

# Site Plan Review Agenda

**Mtg. Date:** 7-2-24  
**Mtg. Time:** 10a-11:30a  
**Mtg. Room:** 223B

## **NEW**

### **001-24-25**

**Applicant:** Mitchell Design Build for Buckingham Properties  
**Address:** 1701-1713 Lyell Ave  
**Zoning:** M-1  
**Quadrant:** NW  
**SEQR:** Type Unlisted  
**239:** N  
**LWRP:** N  
**Type:** Minor  
**Enforcement:** N  
**Contact:** Wes Grooms  
**Project:** Three-story self-storage building.  
**Trigger(s):** 120-191D3(a)[9] Any new construction on a vacant parcel of one acre or more  
**DBHV:** N  
**Landmark:** N  
**Pres. Dist.:** N  
**Postcard:** Mailed: 7/2/24  
**Permit:** B-24-4322  
**CZC:** Z-24-1237  
**Posted to GIS:** 7/2/24

### **017-23-24**

**Applicant:** Mitchell Design Build for Buckingham Properties  
**Address:** 1701-1713 Lyell Avenue  
**Project:** Flex Warehouse Building

### **UPDATES:**

6/11/24 Abandoned; see SP-001-24-25 for self-storage building

# Site Plan Review Agenda

**ACTIVE**

**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: Izzy Morale  
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.

7/2/24 revised drawings to be submitted; responses to initial comments

6/13/23 UPDATE: Project formally introduced.

# Site Plan Review Agenda

## 036-23-24

Applicant: Rochester City School District  
Address: 130 Jay Street (Verona Street Park) & 375 Smith Street  
Zoning: Open Space (O-S) 130 Jay Street  
Low-Density Residential (R-1) 375 Smith Street  
Quadrant: SW  
SEQR: Type 1  
239: N  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Parking Lot off the alleyway on 375 Smith Street (extending into O-S district); addition of a playground, moving existing baseball field and rebuilding baseball field; installing boulders around park perimeter to prevent vehicular access to park grounds.  
Trigger(s): 120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places  
120-191D(3)(a)[11]: Projects within an Open Space District  
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.  
DBHV: Y (555 N Plymouth)  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/05/24  
Permit: B-24-0389  
CZC: Z-24-0092  
Posted to GIS: 2-6-24

## UPDATES

2/6/24 UPDATE: Introduced into site plan.

# Site Plan Review Agenda

## 062-23-24

Applicant: Matt Lester / Streamline Real Estate  
Address: City Gate  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type II  
239: Y  
LWRP: N (Type II)  
Type: Minor  
Enforcement: N  
Flagged: N  
Contact: Wes Grooms  
Project: Amendment to Signage Program  
Permit: N/A  
CZC: Z-24-1134  
Trigger(s): 120-191D3(a)[16]; PDD-11J(2)(b)  
Postcard: Mailed: 6/7/24 Comments Due: 6/28/24  
Code Review: Completed: x/x/24

## UPDATES

6/18/24 Introduced into site plan.

# Site Plan Review Agenda

## 061-23-24

Applicant: Gurvinder Singh  
Address: 2272 Culver Rd  
Zoning: C-1  
Quadrant: SE  
SEQR: Type II per 617.5(c)(18)  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: VACANT since 2009  
Contact: Jasmine Myers  
Project: Convert abandoned gas station to liquor store  
Permit: B-24-2698  
CZC: Z-24-0999  
Trigger(s): 120-191D3(b)[3][a]  
Postcard: Mailed: 6/14/24 Comments Due: 7/5/24  
Code Review: Completed: x/x/24

## UPDATES

7/9/24

7/2/24            Waiting on additional drawings; expect to introduce into site plan 7/9/24.

# Site Plan Review Agenda

## 060-23-24

Applicant: Reza Hourmanesh  
Address: 1452-1460 Clifford  
Zoning: R-1  
Quadrant: NE  
SEQR: II  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Flagged: N  
Contact: Wes Grooms  
Project: Addition and renovation to existing vacant former service station into retail  
Permit: B-23-4969  
CZC: Z-24-0353  
Trigger(s): 120-191D3(b)[3][a]  
Postcard: Mailed: 6/7/24 Comments Due: 6/28/24  
Code Review: Completed: x/x/24

## UPDATES

6/11/24                      Introduced into site plan.

# Site Plan Review Agenda

## 059-23-24

Applicant: UofR (Passero)  
Address: 110-170 Crittenden Blvd  
Zoning: PD-10  
Quadrant: SW  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: No  
Contact: Wes Grooms  
Project: Construction of one-way passenger drop off lane entering from East Drive and exiting to Elmwood Avenue.  
Permit: B-24-3696  
CZC: Z-24-1001  
Trigger(s): 120-191D3(a)[16]  
Postcard: Mailed: 6/3/24 Comments Due: 6/21/24  
Code Review: Completed: x/x/24

## UPDATES

6/4/24 Introduced into site plan. Drawings in share file. Comments 7/2/24

# Site Plan Review Agenda

## 058-23-24

Applicant: Reza Hourmanesh for Aamir Choudhary Qadar  
Address: 1686 Norton Street  
Zoning: C-1  
Quadrant: SE  
SEQR: Type 2 per 617.5(c)(9)  
239: Y submitted 5-16-24  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: No  
Contact: Jasmine Myers  
Project: Renovation and expansion of gas/auto repair/retail store  
Permit: B-23-3745  
CZC: Z-23-1507  
Trigger(s): 120-191D3(b)[3][a]  
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24  
Code Review: Completed: x/x/24

## UPDATES

5/21/24 Introduced into site plan. Drawings in share file. Comments 6/18/24



# Site Plan Review Agenda

## 057-23-24

Applicant: Reza Hourmanesh for Alawi A. Salem  
Address: 430 Mt Read Blvd  
Zoning: R-1  
Quadrant: NW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: No  
Contact: Wes Grooms  
Project: Renovation and expansion of gas/auto repair/retail store  
Permit: B-24-3364  
CZC: Z-24-0868  
Trigger(s): 120-191D3(b)[3][a]  
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24  
Code Review: Completed: 6/7/24

## UPDATES

5/21/24 Introduced into site plan. Drawings in share file. **Comments 6/18/24**

# Site Plan Review Agenda

## 056-23-24

Applicant: Reza Hourmanesh for Mohammed Hussain  
Address: 370 Norton Street  
Zoning: C-2  
Quadrant: NE  
SEQR: Type 2 per 617.5(c)(9)  
239: Y submitted 5-16-24  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: No  
Contact: Wes Grooms  
Project: Renovation and expansion of gas/auto repair/retail store  
Permit: B-24-3351  
CZC: Z-24-0865  
Trigger(s): 120-191D3(b)[3][a]  
Postcard: Mailed: 5/16/24 Comments Due: 5/31/24  
Code Review: Completed: x/x/24

## UPDATES

7/2/24 MCDOT expressed no concern warranting changing of design; code review to be completed

5/21/24 Introduced into site plan. Requested truck turning radius template. Drawings in share file. Comments 6/18/24

# Site Plan Review Agenda

## 055-23-24

Applicant: SAA/EVI  
Address: 150 E Main Street  
Zoning: CCD-M  
Quadrant: SW  
SEQR: Type 2 617.5(c)(2) or 617.5(c)(18) and 48-5A  
239: Y submitted 5-15-24  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: No  
Contact: Wes Grooms  
Project: Site Plan Review  
Permit: B-24-3315  
CZC: Z-24-0854  
Trigger(s): 120-191D3c[2] major deviations from CCD design criteria  
Postcard: Mailed: 5/15/24 Comments Due: 5/31/24  
Code Review: Completed: x/x/24

## UPDATES

5/21/24 Introduced into site plan. Parking garage to remain but not touched in this project.  
Meetings between city and applicant re: Main St Commons to be arranged. Drawings in share file.  
Comments 6/18/24

# Site Plan Review Agenda

## 054-23-24

Applicant: City of Rochester  
Address: 123 E Main Street  
Zoning: CCD-R  
Quadrant: SW  
SEQR: Type 1  
239: N  
LWRP: Y  
Type: MAJOR  
Enforcement: No  
Flagged: No  
Contact: Wes Grooms  
Project: Site Plan Review  
Permit: B-24-3309  
CZC: Z-24-0839  
Trigger(s): 120-191D3(a)[13]  
Projects within 100 feet of waterfront.

120-191D3(a)[1]

New construction that does not meet the City-wide design standards set forth in this chapter.

120-191D3(a)[2]

Exterior alterations to existing buildings or structures and all new construction in the CCD that include minor deviations from the design criteria, excluding deviations pertaining to signs.

Postcard: Mailed: 5/15/24 Comments Due: 5/31/24

Code Review: Completed: 7/1/24

## UPDATES

7/2/24 code review completed except need LED sign dimensions; goes before PRC 7/17/24

5/21/24 Introduced into site plan. Hard copies to DES from DES. Drawings in share file.

Comments 6/18/24

# Site Plan Review Agenda

## 053-23-24

Applicant: Univ of Rochester  
Address: 1500 South Plymouth Avenue & 970 Genesee St  
Zoning: URD Brooks Landing / C-2 / Airport Overlay  
Quadrant: SW  
SEQR: Type 2  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: No  
Flagged: DEQ request for environmental AUL to notify future owner, tenants, developers  
Contact: Wes Grooms  
Project: Site Plan Review  
Permit: B-24-2905  
CZC: Z-24-0721  
Trigger(s): 120-191D3(a)[13] within 100' of waterfront  
Postcard: Mailed: 5/14/24 Comments Due: 5/31/24  
Code Review: Completed: x/x/24

## UPDATES

7/2/24 ON HOLD until further notice

5/14/24 Introduced into site plan. Drawings in share file. Comments 6/11/24

# Site Plan Review Agenda

## 052-23-24

Applicant: Dave McCleary  
Address: 47 Thurston Road  
Zoning: C-1  
Quadrant: SW  
SEQR: Type 2  
239: N  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: Abandoned use; requires site plan for re-establishment  
Contact: Melissa Phillips  
Project: Site Plan Review – establish abandoned use (auto repair)  
Permit: B-24-3279  
CZC: Z-24-0832  
Trigger(s): 120-191D3(b)(3)[a]  
Postcard: Mailed: 5/14/24 Comments Due: 5/31/24  
Code Review: Completed: 5/30/24

## UPDATES

5/14/24 Introduced into site plan. Drawings in share file. **Comments 6/11/24**

# Site Plan Review Agenda

## 051-23-24

Applicant: Luke Dutton  
Address: 55 Elton Street  
Zoning: R-2  
Quadrant: SE  
SEQR: Unlisted; Neg Dec issued 11-13-2017  
239: N  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: **INFOR says NYSDEC calls for Environmental AUL**  
Contact: Wes Grooms  
Project: Ancillary Parking lot for 34 Elton St.  
Permit: B-24-3091  
CZC: Z-24-0769  
Trigger(s): 120-191D3a[9]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: 6/18/24

## UPDATES

5/7/24 Introduced into site plan. Drawings in share file. **Comments 5/21/24**

# Site Plan Review Agenda

## 050-23-24

Applicant: SteelSafe Rochester LLLC  
Address: 666 Driving Park Ave  
Zoning: M-1  
Quadrant: NW  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: No  
Flagged: **INFOR says NYSDEC calls for Environmental AUL**  
Contact: Wes Grooms  
Project: Construct a self-storage facility using re-purposed shipping containers and parking spaces for leasing for storage of RVs, mobile homes, trailers, and the like.  
Permit: B-24-0383  
CZC: Z-24-0086  
Trigger(s): 120-191D3a[5]; 120-191D3b[3][b]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: **x/x/24**

## UPDATES

7/2/24 No response as of 7/2/24

6/5/24 Email sent to applicant indicating redesign necessary to place entrance on Driving Park Ave.

6/4/24 Check status with applicant about NYSDEC approval; Donna contacting Anna in NSC to discuss

5/7/24 Introduced into site plan. Drawings in share file



# Site Plan Review Agenda

## 049-23-24

Applicant: University of Rochester  
Address: 420 Elmwood Avenue  
Zoning: PD-10  
Quadrant: SW  
SEQR: Type 1 (neg dec issued 12/19/22)  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: No  
Contact: Wes Grooms  
Project: Construction of a replacement of the existing steam turbine Cooling Tower system with a new electric Cooling Tower and Chiller at the Central Utilities Plant (CUP) on Elmwood Avenue to serve the University of Rochester.  
Permit: B-24-2957  
CZC: Z-24-0730  
Trigger(s): 120-191D3a[16]  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: x/x/24

## UPDATES

5/7/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

## 048-23-24

Applicant: Bob Napier  
Address: 42 Independence Street  
Zoning: M-1  
Quadrant: SW  
SEQR: Unlisted  
239: Y (transmitted 5-6-24)  
LWRP: N  
Type: Minor  
Enforcement: N (BIS)  
Flagged: **INFOR says fire damaged vacant structure**  
Contact: Izzy Morale  
Project: To construct a 4,239 SF steel building along the eastern property line and a 5,472 SF steel building along the western property line both for cold storage rented to tenants and some site work (parking lot paving and striping).  
Permit: B-23-5484  
CZC: Z-24-0256  
Trigger(s): 120-191D3a[1] Not meeting design standards  
Postcard: Mailed: 5/6/24 Comments Due: 5/24/24  
Code Review: Completed: **x/x/24**

## UPDATES

5/7/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

## **047-23-24**

Applicant: National Susan B Anthony Museum and House  
Address: 1 (formerly 33) Jefferson Avenue  
Zoning: R-2  
Quadrant: SW  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct 14,000 +/- SF Susan B Anthony Interpretive Museum on resubdivided 6 parcels at Jefferson Ave and Brown St  
Permit: B-24-2744  
CZC: Z-24-0654  
Trigger(s): 120-191D3a[1]  
Postcard: Mailed: 4/26/24  
Code Review: Completed: 6/3/24

## **UPDATES**

4/23/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

## 032-23-24

Applicant: RocOut Advertising, LLC  
Address: 10 Mt. Read Blvd  
Zoning: M-1  
Quadrant: SW  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: Digital Advertising Sign on ground ~~on the roof~~  
Permit: B-24-0312  
CZC: Z-24-0071  
Trigger(s): 120-191D3(a)[15]  
Postcard: Mailed: 1/18/24; updated mailed 4/26/24  
Code Review: Completed: 5/23/24

## UPDATES

7/2/24 ZBA denied variances; will terminate site plan 45 days from notice of ZBA decision

1/23/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 021-23-24

Applicant: The Eugenio Maria de Hostos Charter School  
Address: 1069-1089 and 1119 Joseph Avenue  
Zoning: R-1  
Quadrant: NE  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovations, construction of new building, additions to charter school  
Permit: B-23-5095  
CZC:  
Code Review: Completed: 3/10/24  
Trigger(s): 120-191D3(a)[5] Project involving parking lots with more than 10 spaces that do not comply with 120-173.  
120-191D3(a)[10] Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places.

## UPDATES

12/12/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## **019-22-23**

Applicant: Dan Apfel  
Address: 399 Gregory Street  
Zoning: C-2 / CCD  
Quadrant: SE  
SEQR: Type 2  
Type: Minor  
Enforcement: No  
Contact: Izzy Morale  
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.  
Permit:  
CZC:  
Trigger(s):  
Postcard: Mailed: 6/7/24  
Online: Posted  
Flag:  
Code Review: COMPLETED: xx/xx/24

## **UPDATES**

5/7/24 no update

# Site Plan Review Agenda

**039-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Lamar  
Address: 161 Norris Drive  
Zoning: C-1  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To remove the current billboard from the rooftop and erect a new stealth monopole with two 14' x 48' sign faces reading to I490 E/W. One face to be a digital sign and one face to be a conventional static sign. The digital sign to be equipped with siteline light blocking technology.  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0766  
CZC: Z-24-0166  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 2/9/24

## **UPDATES**

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**038-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Lamar  
Address: 25 Canterbury Road  
Zoning: C-2  
Quadrant: SE  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: To erect a stealth monopole with two 14'x48' sign faces reading to I490 E/W. Both sign faces will be digital signs equipped with siteline light blocking technology  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/9/24  
Permit: B-24-0130  
CZC: Z-24-0029  
Posted to GIS: 2/15/24  
Code Review: COMPLETED: 3/5/24

## **UPDATES**

2/6/24 Introduced into site plan.



# Site Plan Review Agenda

**037-23-24**

**INITIAL COMMENTS DUE: 3/5/24**

Applicant: Landsman Real Estate Services, Inc.  
Address: 675, 676, 720, & 740 North Clinton Ave.  
Zoning: Medium Density Residential (R-2) 676, 720, & 744 North Clinton Avenue  
High-Density Residential (R-3) 675 North Clinton Avenue  
Quadrant: NE  
SEQR: Type 1  
239: N  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Redevelopment of residential towers, townhouses, and apartments.  
Trigger(s): 120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places  
120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 2/05/24  
Permit: B-24-0704  
CZC: Z-24-0162  
Posted to GIS: 2-6-24  
Code Review: COMPLETED: 3/28/24 for 675 N Clinton, 4/1/24 for 676, 730, and 744 N Clinton

## **UPDATES**

7/2/24 CPC approved special permit and waivers; ZBA held case due to board member conflict; to be on July ZBA agenda

2/6/24 Introduced into site plan.

# Site Plan Review Agenda

**033-23-24**

**INITIAL COMMENTS DUE: 2/27/24**

Applicant: RocOut Advertising LLC  
Address: 1999 Mt Read Blvd  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 2  
239: Y  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Melissa Phillips  
Project: 10'4" x 36'5 two-sided digital advertising sign on a monopole  
Trigger(s): 120-177M  
120-191D  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Postcard: Mailed: 1/26/24  
Permit: B-24-0454  
CZC: Z-24-0115  
Code Review: Completed: 3/7/24

## **UPDATES**

7/2/24 ZBA denied variances; will terminate site plan 45 days past ZBA Notice of Decision

1/30/24 UPDATE: Introduced into site plan

# Site Plan Review Agenda

**016-22-23**

**COMMENTS DUE: 2/27/24**

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  
Permit:  
CZC:  
Code Review: Completed: 2/27/24  
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

## UPDATES

# Site Plan Review Agenda

**024-23-24**

**INITIAL COMMENTS DUE: 12/19/23**

Applicant: City of Rochester  
Address: 736 N Goodman Ave  
Zoning: C-2  
Quadrant: NE  
SEQR: Type II  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Add to and renovate fire station, including site work (parking lot and sidewalk)  
Permit: B-23-5584  
CZC: Z-23-2125  
Code Review: Completed: 2/6/24  
Trigger(s): 120-191D3(a)[1]      Project not meeting Design Guidelines

## **UPDATES**

7/2/24      ZBA granted waivers; need to issue site plan approval

11/28/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## 008-19-20

Applicant: Erik Grimm, Surburban Disposal Group  
Address: 200 Ferrano Street  
Zoning: M-1  
Quadrant: NW  
SEQR: Type 1  
Type: Major  
Enforcement: No  
Contact: Wes Grooms  
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.

## UPDATES

3/19/24 UPDATE; applicant preparing response to comments and code review

# Site Plan Review Agenda

## **014-23-24**

Applicant: Jason Dobbs, Pardi Partnerships Architects  
Address: 50 Prince St  
Zoning: C-2  
Quadrant: SE  
SEQR: Type II  
Type: Minor  
Enforcement: No  
Contact: Izzy Morale  
Permit:  
CZC:  
Code Review: Completed: 6/7/24  
Project: Renovations of building to include conversion of space to apartments

## **UPDATES**

7/2/24 preliminary findings issued; applicant to appear before ZBA July 25

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

# Site Plan Review Agenda

## 012-23-24

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  
Permit:  
CZC:  
Code Review: Completed: x/x/24  
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.

## UPDATES

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

# Site Plan Review Agenda

## 011-23-24

Applicant: Rex Cameron  
Address: 1196 Portland Avenue & 1452 Norton Street  
Zoning: C-2  
Quadrant: NE  
SEQR: Unlisted  
Type: Minor  
Enforcement: No  
Contact: Jasmine Myers  
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

UPDATES



# Site Plan Review Agenda

**026-23-24**

**INITIAL COMMENTS DUE: 1/16/24**

Applicant: Fetzner Collision Center Inc.  
Address: 2485 Dewey Avenue  
Zoning: C-2  
Quadrant: NW  
SEQR: Unlisted  
239: N  
LWRP: Y  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct a building to enlarge an existing non-conforming vehicle collision center (repair) include parts storage space  
Permit: B-23-5947  
Code Review: Completed: 3/25/24  
Trigger(s): 120-191D3(b)[3][a]  
Conversion to or from any of the following vehicle-related uses or the development or redevelopment of any sites devoted to such uses, including:  
- Vehicle service stations, vehicle repair, vehicle sales/rental.

## **UPDATES:**

7/30/24

6/4/24 Will be on July ZBA agenda

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 046-23-24

INITIAL COMMENTS DUE: 5/14/24

Applicant: West Herr Auditorium Theater  
Address: 875-885 E Main St  
Zoning: C-2  
Quadrant: SE  
SEQR: Unlisted  
239: N  
LWRP: N  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: Construct rear entrance foyer for ADA accessibility; site improvemetns  
Permit: B-24-2731  
CZC: Z-24-0645  
Trigger(s): 120-191D3a[10]  
Postcard: Mailed: 4/26/24  
Code Review: Completed: 5/17/24

### UPDATES

7/2/24 RPB approved CofA; plans given final review; a few items not resolved from previous comments – applicant notified; once complete site plan approval can be issued.

4/23/24 Introduced into site plan. Drawings in share file

# Site Plan Review Agenda

**027-23-24**

**INITIAL COMMENTS DUE: 1/30/24**

Applicant: Lyell Avenue Lofts, LLC (Gilbert Winn)  
Address: 280 Lyell Ave (280, 286, 266-268 Lyell Ave and 55 and 57 Dewey Ave)  
Zoning: M-1 (280 and 286 Lyell Ave and 55 and 57 Dewey Ave)  
C-2 (266-268 Lyell Ave)  
**FMU after ZAP (all parcels involved)**  
Quadrant: NW  
SEQR: Type I  
239: N495  
LWRP: N  
Type: Major  
Enforcement: N  
Contact: Wes Grooms  
Project: Renovate Tent City Building into 88 1-br residential rental units, 1<sup>st</sup> floor commercial space, installation of green space and repaving of parking lot.  
Permit: B-23-5969  
CZC: Z-23-2216  
Code Review: Completed: 2/15/24  
Trigger(s): 120-191D3(c)[1]  
- Type I SEQR action per 48-4 Rochester Municipal Code

## UPDATES

7/2/24 special use permit granted

12/19/23 UPDATE: Introduced into site plan

# Site Plan Review Agenda

## 040-23-24

INITIAL COMMENTS DUE: 3/26/24

Applicant: Matt Lester / Streamline Real Estate  
Address: 400 E Henrietta Rd  
Zoning: PD-11  
Quadrant: SW  
SEQR: Type 2 per 617.5(c)(9)  
239: Y (submitted 2/22/24)  
LWRP: Y (submitted to Dorraine for review 2/22/24)  
Type: Minor  
Enforcement: N  
Contact: Wes Grooms  
Project: To construct 2,300 +/- SF Chipotle with drive-thru pick-up window  
Trigger(s): 120-192D; PDD-11F7  
DBHV: N  
Landmark: N  
Pres. Dist.: N  
Permit: B-24-1185  
CZC: Z-24-0250  
Posted to GIS: 02/22/24  
Postcard(s): Mailed 02/23/24  
Code Review: COMPLETED: 4/23/24

### UPDATES

7/2/24 CPC approved special use permit for drive thru pick-up window and waived non-compliant aspects. Updated drawings and comments from preliminary findings submitted

2/27/24 Introduced into site plan.

# Site Plan Review Agenda

**006-23-24**

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

**5/13/24 APPLICANT NOTIFIED PROJECT ON HOLD**

# Site Plan Review Agenda

## 019-23-24

Applicant: Dino Vasalos, Vasalos Holdings LLC  
Address: 510 Monroe, 516-518 Monroe; 64 Rowley  
Zoning: C-2; R-2  
Quadrant: SE  
SEQR: Type II: 617.5(c)(1)  
239n: N  
LWRP: N  
Type: Minor  
Enforcement: Y (work without permit; without ROW permit)  
Contact: Wes Grooms  
Project: parking lot repaving  
Trigger(s): 120-191D3(a)[5] Parking lots over 10 spaces not meeting req in 120-173.  
120-191D3(a)[10] Projects involving or abutting a designated landmark.

7/2/24 no update

10/17/23 UPDATE: Project introduced into site plan review

# Site Plan Review Agenda

## 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: Wes Grooms  
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

7/2/24 RPB approved CofA; Site plan approval being drafted

6-2-23 UPDATE: Applicant will appear before RPB on 6-14-23 as planned and continue to move toward their approval and through site plan review.

# Site Plan Review Agenda

## **NO UPDATES / INACTIVE**

**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

6/4/24 no update; property recently listed for sale.



# Site Plan Review Agenda

## 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: Jasmine Myers  
Project: Removal of existing parking along Driving Park Ave and repair/rework of retaining wall to lower slop rip-rap system

# Site Plan Review Agenda

## 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: Wes Grooms  
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.

7/2/24 terminated; new site plan application may be made