



PRC AGENDA

January 20, 2021

4:00PM

Zoom Link via email (for members and applicants only)

Broadcast Live at:

<https://www.youtube.com/user/CityOfRochesterNY>

1. Case 1

File #: SP-18-20-21

Applicant: Matt Lester, Winton Blossom Partners, LLC

Address: 235, 237, 239, 245 North Winton Road, 650-656, 668 Blossom Road

Zoning District: C-1 Neighborhood Center District

Description: Construct a 3,500sf medical office, a 2,003sf drive-through restaurant, an 8,000sf office and retail building, and a 77 space parking lot.

Requirement for Site Plan Review: 120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter; 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter; 120-191D(3)(a)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements; 120-191D(3)(a)[9] Any new construction on a vacant parcel of one acre or more.

Site Plan Type: Major

Quadrant: SE

Enforcement: No

SEQR: Unlisted

Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov

Notes: The project originally proposed at this property under SP-11-18-19 has changed substantially, therefore a new Site Plan has been created.



PRC AGENDA

September 14, 2021

4:00PM

City Hall - 223B

1. Case 1

File #: SP-22-20-21
Applicant: Sabrina Pernalete, Store Space
Address: 14 Railroad Street
Zoning District: PMV Public Market Village District
Description: Construct a three story 46,856sf self-storage facility with 451 storage units, and six parking spaces. Existing self-storage building to remain; moving truck rental to be eliminated.

Requirement for Site Plan Review: 120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter.
120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter.
120-191D(3)(a)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements.
120-191D(3)(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.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, Thomas.Kicior@CityofRochester.Gov



Project Review Committee (PRC)
Agenda

Date: Wednesday, December 15, 2021
Time: 4:00 p.m.
Location: <https://www.youtube.com/c/CityofRochesterVideos>

Case Number:	1
File Number:	SP-006-21-22
Case Type:	Major Site Plan Review
Address:	362 West Main Street
Zoning:	CCD-M Center City Main Street District
Quadrant	Southwest
Applicant:	Reza Hourmanesh, RA, CE, CDT, GRH Architecture, Engineering, & Construction
Request:	To construct a one-story, 2,130 square foot retail building and to reconfigure the existing gas station which includes the demolition of a one-story, 434 square foot building, the removal of four gas pumps, and the modification of the fuel canopy. The two existing gas pump islands are to remain.
Review Requirement:	<ul style="list-style-type: none"> • 120-191D(3)(b)(3)[a] redevelopment of any site devoted to vehicle service stations • 120-191(c)[2] applications in the CCD that include major deviations from the design criteria
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Marcia Barry, siteplanreview@cityofrochester.gov

Case Number:	2
File Number:	SP-022-20-21
Case Type:	Major Site Plan Review
Address:	14 Railroad Street
Zoning:	PMV Public Market Village District
Quadrant	Southeast
Applicant:	Sabrina Pernalete, Store Space
Request:	To 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.
Review Requirement:	<ul style="list-style-type: none"> • 120-191D(3)(c)[4] Construction of any principal building in the C-1, C-2, H-V or PMV Districts that does not meet City-wide design standards set forth in this chapter. • 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards set forth in this chapter. • 120-191D(3)(a)[8] Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements. • 120-191D(3)(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.
Enforcement:	No
SEQR:	Unlisted
Lead Agency:	Manager of Zoning
Contact:	Anna Keller, siteplanreview@cityofrochester.gov