

SITE PLAN REVIEW AGENDA

January 11, 2011

10:00 AM

City Hall, Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-020-10-11, 1286 Mt. Hope Ave. (C-V), 814 Elmwood Ave. (R-1), and 19 Cook St. (R-1)
(Cam's Pizza and Tim Horton's) (Southeast Quadrant)

Applicant: Joe O'Donnell

Description: Demolish one 1-family house (814 Elmwood) and one 2-family house (19 Cook) and establish two sit down restaurants, one with drive-through operation, at 1286 Mt. Hope Avenue. Proposal includes approximately 21 new parking spaces, shared access with the Elmwood Inn (1256 Mt. Hope), and various site and landscaping improvements.

Zoning District: C-V and R-1

SEQR Action: **Unlisted (Type 1)?**

Type: **Minor Site Plan (Major)?**

Enforcement: Yes

Business Permit: Yes

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 428-7761

#SP-021-10-11, 435 State St. (East House) (Northwest Quadrant)

Applicant: Al Pardi, Pardi Architects

Description:	To convert a former auto repair to (44) one-bedroom apartments for East House, includes garage demolition; major facade changes, new 25-car parking area, & landscaping. [(30) program units and (14) market rate units]
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Zoning District: CCD-R

SEQR Action: **Unlisted**

Type: **Minor Site Plan**

Enforcement: Yes

Business Permit: Yes

Contact Person: TBD (ed.steinberg@cityofrochester.gov , 428-6080)

SITE PLAN REVIEW
AGENDA
January 18, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-014-10-11,	1432 Mt. Hope Ave. (C-V) and 18-20 & 24 Fort Hill Ter. (R-1)	(Southeast Quadrant)
Applicant:	Paul Rubenstein, McDonalds USA	
Description:	Demolish existing drive-through restaurant and two houses (18-20 & 24 Fort Hill Ter.), and construct a new 4100 sf restaurant with double drive-through. Includes outdoor seating, signage, landscaping, parking, vehicle circulation, and site improvements.	
Zoning District:	Collegetown Village (CV) & Low Density Residential (R-1) Districts	
SEQR Action:	Unlisted	
Type:	Major Site Plan	
Enforcement:	N/A	
Business Permit:	Renewal under review.	
Contact Person:	Zina Lagonegro, lagonegz@cityofrochester.gov (585) 428-7054	
#SP-015-10-11,	820 Culver Road (C-2) and 852-854 and ½ of 858-860 Culver Road (R-1)	(Southeast Quadrant)
Applicant:	Paul Rubenstein, McDonalds USA	
Description:	Demolish existing drive-through restaurant and construct new 4100 sf restaurant with double drive through. Includes outdoor seating, signage, landscaping, parking, vehicle circulation, site improvements, and the purchase of ½ of a city owned parcel at 858-860 Culver Road.	
Zoning District:	Community Center District (C-2) and Low Density Residential (R-1)	
SEQR Action:	Unlisted	
Type:	Major Site Plan	
Enforcement:	N/A	
Business Permit:	Renewed 1/28/10	
Contact Person:	Zina Lagonegro, lagonegz@cityofrochester.gov (585) 428-7054	

SITE PLAN REVIEW
AGENDA
January 25, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-022-10-11, 780 Joseph Ave. (C-1) and 19 Berlin St. (R-1) (Northeast Quadrant)
Applicant: Al Pardi, Pardi Architects
Description: Demolish existing mixed use frame building and construct a 34' W x 100' L x 18' H steel & masonry store (pharmacy); to include leased, off-site parking at 758 Joseph Ave. & paving of 19 Berlin St. for deliveries and dumpsters.
Zoning District: Neighborhood Commercial(C-1) & Low Density Residential (R-1) Districts
SEQR Action: **Unlisted**
Type: **Minor Site Plan**
Enforcement: Open case for vacant building
Business Permit: N/A
Contact Person: TBD (Edward Steinberg, Ed.Steinberg@CityofRochester.gov (585) 428-6080)

#SP-023-10-11, 500 Joseph C. Wilson Blvd. (PD #10) (Southeast Quadrant)
Applicant: Eric Shaw, RLA. Bergmann Associates
Description: Construct new building; (4) story masonry, w/ mechanical penthouse;
For classroom & offices - Warner Graduate School of Education Building
Zoning District: Planned Development District #10
SEQR Action: **Unlisted**
Type: **Minor Site Plan**
Enforcement: N/A
Business Permit: N/A
Contact Person: TBD (Edward Steinberg, Ed.Steinberg@CityofRochester.gov (585) 428-6080)

PROJECTS THAT NEED COMMITTEE CONSULTATION:

NONE

OTHER BUSINESS:

NONE

SITE PLAN REVIEW
AGENDA
February 1, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-XXX-10-11,	601 Elmwood Ave. (Strong Hospital) PD #10 (Southeast Quadrant)
Applicant:	Peter DeBraal, SWBR Architects
Description:	Four-story vertical expansion of Wilmot Cancer Center, including buildout of 4th, part of the 6th floor, & 7th floors, with 8th floor mechanical build-out; 5th & unbuilt part of 6 th floor to be shells, for future patient and lab spaces. No other exterior building or site alterations.
Zoning District:	Planned Development District #10
SEQR Action:	Unlisted
Type:	Minor Site Plan
Enforcement:	No open cases
Business Permit:	N/A
Contact Person:	TBD (Ed.Steinberg@cityofrochester.gov (585) 428-6080)
#SP-XXX-10-11,	422 S. Clinton Ave. (ABVI) CCD-B (Southeast Quadrant)
Applicant:	Nicholas Johnson, Sign & Lighting Services
Description:	To install (4) unlit "100 th Year" wall & banner signs for ABVI; (6) existing signs to remain.
Zoning District:	CCD-B Center City - Base District
SEQR Action:	Unlisted
Type:	Minor Site Plan
Enforcement:	No open cases
Business Permit:	N/A
Contact Person:	TBD (Ed.Steinberg@cityofrochester.gov (585) 428-6080)

SITE PLAN REVIEW
AGENDA
February 15, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-XXX-10-11,	420 South Ave.	(Southeast Quadrant)
Applicant:	John Billone	
Description:	To construct 43 space surface parking lot to serve buildings at 426 and 428 South Avenue.	
Zoning District:	Center City – Base District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	No open cases	
Business Permit:	N/A	
Contact Person:	Jason Haremza (haremzaj@cityofrochester.gov, (585) 428-7761)	

SITE PLAN REVIEW
AGENDA
February 22, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-XXX-10-11	175 N. Clinton Ave. (CCD-B)	(Southwest Quadrant)
Applicant:	Lisa Goodberry, Conifer Development	
Description:	To renovate (96) residential units on floors #1 – 6; convert vacant office space on the ground and 1st floors to (14) new residential units; construct a 20' x 25' entrance addition on N. elevation; new windows throughout; various building & site improvements.	
Zoning District:	Center City District/Base (CCD-B)	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	No open cases	
Business Permit:	N/A	
Contact Person:	TBD (Edward Steinberg, Ed.Steinberg@CityofRochester.gov (585) 428-6080)	
#SP-XXX-10-11	700 South Avenue	(Southeast Quadrant)
Applicant:	Shawn Maier/Randy Peacock	
Description:	Convert the rear portion of a two-story, block-and-frame warehouse building to (5) apartments; reconfigure existing parking lot & access drive.	
Zoning District:	C-2 Community Center District & South Avenue/Gregory Street Preservation District	
SEQR Action:	Type II [Chapter 48-5(22)(a, c, g and h)]	
Type:	Minor Site Plan due to adjacency to NR-eligible property, and conversion to multi-family dwellings	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Peter Siegrist Siegrisp@cityofrochester.gov (585) 428-7238	

SITE PLAN REVIEW
AGENDA
March 1, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-XXX-10-11,	95 Ames St. (M-1)	(Southwest Quadrant)
Applicant:	Stu Chait, AIA	
Description:	To establish a vehicle parts salvage operation and junk yard, including retail sales of parts; construct a 3600 sf sales building, a 14,000 sf vehicle disassembly building, a 1400-vehicle salvage yard, a 204-space parking lot on West Ave. frontage, with related paving, landscaping, fencing, & street-front improvements.	
Zoning District:	Industrial (M-1)	
SEQR Action:	Type I (Chapter 48-4H)	
Type:	Major Site Plan (Type I action)	
Enforcement:	No pending cases	
Business Permit:	License will be required	
Contact Person:	Zina Lagonegro (Lagonegz@CityofRochester.Gov , Tel: (585) 428-7054)	

SITE PLAN REVIEW
AGENDA
March 8, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-XXX-10-11,	1680 N. Goodman St. (R-1)	(Northeast Quadrant)
Applicant:	Scott Fisk, Pardi Architects	
Description:	To establish use of a vehicle service station and a retail convenience store in former public gas station.	
Zoning District:	Low Density Residential (R-1)	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	N&O # 449834 for vacant building	
Business Permit:	Magnera's Service Ctr., cancelled 12/5/ 07	
Contact Person:	TBD (Edward Steinberg, Ed.Steinberg@CityofRochester.Gov (585) 428-6080)	

SITE PLAN REVIEW
AGENDA
March 15, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-028-10-11,	1315 S. Plymouth Ave.	(Southeast Quadrant)
Applicant:	Ted Zontelli, Christenson Construction Mgmt. Co.	
Description:	To construct a (174)-space ancillary parking lot, in this former railroad r-o-w (commercial vacant land), Phase I of which shall be for (72) spaces; to serve the Brooks Landing Business Center at 910-960 Genesee St. (BL-URD).	
Zoning District:	Brooks Landing URD	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Jason Haremza, Haremzaj@CityofRochester.Gov (585) 428-7761)	

SITE PLAN REVIEW
AGENDA
March 22, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-028-10-11,	1184 Emerson Ave.	(Northwest Quadrant)
Applicant:	Ted Zontelli, Christenson Construction Mgmt. Co.	
Description:	To construct a 12,000 sf, 1-story, masonry, multi-tenant, flex space building including a (16)-space parking lot with paving, drainage system, landscapng, and dumpster enclosure	
Zoning District:	M-1/Mt. Read-Emerson Urban Renewal District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Edward Steinberg (Ed.Steinberg@CityofRochester.gov , Tel: (585) 428-6080)	

SITE PLAN REVIEW
AGENDA
March 29, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-029-10-11,	123 University Ave.	(Southwest Quadrant)
Applicant:	Robert DiPaola	
Description:	To demolish two, vacant, single-story, concrete block buildings and construct five townhouses.	
Zoning District:	CCD-G Center City Design District – Grove Place/Preservation District	
SEQR Action:	Type 1	
Type:	Major Site Plan	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Peter Siegrist, (Peter.Siegrist@CityofRochester.gov , (585)-428-7238)	

SITE PLAN REVIEW
AGENDA
April 5, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-030-10-11	210 & 218 Portland Ave., 34 & 38 Central Pk. (Northeast Quadrant)
Applicant:	Israel Marques (JSP Auto Sales)
Description:	To expand the auto sales lot at 210 & 218 Portland Avenue onto vacant land at 34 and 38 Central Park. Project includes a Zoning Map Amendment to rezone from R-2 to C-2, approved by City Council on 2/23/11; and a Use Variance for auto sales in the C-2 District.
Zoning District:	C-2 Community Center District
SEQR Action:	Unlisted
Type of Review:	Minor Site Plan
Enforcement:	Yes Re: Installation of a chainlink fence (Case #482325 issued 10/26/10).
Business Permit:	Yes (Also 2 nd Hand Dealer's License)
Contact Person:	Zina Lagonegro, Zina.Lagonegro@CityofRochester.gov , (585) 428-7054
#SP-XXX-10-11,	759 Park Ave. (Southeast Quadrant)
Applicant:	Stephen Gullace (Carmen Torchia, Torchia Engineering)
Description:	Construct 5-story, frame & masonry, 48-unit apartment building [(32) 1-BRs & (16) 2-BRs], which includes 1st floor interior parking for residents, and rear ancillary parking serving the Talmudic Institute. Includes rezoning to R-3; subdivision; Cert. of Appropriateness, Special Permit, & Variances.
Zoning District:	R-1 Low Density Residential/Park Ave. Preservation District
SEQR Action:	Type I (Substantially contiguous to a National Registered District)
Type of Review:	Major Site Plan
Enforcement:	N/A
Business Permit:	N/A
Contact Person:	Peter Siegrist, Peter.Siegrist@CityofRochester.gov , (585)-428-7238
#SP-XXX-10-11,	1680 N. Goodman St. (R-1) (Northeast Quadrant)
Applicant:	Scott Fisk, Pardi Architects
Description:	To establish use of a vehicle service station and a retail convenience store in a former public gas station.
Zoning District:	Low Density Residential (R-1)
SEQR Action:	Unlisted
Type of Review:	Minor Site Plan
Enforcement:	N&O # 449834 for vacant building
Business Permit:	Magnera's Service Ctr., cancelled 12/5/ 07
Contact Person:	TBD (Edward Steinberg, Ed.Steinberg@CityofRochester.gov (585) 428-6080)

SITE PLAN REVIEW
AGENDA
April 12, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP034-10-11,	1184 Emerson Ave.	(Northwest Quadrant)
Applicant:	Andy Drees, NH Architecture	
Description:	To construct a 12,000 sf, 1-story, masonry, multi-tenant, flex space building including a (16)-space parking lot with paving, drainage system, landscapng, and dumpster enclosure	
Zoning District:	M-1/Mt. Read-Emerson Urban Renewal District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	N/A	
Business Permit:	N/A	
SP-057-09-10,	11, 17, and 19 Alexander Street	(Southeast Quadrant)
Applicant:	Daniel Hooper	
Description:	To establish a tire sales and installation business in a vacant repair garage; includes vacant land parcels at 11 and 19 Alexander Street. (Application resubmitted from 6/25/10)	
Zoning District:	R-2	
SEQR Action:	Unlisted Action	
Site Plan Type:	Minor	
Enforcement:	Yes (old case)	
Business Permit:	None	
Contact Person:	Ed Steinberg, 585-428-6080	
#SP-XXX-10-11	301 Exchange Blvd.	(Southwest Quadrant)
Applicant:	Richard Rosen, Mark IV Construction	
Description:	To install a 6.5' x 8' unlit freestanding kiosk sign for Corn Hill Center	
Zoning District:	Center City- Riverfront District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	Yes	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov , (585) 428-6080)	

#SP-XXX-10-11	72 St. Paul St.	(Southwest Quadrant)
Applicant:	Richard Rosen, Mark IV Construction	
Description:	To install a double-sided, projecting, 30”W x 28’L, unlit, vinyl banner sign, aluminum framed, for “Warner Lofts”	
Zoning District:	Center City- Riverfront District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	Yes	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov , (585) 428-6080)	

SITE PLAN REVIEW
AGENDA
April 19, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-03X-10-11	242 W. Main Street (CCD-M/CAS-URD)	(Southwest Quadrant)
Applicant:	Jess Sudol, Passero Associates	
Description:	Redevelopment of former Josh Lofton High School, with offices & limited retail on 1 st & 2nd flrs; (22) 1-br & (2) 2-br lofts on 3rd & 4th flrs. Includes major interior & exterior renovations, (21) basement level parking spaces, covered roof area, & (12)-space parking lot.	
Zoning District:	Center City/Main St. (CCD-M)/Cascade Urban Renewal (CAS-URD)	
SEQR Action:	Type I	
Site Plan Type:	Major (Property is on National and State Registers)	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.gov, 585-428-6080)	
SP-036-10-11	37 Bittner St. (Also 230 & 234 Andrews St.)	(Southwest Quadrant)
Applicant:	Pawel Efraimov (Robert Monahan, Architect)	
Description:	Maintain use of 230 Andrews St. and 37 Bittner St. as ancillary parking lots, to serve 222 & 234 Andrews St.; install parking lot drainage improvements, 6' h decorative metal fence with gates (including for 234 Andrews St.), with landscaping & striping. (To use existing curb openings).	
Zoning District:	CCD-B	
SEQR Action:	Unlisted Action	
Site Plan Type:	Minor	
Enforcement:	None	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@City of Rochester.gov, 585-428-6080)	
SP-037-10-11	500 Avis Street (M-1)	(Northwest Quadrant)
Applicant:	Charles Battle, Battle Construction Co.	
Description:	Construct (1)-story, 13,000 sq. ft, L-shaped, addition to existing 24,365 sf bldg., with (14)-space rear parking lot (for Addison Precision)	
Zoning District:	M-1 Industrial	
SEQR Action:	Unlisted Action	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.gov, 585-428-6080)	

SITE PLAN REVIEW
AGENDA
May 17, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-041-10-11 687 Portland Ave.

(Northeast Quadrant)

Applicant: Greg Stahl
Description: To establish use of a portion of the building and site as vehicle repair and sales.
Zoning District: M-1 Industrial
SEQR Action: Unlisted
Site Plan Type: Minor
Enforcement: N/A
Business Permit: None on file
Contact Person: TBD (Ed.Steinberg@CityofRochester.Gov, Tel: (585) 428-6080)

SITE PLAN REVIEW
AGENDA
May 24, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-043-10-11	30 Belmont Street	(Southeast Quadrant)
Applicant:	Jeff Reddish	
	Description: To demolish a two-family dwelling and create a 20-space parking lot accessory to Jeremiah's Tavern at 1104 Monroe Avenue, with access across 16-18 Belmont Street.	
Zoning District:	R-2 Medium Density Residential	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	Renewal pending	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov, Tel: (585) 428-6080)	

SITE PLAN REVIEW
AGENDA
June 7, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-041-10-11	687 Portland Ave.	(Northeast Quadrant)
Applicant:	Greg Stahl	
Description:	Establish use of a portion of the building for vehicle repair and the front parking area for vehicle sales; also to maintain (3) indoor contractor storage spaces along south wall. No exterior alterations.	
Zoning District:	M-1 Industrial	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	None on file	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov , Tel: (585) 428-6080)	

SITE PLAN REVIEW
AGENDA
June 14, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-038-10-11	242 W. Main Street (CCD-M/CAS-URD)	(Southwest Quadrant)
Applicant:	Jess Sudol, Passero Associates	
Description:	Redevelopment of former Josh Lofton High School, with offices & limited retail on 1st & 2nd flrs; (22) 1-BR & (2) 2-BR lofts on 3rd & 4th flrs. Includes major interior & exterior renovations; basement level fitness center (3460 sf) & (21) parking spaces; covered roof area; & (12)-space outdoor parking lot.	
Zoning District:	Center City/Main St. (CCD-M)/Cascade Urban Renewal (CAS-URD)	
SEQR Action:	Type I	
Site Plan Type:	Major (Property is on National and State Registers)	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Jason Haremza (Jason.Haremza@CityofRochester.gov, 585-428-6080)	
#SP-XXX-10-11	3-9 Trinidad St., 15&29 Hebard St., & 000 N. Union St. (Northeast Quad.)	
Applicant:	City of Rochester (Contact: Tom Hack or Jeff Mroczek, D.E.S.)	
Description:	To develop additional ancillary parking (280 spaces total) by expanding the Rochester Public Market parking lot at 3-9 Trinidad St., and provide pedestrian/tram trail for use of Public Market patrons. Two phase project. Includes paving, decorative fencing, and landscaping.	
Zoning District:	Public Market Village (PMV)	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.gov, 585-428-6080)	

SITE PLAN REVIEW
AGENDA
June 21, 2011
10:00 AM City Hall Room 124B

NO MEETING HELD

NEW SITE PLAN REVIEW APPLICATIONS:

None

SITE PLAN REVIEW
AGENDA

June 28, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-045-10-11	353 Lexington Ave.	(Northwest Quadrant)
Applicant:	Al Marciano, Property Owner	
Description:	Establish use as a take-out Chinese restaurant in former auto repair facility; legalize interior and exterior alterations.	
Zoning District:	(DDP-URDS)	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Ed.Steinberg@CityofRochester.gov, (585)-428-6080	

SITE PLAN REVIEW
AGENDA

July 12, 2011
10:00 AM City Hall Room 124B
[Revised 7-1-11]

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-001-11-12	1369 Lyell Ave.	(Northwest Quadrant)
Applicant:	John Tachin	
Description:	To establish use of former bottle redemption center as an auto sales use; no interior or exterior alterations proposed.	
Zoning District:	C-2 Community Center District	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	Case #496188 6/27/11 (Operating car dealer without approvals)	
Business Permit:	To be required.	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.gov, (585)-428-6080)	
#SP-028-10-11,	1184 Emerson Ave. (Revised plan)	(Northwest Quadrant)
Applicant:	Dean Swan, Nina Development (NH Architecture)	
Description:	To construct a 10,609-13,261 sf, 1-story, decorative block, multi-tenant, flex space building on this vacant corner lot, including a (15)-space parking lot with paving, drainage system, landscaping, and outdoor refuse location. (Originally proposed on 3/22/11)	
Zoning District:	M-1/Mt. Read-Emerson Urban Renewal District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Zina Lagonegro (Zina.Lagonegro@CityofRochester.Gov), (585) 428-6080))	
#SP-057-09-10,	11, 17, and 19 Alexander St. (Revised)	(Southeast Quadrant)
Applicant:	Daniel Hooper	
Description:	To establish a tire sales and installation business in a vacant repair garage with vacant land parcels at 11 and 19 Alexander Street. Includes site landscaping and curbing. (Original application 6/25/10)	
Zoning District:	R-2	
SEQR Action:	Unlisted Action	
Site Plan Type:	Minor	
Enforcement:	Yes (old case)	
Business Permit:	To be required.	
Contact Person:	Edward Steinberg (Ed.Steinberg@CityofRochester.gov, (585)-428-6080)	

SITE PLAN REVIEW
AGENDA

July 19, 2011

[Revised 7/18/11]

10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

SP-002-11-12	495 Broad St. a/k/a 84-86 Litchfield St. CCD-C (Northwest Quadrant)
Applicant:	Ramon Reyes
Description:	To establish uses of outdoor vehicle sales, towing, and storage, with various site improvements; also to legalize/improve frame shed addition (siding & o/h door) for vehicle & tool storage.
Zoning District:	Center City - Cascade District
SEQR Action:	Unlisted
Site Plan Type:	Minor
Enforcement:	N&O #453733
Business Permit:	To be required.
Contact Person:	Ed.Steinberg@CityofRochester.gov, (585)-428-6080

SITE PLAN REVIEW
AGENDA

August 2, 2011
10:00 AM City Hall Room 124B
[Minor revisions 7/31/11]

NEW SITE PLAN REVIEW APPLICATIONS:

- | | | |
|----------------------|---|-----------------------------|
| #SP-003-11-12 | 419 & 427 Latta Rd. | (Northwest Quadrant) |
| Applicant: | Vincent DiRaimo/Jess Sudol, Passero Associates | |
| Description: | To construct three multi-family apartment buildings containing a total of 44 dwelling units ("Riverhouse Apartments") in a former lumber yard and staging area for the O'Rourke Bridge. Includes new utilities, landscaping, buffering, stormwater management, parking, and demolition of accessory buildings. | |
| Zoning District: | R-3 (Rezoned from R-1) | |
| SEQR Action: | Unlisted (New multi-family residences) | |
| Site Plan Type: | Minor | |
| Enforcement: | N/A | |
| Business Permit: | N/A | |
| Contact Person: | Zina.Lagonegro@CityofRochester.Gov, (585)-428-7054 | |
|
 | | |
| #SP-004-11-12 | 500 Joseph C. Wilson Blvd | (Southeast Quadrant) |
| Applicant: | John McCann, Project Mgr., University of Rochester | |
| Description: | To construct a 5-story, 148-bed, residence hall (presently unnamed), with common areas & seminar rooms, in front of the Wilder and Anderson Towers and the Sage Art Center, on Wilson Blvd.; includes reduced parking, underground tunnel connection to Wilder Hall, mechanical penthouse, detached chiller unit, emergency service access extensions, 34 replacement trees, and other site improvements. | |
| Zoning District: | IPD #10 Planned Development District | |
| SEQR Action: | Unlisted | |
| Site Plan Type: | Minor [Per IPD #10 I(2)a] (Wilson Blvd. development) | |
| Enforcement: | N/A | |
| Business Permit: | N/A | |
| Contact Person: | Tim.Raymond@CityofRochester.gov, (585)-428-7770 | |
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 | | |
| #SP-005-11-12 | 1170 Genesee St. (Valley Court Apt. Complex) | (Southwest Quadrant) |
| Applicant: | Jeffrey Smith (Woodstone Homes); Carl Hewings (Parrone Engineering) | |
| Description: | To redevelop the former Valley Court apartment complex; includes construction of (29) detached, single-family homes w/ attached garages (3 design types); with full street construction to serve as public r-o-w to these residences. | |
| Zoning District: | R-1 Low Density Residential District | |
| SEQR Action: | Unlisted | |
| Site Plan Type: | Minor (New construction on parcel > 1 acre) | |
| Enforcement: | N/A | |
| Business Permit: | N/A | |
| Contact Person: | TBD (Ed.Steinberg@CityofRochester.gov, (585)-428-6080) | |

#SP-006-11-12	2052 St. Paul St. North Ridge Church	(Northeast Quadrant)
Applicant:	Eric Schaaf, Marathon Engineering	
Description:	To modify a prior site plan approval (#SP-045-07-08) in order to construct 172 additional parking spaces, in 3 separate site locations, for a total of 433 spaces; for the North Baptist Church (auditorium capacity: 750). Includes front yard parking, and the former 2110 St Paul St.	
Zoning District:	R-1 Low Density Residential District	
SEQR Action:	Type I	
Site Plan Type:	Major (Substantially contiguous to park)	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Zina Lagonegro c/o Ed.Steinberg@CityofRochester.gov, (585)-428-6080	
#SP-007-11-12	1385 Culver Rd.	(Northeast Quadrant)
Applicant:	Scott Fiske, Pardi Architects	
Description:	To construct a 17' X 38' rear addition to serve as a third service bay, an expansion of a nonconforming auto repair use, also requiring site plan approval (#SP-002-08-09 voided for lack of completion); to use existing curb openings; includes a 4'h retaining wall on the Richland St. line.	
Zoning District:	R-1 Low Density Residential District	
SEQR Action:	Unlisted	
Site Plan Type:	Minor (Prior change from gas sales use to auto repair only, with expansion)	
Enforcement:	No open cases	
Business Permit:	Required. None issued.	
Contact Person:	Ed.Steinberg@CityofRochester.gov, (585)-428-6080	

SITE PLAN REVIEW
AGENDA

August 9, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-008-11-12	270 Park Ave. (Preservation District)	(Southeast Quadrant)
Applicant:	Monique Nole	
Description:	Change use from single family with home occupation to salon and gallery with one residential unit. No exterior changes proposed at this time. Issues for discussion: options for temporary signage, whether or not existing patio stones can be re-set without C of A, status of property line. Survey map shows the structure at 270 Park Avenue extends more than 2 feet onto 276 Park Avenue, a city-owned parcel. Trees located on 276 are impacting wires to 270; can these be removed without a C of A?	
Zoning District:	R-2/O-B (Medium Density Residential with Overlay Boutique)	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N/A	
Business Permit:	To be required	
Contact Person:	TBD (Jason.Haremza@CityofRochester.Gov, (585)-428-7054)	
#SP-004-11-12	500 Joseph C. Wilson Blvd	(Southeast Quadrant)
Applicant:	John McCann, Project Mgr., University of Rochester	
Description:	To construct a 5-story, 148-bed, residence hall (presently unnamed), with common areas & seminar rooms, in front of the Wilder and Anderson Towers and the Sage Art Center, on Wilson Blvd.; includes reduced parking, underground tunnel connection to Wilder Hall, mechanical penthouse, detached chiller unit, emergency service access extensions, 34 replacement trees, and other site improvements.	
Zoning District:	IPD #10 Planned Development District	
SEQR Action:	Unlisted	
Site Plan Type:	Minor [Per IPD #10 I(2)a] (Wilson Blvd. development)	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Tim.Raymond@CityofRochester.gov, (585)-428-7770)	

SITE PLAN REVIEW
AGENDA

August 16, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-009-11-12	114 South Avenue (Rochester Public Library) (Southwest Quadrant)
Applicant:	John Gavin, Custom Sign Center
Description:	Install an internally-lit projecting sign, 19"H x 36"W, reading 'Tim Hortons Café and Bake Shop' on the north wall of the Bausch & Lomb library building.
Zoning District:	CCD-Tower
SEQR Action:	Unlisted
Site Plan Type:	Minor
Enforcement:	N/A
Business Permit:	To be required
Contact Person:	Peter Siegrist (Peter.Siegrist@CityofRochester.Gov , (585)-428-7238)

SITE PLAN REVIEW
AGENDA

September 20, 2011
10:00 AM City Hall Room 124B

[Revised 9/19/11]

NEW SITE PLAN REVIEW APPLICATIONS:

- | | | |
|----------------------|---|-----------------------------|
| #SP-013-11-12 | 5, 7, & 11 Sigel St. | (Southeast Quadrant) |
| Applicant: | Anthony Pilato (Adam Freeman, LandTech) | |
| Description: | To establish use of existing vacant lots for 39 vehicle storage spaces, using existing and proposed paving, fencing, and drainage improvements. | |
| Zoning District: | C-2 Community Center District | |
| SEQR Action: | Unlisted | |
| Site Plan Type: | Minor | |
| Enforcement: | Case #493943, Unestablished use (opened 6/03/11) | |
| Business Permit: | N/A | |
| Contact Person: | TBD (Ed.Steinberg@CityofRochester.Gov) (585)-428-6080) | |
| | | |
| #SP-014-11-12 | 1500 S. Plymouth Ave. | (Southwest Quadrant) |
| Applicant: | Ted Zontelli/Costich Engineering | |
| Description: | To construct an 11-story student residence consisting of 70 units (170 bedrooms) with a 5300 sf restaurant with outdoor seating on the ground floor and a 3500 sf boat house on the river level. Also construct a single story 4000 sf credit union (separate building) with drive-through operation. Project includes associated landscaping improvements and legalization of existing unapproved surface parking on site. | |
| Zoning District: | Brooks Landing Urban Renewal District | |
| SEQR Action: | Unlisted | |
| Site Plan Type: | Major | |
| Enforcement: | N/A | |
| Business Permit: | N/A | |
| Contact Person: | Jason.Haremza@CityofRochester.Gov (585-428-7761) | |

SITE PLAN REVIEW
AGENDA

September 27, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-015-11-12	20, 24 Cliff St.	(Northwest Quadrant)
Applicant:	Kenton Osborne (Reza Hourmanesh)	
Description:	To change from paving contractor use to vehicle repair and sales, with (9) display spaces, associated landscaping, paving, and related site improvements.	
Zoning District:	C-2 Community Center District	
SEQR Action:	Unlisted	
Site Plan Type:	Minor	
Enforcement:	N& O #385980, issued 7/11/06;	
Business Permit:	To be required	
Contact Person:	TBD [Contact: Ed.Steinberg@CityofRochester.Gov (585-428-7761)]	

SITE PLAN REVIEW
AGENDA

October 4, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-016-11-12	26 Broadway (Inn on Broadway)	(Southeast Quadrant)
Applicant:	Robert Fallone (Anthony Bellomo, TYLin)	
Description:	To expand the Inn on Broadway hotel, constructing a 4-story, masonry addition with a new entrance, lobby, restaurant, bar, ballroom, and hotel rooms; also new accessory/valet parking, fencing, screening, and landscaping; includes properties at 40, 46, 52, 54-60, & 66 Broadway; & 414 E. Broad St.	
Zoning District:	CCD-E/SEL URD Center City/East End District/SE Loop Urban Renewal	
SEQR Action:	Type I (Contiguous to nationally registered property at 26 Broadway)	
Site Plan Type:	Major (Type I Action with Major Design Deviations)	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD [Contact: Ed.Steinberg@CityofRochester.Gov (585-428-6080)]	

SITE PLAN REVIEW
AGENDA

Tuesday, October 25, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-018-11-12	1687-1689 Dewey Ave.	(Northwest Quadrant)
Applicant:	Azzam Abuolba (Majed El Rayess, AIA)	
Description:	To change use from auto repair and sales to retail (grocery store); includes building, facade, and parking lot alterations.	
Zoning District:	M-1 District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan	
Enforcement:	No open cases	
Business Permit:	To be required.	
Contact Person:	TBD (Jason.Haremza@CityofRochester.Gov), (585) 428-7761))	

SITE PLAN REVIEW
AGENDA

Tuesday, November 1, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-017-11-12	523 Culver Rd.	(Southeast Quadrant)
Applicant:	Art Pitt, Al Sigl Center, for Medical Motor Services	
Description:	To establish use of the property as a vehicle storage use, for minibuses and minivans for Medical Motor Services; to include one fueling station with above ground storage tank, and minor site alterations.	
Zoning District:	M-1 District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov), (585) 428-6080))	
#SP-015-11-12	20, 24 Cliff St.	(Northwest Quadrant)
Applicant:	Kenton Osborne (Reza Hourmanesh)	
Description:	To change from paving contractor to vehicle repair and sales use, with six display spaces and four repair spaces, associated landscaping and paving improvements.	
Zoning District:	C-2 Community Center District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	To be required	
Contact Person:	TBD [Ed.Steinberg@CityofRochester.Gov (585-428-7761)]	

SITE PLAN REVIEW
AGENDA

Tuesday, November 8, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-020-11-12	180 Raines Pk. (Nazareth Hall)	(Northwest Quadrant)
Applicant:	Joseph Munno, Principal, UPrep Charter School (Ed Martin, LandTech)	
Description:	To construct a 75' x 97', 3-story addition to the existing charter school, with expanded parking. Includes demolition of an attached frame residential dwelling and detached garage on Augustine Street.	
Zoning District:	R-1 Low Density Residential District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov), (585) 428-6080))	

SITE PLAN REVIEW
AGENDA

Tuesday, November 15, 2011
10:00 AM City Hall Room 124B
[Revised 11/15/11*]

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-022-11-12	560-566 River St.	(Northwest Quadrant)
Applicant:	MRA Architecture, P.C. (Martin Rose, R.A., A.I.A.)	
Description:	To construct a wooden, detached, above-water, 65' x 20', uncovered deck over the existing boat launch to expand the dining area for Pelican's Restaurant.	
Zoning District:	H-V Harbortown Village District	
SEQR Action:	Type I (Genesee River bank)*	
Type:	Major Site Plan Approval*	
Enforcement:	N/A	
Business Permit:	Expired	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov), (585) 428-6080))	

PROJECTS THAT NEED COMMITTEE CONSULTATION:

NONE

OTHER BUSINESS:

NONE

SITE PLAN REVIEW
AGENDA

Tuesday, November 22, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-021-11-12	7, 13, & 25 Cataract St.; 32 Platt St.	(Northeast Quadrant)
Applicant:	Mark Minunni, High Falls Brewery	
Description:	To redevelop vacant warehouse at 25 Cataract as a brewery visitors center/museum/restaurant with outdoor seating. Demolish existing structures at 13 Cataract to construct surface parking which will be combined with existing surface parking at 7 Cataract for a total of 108 parking spaces. Minor site improvements at 32 Platt. All structures are Designated Buildings of Historic Value (DBHV).	
Zoning District:	CCD-R / UPF-UR	
SEQR Action:	Type I	
Type:	Major Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov), (585) 428-6080))	
#SP-023-11-12	371 Whitney St.	(Northwest Quadrant)
Applicant:	Harry Coates, Owner (Joseph Ardieta, P.E., Vanguard Engineering)	
Description:	To construct a two-bay, 65' x 45' x 25'h, large vehicle repair facility for bus repairs and collision work; includes grading, paving, and landscaping.	
Zoning District:	M-1 Industrial District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	TBD (Ed.Steinberg@CityofRochester.Gov), (585) 428-6080)	
#SP-024-11-12	284 Allen St.	(Southwest Quadrant)
Applicant:	Louis Ferrari, Owner	
Description:	To modify Site Plan #SP-030-07-08, approving the establishment of a daycare center on the 1st & 2nd floors (originally included 1 apt. and 1 storage area also; all uses changed to daycare in 2010), various site improvements including front façade changes, an outdoor play area, fencing, landscaping, and two ancillary parking lots at 280 (9 spaces) & 292 Allen St. (7 spaces).	
Zoning District:	Center City Cascade (CCD-C) District	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	C of O – Day Care Use	
Business Permit:	N/A	
Contact Person:	Ed.Steinberg@CityofRochester.Gov, (585) 428-6080))	

SITE PLAN REVIEW
AGENDA

Tuesday, December 6, 2011
10:00 AM City Hall Room 124B

NEW SITE PLAN REVIEW APPLICATIONS:

#SP-025-11-12	414 Lexington Ave.	(Northwest Quadrant)
Applicant:	Karen Staertow, Providence Housing	
Description:	Change use of existing school, convent & rectory to 35 apartments; change use of church to community center; interior alterations only to all buildings; demolish portion of existing garage and site alterations. Designated Buildings of Historic Value (DBHVs).	
Zoning District:	R-1	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Tim.Raymond@CityofRochester.Gov, (585) 428-7770	
#SP-026-11-12	68 Chestnut St.	(Southwest Quadrant)
Applicant:	Matthew Oates, Benderson Development	
Description:	To expand existing, ancillary, corner parking lot used by HSBC tower building, requiring abandonment of former James St. R-O-W.	
Zoning District:	CCD-T	
SEQR Action:	Unlisted	
Type:	Minor Site Plan Approval	
Enforcement:	N/A	
Business Permit:	N/A	
Contact Person:	Jason. Haremza@CityofRochester.Gov, (585) 428-7761	