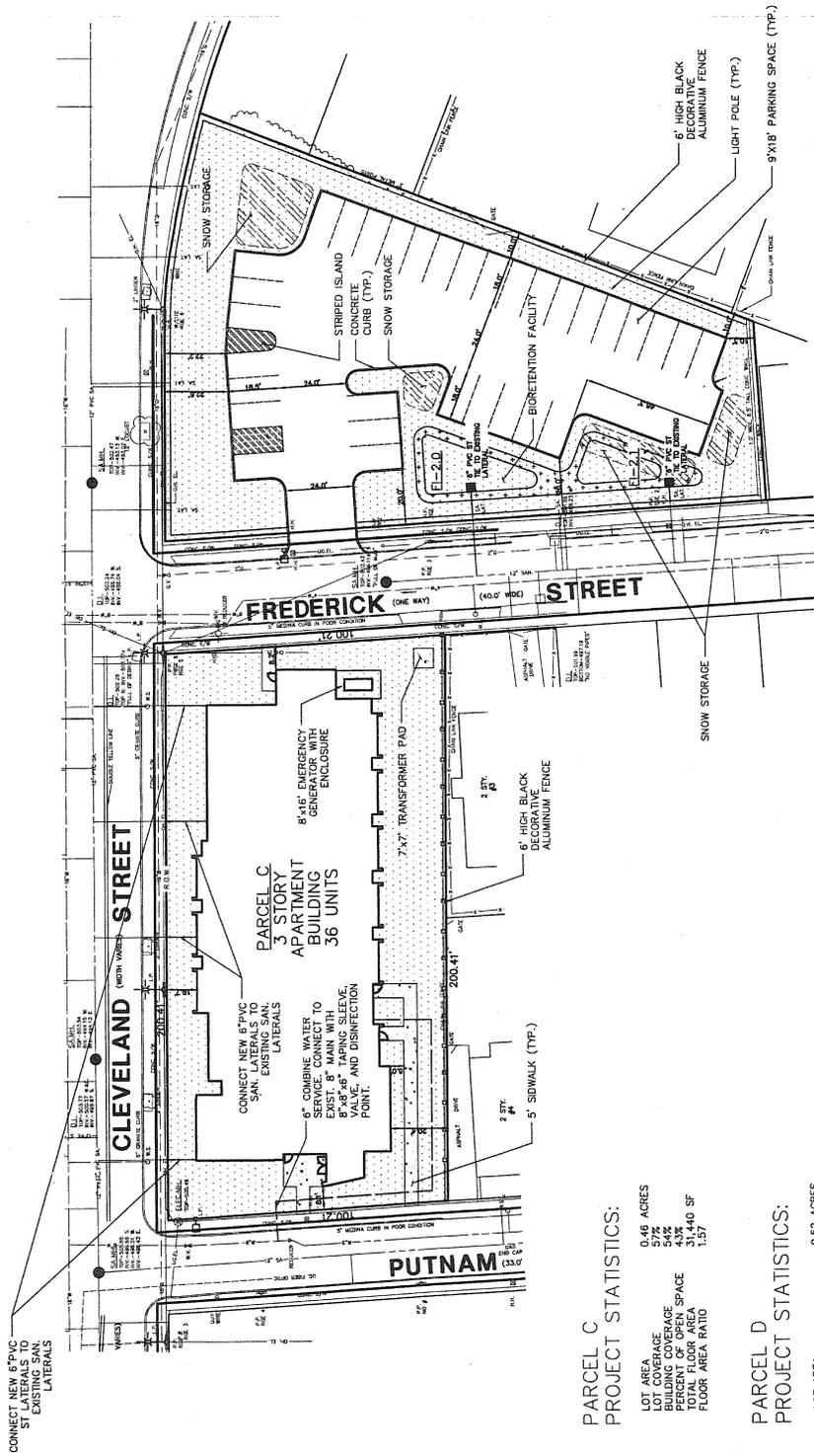
09 06 2016



SW CORNER PARCEL D  
LOOKING NORTH

09 06 2016



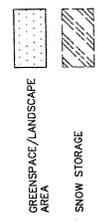


**PARCEL C  
PROJECT STATISTICS:**

LOT AREA	0.46 ACRES
LOT COVERAGE	57%
PERCENT OF OPEN SPACE	43%
TOTAL FLOOR AREA	31,440 SF
FLOOR AREA RATIO	1.57

**PARCEL D  
PROJECT STATISTICS:**

LOT AREA	0.52 ACRES
LOT COVERAGE	62%
PERCENT OF OPEN SPACE	38%
TOTAL FLOOR AREA	NA
FLOOR AREA RATIO	NA



<b>PARRONE</b> engineering	THE PARRONE GROUP 348 WEST COMMERCIAL STREET EAST ROCHESTER, NY 14445 P: 508.686.0202 F: 508.686.0202	PROJECT NO.: DRAWING NO.:
	SITE/UTILITY PLAN, PARCELS C & D <b>DePAUL UPPER FALLS SQUARE</b> STATE: NY CITY OF ROCHESTER MONROE COUNTY NEW YORK	DATE: <b>JUL 6, 2018</b> SCALE: 1" = 20' JOB NO.: 7053 SHEET: 8 OF 18 DRAW. NO.: <b>C4.2</b>

TOP-502.24  
INV.-496.74 W.  
INV.-496.04 S.

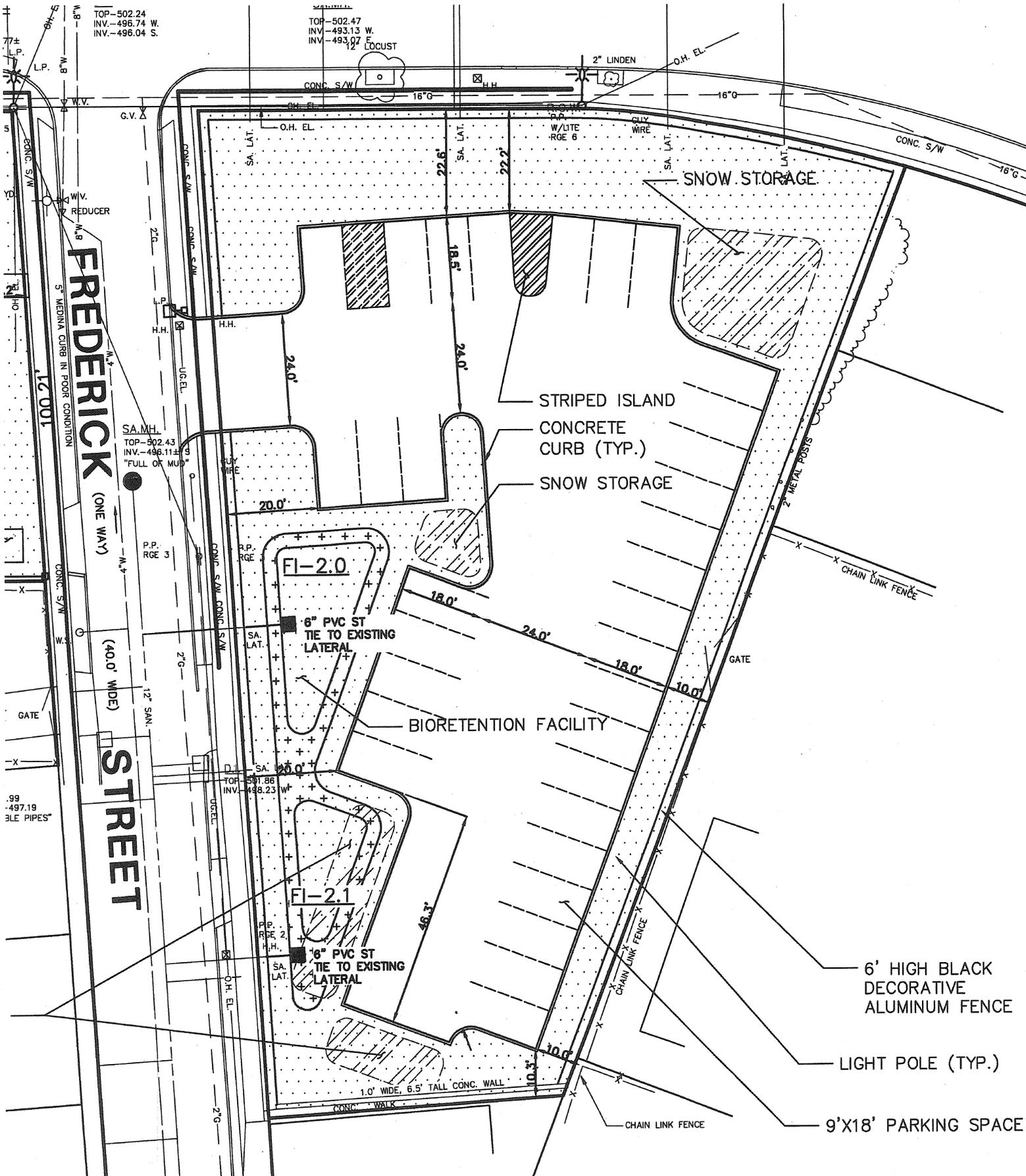
TOP-502.47  
INV.-493.13 W.  
INV.-493.07 S.

S.A.M.H.  
TOP-302.43  
INV.-496.11 W.  
"FULL OF MUD"

TOP-501.86  
INV.-496.23 W.

**FREDERICK**  
(ONE WAY)

**STREET**  
(40.0' WIDE)



SNOW STORAGE

STRIPED ISLAND  
CONCRETE CURB (TYP.)  
SNOW STORAGE

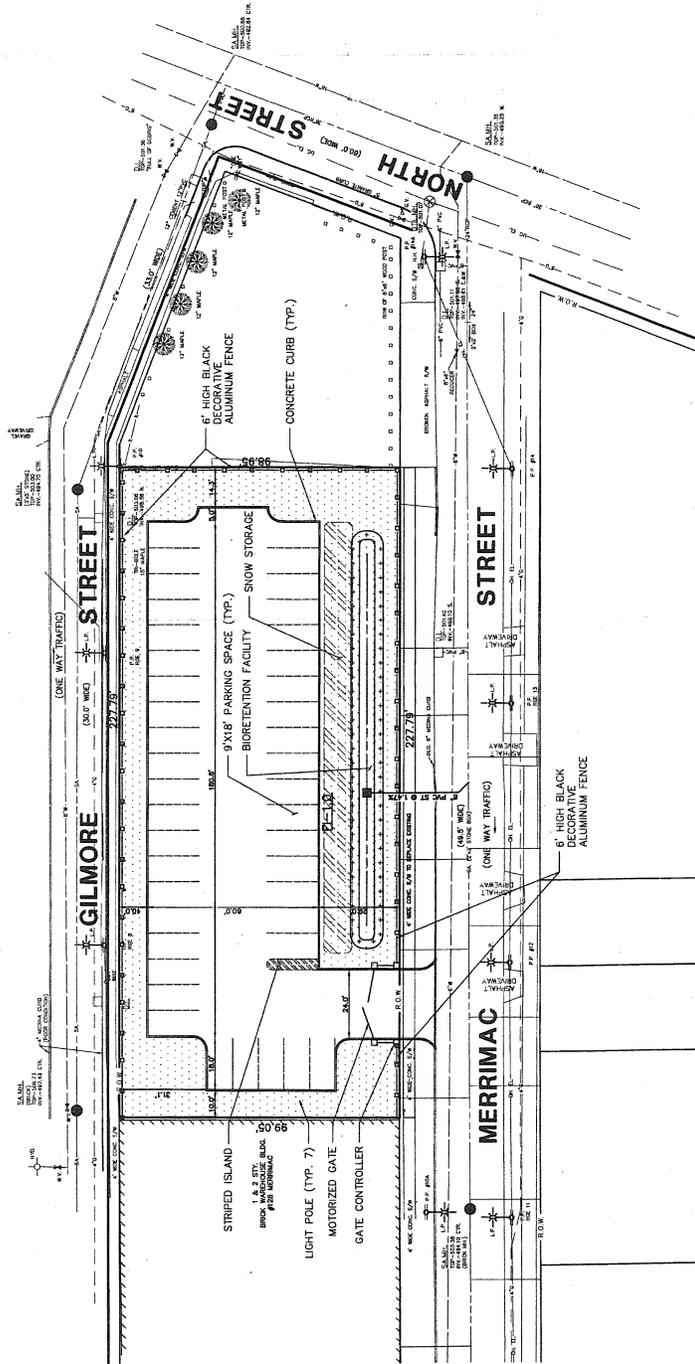
BIORETENTION FACILITY

6' HIGH BLACK DECORATIVE ALUMINUM FENCE

LIGHT POLE (TYP.)

9'X18' PARKING SPACE

.99  
-497.19  
3LE PIPES"



ISSUED  
 JUL 05 2016  
 PARRONE ENGINEERING

PROJECT STATISTICS:  
 LOT AREA 0.62 ACRES  
 LOT COVERAGE 58%  
 BUILDING COVERAGE 0%  
 PERCENT OF OPEN SPACE 42%  
 FLOOR AREA RATIO N/A



<b>PARRONE</b> engineering 340 WEST COMMERCIAL STREET EAST ROCHESTER, NY 14445 P: 716.536.0000 F: 716.536.0002	THE PAUL W. WATSON 340 WEST COMMERCIAL STREET EAST ROCHESTER, NY 14445 P: 716.536.0000 F: 716.536.0002
SITE/UTILITY PLAN, PARCEL B <b>DePAUL UPPER FALLS          SQUARE</b> SQUARE STATE: NY CITY OF ROCHESTER MONROE COUNTY NEW YORK	DATE: JUL 05 2016 SCALE: 1" = 20' JOB NO.: 7033 SHEET: 7 OF 18 DWG. NO.: C4.1







**SW BR**  
ARCHITECTS

687 East Main Street  
Rochester, NY 14604-9000  
Voice: 686.2323.8200  
Fax: 686.2323.8224  
www.swbr.com

**PARRONE**  
engineering

1000 W. Main Street  
Rochester, NY 14604  
Voice: 686.2323.8200  
Fax: 686.2323.8224  
www.parrone.com



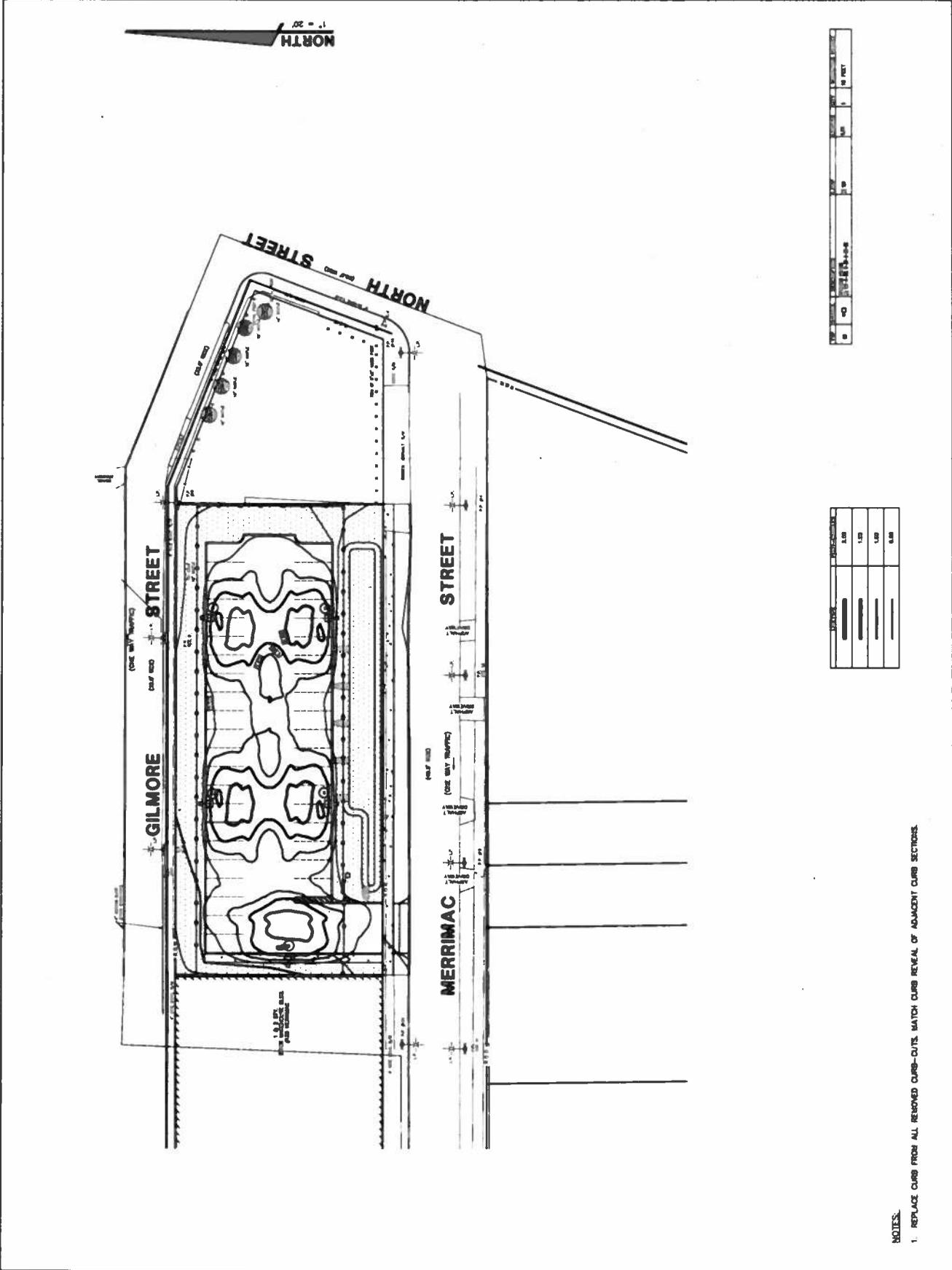
DATE: 07/27/2016  
BY: [Signature]

**PROJECT:**  
UPPER FALLS SQUARE  
HILSON AVE &  
CLEVELAND ST  
ROCHESTER, NEW YORK  
CLIENT:  
DEPAUL  
1831 BUFFALO ROAD  
ROCHESTER, NY 14624

**PROJECT TITLE:**  
BUILDING A - LIGHTING  
PLAN, PARCEL B

**PROJECT NO.:**  
CA-1.1

**ISSUE DATE:**  
07/27/2016



NO.	DESCRIPTION	DATE	BY	CHKD BY	IN FEET
1	ISSUED FOR PERMIT	07/27/2016	[Signature]	[Signature]	1" = 20'

SYMBOL	DESCRIPTION
(Symbol)	1.00
(Symbol)	1.50
(Symbol)	1.00
(Symbol)	0.50

**NOTES:**  
1. REPLACE CURB FROM ALL REMOVED CURB-CUTS. MATCH CURB REVEAL OF ADJACENT CURB SECTIONS.





NO. 1	DATE	DESCRIPTION

PROJECT:	UPPER FALLS SQUARE HUDSON AVE & CLEVELAND ST ROCHESTER, NEW YORK
CLIENT:	DEPALL 181 BUFFALO ROAD ROCHESTER, NY 14618

DESIGNED BY:	SW BR
DATE:	11/07/2018

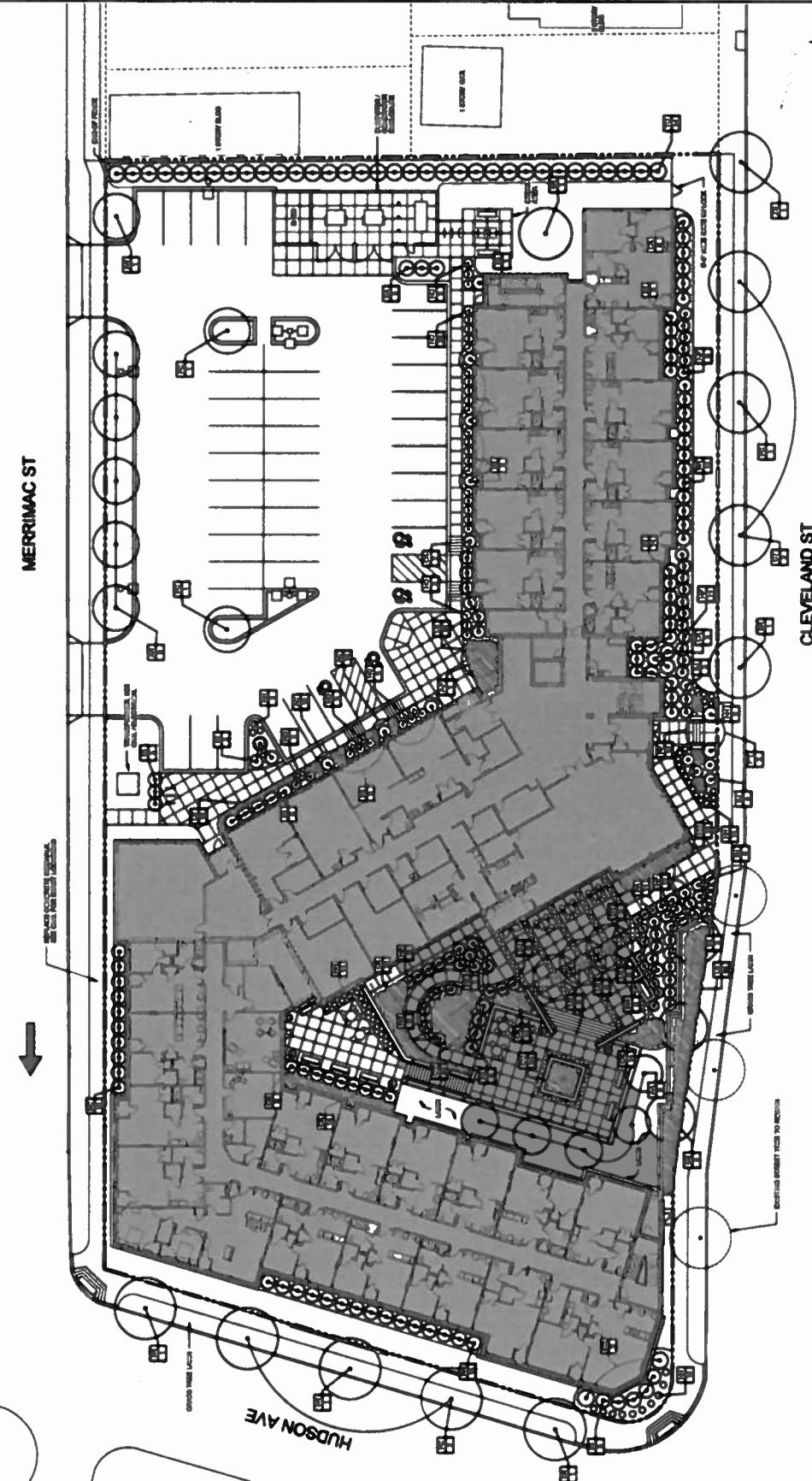
CONSTRUCTION DOCUMENTS
LA-103
PLANTING PLAN

NO.	DATE	DESCRIPTION

DATE:	11/07/2018
-------	------------

**LEGEND**

1	INDICATES PLANT	1	PLANT SET NOTES
2	SEE DETAIL 10.02	2	NO.
3	SEE DETAIL 10.03	3	DESCRIPTION
4	SEE DETAIL 10.04	4	
5	SEE DETAIL 10.05	5	
6	SEE DETAIL 10.06	6	
7	SEE DETAIL 10.07	7	
8	SEE DETAIL 10.08	8	
9	SEE DETAIL 10.09	9	
10	SEE DETAIL 10.10	10	
11	SEE DETAIL 10.11	11	
12	SEE DETAIL 10.12	12	
13	SEE DETAIL 10.13	13	
14	SEE DETAIL 10.14	14	
15	SEE DETAIL 10.15	15	
16	SEE DETAIL 10.16	16	
17	SEE DETAIL 10.17	17	
18	SEE DETAIL 10.18	18	
19	SEE DETAIL 10.19	19	
20	SEE DETAIL 10.20	20	
21	SEE DETAIL 10.21	21	
22	SEE DETAIL 10.22	22	
23	SEE DETAIL 10.23	23	
24	SEE DETAIL 10.24	24	
25	SEE DETAIL 10.25	25	
26	SEE DETAIL 10.26	26	
27	SEE DETAIL 10.27	27	
28	SEE DETAIL 10.28	28	
29	SEE DETAIL 10.29	29	
30	SEE DETAIL 10.30	30	
31	SEE DETAIL 10.31	31	
32	SEE DETAIL 10.32	32	
33	SEE DETAIL 10.33	33	
34	SEE DETAIL 10.34	34	
35	SEE DETAIL 10.35	35	
36	SEE DETAIL 10.36	36	
37	SEE DETAIL 10.37	37	
38	SEE DETAIL 10.38	38	
39	SEE DETAIL 10.39	39	
40	SEE DETAIL 10.40	40	
41	SEE DETAIL 10.41	41	
42	SEE DETAIL 10.42	42	
43	SEE DETAIL 10.43	43	
44	SEE DETAIL 10.44	44	
45	SEE DETAIL 10.45	45	
46	SEE DETAIL 10.46	46	
47	SEE DETAIL 10.47	47	
48	SEE DETAIL 10.48	48	
49	SEE DETAIL 10.49	49	
50	SEE DETAIL 10.50	50	



**1 BUILDING A - OVERALL PLANTING PLAN**  
 11/07/2018



ROCHESTER, NEW YORK

REVISIONS  
 DATE: 11/11/16

PROJECT:  
 UPPER FALLS SQUARE  
 HUDSON AVE &  
 CLEVELAND ST  
 ROCHESTER, NEW YORK  
 CLIENT:  
 DEPUL  
 191 BUFFALO ROAD  
 ROCHESTER, NY 14624

PROJECT TITLE:  
 OVERFLOW PARKING PLAN  
 & DETAILS

PROJECT NO:  
**LA-105**

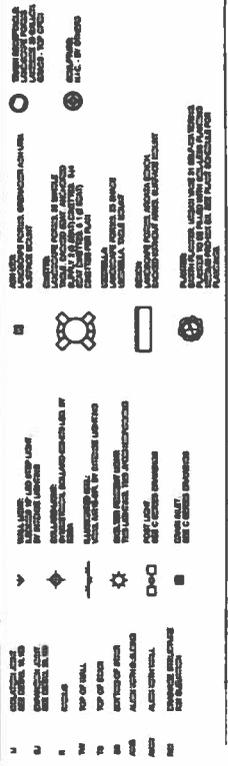
STATUS:  
 CONSTRUCTION DOCUMENTS  
 ISSUE DATE: 11/01/2016

**PLANT SCHEDULE**

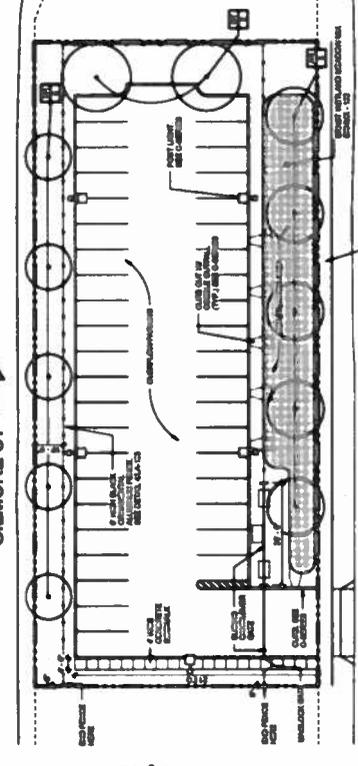
NO.	PLANT	QUANTITY	PLANT	QUANTITY
1	1" DBL. RED OAK	1	1" DBL. RED OAK	1
2	1" DBL. WHITE OAK	1	1" DBL. WHITE OAK	1
3	1" DBL. BIRCH	1	1" DBL. BIRCH	1
4	1" DBL. HICKORY	1	1" DBL. HICKORY	1
5	1" DBL. WALNUT	1	1" DBL. WALNUT	1
6	1" DBL. Sycamore	1	1" DBL. Sycamore	1
7	1" DBL. Maple	1	1" DBL. Maple	1
8	1" DBL. Linden	1	1" DBL. Linden	1
9	1" DBL. Dogwood	1	1" DBL. Dogwood	1
10	1" DBL. Magnolia	1	1" DBL. Magnolia	1
11	1" DBL. Redbud	1	1" DBL. Redbud	1
12	1" DBL. Black Gum	1	1" DBL. Black Gum	1
13	1" DBL. Sweetgum	1	1" DBL. Sweetgum	1
14	1" DBL. Tulip Tree	1	1" DBL. Tulip Tree	1
15	1" DBL. Yellow Birch	1	1" DBL. Yellow Birch	1
16	1" DBL. Green Ash	1	1" DBL. Green Ash	1
17	1" DBL. White Birch	1	1" DBL. White Birch	1
18	1" DBL. Paper Birch	1	1" DBL. Paper Birch	1
19	1" DBL. Red Pine	1	1" DBL. Red Pine	1
20	1" DBL. White Pine	1	1" DBL. White Pine	1
21	1" DBL. Spruce	1	1" DBL. Spruce	1
22	1" DBL. Fir	1	1" DBL. Fir	1
23	1" DBL. Hemlock	1	1" DBL. Hemlock	1
24	1" DBL. Juniper	1	1" DBL. Juniper	1
25	1" DBL. Cedar	1	1" DBL. Cedar	1
26	1" DBL. Cypress	1	1" DBL. Cypress	1
27	1" DBL. Palm	1	1" DBL. Palm	1
28	1" DBL. Bamboo	1	1" DBL. Bamboo	1
29	1" DBL. Fern	1	1" DBL. Fern	1
30	1" DBL. Shrub	1	1" DBL. Shrub	1
31	1" DBL. Flowering Shrub	1	1" DBL. Flowering Shrub	1
32	1" DBL. Tree	1	1" DBL. Tree	1
33	1" DBL. Grass	1	1" DBL. Grass	1
34	1" DBL. Groundcover	1	1" DBL. Groundcover	1
35	1" DBL. Rock	1	1" DBL. Rock	1
36	1" DBL. Water Feature	1	1" DBL. Water Feature	1
37	1" DBL. Light	1	1" DBL. Light	1
38	1" DBL. Bench	1	1" DBL. Bench	1
39	1" DBL. Sign	1	1" DBL. Sign	1
40	1" DBL. Wall	1	1" DBL. Wall	1
41	1" DBL. Gate	1	1" DBL. Gate	1
42	1" DBL. Fencing	1	1" DBL. Fencing	1
43	1" DBL. Paving	1	1" DBL. Paving	1
44	1" DBL. Driveway	1	1" DBL. Driveway	1
45	1" DBL. Sidewalk	1	1" DBL. Sidewalk	1
46	1" DBL. Stair	1	1" DBL. Stair	1
47	1" DBL. Ramp	1	1" DBL. Ramp	1
48	1" DBL. Deck	1	1" DBL. Deck	1
49	1" DBL. Patio	1	1" DBL. Patio	1
50	1" DBL. Terrace	1	1" DBL. Terrace	1
51	1" DBL. Walkway	1	1" DBL. Walkway	1
52	1" DBL. Path	1	1" DBL. Path	1
53	1" DBL. Driveway	1	1" DBL. Driveway	1
54	1" DBL. Parking	1	1" DBL. Parking	1
55	1" DBL. Lot	1	1" DBL. Lot	1
56	1" DBL. Area	1	1" DBL. Area	1
57	1" DBL. Zone	1	1" DBL. Zone	1
58	1" DBL. Section	1	1" DBL. Section	1
59	1" DBL. Part	1	1" DBL. Part	1
60	1" DBL. Detail	1	1" DBL. Detail	1

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS.

**LEGEND**

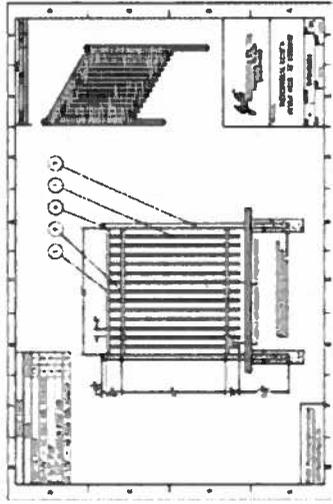


**GILMORE ST**



**MERRIMAC ST**

**1 MERRIMAC PARKING LOT LAYOUT & PLANTING PLAN**



**4 ALUMINUM FENCE**

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS.



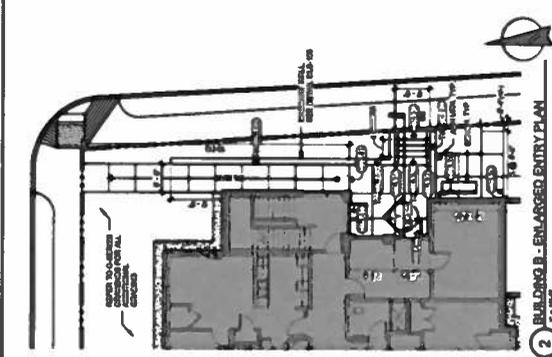
**2 TREE BED SECTION**

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS.



**3 PLANTING BED SECTION**

1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS. SEE THE CITY OF ROCHESTER PLANNING DEPARTMENT'S DESIGN GUIDE FOR STREET CORRIDORS.



**LEGEND**

1	CONCRETE FOOT
2	CONCRETE CORE
3	WALLS
4	TOP OF FOOT
5	TOP OF CORE
6	TOP OF WALL
7	ALUMINUM WINDOW
8	GLASS CURTAIN WALL
9	GLASS CURTAIN WALL
10	GLASS CURTAIN WALL
11	GLASS CURTAIN WALL
12	GLASS CURTAIN WALL
13	GLASS CURTAIN WALL
14	GLASS CURTAIN WALL
15	GLASS CURTAIN WALL
16	GLASS CURTAIN WALL
17	GLASS CURTAIN WALL
18	GLASS CURTAIN WALL
19	GLASS CURTAIN WALL
20	GLASS CURTAIN WALL
21	GLASS CURTAIN WALL
22	GLASS CURTAIN WALL
23	GLASS CURTAIN WALL
24	GLASS CURTAIN WALL
25	GLASS CURTAIN WALL
26	GLASS CURTAIN WALL
27	GLASS CURTAIN WALL
28	GLASS CURTAIN WALL
29	GLASS CURTAIN WALL
30	GLASS CURTAIN WALL
31	GLASS CURTAIN WALL
32	GLASS CURTAIN WALL
33	GLASS CURTAIN WALL
34	GLASS CURTAIN WALL
35	GLASS CURTAIN WALL
36	GLASS CURTAIN WALL
37	GLASS CURTAIN WALL
38	GLASS CURTAIN WALL
39	GLASS CURTAIN WALL
40	GLASS CURTAIN WALL
41	GLASS CURTAIN WALL
42	GLASS CURTAIN WALL
43	GLASS CURTAIN WALL
44	GLASS CURTAIN WALL
45	GLASS CURTAIN WALL
46	GLASS CURTAIN WALL
47	GLASS CURTAIN WALL
48	GLASS CURTAIN WALL
49	GLASS CURTAIN WALL
50	GLASS CURTAIN WALL

**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT CODE
1	(Symbol)	...	...	...	...
2	(Symbol)	...	...	...	...
3	(Symbol)	...	...	...	...
4	(Symbol)	...	...	...	...
5	(Symbol)	...	...	...	...
6	(Symbol)	...	...	...	...
7	(Symbol)	...	...	...	...
8	(Symbol)	...	...	...	...
9	(Symbol)	...	...	...	...
10	(Symbol)	...	...	...	...
11	(Symbol)	...	...	...	...
12	(Symbol)	...	...	...	...
13	(Symbol)	...	...	...	...
14	(Symbol)	...	...	...	...
15	(Symbol)	...	...	...	...
16	(Symbol)	...	...	...	...
17	(Symbol)	...	...	...	...
18	(Symbol)	...	...	...	...
19	(Symbol)	...	...	...	...
20	(Symbol)	...	...	...	...
21	(Symbol)	...	...	...	...
22	(Symbol)	...	...	...	...
23	(Symbol)	...	...	...	...
24	(Symbol)	...	...	...	...
25	(Symbol)	...	...	...	...
26	(Symbol)	...	...	...	...
27	(Symbol)	...	...	...	...
28	(Symbol)	...	...	...	...
29	(Symbol)	...	...	...	...
30	(Symbol)	...	...	...	...
31	(Symbol)	...	...	...	...
32	(Symbol)	...	...	...	...
33	(Symbol)	...	...	...	...
34	(Symbol)	...	...	...	...
35	(Symbol)	...	...	...	...
36	(Symbol)	...	...	...	...
37	(Symbol)	...	...	...	...
38	(Symbol)	...	...	...	...
39	(Symbol)	...	...	...	...
40	(Symbol)	...	...	...	...
41	(Symbol)	...	...	...	...
42	(Symbol)	...	...	...	...
43	(Symbol)	...	...	...	...
44	(Symbol)	...	...	...	...
45	(Symbol)	...	...	...	...
46	(Symbol)	...	...	...	...
47	(Symbol)	...	...	...	...
48	(Symbol)	...	...	...	...
49	(Symbol)	...	...	...	...
50	(Symbol)	...	...	...	...

