

Site Plan Review Agenda

Mtg. Date: 8-27-24
Mtg. Time: 10a-11:30a

RECENTLY APPROVED

021-23-24

INITIAL COMMENTS DUE: 1/9/24

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.

Site Plan Review Agenda

NEW

INITIAL COMMENTS DUE: 9/13/24

009-24-25

Applicant: Josh Pettinger
Address: 194 Smith Street
Zoning: CCD-R
Quadrant: NW
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Wes Grooms
Project: Install approx. 80 LF solid wooden fence 6' tall to block view of side yard from ROW in CCD-R where fences are permitted at 5' tall and 80% transparency made of metal.

Site Plan Review Agenda

ACTIVE

008-24-25

INITIAL COMMENTS DUE: 9/3/24

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.

Trigger(s): 120-191D3a14
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed:
Permit: B-24-5548
CZC: Z-24-1707
Posted to GIS: 8/6/24
Code Review: Completed: x/x/24

8/6/24 Introduced into site plan review

Site Plan Review Agenda

007-24-25

INITIAL COMMENTS DUE: 8/27/24

Applicant: Reza Hourmanesh
Address: 771-775 Hudson Ave
Zoning: R-1
Quadrant: NE
SEQR: Type II
Type: Minor
Enforcement: No
Contact: Jasmine Myers
Project: Vacant service station (2,500 SF) being converted to retail including 429 SF addition, and complete interior and exterior renovation in R-1

8/6/24 Introduced into site plan review

Site Plan Review Agenda

006-24-25

INITIAL COMMENTS DUE: 8/20/24

Applicant: Matt Lester / Streamline Real Estate LLC
Address: City Gate
Zoning: PDD-11
Quadrant: SW
SEQR: Unlisted (included in neg dec from original PDD formation)
239: Y (7-26-24)
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: City Gate PDD roadways, sidewalks, landscaping, drainage improvement, etc.
Trigger(s): 120-192D; PDD-11F7 (incremental development)
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 7/26/24
Permit: B-24-4869
CZC: Z-24-1478
Posted to GIS: 7/26/24
Code Review: Completed: 8/19/24

8/20/24:

7/30/24: Introduced into site plan review

Site Plan Review Agenda

003-24-25

INITIAL COMMENTS DUE: 7/30/24

Applicant: AC / Element Hotel
Address: City Gate
Zoning: PDD-11
Quadrant: SW
SEQR: Type I (neg dec from amended PDD code and concept plan)
239: Y
LWRP: Y
Type: Minor
Enforcement: N
Contact: Wes Grooms
Project: AC/Element Hotel at City Gate
Trigger(s): 120-192D; PDD-11F7 (incremental development)
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 7/8/24
Permit: B-24-4458
CZC: Z-24-1310
Posted to GIS: 7/8/24
Code Review: Completed: 8/5/24

7/9/24: Introduced into site plan review

Site Plan Review Agenda

002-24-25

INITIAL COMMENTS DUE: 7/30/24

Applicant: Foodlink
Address: 585, 589, 607, 617-619 Lexington Avenue; 16, 20 Bantel Place; 27 Starling Street
Zoning: R-1
Quadrant: NW
SEQR: Type Unlisted
239: N
LWRP: N
Type: Minor
Enforcement: N
Contact: Melissa Phillips
Project: Expand existing community garden with site improvements; parking lot and driveways; expanded gardens and buildings.
Trigger(s): 120-191D3(a)[9]: new construction on vacant parcels of more than 1 acre;
120-191D3(a)[12]: any outdoor activity area accessory to a nonresidential use, excluding accessory outdoor seating;
DBHV: N
Landmark: N
Pres. Dist.: N
Postcard: Mailed: 7/8/24
Permit: B-24-4444
CZC: Z-24-1304
Posted to GIS: 7/8/24
Code Review: Completed: x/x/24

7/9/24: Introduced into site plan review

Site Plan Review Agenda

001-24-25

INITIAL COMMENTS DUE: 7/24/24

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
Code Review: Completed: 7/30/24

7/2/24 Introduced into site plan review

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

036-23-24

INITIAL COMMENTS DUE: 3/5/24

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
Code Review: x/x/24

UPDATES

8/21/24 Anticipating revised site plan set to be submitted to enter review

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

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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: N/A

UPDATES

6/18/24 Introduced into site plan.

Site Plan Review Agenda

061-23-24

INITIAL COMMENTS DUE: 8/6/24

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 Introduced into site plan review.

Site Plan Review Agenda

060-23-24

INITIAL COMMENTS DUE: 7/9/24

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: 7/3/24

UPDATES

10/1/24 Results of Sept CPC:
Results of Sept ZBA:

7/22/24 Preliminary findings issued. Must go to CPC and ZBA.

7/2/24 comments due today

6/11/24 Introduced into site plan.

Site Plan Review Agenda

059-23-24

INITIAL COMMENTS DUE: 7/2/24

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: 8/2/24

UPDATES

6/4/24 Introduced into site plan.

Site Plan Review Agenda

058-23-24

INITIAL COMMENTS DUE: 6/18/24

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: 7/23/24

UPDATES

5/21/24 Introduced into site plan.

Site Plan Review Agenda

057-23-24

INITIAL COMMENTS DUE: 6/18/24

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

10/1/24 Results of Sept ZBA:

7/23/24 Preliminary findings issued: Must go to ZBA

6/18/24 preliminary findings drafted; waiting on comments to issue

6/11/24 code review complete

5/21/24 Introduced into site plan.

Site Plan Review Agenda

056-23-24

INITIAL COMMENTS DUE: 6/18/24

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: 7/5/24

UPDATES

10/1/24 Results of Sept CPC:
Results of Sept ZBA:

7/18/24 Preliminary findings issued. Must go to CPC and ZBA

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.

Site Plan Review Agenda

055-23-24

INITIAL COMMENTS DUE: 6/18/24

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: 7/15/24

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.

Site Plan Review Agenda

052-23-24

INITIAL COMMENTS DUE: 6/11/24

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.

Site Plan Review Agenda

049-23-24

INITIAL COMMENTS DUE: 6/4/24

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: 7/1/24

UPDATES

9/14/24 PRC result:

8/15/24 applicant postponed until Sept PRC.

7/23/24 PRC requested more information about screening options and noise impact analysis to review and consider at 8/14/24 meeting

7/2/24 Code review sent 7/2/24; may need to go before PRC

6/11/24 Comments due

5/7/24 Introduced into site plan.

Site Plan Review Agenda

047-23-24

INITIAL COMMENTS DUE: 5/21/24

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

10/1/24 Results of CPC:
Results of ZBA:

7/9/24 Preliminary findings issued; land use board(s) next.

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

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
Flag:
Code Review: COMPLETED: 7/1/24

UPDATES

8/27/24 CPC result:

8/6/24 Applicant scheduled to appear before CPC on August 26, 2024

7/9/24 preliminary findings drafted

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

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

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

8/9/24 applicant indicates wrapping up revisions for submission

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: 7/30/24
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

8/20/24 Preliminary findings issued

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

8/8/23 UPDATE: Project introduced into site plan review; review code – may need ZBA for build-out/site layout.

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:

8/27/24 Results of CPC:

7/30/24 Results of ZBA: Approved on condition CPC approves use via special use permit at Aug 26 2024 CPC hearing

6/4/24 Will be on July ZBA agenda

5/20/24 preliminary findings issued; applicant to go to June ZBA

12/19/23 UPDATE: Introduced into site plan

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, 1st 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

7/9/24 asked for final plans for review from Marathon; will be sending in a few weeks once they know whether laterals will be changing.

7/2/24 special use permit granted; final approval needs issued

4/23/24 preliminary findings issued

12/19/23 UPDATE: Introduced into site plan