

# Site Plan Review Agenda

**Mtg. Date:** 8/29/23  
**Mtg. Time:** 10a-12p  
**Mtg. Room:** 223B

## **NEW**

### **014-23-24**

**COMMENTS DUE: 9/19/23**

**Applicant:** Jason Dobbs, Pardi Partnerships Architects  
**Address:** 50 Prince St  
**Zoning:** C-2  
**Quadrant:** SE  
**SEQR:** **Type II**  
**Type:** Minor  
**Enforcement:** No  
**Contact:** Wes Grooms  
**Project:** Renovations of building to include conversion of space to apartments

8/29/23 UPDATE: Project introduced into site plan review

### **0XX-23-24**

**COMMENTS DUE: 9/19/23**

**Applicant:** Kyle Scritchfield, Greyline Outdoor Advertising  
**Address:** 593 West Broad & 600 West Broad  
**Zoning:** C-2 (593 W Broad) and M-1 (600 W Broad)  
**Quadrant:** NW (593 W Broad) and SW (600 W Broad)  
**SEQR:** **Type II**  
**Type:** Minor  
**Enforcement:** No  
**Contact:** Wes Grooms  
**Project:** Erect Advertising Signs (billboards) at each location.

8/29/23 UPDATE: Project introduced into site plan review **NOT FORMALLY INTRODUCED YET**

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## **ACTIVE**

### **013-23-24**

**COMMENTS DUE: 9/11/23**

Applicant: Hamilton Stern Construction  
Address: 33 Litchfield Street  
Zoning: CCD-C  
Quadrant: SW  
SEQR: **Type II**  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: Replace existing HVAC with water-source heat pump with gas-fired boilers and a central, exterior closed-loop cooling tower. This calls for installation of cooling tower in existing dumpster enclosure construction of curb extension and new enclosure for dumpster. Also proposed to install gate across parking lot entry to match existing fence, and install interior storm windows matching profile of exterior windows (of note due to location in historic preservation area).

### **012-23-24**

**COMMENTS DUE: 8/29/23**

Applicant: Reach Tiny Home Village  
Address: 1, and 2-12 Clarence Park (will be resubdivided into 1 Clarence Park)  
Zoning: R-1  
Quadrant: NW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct 12 “tiny” home units, a resident managers residence, and a community center in seven duplex structures in an R-1 district; applicant has received a use variance allowing for this use from ZBA.

### **011-23-24**

**COMMENTS DUE: 8/29/23**

Applicant: Rex Cameron  
Address: 1196 Portland Avenue & 1452 Norton Street  
Zoning: C-2  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To redevelop existing Auto Repair Sales facility to Service Station with gasoline sales. To erect a new 24' x 72' canopy. The installation of a split 20K/5K gallon tank with new product lines, pumps, and all fuel assets

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## **005-23-24**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
257 Garson  
263 Garson  
12 Lampson  
16 Lampson  
  
299-303 Webster  
305 Webster

### **430 Garson (requested drawings)**

Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct three six-unit multi-family buildings.

## **019-21-22**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
639 Bay; 107-109 Chamberlain; 435-437 Garson; 378 Hayward; 425 Garson; 421 Garson;  
25 Chamberlain; 19-21 Chamberlain  
  
Zoning: R-3  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units and three 6-unit multifamily buildings.

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## **007-23-24**

Applicant: Jenifer Higgins, Home Leasing  
Addresses: Scattered Site infill Development:  
150 Ackerman; 156 Ackerman; 1500 East Main; 1506 East Main; 1604 East Main; 263 Grand; 264-268 Webster; 276 Webster; 366 Parsells  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct several infill residential dwelling buildings, from single-family, to doubles, to four townhouse units.

## **008-23-24**

Applicant: Matt Lester  
Address:  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 1 (UPDATED FROM "UNLISTED")  
Type: Major  
Enforcement: No  
Contact: Wes Grooms  
Project: To amend PD-11 to revise focus away from residential to commercial development.

## **006-23-24**

Applicant: Brian Burri  
Address: 1201 Elmwood Avenue  
Zoning: PD-18  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct a 134 room, four-story hotel (104,100 SF) with a maximum building height of 61' 10". Vehicular access for the hotel will be off of the private internal road network and will provide three driveways. We are providing a pedestrian connection to the Elmwood Avenue sidewalk. The site plan indicates "on-site" parking at 132 spaces, however, as part of PD-18, shared parking and on-street parking is encouraged and will be utilized as needed for overflow. Parking visible from Elmwood Avenue will be screened appropriately. As a hotel it will be open 24 hours a day and will adhere to requirements set forth in PD-18.

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## **009-23-24**

Applicant: RF Peck Company  
Address: 889 Atlantic Ave  
Zoning: C-1  
Quadrant: SE  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To build a 700 SF addition, trash enclosure, fence rear yard, concrete ADA ramp to entrance.

## **003-23-24**

Applicant: Doug Hawn, Owner; Zina Lagonegro, Planning/Engineer  
Address: 251 and 277 N Winton Rd  
Zoning: C-1  
Quadrant: SE  
SEQR: UNLISTED  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit:  
Project: To redevelop and expand a parking lot at 251 and 277 N Winton Rd. Minor Site Plan because the redeveloped parking lot is larger than 10 spaces and does not meet the parking lot requirements in 120-173.

## **002-23-24**

Applicant: Laura Heltz, VOC; Paul DeSantis, ROZZI Architects  
Address: 447-459 South Avenue  
Zoning: C-2  
Quadrant: SE  
SEQR: 2; 617.5(c)(9)  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Permit: B-23-2511  
Project: To remove an enclosed walkway from the courtyard at the rear of the building/complex and build a 2-story, 2,152 SF to serve as a walk-in center for Veterans on the first floor and additional offices on the second floor. A new enclosed two-story breezeway will be constructed to connect the first and second floors of the main outreach building located at the intersection of South and Comfort, and the frame house fronting Comfort.

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## **001-23-24**

Applicant: Gary Germeo, GR Concrete LLC  
Address: 104 Cairn Street and 1100 Chili Avenue  
Zoning: M-1, O-A  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: Yes, enforcement case for vehicles stored outdoors and installation of sign without permits opened 7/28/21.  
Contact: Wes Grooms  
Project: To construct and operate one (1) Tensik 80-SS90C Concrete batch plant having a maximum production capacity of 80 cubic yards per hour. Developer proposes operating up to eight (8) concrete trucks, each making up to four (4) trips per day, M-Sat, 7a-7p.

## **003-21-22**

Applicant: Brian Burri  
Address: 1201 Elmwood Avenue  
Zoning: PD-18  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: 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.

## **022-21-22**

Applicant: Seth Eshelman  
Address: 29 Averill Ave  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a three-story, pre-fabricated wood-frame single-family dwelling on a vacant residential lot

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## **002-22-23**

Applicant: Tim Crilly, Park Grove Realty  
Address: 1545 East Avenue  
Zoning: R-3  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct an approximately 9,000 SF, three-story, five-unit residential building and associated parking lot roughly 40 feet east from the Chapin-Rosenberg House, a designated Local Landmark

## **011-22-23**

Applicant: David Zmuda, GM Rochester Operations  
Address: 1000 Lexington Avenue  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 2; 48-5B(16)  
Type: Minor  
Enforcement: No  
Contact: Melissa P.  
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

## **019-22-23**

Applicant: Dan Apfel  
Address: 399 Gregory Street  
Zoning: C-2 / CCD  
Quadrant: SE  
SEQR: Type 2  
Type: Minor  
Enforcement: No  
Contact: James Walkup  
Project: To expand an existing parking lot from 16 spaces to 34 spaces. This parking lot sits next to 385 Gregory Street, a property listed on the National and State Historic Register.

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## 016-22-23

Applicant: Charles Nadler  
Address: 655 and 667 South Goodman Street and 9 Karges Place  
Zoning: C-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Major  
Enforcement: No  
Contact: Melissa Phillips  
Project: To construct a single story approx.. 1,800 SF restaurant / café with accessory drive through and 19 parking spaces. Project includes resubdivision of 667 S Goodman with 655 S Goodman and 9 Karges Place and a drive-through

## 008-19-20

Applicant: Erik Grimm, Suburban Disposal Group  
Address: 200 Ferrano Street  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 1  
Type: Major  
Enforcement: No  
Contact: Matt Simonis  
Project: Construction of a waste transfer station, establish use as a municipal solid waste transfer station (waste station), including construction of a one story, 9,700 SF four bay processing building, installation of a truck scale and scale house, conversion of a 5,400 SF warehouse to an office and maintenance facility, outdoor storage of trucks and heavy equipment, and associated site improvements.



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## **FINAL APPROVAL LETTERS BEING DRAFTED**

### **008-21-22**

Applicant: Chris Wrightman, Mer-Win Auto Service  
Address: 218, 222, and 226 Merchants Road  
Zoning: C-2 and R-1  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a 2,400 SF addition to an existing 1,334 SF 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 Road from R-1 to C-2 is also proposed.

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## **INACTIVE**

### **014-22-23**

Applicant: Rochester Housing Authority  
Address: 100 Fernwood Avenue (Rosewood Estates)  
Zoning: M-1  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: 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 a +/- 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 and a proposed road accessing them that would be taken over by the city as a city road.

### **032-21-22**

Applicant: Liberty Restaurants Holdings (Popeyes)  
Address: 770 East Main Street  
Zoning: C-2 / Marketview Heights URD  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a single-story, 2,124 SF restaurant with a drive-through on vacant commercial land. Scope of work includes eliminating one existing curb cut and the creation of three new curb cuts.

### **035-20-21**

Applicant: Karl Schyuler (Taylor), Zweigle's  
Address: 651 N. Plymouth Avenue  
Zoning: M-1  
Quadrant: SW  
SEQR: Unlisted  
Type: Major  
Enforcement: No  
  
Contact: Wes Grooms  
Project: 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 Avenue and 368 Verona Street; redevelopment of the parking lot at 618 N Plymouth Ave. Phase 3 includes expansion of the facility to within five (5) feet of the southeast property line.

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## **FINAL APPROVAL LETTER SENT**

### **021-21-22**

Applicant: City of Rochester, DES  
Address: 151 Mount Hope Avenue  
Zoning: CCD-R  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To construct a parking lot to serve the public boat launch adjacent to the Genesee River to serve Phase 2 of the Genesee Gateway Park Rehabilitation Project.

### **013-22-23**

Applicant: Steve Gibbs  
Address: 118 Petten Street  
Zoning: H-V  
Quadrant: NW  
SEQR: Type 1; 45-4B(1)(a) and 45-4B(2)(a) or (b)  
Type: Major  
Enforcement: No  
Contact: Matt Simonis  
Project: To construct a 125' x 80' x 20' office/workshop building

### **009-22-23**

Applicant: Mark Siwec  
Address: 51-55, 59 Windsor St.  
Zoning: CCD-GR  
Quadrant: SW  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: Legalization of a parking lot and an outdoor enclosure for storing refuse.

### **012-21-22**

Applicant: John Cooper, Rochester Storage QOZ, LLC  
Address: 242, 246 Ormond Street and 3 Leopold Street  
Zoning: M-1  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis  
Project: 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.

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## **022-20-21**

Applicant: Sabrina Pernalete, Store Space  
Address: 14 Railroad Street  
Zoning: PMV  
Quadrant: NE  
SEQR: Unlisted  
Type: Major  
Enforcement: No  
Contact: Melissa Phillips  
Project: To construct a three story, 46,856 SF self-storage facility with 451 storage units, and six parking spaces. Existing self-storage to remain; moving truck rental to be eliminated.

## **008-22-23**

Applicant: Angelo Ingrassia  
Address: 2000 East Avenue  
Zoning: M-1  
Quadrant: SE  
SEQR: Type 2; 617.5 (c)(9)  
Type: Minor  
Enforcement: No  
Contact: Melissa Phillips  
Project: Construction of an approximately 2,300 SF Chipotle restaurant with a drive through pick-up window and associated site improvements including, lighting, landscaping, parking, and utilities (new site).

## **010-22-23**

Applicant: Chris West  
Address: 20 Windsor Street  
Zoning: CCD-G  
Quadrant: SW  
SEQR: Type 2; 48-5B(19)  
Type: Minor  
Enforcement: No  
Contact: James Walkup  
Project: Renovation of existing 4,000 SF (footprint) two-story commercial structure for new multi-family use including interior and exterior renovations.

## **026-21-22**

Applicant: George and Margo Novak  
Address: 99-105 Harvard Street and 304-306 South Goodman Street  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Matt Simonis

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Project: To demolish a designated building of historic value and to construct a seven-space off-street parking lot in its place.

## **001-22-23**

Applicant: Deborah Hughes, The National Susan B Anthony Museum

Address: 505 & 511 Brown Street and 11,12,19,25,33,54 and 130 Jefferson Ave (filed under 33 Jefferson Ave).

Zoning: R-2

Quadrant: SW

SEQR: Unlisted

Type: Minor

Enforcement: No

Contact: Matt Simonis

Project: To construct a staff ancillary parking lot at 12 Jefferson Ave, a visitor ancillary parking lot at 54 Jefferson Ave, pedestrian improvements on Jefferson Avenue, and roadway modifications to Rossenbach Place.

# Site Plan Review Agenda

## NOT YET INTRODUCED BUT ON RADAR

### XXXXXXX

COMMENTS DUE: 8/15/23

Applicant: Costco  
Address: 345 Westfall Rd  
Gas Station Expansion  
Zoning: PDD-11  
Quadrant: SW  
SEQR:  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To extend canopy over fuel pumps and install four additional double pumps to bring total to 24 pumps

7/24/23 UPDATE: Application not received yet.

### SP-010-23-24

COMMENTS DUE: N/A

Applicant: Miron Pidkova, Owner, Prime Automotive, Inc.  
Address: 370 South Avenue  
Zoning: CCD-R  
Quadrant: SE  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: To modify asphalt parking lot, stripe it, and conduct auto sales on the parcel (having been granted ZBA approval that the applicant suffers financial hardship without the change in use).