

# Site Plan Review Agenda

Date: 24 January 2023  
 Time: 10:00 a.m. – 12:00 p.m.  
 Location: Conference Room 223B and optional zoom  
 List: B

## New Applications (14):

1	File Number:	S-003-21-22	Start Date: 8/31/2021
	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:	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>	

2	File Number	SP-008-21-22	Start Date: 10/12/21
	Applicant	Chris Wightman, Mer-Win Auto Service	
	Address	218, 222, and 226 Merchants Rd	
	Zoning	C-2 Community Center District and R-1 Low-Density Residential District	
	Description	To construct a 2,400 square foot addition to an existing 1,334 square foot vehicle service station. Work scope includes the creation of a 17-space parking lot, widening an existing curb cut, and removing another existing curb cut. Rezoning 222 and 226 Merchants Rd from R-1 to C-2 is also proposed.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>	

3	File Number:	SP-022-21-22	Start Date: 3/1/2022
	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:	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>	

4	File Number	SP-026-21-22	Start Date: 3/15/2022
	Applicant	George and Margo Novak	
	Address	99-105 Harvard St and 304-306 S Goodman St	
	Zoning	R-2 Medium Density Residential District	
	Description	To demolish a designated building of historic value and to construct a seven-space, off-street parking lot in its place.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>		

5	File Number	SP-030-21-22	Start Date: 3/29/2022
	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	
	Quadrant	Northeast (2120 St Paul St) and Southwest (35 Luther Cr)	
	Enforcement	Yes	
	SEQR	Unlisted	
Contact	Diamond Howard, <a href="mailto:diamond.howard@cityofrochester.gov">diamond.howard@cityofrochester.gov</a>		

6	File Number	SP-032-21-22	START DATE: 5/9/2022
	Applicant	Liberty Restaurants Holdings (Popeyes)	
	Address	770 E Main St	
	Zoning	Marketview Heights Urban Renewal District / C-2 Community Center District	
	Description	To construct a single-story, 2,124 square foot restaurant with a drive-through on vacant commercial land. Work scope includes eliminating one existing curb cut and the creation of three new curb openings.	
	Type	Major	
	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.	
	Quadrant	Southeast	
	Enforcement	No	
SEQR	Unlisted		
Contact	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>		

7	File Number	SP-002-22-23	Start Date: 8/2/2022
	Applicant	Justin Dollard, University of Rochester	
	Address	260 Crittenden Blvd. and 487 Elmwood Avenue	
	Zoning	PD #10 University of Rochester	
	Description	Multiphase 585,000 sf expansion of the ED and inpatient rooms. Project includes Phase 1A – 4 story building and oxygen storage expansion; Phase 1B – parking garage; and Phase 2 – 5 story addition for a total of 9 stories.	
	Type	Major	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Type 1 NYCRR Part 617.4(b)(6)(vi)	
Contact	Dennis Oke, <a href="mailto:Dennis.Oke@cityofrochester.gov">Dennis.Oke@cityofrochester.gov</a>		

8	File Number	SP-002-22-23	Start Date: 8/23/2022
	Applicant	Tim Crilly, Park Grove Realty	
	Address	1545 East Avenue	
	Zoning	R-3	
	Description	To construct an approximately 9,000 square foot, three-story, five-unit residential building and associated parking lot roughly 40 feet east of the Chapin-Rosenberg House, a designated Local Landmark.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>		

9	File Number:	SP-007-22-23	Start Date: 10/25/2022
	Applicant:	Peter Landers, A50EB, LLC	
	Address:	24 and 36-38 Graves Street and 47-59 E. Main Street	
	Zoning:	CCD-R	
	Description:	To convert six existing parallel parking spaces along the east side of 24 Graves Street to fourteen perpendicular parking spaces to serve 36-38 Graves Street. Project includes installation of three parallel parking spaces along the east side of the Graves Street right-of-way (ROW) between Race Street and East Main Street.	
	Type:	Major	
	Quadrant:	Southeast	
	Enforcement:	No	
	SEQR:	Type 1 48-4B(1)(a) + (2)(h)	
Contact:	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>		

10	File Number	S-010-22-23	Start Date: 11/22/2022
	Applicant	Chris West	
	Address	20 Windsor St	
	Zoning	CCD-G	
	Description	Renovation of existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 48-5B(19)	
Contact	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>		

11	File Number	S-011-22-23	Start Date: 11/22/2022
	Applicant	David Zmuda, GM Rochester Operations	
	Address	1000 Lexington Avenue	
	Zoning	M-1	
	Description	Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slope rip-rap system.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	2, 48-5B(16)	
Contact	Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a>		

12	File Number	S-012-22-23	Start Date: 12/06/2022
	Applicant	Rich LeFrois	
	Address	110 Science Prkwy	
	Zoning	PD#7	
	Description	Construct an approximately 3,490 sf addition to the existing approximately 20,625 existing structure including reconfiguration of parking and four additional parking spaces and relocated dumpster enclosure.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2, 617.5(c)(9)	
Contact	Diamond Howard, <a href="mailto:diamond.howard@cityofrochester.gov">diamond.howard@cityofrochester.gov</a>		

13	File Number	SP-013-22-23	Start Date: 1/10/2023
	Applicant	Steve Gibbs	
	Address	118 Petten Street	
	Zoning	H-V Harbortown Village District	
	Description	To construct a 125'x80'x20' office/workshop building	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	SEQR	Type 1, 45-4B(1)(a) & 45-4B(2)(a) or (b)	
Contact	Linda Taylor-Newton, <a href="mailto:linda.taylor-newton@cityofrochester.gov">linda.taylor-newton@cityofrochester.gov</a>		

14	File Number	SP-014-22-23	Start Date: 1/10/2023
	Applicant	Rochester Housing Authority	
	Address	100 Fernwood Avenue (Rosewood Estates)	
	Zoning	M-1	
	Description	A mixed use development including commercial, multifamily and single family uses. Phase I includes new construction of a +/- 20,355 sf (footprint), 4-story building with 65 residential units, and +/- 8,500 SF public library. The SPR is for the overall concept plan and Phase I only. Phase II includes future single family residential development.	
	Type	Minor	
	Quadrant	Northeast	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Linda Taylor-Newton, Linda.Taylor-Newton@cityofRochester.gov	

END OF AGENDA