



Project Review Committee (PRC)  
Agenda

Date: Wednesday, April 27, 2022  
Time: 4:00 p.m.  
Location: City Hall, NBD Commissioner's Conference Room  
30 Church St. Rm. 223-B  
Rochester, NY 14614

Case Number:	1
File Number:	SP-001-21-22
Case Type:	Major Site Plan Review
Address:	1737 Mt Hope Av, 20 Elmerston Rd, and 35 Shelbourne Rd
Zoning:	C-2 Community Center District
Quadrant	Southwest
Applicant:	Mike McCracken, Hospitality Syracuse
Request:	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.
Review Requirement:	120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter; 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter; 120-191D(3)(b)[2] Prior to demolition, any site preparation, development or redevelopment where demolition is proposed in the C-1, C-2, and Village Center Districts; 120-191D(3)(b)[3][d] Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including: drive-through facilities and uses.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Marcia Barry, <a href="mailto:siteplanreview@cityofrochester.gov">siteplanreview@cityofrochester.gov</a>

Case Number:	2
File Number:	SP-012-21-22
Case Type:	Minor Site Plan Review
Address:	242, 246 Ormond St, and 3 Leopold St
Zoning:	M-1 Industrial District
Quadrant	Northeast
Applicant:	John Cooper, Rochester Storage QOZ, LLC
Request:	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.
Review Requirement:	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.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Anna Keller, <a href="mailto:siteplanreview@cityofrochester.gov">siteplanreview@cityofrochester.gov</a>

Case Number:	3
File Number:	SP-033-21-22
Case Type:	Major Site Plan Review
Address:	99, 102, 119-125, 129-131, 133, 139, 141 W Main St, 10, 16 S Washington St, and 19-29 S Plymouth Av
Zoning:	CCD-M Center City Main Street District
Quadrant	Southwest
Applicant:	David Gleghorn, H.E.L.P. Development Corporation
Request:	To construct a 191,000 sq. ft., five-story, mixed use building (161 residential units plus tenant amenity space and 3,271 sq. ft. of commercial space) with 102 below grade parking spaces. The project site is comprised of 10 parcels that are proposed to be combined into one lot with a total area of 1.16 acres. Work scope includes the closure of three curb cuts, the creation of one curb cut, and the abandonment of the Melvin Al and Scott Al rights-of-way.
Review Requirement:	120-191D(3)(c)[2] Applications in the CCD that include major deviations from the design criteria.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Anna Keller, <a href="mailto:siteplanreview@cityofrochester.gov">siteplanreview@cityofrochester.gov</a>

Case Number:	4
File Number:	SP-020-21-22
Case Type:	Major Site Plan Review
Address:	11 Cairn St
Zoning:	M-1 Industrial District
Quadrant	Southwest
Applicant:	Premier Metal Group, LLC
Request:	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.
Review Requirement:	120-191D(3)(c)[1]All Type I actions as identified in § 48-4 of the City Code, excluding applications requiring certificates of appropriateness.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Kate Powers, <a href="mailto:siteplanreview@cityofrochester.gov">siteplanreview@cityofrochester.gov</a>

Case Number:	5
File Number:	SP-010-21-22
Case Type:	Major Site Plan Review
Address:	786 N Goodman St
Zoning:	C-2 Community Center
Quadrant	Southeast
Applicant:	Trish Rissone, ESL Federal Credit Union
Request:	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.
Review Requirement:	120-191D(3)(c)[4]Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Anna Keller, <a href="mailto:siteplanreview@cityofrochester.gov">siteplanreview@cityofrochester.gov</a>