



Neighborhood and Business Development
30 Church St. Rm. 125-B
Rochester, NY 14614
www.cityofrochester.gov

Project Review Committee (PRC)
Agenda

Date: Wednesday, February 14, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
30 Church St. Rm. 223-B
Rochester, NY 14614

Case Number:	1
File Number:	SP-029-23-24
Case Type:	Major Site Plan Review
Address:	1301 Lakeshore Blvd
Zoning:	O-S Open Space
Quadrant	N/A
Applicant:	Town of Irondequoit
Request:	Renovations of five lodging cabins, construction of splash pad, demolition of bathroom facilities, construction of new bathroom facilities, utility connections to and construction of bathroom facilities near soccer fields.
Review Requirement:	120-191D(3)(c)(1) Major site plan review trigger; Type I SEQR due to project being in the O-S district
Enforcement:	No
SEQR:	Type I; 48-4B(1)(c)
Lead Agency:	Manager of Zoning
Contact:	Wes Grooms wes.grooms@cityofrochester.gov

Case Number:	2
File Number:	SP-034-23-24
Case Type:	Major Site Plan Review
Address:	350 Maplewood Drive
Zoning:	O-S Open Space
Quadrant	NW
Applicant:	City of Rochester
Request:	Renovate 350 Maplewood Drive City of Rochester training center into Maplewood Park Nature Center to include parking lots
Review Requirement:	120-191D(3)(c)(1) Major site plan review trigger; Type I SEQR due to project being in the O-S district
Enforcement:	No
SEQR:	Type I; 48-4B(1)(c)
Lead Agency:	Manager of Zoning
Contact:	Wes Grooms wes.grooms@cityofrochester.gov



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Date: Wednesday, March 13, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
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Rochester, NY 14614

Case Number:	1
File Number:	SP-037-23-24
Case Type:	Major Site Plan Review
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
Applicant:	Landsman Real Estate Services, Inc
Request:	Redevelopment of residential towers, townhouses, and apartments at Los Flamboyanos
Review Requirement:	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.
Enforcement:	No
SEQR:	Type I
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov



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Project Review Committee (PRC)
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Date: Wednesday, April 17, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
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Rochester, NY 14614

Case Number:	1
File Number:	SP-022-23-24
Case Type:	Major Site Plan Review
Address:	1580 Lakeshore Blvd
Zoning:	Open Space
Quadrant	NE
Applicant:	City of Rochester
Request:	The City of Rochester seeks to address stormwater and erosion issues at the portion of Durand Eastman Park north of Lakeshore Blvd. (see Attachment 1). A 15,900 +/- sf parking area at the high point of Lakeshore Blvd will be removed and replaced with lawn area. This reduction in impervious area should reduce the overall runoff volume and velocity that the downstream areas currently see. To channelize stormwater further, two catch basins will be installed at either end of the new grass area and tied into the existing storm sewer to the east. A small section of existing pavement at the low point of the central parking area will be replaced with new asphalt pavement, and striping and signage will be included to establish 2 handicap parking spaces with a striped loading bay. To further improve ADA access, an accessible ramp will be installed near the ADA parking spaces to allow beach access. Two additional staircases will be installed along the Parkway Trail to improve access to the beach, as all access to the beach is currently informal. The existing informal access locations are contributing to erosive undercutting of the trail. These areas will be closed off by slope stabilization construction, and selective seeding will minimize foot traffic. Finally, there are 3 locations where small concrete pads will be installed to support grills and tables, and one 16'x16' prefabricated pavilion will be installed.
Review Requirement:	120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.
Enforcement:	No
SEQR:	Type I
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov

Case Number:	2
File Number:	SP-044-23-24
Case Type:	Major Site Plan Review
Address:	715-779 Exchange Street an 632 S Plymouth Avenue
Zoning:	Open Space (Exchange St) and R-3 (S Plymouth Ave)
Quadrant	NW
Applicant:	City of Rochester
Request:	This project involves rehabilitation and trail realignment in the existing Exchange Street Playground Park between S. Plymouth Ave and Exchange St. A fence will be removed along the 632 S. Plymouth property line adjacent to the 719-775 Exchange property. The trail will be realigned to serve future connection points of the PLEX neighborhood and the Genesee riverfront. Fill and green infrastructure will be provided to support the trail realignment, and portions of the existing trail will be removed and replaced with lawn area. The existing vegetation will be managed to provided clear sight lines through the property, including: vegetation removal, limbing of existing trees, new plantings. Lighting (poles and luminaries) will be upgraded onsite as budget allows.
Review Requirement:	120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.
Enforcement:	No
SEQR:	Type I
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov



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Project Review Committee (PRC)
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Date: Wednesday, July 17, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
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Rochester, NY 14614

Case Number:	1
File Number:	SP-054-23-24
Case Type:	Major Site Plan Review
Address:	123 E Main Street
Zoning:	CCD-R
Quadrant	SW
Applicant:	City of Rochester
Request:	This project consists of renovations and upgrades to the Convention Center, including exterior building repairs and new building addition facing Main Street. The proposed work shall include a new modern event space, landscape planter, LED display panel, additional restrooms, ADA accessible exits to the south terrace, and repairs to existing exterior cladding systems, granite veneer, concrete and masonry, waterproofing and sealants.
Review Requirement:	120-191D(3)(c)[1]: All Type 1 actions as identified in 48-4 of the City Code.
Enforcement:	No
SEQR:	Type I
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov

Case Number:	2
File Number:	SP-0-23-24
Case Type:	Minor Site Plan Review
Address:	420 Elmwood Avenue
Zoning:	PDD-10 (UofR)
Quadrant	SW
Applicant:	University of Rochester
Request:	Replacement of existing cooling tower with new cooling tower.
Review Requirement:	PDD-10(l)(16) The manager of zoning may waive the requirements of PDD-10 through the site plan approval process upon referral to the Project Review Committee and a determination that a project is in substantial compliance with the overall intent and purpose of the University of Rochester's Comprehensive Campus Master Plan
Enforcement:	No
SEQR:	Type I (neg dec issued in December 2022)
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov



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Project Review Committee (PRC)
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Date: Wednesday, Sept 18, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner’s Conference Room
30 Church St. Rm. 223-B
Rochester, NY 14614

Case Number:	1
File Number:	SP-049-23-24
Case Type:	Minor Site Plan Review
Address:	420 Elmwood Avenue
Zoning:	PDD-10 (UofR)
Quadrant	SW
Applicant:	University of Rochester
Request:	Replacement of existing cooling tower with new cooling tower.
Review Requirement:	PDD-10(l)(16) The manager of zoning may waive the requirements of PDD-10 through the site plan approval process upon referral to the Project Review Committee and a determination that a project is in substantial compliance with the overall intent and purpose of the University of Rochester’s Comprehensive Campus Master Plan
Enforcement:	No
SEQR:	Type I (neg dec issued in December 2022)
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov



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Project Review Committee (PRC)
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Date: Wednesday, Nov 13, 2024
Time: 4:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
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Rochester, NY 14614

Case Number:	1
File Number:	SP-019-24-25
Case Type:	Major Site Plan Review
Address:	1301 Lakeshore Blvd
Zoning:	O-S
Quadrant	SE
Applicant:	Irondequoit
Request:	New cabin and picnic pavillioin
Review Requirement:	Major Site Plan Review
Enforcement:	No
SEQR:	Type I (neg dec to be issued)
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov

Case Number:	2
File Number:	SP-036-23-24
Case Type:	Major Site Plan Review
Address:	130 Jay Street
Zoning:	O-S
Quadrant	SW
Applicant:	City of Rochester
Request:	RCSD installing parking spaces along eastern border of park, moving ballfield and installing new play equipment and removing existing equipment; also installing boulders around perimeter to prevent vehicular access into park
Review Requirement:	Major Site Plan Review
Enforcement:	No
SEQR:	Type I (neg dec to be issued)
Lead Agency:	Manager of Zoning
Contact:	wes.grooms@cityofrochester.gov