

# Site Plan Review Agenda

Date: 21 February 2023  
 Time: 10:00 a.m. – 12:00 p.m.  
 Location: Conference Room 223B and optional zoom  
 List: B

## Project Updates (13):

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 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>   |                       |

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| 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>   |                      |

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| 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> |                      |

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| 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> |  |                       |

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| 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> |   |                       |

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| 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> |  |                      |

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| 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> |   |                      |

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| 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 | Dennis Oke, <a href="mailto:Dennis.Oke@CityofRochester.gov">Dennis.Oke@CityofRochester.gov</a> |  |                       |

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| 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> |   |                        |

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| 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> |   |                        |

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| 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> |   |                        |

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| 12      | 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> |  |                       |

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| 13      | 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, <a href="mailto:Linda.Taylor-Newton@cityofRochester.gov">Linda.Taylor-Newton@cityofRochester.gov</a> |  |                       |

END OF AGENDA