

Site Plan Review Agenda

Date: March 29, 2022
Time: 10:00 a.m. – 12:00 p.m.
Location: To be conducted virtually via zoom

New Applications (3)

1	File Number	SP-030-21-22
	Applicant	Jim Senger, Rochester Housing Authority
	Address	600, 530-550 Glenwood Av, 295 Santee St, 22, 30 Kestrel St, 98, 102, and 104 Robin St
	Zoning	R-1 Low-Density Residential District
	Description	To 1) reconfigure the off-street parking lot at Kestrel and Santee St by removing spaces located in the right-of-way, revising the traffic pattern, dedicating an emergency vehicle turnaround, and installing fencing and gates; to 2) reconfigure the off-street parking lot at Robin St and Glenwood Av by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates; and 3) reconfigure the off-street parking lot at Merlin St by removing spaces located in the right-of-way, expanding the parking area, and installing fencing and gates.
	Type	Minor
	Review Requirement	120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173.
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)
	Enforcement	Yes
	SEQR	Unlisted
2	Contact	Anna Keller, anna.keller@cityofrochester.gov
	File Number	SP-031-21-22
	Applicant	Wanda Perez-Brundage, Academy of Health Sciences Charter School
	Address	1151 Ridgeway Av
	Zoning	M-1 Industrial
	Description	To renovate a vacant 47,623 square foot, one-story building from a bowling alley to an intermediate charter school on a 4.17 acre site. Work scope includes improved accessibility and egresses off Ridgeway Av and the reconfiguration of the off-street parking area to include a bus loading zone.
	Type	Minor
	Review Requirement	120-191D(3)(a)[5] Parking lots over 10 spaces that do not meet the requirements for parking lots in § 120-173.
	Quadrant	Northwest
	Enforcement	Yes
3	SEQR	Unlisted
	Contact	Anna Keller, anna.keller@cityofrochester.gov
	File Number	SP-032-21-22
	Applicant	Dan Compitello, Windsor Trace LLC
	Address	135 University Av
	Zoning	CCD-GR / Preservation District
	Description	To install a 4 ft. ht. fence, 28 inches from grade and setback approximately 6 ft. from the front façade.
	Type	Minor
	Review Requirement	120-191D(3)(a)[2] Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.
	Quadrant	Southwest
	Enforcement	Yes

SEQR	Unlisted
Contact	Anna Keller, anna.keller@cityofrochester.gov

Project Updates (13)

4	File Number: SP-023-21-22 Applicant: Angelo Ingrassia, Roc Goodman LLC Address: 1100, 1110, 1114, 1118, 1120, and 1122 S Goodman St Zoning: PDD Planned Development District No. 21 – The Vistas at Highland Description: To construct two, four-story, 15,000 square foot buildings, three new parking areas, reconfigure other parking areas, and to reconfigure Campus Dr. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov
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5	File Number: SP-022-21-22 Applicant: Seth Eshelman Address: 29 Averill Av Zoning: R-2 Medium Density Residential District Description: To construct a three-story, pre-fabricated, wood-frame, single family dwelling on a vacant residential lot. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Matthew Simonis, matthew.simonis@cityofrochester.gov
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6	File Number: SP-020-21-22 Applicant: Premier Metal Group, LLC Address: 11 Cairn St Zoning: M-1 Industrial District Description: To construct a one-story, 12,250 square foot building with two loading bays, a recessed loading dock, and a 13 space parking lot to serve the metal scrapping/reclamation business. Type: Major Quadrant: Southwest Enforcement: No SEQR: Type 1 Contact: Kate Powers, katherine.powers@cityofrochester.gov
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7	File Number: SP-019-21-22 Applicant: Jennifer Higgins, Home Leasing Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspon St, 257, 263 Garson Av, 299-303, and 305 Webster Av Zoning: R-2 Medium Density Residential District Description: To construct five multifamily buildings on five proposed lots. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov
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8	<p>File Number: SP-016-21-22</p> <p>Applicant: Eugenio Marlin, Ibero-American Development Corporation</p> <p>Address: 101-113 Franklin St, 106 Pleasant St, 317, and 325 Andrews St</p> <p>Zoning: CCD-B Center City Base District</p> <p>Description: To construct a six-story, 14,800 square foot, mixed-use building with a 36-space parking area. When completed the building will offer 76 dwelling units and 2,810 square feet of commercial space. Work scope includes a new curb cut and the resubdivision of the subject properties.</p> <p>Type: Major</p> <p>Quadrant: Southwest</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
9	<p>File Number: SP-015-21-22</p> <p>Applicant: Kimberlie Burkhart, Landsman Real Estate Services, Inc.</p> <p>Address: 676, 720, and 744 N Clinton Av</p> <p>Zoning: R-2 Medium Density Residential</p> <p>Description: To demolish four townhouse buildings (29 total dwelling units) and to construct a four-story, 54,829 square foot, 30-unit, multifamily building with one 20-space parking area and one 24-space parking area. Work scope includes the abandonment of two public right of ways, Albow Pl and Selling St and the resubdivision of the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Marcia Barry, marcia.barry@cityofrochester.gov</p>
10	<p>File Number: SP-012-21-22</p> <p>Applicant: John Cooper, Rochester Storage QOZ, LLC</p> <p>Address: 242, 246 Ormond St, and 3 Leopold St</p> <p>Zoning: M-1 Industrial District</p> <p>Description: To establish a self-service storage operation consisting of 130 containers to be used as individual storage units and to be placed on the project site (not within a fully enclosed building). Proposal includes resubdividing the subject properties.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p> <p>Contact: Anna Keller, anna.keller@cityofrochester.gov</p>
11	<p>File Number: SP-011-21-22</p> <p>Applicant: Gillian Conde, DePaul Properties</p> <p>Address: 536 Central Av, 365 North St, 115, and 141 Portland Av</p> <p>Zoning: M-1 Industrial, C-2 Community Center, and R-3 High Density Residential</p> <p>Description: To construct a three-story, 41,435 square foot, 30-unit multifamily dwelling with a 27-space off-street parking lot at 536 Central Av. To construct a two-story, 4,793 square foot, commercial building with 25-space off-street parking lot at 365 North St, and to construct a three-story, mixed-use building with 40 dwelling units and a 33-space off-street parking lot at 115 and 141 Portland Av.</p> <p>Type: Minor</p> <p>Quadrant: Northeast</p> <p>Enforcement: No</p> <p>SEQR: Unlisted</p>

	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov
12	File Number: SP-010-21-22 Applicant: Trish Rissone, ESL Federal Credit Union Address: 786 N Goodman St Zoning: C-2 Community Center Description: To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 36-space parking lot. Work scope includes demolition of a one-story, 1,806 square foot commercial building. Type: Minor Quadrant: Southeast Enforcement: Yes SEQR: Unlisted Contact: Marcia Barry, marcia.barry@cityofrochester.gov	
13	File Number: SP-005-21-22 Applicant: Michael Slusser, Key Performance PM Address: 17, 19 Harwood St, and 954 Monroe Av Zoning: R-2 Medium Density Residential and C-1 Neighborhood Center Description: To construct a 23-space ancillary parking lot at 17 and 19 Harwood St and a 19-space ancillary parking lot at 954 Monroe Av (42 spaces total) to serve the seven buildings at 17 and 19 Harwood St and 954, 962, 970, 976-982, 984-990 Monroe Av. Work scope includes demolition of an approximately 3,500 square foot garage at 17 Harwood St and resubdivision of 17 and 19 Harwood St. Type: Minor Quadrant: Southeast Enforcement: No SEQR: Unlisted Contact: Kate Powers, katherine.powers@cityofrochester.gov	
14	File Number: SP-003-21-22 Applicant: Ralph A. DiTucci Address: 1201 Elmwood Av Zoning: PD #18 - 1201 Elmwood Av Description: To install private roadways in order to facilitate future development within PD #18, including connections to a proposed development on the Town of Brighton portion of the site, and a new private road connection to Science Parkway across 330 Science Parkway. The proposal includes +/- 17 parking spaces and additional improvements such as curbing, sidewalks, crosswalks, driveways, and lighting. Type: Minor Quadrant: Southwest Enforcement: No SEQR: Unlisted Contact: Anna Keller, anna.keller@cityofrochester.gov	
15	File Number: SP-001-21-22 Applicant: Mike McCracken, Hospitality Syracuse Address: 1737 Mount Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd Zoning: C-2 Community Center District, R-1 Low Density Residential District Description: To construct a one story +/- 2,000 square foot, two lane drive-through restaurant and a 32 space parking lot. The proposal includes the rezoning of 20 Elmerston Rd, and 35 Shelbourne Rd from R-1 to C-2, and the demolition of a 4,300 square foot commercial building and a 1,470 square foot single family dwelling. Type: Major	

	Quadrant:	Southwest
	SEQR:	Unlisted
	Contact:	Marcia Barry, marcia.barry@cityofrochester.gov

16	File Number:	SP-008-19-20
	Applicant:	Erik Grimm, Suburban Disposal
	Address:	200 Ferrano St
	Zoning:	M-1 Industrial District
	Description:	Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700 square foot, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 square foot warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.
	Type:	Major
	Quadrant:	Northwest
	Contact:	Anna Keller, anna.keller@cityofrochester.gov