

Site Plan Review Agenda

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

New Projects (0):

Project Updates (12):

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:	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

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	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

Site Plan Review Agenda

21 March 2023

Page 2

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:	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

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	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

5	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	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

6	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, Dennis.Oke@CityofRochester.gov	

7	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:	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov	

8	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, dennis.oke@cityofrochester.gov	

9	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	<i>Matthew Simonis, Matthew.Simonis@CityofRochester.Gov</i>	

10	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, linda.taylor-newton@cityofrochester.gov	

11	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	

12	File Number	SP-017-22-23	Start Date: 03/07/2023
	Applicant	Adam Driscoll (Home Leasing)	
	Address	216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street	
	Zoning	CCD-M	
	Description	To rehabilitate 216-218,220-222, 224-226 East Main Street and 5-7 North Clinton Street. With first floor commercial and upper floors residential use. The project includes interior and exterior rehabilitation	
	Type	Minor	
	Quadrant	Southwest	
	Enforcement	No	
	SEQR	2	
Contact	Wes Grooms, Wes.Grooms@cityofrochester.gov		

END OF AGENDA