

SITE PLAN REVIEW AGENDA

Tuesday, November 22, 2016

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-10-16-17
Applicant: Reza Hourmanesh
Address: 87 Kenilworth Terrace
Zoning District: C-2
Description: Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.

Requirement for Site Plan Review: 120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section 120-173F.
120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places
120-191D(3)(c)[1]: All Type 1 actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.

Site Plan Type: Major (review by PRC)
Quadrant: NE
Enforcement: Yes
SEQR: Type 1 (review by REC)
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

File #: SP-11-16-17
Applicant: Scott Cresswell
Address: 428 Adirondack Street (includes 404, 428, 440, 446, 454, and 458)
Zoning District: M-1
Description: Change use from storage facility to truck repair operation.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses
Site Plan Type: Minor
Quadrant: NW
Enforcement: No
SEQR: Type 2: 6 CRR-NY 617.5(c)(7)
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-43-15-16**
Address: 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street
Zoning District: C-1, R-1
Description: Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct three to four story, 114 unit multifamily dwelling and a 43 space on-site parking lot, with associated utility and landscaping improvements, on the north side of Cleveland. Construct a three story, 36 unit multifamily dwelling on the south side of Cleveland. Construct a 45 space ancillary parking lot at 168-172 Merrimac. Construct a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.
Contact Person: Jason Haremza, 585-428-7761, jason.haremza@cityofrochester.gov
Notes: Site Plan Approval with conditions scheduled for 11-28-2016. **This is the final opportunity for input into the approval.**

File #: **SP-07-16-17**
Address: 360 Alexander Street
Zoning District: R-2
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Waiting for applicant to provide revised drawings, project will need to go to PRC and REC.

File #: **SP-05-16-17**
Address: 80 Charlotte Street
Zoning District: CCD-E
Description: To subdivide into 11 parcels and construct 10 attached single family homes. Construct 10 space surface parking lot on 11th parcel. (Charlotte Square Phase 2)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan Approval pending

File #: **SP-03-16-17**
Address: 1240 East Avenue
Zoning District: R-1
Description: To subdivide the parcel into five lots and construct five attached single family homes.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan findings pending

File #: **SP-04-16-17**
Address: 309 Jefferson Avenue, 299 Jefferson, 10, 12, and 14 St. Clair Street

Zoning District: R-2
Description: To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Waiting for applicant to provide revised drawings.

File #: **SP-46-15-16**
Address: 111 Industrial Street
Description: Develop property as parking and maneuvering area for construction (asphalt contractor) vehicles. Project includes installation of chainlink security fencing, security lighting, and constructing a surface of gravel/asphalt millings.

Zoning District: CCD-C
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Split vote (3-3) at 9-15-2016 ZBA. This variance application failed to reach four concurring votes of the ZBA, and is therefore deemed a denial pursuant to Section 120-186(D)(1) requiring no further findings of fact. No contact from applicant; Site Plan termination letter pending.