

Site Plan Review Agenda

Date: **11 April 2023**
 Time: 10:00 a.m. – 12:00 p.m.
 Location: Conference Room 223B and optional zoom
 List: A

New Projects (2):

1	File Number	SP-019-22-23	Start Date: 4/11/2023
	Applicant	Don Apfel	
	Address	399 Gregory Street	
	Zoning	C-2/CCD District	
	Description	To expand an existing parking lot from 16 parking spaces to 34 parking spacing. This parking lot sits next to a 385 Gregory Street a property listed on the National and State Historic Register.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	SEQR	2	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

2	File Number	SP-020-22-23	Start Date: 04/11/2023
	Applicant	Rex Cameron	
	Address	1196 Portland Avenue	
	Zoning	C-2	
	Description	To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new (24"x72') canopy. The instillation of a split 20K/5K gallon tank with new product lines, pumps and all fuel assets.	
	Type	Minor	
	Quadrant		
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

Project Updates (11):

3	File Number	SP-008-22-23	Start Date: 11/15/2022
	Applicant	Angelo Ingrassia	
	Address	AKA (2000 East Ave) 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, Melissa.Phillips@cityofrochester.gov	

4	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	4	
	Enforcement	No	
	SEQR	Unlisted	
	Contact	Dennis Oke, dennis.oke@cityofrochester.gov	

5	File Number:	SP-012-21-22	Start Date: 11/23/2022
	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, dennis.oke@cityofrochester.gov	

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6	File Number:	SP-019-21-22	START DATE: 12/21/2021
	Applicant:	Jennifer Higgins, Home Leasing	
	Address:	639 Bay St, 430 Garson Av, 263 Grand Av, 12, 16, Lamson St, 257, 263 Garson Av 299-303, and 305 Webster Ave (AKA Beechwood)	
	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:	Matthew Simonis, Matthew Simonis@CityofRochester.Gov	

7	File Number:	SP-022-20-21	Start Date: 2/16/2021
	Applicant:	Sabrina Pernalete, 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:	Northeast	
	Enforcement:	No	
	SEQR:	Unlisted	
	Contact:	Melissa Phillips, Melissa.Phillips@cityofrochester.gov	

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, dennis.oke@cityofrochester.gov	

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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	Matthew Simonis, Matthew Simonis@CityofRochester.Gov		

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, dennis.oke@cityofrochester.gov		

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11	File Number	SP-016-22-23	Start Date: 02/14/2023
	Applicant	Charles Nadler	
	Address	655 and 667 South Goodman Street and 9 Karges Place	
	Zoning	C-2	
	Description	TO CONSTRUCT A SINGLE STORY APPROX. 1800 SF RESTAURANT/CAFE WITH ACCESSORY DRIVE THROUGH AND 19 PARKING SPACES. PROJECT INCLUDES RESUBDIVISION OF 667 S. GOODMAN WITH 655 S. GOODMAN AND 9 KARGES PL.	
	Type	Minor	
	Quadrant	Southeast	
	Enforcement	No	
	Contact	Phillips, Melissa, Melissa.Phillips@cityofrochester.gov	

12	File Number	SP-018-22-23	Start Date: 03/28/23
	Applicant	Erik Grimm Suburban Disposal Group	
	Address	1525 Lyell Avenue	
	Zoning	PD #8	
	Description	To construct 30,000 square feet for warehousing. The pre-engineers metal building will be unheated (cold spring storage) except for a small designated rest room and utilities room.	
	Type	Minor	
	Quadrant	Northwest	
	Enforcement	No	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

13	File Number	SP-08-19-20 Re-introduction	Start Date: 03/28/2023 Original Start Date: 10/8/2019
	Applicant	Erik Grimm : Suburban Disposal Group	
	Address	200 Ferrano Street	
	Zoning	M-1	
	Description	Construction of a Waste Transfer Station Establish use as a municipal solid waste transfer station (waste station), including the construction of a one story, 9,700sf, four bay processing building, installation of a truck scale and scale house, conversion of a 5,400sf warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.	
	Type	Major	
	Quadrant	Northwest	
	Enforcement	No	
	Contact	Matthew Simonis, Matthew.Simonis@CityofRochester.Gov Linda Taylor-Newton, Linda.Taylor-Newton@CityofRochester.gov	

END OF AGENDA