

# Site Plan Review Agenda

Date: 31 January 2023  
 Time: 10:00 a.m. – 12:00 p.m.  
 Location: Conference Room 223B and optional zoom  
 List: A

## Project Updates (10):

1	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	0 Rockwood St (south of 78 Rockwood between Rockwood and East Ave.)	
	Zoning	M-1	
	Description	Construction of an approximately 2300sf chipotle restaurant with a drive-up window and associated site improvements including lighting, landscaping, parking and utilities. (new site)	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2, 6 CRR-NY 617.5 (c) (9)	
	Contact	Melissa Phillips, <a href="mailto:Melissa.Phillips@cityofrochester.gov">Melissa.Phillips@cityofrochester.gov</a>	

2	File Number	SP-009-22-23	Start Date: 11/15/2022
	Applicant	Mark Siwec	
	Address	51-55, 59 Windsor St.	
	Zoning	CCD-GR	
	Description	Legalization of a parking lot and an outdoor enclosure for storing refuse	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>		

3	File Number:	SP-012-21-22	Start Date: 11/23/2012
	Applicant:	John Cooper, Rochester Storage QOZ, LLC	
	Address:	242, 246 Ormond St, and 3 Leopold St	
	Zoning:	M-1 Industrial District	
	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.	
	Type:	Minor	
	Quadrant:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>	

4	<p>File Number: SP-019-21-22          Applicant: Jennifer Higgins, Home Leasing          Address: 639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamspen 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: Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a></p>	START DATE: 12/21/2021
5	<p>File Number: SP-022-20-21          Applicant: Sabrina Pernalette, Store Space          Address: 14 Railroad St          Zoning: PMV Public Market Village District          Description: Construct a three story 46,856 square foot self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.          Type: Major          Quadrant: Southeast          Enforcement: No          SEQR: Unlisted          Contact: Melissa Phillips, <a href="mailto:Melissa.Phillips@cityofrochester.gov">Melissa.Phillips@cityofrochester.gov</a></p>	Start Date: 2/16/2021
6	<p>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: Roseanne Khaleel, <a href="mailto:Roseanne.Khaleel@cityofrochester.gov">Roseanne.Khaleel@cityofrochester.gov</a></p>	Start Date: 12/21/2021
7	<p>File Number: SP-027-21-22          Applicant: Shawn Burr, Rochester Housing Authority          Address: 2120 St Paul St and 35 Luther Cr          Zoning: R-1 Low-Density Residential District          Description: 2120 St Paul St: To demolish an 8,300 square foot, 2.5 story multifamily dwelling (8 units) and to construct an 18,530 square foot, 4 story multifamily dwelling (15 units). Site improvements include new utility services to the proposed building, emergency vehicle accommodations, and off-street parking modifications. 35 Luther Cir: To construct three building additions (667, 483, and 347 square feet) to the existing townhouses (44 units). Site improvements include off-street parking modifications.          Review Requirement: 120-191D3(a)[14] New construction of multifamily dwellings.          Type: Minor          Quadrant: Northeast          Enforcement: Yes          SEQR: Unlisted          Contact: Melissa Phillips, <a href="mailto:Melissa.Phillips@cityofrochester.gov">Melissa.Phillips@cityofrochester.gov</a></p>	Start Date 3/15/2022

8	File Number	SP-035-21-22	Start Date: 6/20/2022
	Applicant	Karl Schyuler (Taylor)	
	Address	651 N. Plymouth Ave. (Zweigle's)	
	Zoning	M-1	
	Description	A multi-phase project to construct additions to an existing manufacturing facility (Zweigle's). Phase 1 completed in 2019. Phase 2 includes 8,593 sf of additional floor space; demolition of the existing residential property at 368 Verona Street; resubdivision of 651 N. Plymouth Ave. and 368 Verona Street; and redevelopment of the parking lot at 618 N. Plymouth St. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>		

9	File Number	SP-001-22-23	Start Date: 8/2/2022
	Applicant	Deborah Hughes, The National Susan B. Anthony Museum	
	Address	505 & 511 Brown St and 11, 12, 19, 25, 33, 54, & 130 Jefferson Av (filed under 33 Jefferson Ave.)	
	Zoning	R-2	
	Description	To construct a multiphase project including an approximately 24,000 square foot two-story Interpretive Center for the Susan B Anthony Museum and House at the corner of Brown Street and Jefferson Avenue; a staff ancillary parking lot at 12 Jefferson Av; a visitor ancillary parking lot at 54 Jefferson Av; pedestrian improvements on Jefferson Av; and roadway modifications to Rossenbach Pl.	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	Unlisted	
Contact	Roseanne Khaleel, <a href="mailto:Roseanne.khaleel@cityofrochester.gov">Roseanne.khaleel@cityofrochester.gov</a>		

10	File Number	SP-004-22-23	Start Date: 8/16/2022
	Applicant	Reza Hourmanesh- Architect	
	Address	380 Park Ave	
	Zoning	C-1	
	Description	Redevelop existing vacant service station including removal/replacement of tanks, pumps and canopies; elimination of auto repair bays and conversion to a convenience store; and resurfacing of parcel	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	TBD	
	SEQR	2, 6 CRR-NY 617.5 (c) (2) & (9)	
Contact	Dennis Oke, <a href="mailto:dennis.oke@cityofrochester.gov">dennis.oke@cityofrochester.gov</a>		

END OF AGENDA