



**CITY PLANNING COMMISSION
STAFF REPORT
September 14, 2020**

Special Permit

Case Number: 2 **Staff Reviewer:** Anna Keller

File Number: E-04-20-21

Applicant: Joseph Verdi, Gray Rock LLC

Address: 95 Ames Street

Zoning District: M-1 Industrial

Request: To establish outdoor storage of shipping containers, and semi—trailers (A-Verdi) on a vacant lot; an action requiring City Planning Commission approval.

Code Section: 120-83N, 120-175

Code Enforcement: The subject property is not currently in code enforcement.

Project Information

The subject property is a vacant 14.38 acre parcel located in the M-1 Industrial district. The parcel is comprised mostly of a hard surface made up of a mixture of deteriorated asphalt, concrete, and gravel with the exception of a 1,761 sq. ft. building and a 282 sq. ft. shed. The applicant, a company that provides storage and shipping containers to small businesses, manufacturers, and homeowners is proposing to establish the subject property as outdoor storage.

Per chapter 120-208{191} of the zoning code, outdoor storage is defined as:

“The placing, maintaining, keeping or abandonment of junk, junk furniture, junk appliances, commercial or industrial materials, contractor storage, garbage, rubbish, litter and debris in a place other than a structure with a roof and fully enclosed on all sides.”

Per 120-83N, outdoor storage is specially permitted in the M-1 zoning district subject to the additional requirements for specified uses in 120-175.

For more project information including existing conditions and scope of work, please see the Preliminary Site Plan Findings (SP-15-18-29) dated August 6, 2020. Included as **Attachment A** is the Preliminary Site Plan Findings.

Code Compliance

City-Wide Design Guidelines and Standards (Article XIX)

120-158G(2): Mechanical equipment and open storage areas shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.	No. No solid fencing is proposed. 14' tall shipping containers are proposed to be screened by the existing 8' tall chain-link fence, 7' tall chain-link fence with barbed wire, 6' tall wrought iron fence, and existing and proposed landscaping, which will not completely screen the storage.
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Requirements Applying to All Districts

120-173 Off-street parking	Compliance
Bicycle parking. Bicycle parking shall be provided equal to 10% of the vehicle parking requirements for the property, for a minimum of two bicycles, for all	Required: 2 Proposed: 0

multifamily housing (over 10 units), commercial and industrial uses.	
Vehicular access to parking shall not be located on the principal pedestrian-oriented street unless there is no other practical alternative.	No. Parking will be accessed from both West Ave and Ames St, both of which are principal pedestrian-oriented streets.
Parking lots used after sundown shall be lighted to give protection to persons using the lot and the light source shall cast down.	No. Lighting is not proposed in the parking area.

Additional Requirements for Specified Uses

120-175 Outdoor Storage	Compliance
All outdoor storage shall be fully screened to ensure the area is not visible from the public right-of-way or adjacent residential properties.	<p>Required: Screening to ensure area is not visible from public right-of-way or adjacent properties.</p> <p>Proposed Ames Street frontage: 8' tall chain-link fence used in conjunction with trees.</p> <p>Proposed West Avenue frontage: 8' tall chain-link fence that is setback 15' and a 6' tall wrought iron fence on the property line with bushes.</p> <p>Proposed Hague Street lot line: 7' chain-link fence with barbed wire fence.</p> <p>Proposed northern lot line: 8' tall chain-link fence with bushes abutting the railroad tracks.</p>
Screening shall be of sufficient height and density to completely hide the storage from public view.	No. Solid fencing is not proposed. The existing 6', 7', and 8' tall chain-link and decorative metal fences with existing and proposed landscaping will not sufficiently screen the 14' tall storage containers from public view.
Screening shall be of sufficient height and density to completely hide storage from major highways, passenger rail lines and other access ways.	No. Solid fencing is not proposed. The existing 6', 7', and 8' tall chain-link and decorative metal fences with existing and proposed landscaping will not sufficiently screen the 14' tall storage containers from the rail line to the north.

Review Requirements for Special Permit Applications

Pursuant to Section 120-192B of the Zoning Code, the Special Permit procedure is intended to provide a means to evaluate any use that is identified as having some special impact or uniqueness which requires a careful review of its location, design, configuration and special impact to determine the desirability of permitting its establishment on a particular site.

- A. Special Permit Standards. A Special Permit use may or may not be appropriate in a particular location depending on a weighing in each case, of the public need and benefit against the local impact and effect with regard to the following five standards:
1. Whether it will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.
 2. Whether it will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.
 3. Whether it will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

4. Whether it will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
5. Whether it will result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

In determining whether the evidence establishes that the five standards have been met, the Planning Commission may determine that an overriding public need mitigates certain impacts or effects of the proposed application and support approval.

Included as **Attachment B** is the applicant's explanation as to how their proposal conforms to each of the Special Permit Standards.

SEQR/Chapter 48 Compliance

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued by the Manger of Zoning on August 6, 2020 indicating that the proposed action is one which will not have a significant adverse impact on the environment.

Attachments

- A. Preliminary Site Plan Findings (SP-15-18-29) dated August 6, 2020
- B. Special Permit Standards
- C. Project Information
- D. Survey Map
- E. Site Plan
- F. Truck Route
- G. Fire Truck Route
- H. Photographs of Existing Conditions
- I. Parks, Recreation, and Historic Preservation letter dated May 24, 2019
- J. Zoning Districts Map
- K. Aerial Map
- L. Public Comments (0) received as of 3:00 PM, September 3, 2020
 - a. Written public comments received by 5:00 PM, September 11, 2020 will be provided to the Planning Commission



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Building
and Zoning

RECEIVED
CITY OF ROCHESTER
CLERK / COUNCIL OFFICE

2020 AUG -6 P 3: 32

August 6, 2020

Joseph Verdi
A-Verdi LLC
14150 Route 31
Savannah, NY 13146

Re: Preliminary Site Plan Findings: SP-15-18-19
Address: 95 Ames Street
Zoning District: M-1 Industrial District

Dear Mr. Verdi:

A preliminary review of your site plan application **to establish outdoor storage of shipping containers, and semi-trailers (A-Verdi)** has been completed. The review is based on the site plan drawing dated March 2019 and the survey map dated February 2001.

The following findings and recommendations have resulted from this review. It is your responsibility to familiarize yourself with the content of this document and apply for any additional approvals that may be required.

Next Steps

- Submit a Special Permit application to the City Planning Commission to establish the specially permitted use.

Existing Conditions

The subject property is 14.38 acre parcel in the M-1 Industrial district. It was once the site of a factory, Taylor Instrument Co. All of the buildings were demolished between 1995 and 2001. In 1997, the property owner at that time entered the Department of Environmental Conservation's Voluntary Cleanup Program to complete a remediation program for the entire parcel. A 1,761 sq. ft. building and a 282 sq. ft. shed were constructed during the site remediation to assist with the environmental cleanup. The building and shed presently remain on site and the applicant proposes to continue to use them for storage and supplies. The land is currently vacant, mostly a hard surface made up of a mixture of deteriorated asphalt, concrete, and gravel.

The subject property is bound by Ames Street to the east, West Avenue to the south, Hague Street (a private road) to the west, and railroad tracks to the north. The subject property is surrounded by a mix of M-1, R-1 Low Density Residential, R-2 Medium Density Residential, and O-S Open Space uses.

Project Scope

The applicant, a company that provides storage and shipping containers to small businesses, manufacturers, and homeowners, proposes to establish the subject property as outdoor storage. The entire site will be used for staging and storage for shipping containers that are between projects or customers. The applicant intends to utilize the existing entrances, fences, landscaping, lighting, grading/drainage, and proposes to make no changes to the existing hard surface. The only site work includes some additional landscaping on Ames Street to help screen the use from the public right of way. The applicant proposes to plant 56 Arborvitae and 6 Red Maples on the southern portion of the Ames Street frontage between West Avenue and Danforth Street.

Code Compliance

1. Minor Site Plan Review approval by the Manager of Zoning is required for:

- 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.

The project area is located immediately adjacent to the Chili-West Historic District, which is listed on the State and National Registers of Historic Places. The project area also abuts the Danforth House at 200 West Avenue, a site eligible for listing.

- 120-191D(3)(a)[11]: Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District.

This proposed redevelopment project is adjacent to 200 West Avenue, a parcel zoned as O-S Open Space.

2. Special Permit Approval by City Planning Commission for:

- 120-83N. Outdoor storage in the M-1 District requires Special Permit approval subject to the requirements for outdoor storage as set forth in 120-175.

The applicant, A-Verdi, seeks to establish outdoor storage of shipping containers, and semi-trailers. Per section 120-208{264}, outdoor storage is defined as:

"The placing, maintaining, keeping or abandonment of junk, junk furniture, junk appliances, commercial or industrial materials, contractor storage, garbage, rubbish, litter and debris in a place other than a structure with a roof and fully enclosed on all sides."

In accordance with 120-129 and 120-162, the City Planning Commission may waive any of the requirements imposed by the Additional Requirements for Specified Uses and the Requirements Applying to All Districts when it finds such action is warranted by reason of the unique physical conditions of the particular property or by reason of the particular character of surrounding properties. The requirements from these chapters were reviewed in their entirety and the following was found not to be in compliance, and will therefore require review by the City Planning Commission for a waiver.

City-Wide Design Guidelines and Standards (Article XIX)

120-158G(2): Mechanical equipment and open storage areas shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.	No. No solid fencing is proposed. 14' tall shipping containers are proposed to be screened by the existing 8' tall chain-link fence, 7' tall chain-link fence with barbed wire, 6' tall wrought iron fence, and existing and proposed landscaping, which will not completely screen the storage.
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SEQR/Chapter 48 Compliance

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued August 6, 2020 indicating that the proposed action is one which will not have a significant adverse impact on the environment.

Findings

- 1. Dumpsters and refuse collection areas.** The applicant has stated that dumpsters will not be used, but rather all refuse generated on site will be contained within trash totes that will be located in the shed between collections.
- 2. Site Access Concerns.** The applicant is proposing to maintain three curb cuts into the site, one on each of the bordering streets (Ames Street, West Avenue, and Hague Street). The Site

Plan Committee has concerns regarding the number and location of curb cuts, especially the impact of tractor trailer traffic on the neighboring properties. The Committee requested the applicant eliminate at minimum the curb cut on West Avenue, and potentially the Ames Street curb cut to consolidate access onto Hague Street which would have the least impact on the community, along with vehicle and pedestrian traffic because it is private and industrial in nature. The applicant chose not to amend the site plan and proposes to maintain the West Avenue, Ames Street and Hague Street curb cuts, using these as means of entering and exiting the site.

3. **Fences and walls.** On September 22, 2019, a permit to install a two-year, temporary 8' tall chain-link fence was issued. This fence currently remains on the site. On March 18, 1993 a permit to install 525' of 7' tall chain-link fence with barbed wire was issued. This fence currently remains on site and is located along Hague Street. Per Chapter 39-307 of the City Code, the use of barbed wire shall not be allowed in any district without prior permission in writing from the Commissioner. The applicant is required to submit documentation requesting the use of barbed wire to the Commissioner of NBD for use in conjunction with this proposal.
4. **Lighting.** The building has one wall pack (dusk to dawn activated) light. No lighting is proposed for the parking area or the remainder of the 14 acre site.
5. **Off-street parking.** The required number of parking spaces for all manufacturing and industrial uses is 1 per 2 employees. The proposed site plan includes 10 parking spaces. The applicant reports that they have 20 employees thus meeting the parking requirement for this use.
6. **Department of Environmental Services (DES) – Permit Office.** The DES Permit Office has the following comments:
 - Any work in City right-of-way will require separate permits from the DES Engineering Bureau Permit Office; Room 121-B;
 - The revised drawing should indicate all right-of-way features (i.e. curb, sidewalk, driveway entrances, utilities, easement, etc.);
 - Any changes or modifications to traffic regulation signs within the right-of-way requires approval from Monroe County Traffic;
 - All changes to the drawing will need to be reflected in the revision block.
7. **DES – Division of Environmental Quality (DEQ).** DEQ has reviewed the proposal and stated that this site has a history of chemical contamination and is or was a NYSDEC Voluntary Cleanup Site. The NYSDEC database summary suggests that continued monitoring is occurring at the site. DEQ advises the applicant to contact NYSDEC for approval to ensure compliance with the *Covenants and Restrictions* and the Site Management Plan prior to the issuance of any permits and to ensure that any planned use does not obstruct or damage monitoring points. Final Site Plan Approval will be conditioned upon NYSDEC approval.
8. **DES Forestry.** DES Forestry has reviewed the proposed plans and requires that the condition of the existing trees on Ames St be evaluated and that any declining or poor conditioned trees be removed and replaced.
9. **Building Code.** A Plans Examiner from the City's Bureau of Buildings and Zoning has reviewed the plans and notes that rainwater runoff from shipping containers and the storm water from the paved areas shall drain to approved place of disposal that will prevent water from flowing onto adjacent properties and on to public right-of-ways. Storm water drainage systems shall comply with Chapter 11 of the International Plumbing Code and approval from Monroe County Pure Waters for connection to public sewer.

- 10. Water Bureau.** The City of Rochester's Water Bureau reviewed the plans and require the owner of 95 Ames Street to provide an easement to the owner of 400 West Avenue for access and maintenance of the existing service and hydrants; and to abandon (cut and cap) the existing water stubs. Final Site Plan Approval will be condition upon the receipt of said easement.
- 11. Monroe County Division of Pure Waters.** MCPW has reviewed the plans and requires the owner of 95 Ames Street to provide an easement to the owner of 400 West Ave for access and maintenance of the 12", 15", and 18" main sewers along the west property. In addition, the existing water stubs shall be abandoned (cut and capped).
- 12. NYS Parks, Recreation, and Historic Preservation.** The Division for Historic Preservation reviewed the proposed project and determined that it will have no adverse impact upon historic resources.
- 13. Monroe County Department of Transportation (MCDOT).** MCDOT is the City's transportation engineer. MCDOT reviewed the proposal and did not have any comments.

A copy of these Preliminary Site Plan Findings will be provided to the City Planning Commission to be considered in their review of the Special Permit request. Site Plan Review will not be concluded until the City Planning Commission has issued their Notice of Decision, and any conditions imposed have been addressed by the applicant.

Please contact Anna Keller by email at anna.keller@cityofrochester.gov or by phone at (585) 428-7761 if you have any questions regarding these preliminary findings.

Sincerely,



Jill M. Wiedrick, AICP
Manager of Zoning

Cc: Corey Auerbach, Barclay Damon
Julian Clark, Plumney Engineering, P.C.
Ari Goldberg, Barclay Damon

Special Use Permit – Justification
95 Ames Street
Proposed Outdoor Storage Facility

Gray Rock Rochester LLC (“Applicant”) proposes in-fill development of a vacant brownfield at 95 Ames Street (“Premises”) as a modern outdoor storage facility (“Project”). The Premises was the former Taylor Instruments Site (DEC Site Code V00144), which is subject to a Voluntary Cleanup Agreement dated August 14, 1997, as amended. As of the date of this Application, remediation at the Premises is complete, subject to post-closure monitoring and site management activities. Prior to remediation, the primary contaminants of concern were mercury and trichloroethene in soil and groundwater. An Engineered Barrier Layer has been placed over previous soil excavations. The Premises has been remediated to commercial/industrial use and there is a recorded deed restriction ensuring continued protection of human health and the environment with notice to future owners of the Premises. The Project will comply with the applicable engineering and institutional controls and will not disturb the engineered barrier layer or include any subsoil impacts.

The Premises are zoned M-1, Industrial District, which requires a special use permit for Outdoor Storage. The grant of a Special User Permit is governed by certain criteria as established in the City of Rochester Code § 120-83 and § 12-192(B)(3)(a)[1][a]-[e]. The Applicant satisfies the Special Use Permit criteria, as follows.

The proposed use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan and City Zoning Code.

The Project will reactivate a long-vacant brownfield with a low-impact industrial use that opens up the area for flexible development. *See* Rochester 2034 Comprehensive Plan Pt. 2, Sec. B, p. 59. It is well settled that the classification of a particular use as permitted in a zoning district is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood. *Twin County Recycling Corp. v. Yevoli*, 90 N.Y.2d 1000, 1001 (1997). The Project also indicates investment in an industrial sector of the City. *See id.* at Pt. 5, Sec. A, Economic Goal ECN-4d, 4e. While the Premises will remain “industrial,” the industrial use of the Project is far less impactful to the Premises and surrounding neighborhood, and unlike some inherently industrial uses, there is flexibility in Project design. *See id.* at Pt. 2, Sec. B, p. 67.

Finding a viable reuse for the privately owned site is one of the goals and objectives of the Bull’s Head BOA Revitalization Plan. The proposed use permits the Applicant to make viable use of the property, consistent with the DEC-approved Site Management Plan/Industrial Controls and in a manner that does not foreclose the possibility of future re-use that includes infill development. For example, no permanent structures are proposed that would need to be demolished to accommodate future development. It should be noted that the 2010 Southwest Quadrant Strategic Plan makes no reference to the Premises and, in fact, it does not appear from that document that parcels north of West Street were included therein.

Overall, the Project will bring investment to the City, reactivate a long-vacant industrial site, and, as a low-impact use, present an opportunity to transition between the industrial and residential nature of Ames Street and West Avenue. *See* Rochester 2034 Comprehensive Plan at Pt. 2, Sec. B, PMP Map 6, pp. 73-82.

The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

Applicant will operate the Premises in compliance with all City of Rochester and Monroe County ordinances, as well the Site Management Plan. Since approximately 1900, industrial manufacturing has occurred at the Premises. Accordingly, uses similar to and, in fact, more intense than what is proposed define the character of the neighborhood and will not create an adverse effect on adjacent property. The fact that uses of similar intensity, such as the RG&E facility and Pennant Ingredients, exist within close proximity is prima facie evidence that the proposed use will not alter the essential character of the neighborhood. *See Cappello v. Roos*, 26 Misc. 2d 235 (N.Y. Sup. Ct. 1960). Further, as a low-impact industrial use, the Project will act as a sufficient transitional use between decidedly industrial use and low-density residential area to the south of the Premises. The Project will not require substantial parking or impervious surfaces. Less than five employees are anticipated to visit the site on a regular basis to the Project, so there will be no impacts to traffic.

The proposed building use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

The Premises are bound by a railroad to the North, Ames Street to the east, Hague Street to the west, and West Avenue to the South. The West Avenue and Ames street both transition to low density residential. The Project presents an opportunity to reactive a vacant lot with sufficient buffering, and Applicant will supplement the existing vegetative screen as direct by City Code and agreed upon by Applicant and the City. The industrial use is low-impact and can be operated with minimal employees and minimal visitation by users. Also, no permanent structures are proposed that would need to be demolished to accommodate future development on the Premises. The Project is thus not expected to impede development, use, or enjoyment of adjacent property; instead, by activating a long-vacant brownfield, the Project will encourage development and serve as a model of low-impact industrial use throughout the City.

The proposed use will be of a character that does not produce noise, odors, glare, and/or vibration that adversely affects the surrounding area.

There will not be any potential disrupting operations. Less than five employees are anticipated to visit the site on a regular basis to the Project, so there will be no impacts to traffic. No new lighting is proposed. The use is low-impact and will not produce any unreasonable noise, odor, glare, or vibration. Existing vegetative buffers will be enhanced as part of the Project..

The proposed use will not place an excessive burden on public improvements, facilities, services, or utilities.

Although the Premises have been vacant for years, the Project will not place any burden on public improvements, facilities, services, or utilities. As mentioned, traffic will be minimal and the number of visitors and employees will also be minimal. Further, no substantial refuse will be created. Utility demand will also be minimal.

The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

There will be no features of significant natural, scenic, cultural, or historic importance impacted by the Project. The Premises has been industrial for over a century, and it has been vacant and subject to brownfield remediation for over twenty years. Applicant has obtained a letter of no impact from New York State Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation. Applicant is making a significant investment in the City and reactivating a long-vacant brownfield.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): _____

2. APPLICANT: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

INTEREST IN PROPERTY: Owner _____ Lessee _____ Other _____

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

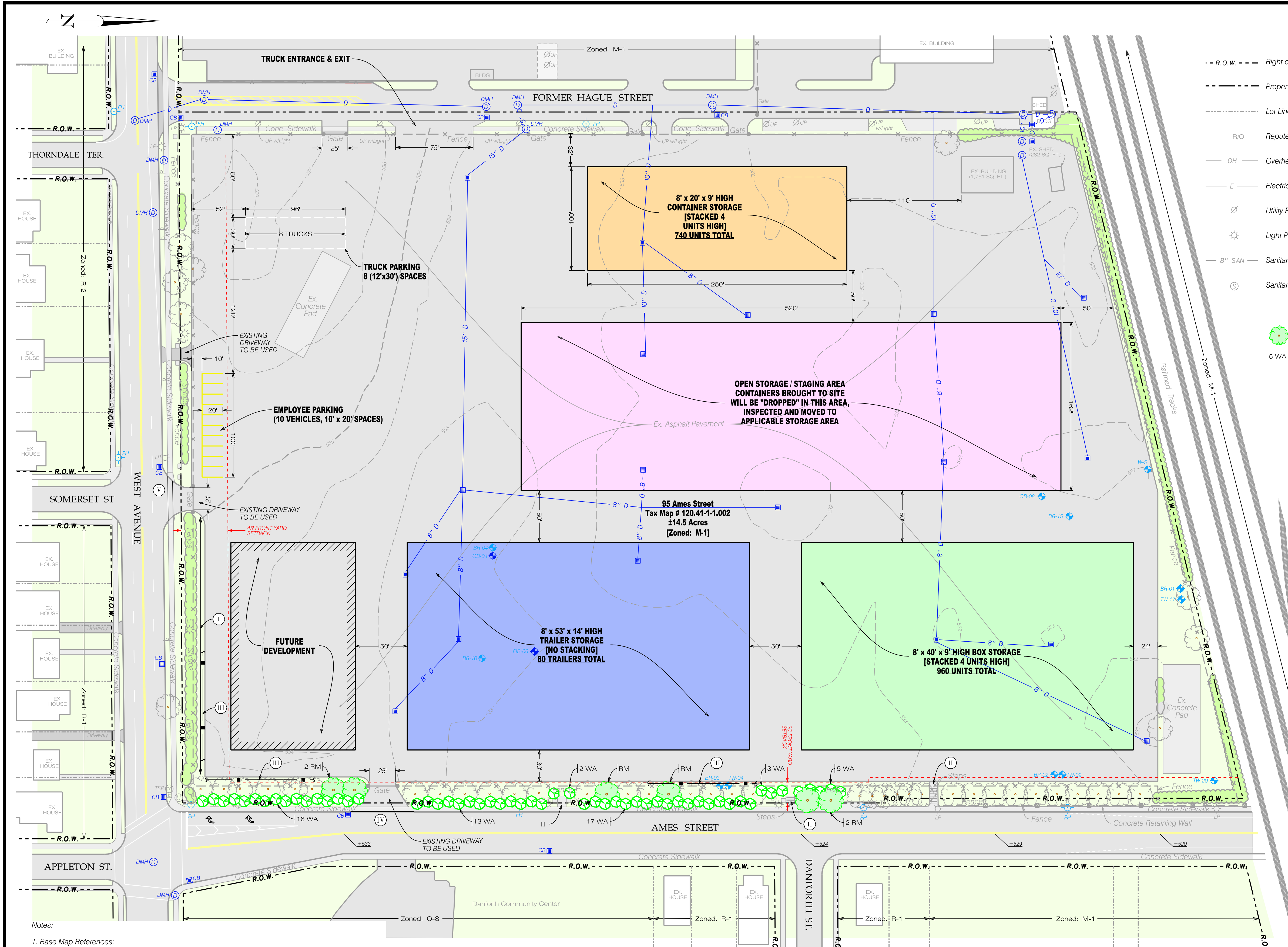
7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Corey Auerbach DATE: _____

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____



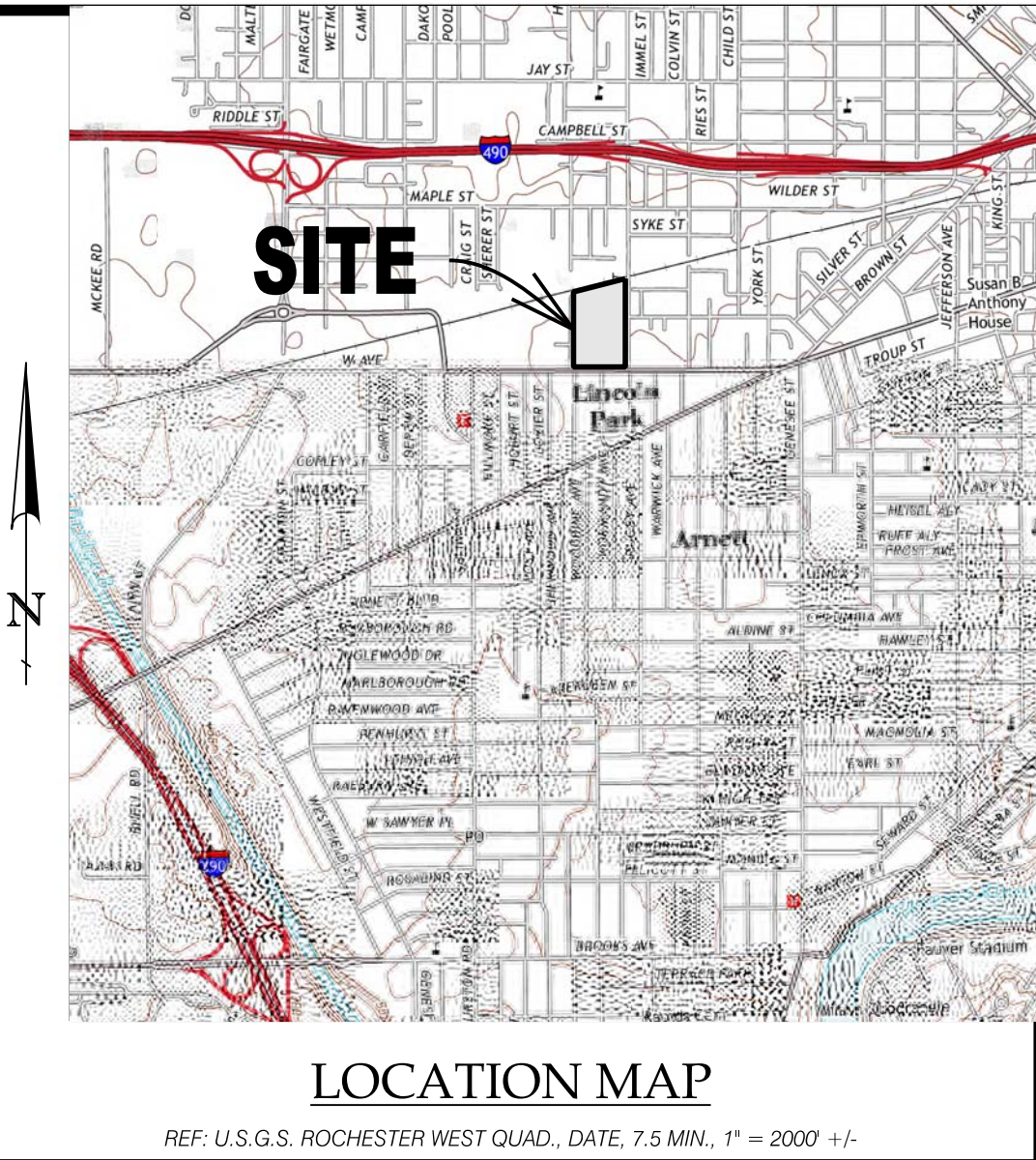
Key

Existing

- - - R.O.W. - - - Right of Way
- - - Property Line
- - - Lot Line
- R/O Reputed Owner
- OH Overhead Utility
- E Electric Line
- Utility Pole
- Light Pole
- 8" SAN Sanitary Sewer w/ Size
- Sanitary Manhole
- Fence
- Tree
- Catch Basin
- Drainage Manhole
- Hydrant
- Hedge Row
- Elevation / Grade
- BR-02 Bedrock Monitoring Well (BR)
- OB-02 Overburden Monitoring Well (OB, TW, W)

Proposed

- Tree / Shrub
- Plant Designation (See Planting Chart)



- General Notes:**
- Existing groundwater monitoring wells to be protected with bollards, fencing or other acceptable means to prevent damage and allow future access.
 - The Contractor shall locate, mark, safeguard and preserve all survey monuments and right-of-way monuments in the areas of construction. For descriptive and survey data on control monuments, call the City of Rochester Survey office at 585-428-6873.
 - Any work in City public right-of-way will require separate permits from the DES Engineering Bureau Permit Office; Room 121B.
 - Any changes or modifications to traffic regulation signs within the right-of-way requires approval from Monroe County Traffic.

Drainage Summary

The site is predominately covered with asphalt which is graded toward catch basins located thru-out the paved area. underground storm sewer piping discharges run-off from the catch basins toward the west into the city's drainage system along Hague Street. this system drains to the north under the rail road tracks.

The proposed storage items will be placed on the existing asphalt. No changes to site coverage or grading is proposed.

Planting Chart

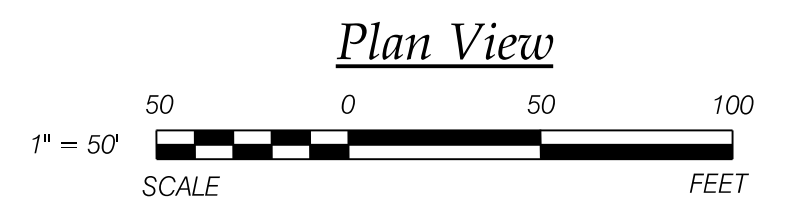
KEY	BOTANICAL NAME / COMMON NAME	SIZE @ PLANTING	QUANTITY
WA	Thuja occidentalis 'Woodwardii' / Woodward Arborvitae	2'	56
RM	Acer Rubrum / Red Maple	5'	6

Zoning Summary

- Minimum Lot Frontage: No Requirement
- Minimum Lot Area: No Requirement
- M-1 Yard Setbacks:
 - Corner Lot Def. A lot abutting two intersecting streets, where the interior angle of intersection does not exceed 135°. The yards adjacent to both public or private streets shall be considered front yards when determining appropriate setbacks. Ames Street, West Avenue and Hague Street are considered Front Yards. North property line (along railroad tracks) is considered rear yard.

- M-1 Required Yard Setbacks for Nonresidential uses.
- (a) Minimum front yard setback: N/A unless adjacent to a residential district, in which case the front yard shall be the same as the required front yard setback in the residential district.
- (b) Side yard.
- (i.) Minimum side yard setback: N/A unless adjacent to a residential district, in which case the side yard shall be the same as the required front yard setback in the residential district.
- (ii.) Minimum side yard setback, detached accessory use or structure: N/A.
- (c) Rear yard.
- (i.) Minimum rear yard setback, principal use or structure: N/A unless adjacent to a residential district, in which case the rear yard shall be the same as the required front yard setback in the residential district.
- (ii.) Minimum rear yard setback, detached accessory use or structure: N/A.
- A. Front Yard:
- Hague St. Property to the west is zoned M-1. No Front Yard setback.
- West Ave. Property to the south is zoned R-1 and R-2. Average house setback is 45 feet. Front Yard setback for West Ave is 45 feet.
- Ames Street. A few parcels to the east are zoned R-1. Average house setback is 12 feet. Minimum setback required is 20. Front Yard setback for Ames St. is 20 feet.
- B. Rear Yard:
- North Property Line: No Rear Yard setback.

- ### Plan Notes
- Replace poor conditioned and dead shrubs and trees with similar species with a planting height of 2 feet for shrubs and 4 feet for trees.
 - Remove existing stairs. Topsoil, seed & mulch disturbed area.
 - Mesh banners to be provided as needed for additional screening.
 - Provide drop and transition curb across the driveway opening per City standards.
 - Remove detectable warnings at existing 21' wide driveway. Provide concrete sidewalk per City standards that is true to line and grade across the driveway.



- Notes:
- Base Map References:
 - 95 Ames Street, being a portion of the German Tract, Part of Lot 67 of the 20,000 acre Tract, prepared by Popli Design Group, dated January 10, 2011.
 - "Exhibit A Sewer and Drainage Connection" prepared by AMEC Environmental & Infrastructure Inc., dated 07/20/2011 with revision 10/20/2011.
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REVISIONS:	DATE:	BY:
Per City Comments.	02/07/20	JFC

PROJECT: **95 AMES STREET FACILITY**

CLIENT: **A-VERDI STORAGE CONTAINERS**

LOCATION: **CITY OF ROCHESTER, MONROE COUNTY, NEW YORK**

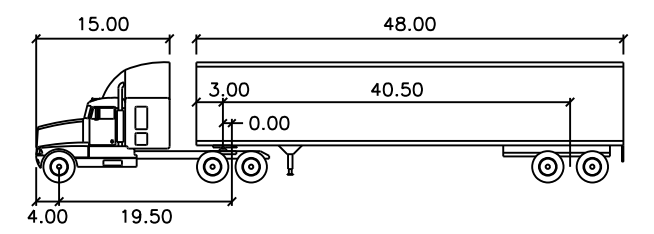
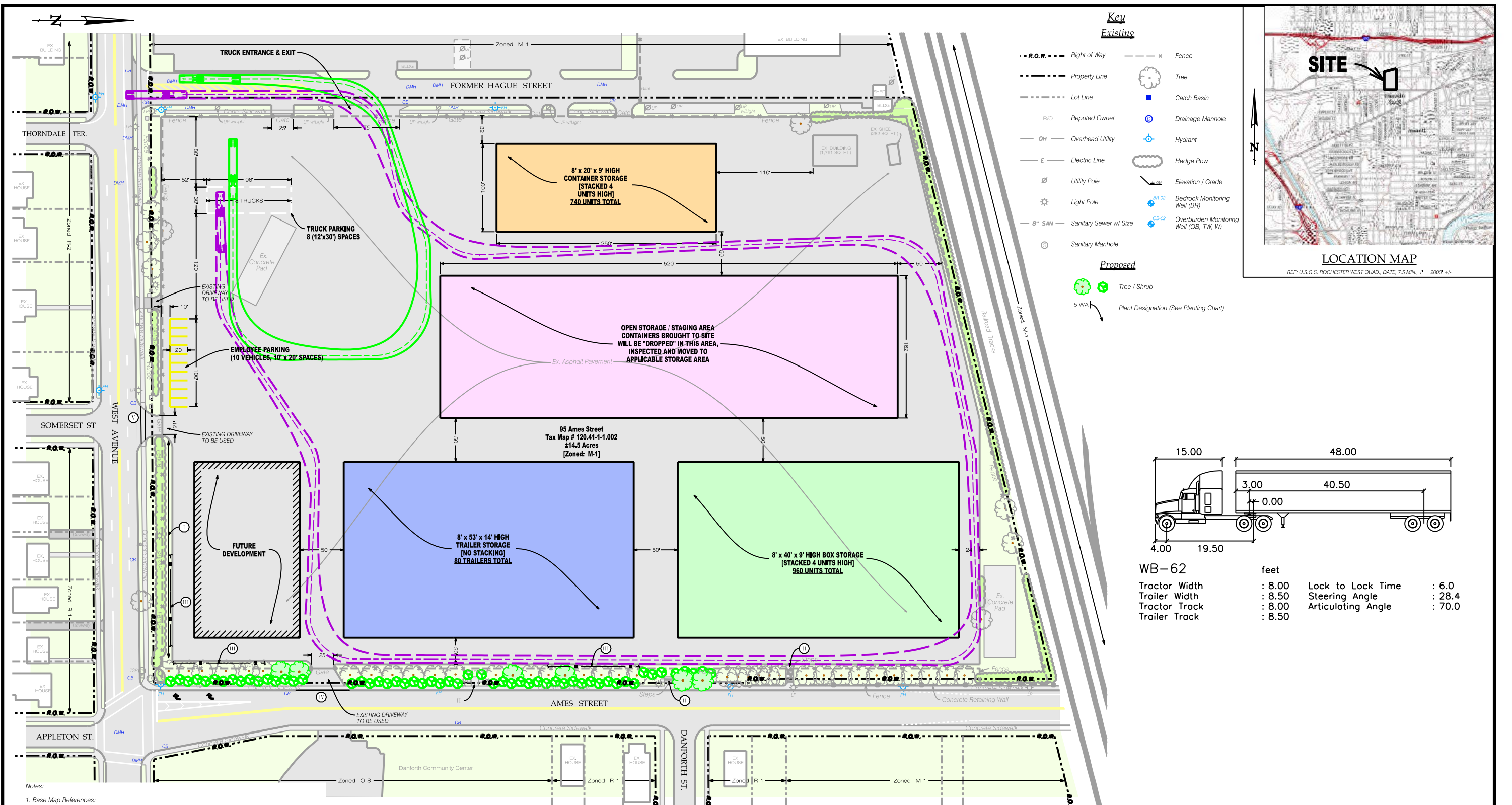
DWG. TITLE: **SITE PLAN**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2018032
 FILE NAME: C201
 SCALE: 1" = 50'
 DATE: Dec. 2019
 ENGD BY: JFC
 DRAWN BY: JLL
 CHECKED BY: JFC

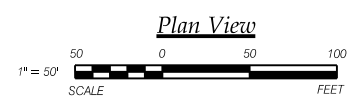
SHEET No.: **C201**

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WB-62	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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- Plan Notes**
- Replace poor conditioned and dead shrubs and trees with similar species with a planting height of 2 feet for shrubs and 4 feet for trees.
 - Remove existing stairs. Topsoil, seed & mulch disturbed area.
 - Mesh banners to be provided as needed for additional screening.
 - Provide drop and transition curb across the driveway opening per City standards.
 - Remove detectable warnings at existing 21' wide driveway. Provide concrete sidewalk per City standards that is true to line and grade across the driveway.

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REVISIONS:	DATE:	BY:
Per City Comments.	02/07/20	JFC

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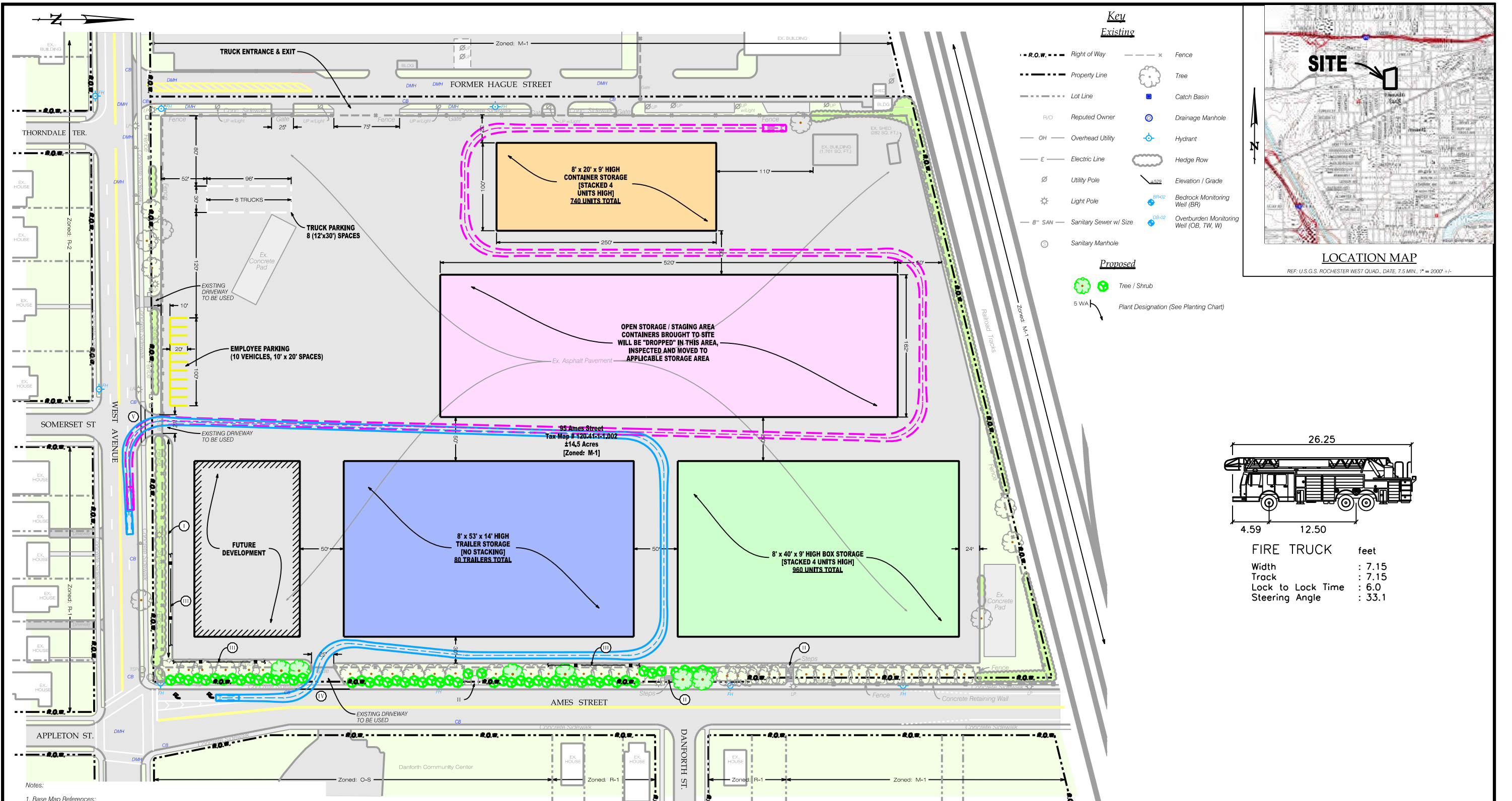
PROJECT: **95 AMES STREET FACILITY**
 CLIENT: **A-VERDI STORAGE CONTAINERS**
 LOCATION: **CITY OF ROCHESTER, MONROE COUNTY, NEW YORK**

DWG. TITLE: **WB-62 TRUCK ROUTE**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

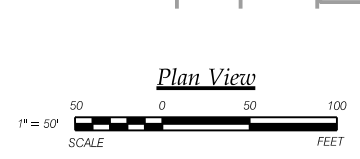
PROJECT No.: 2018032
 FILE NAME: C201
 SCALE: 1" = 50'
 DATE: Dec. 2019
 ENGD BY: JFC
 DRAWN BY: JLL
 CHECKED BY: JFC

SHEET NO.: **Fig. 1**
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Notes:

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- Plan Notes**
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REVISIONS:	DATE:	BY:
Per City Comments.	02/07/20	JFC

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PROJECT: **95 AMES STREET FACILITY**

CLIENT: **A-VERDI STORAGE CONTAINERS**

LOCATION: **CITY OF ROCHESTER, MONROE COUNTY, NEW YORK**

DWG. TITLE: **FIRE TRUCK ROUTE**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2018032
FILE NAME: C201
SCALE: 1" = 50'
DATE: Dec. 2019
ENGD BY: JFC
DRAWN BY: JLL
CHECKED BY: JFC

SHEET NO.: **Fig. 2**

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Overhead view



Hague Street 1



Hague Street 2



Hague Street 4



Intersection of Hague Street and West Avenue



West Avenue 1



West Avenue 2



West Avenue 3



Intersection of West Avenue and Ames Street



Ames Street 1



Ames Street 2



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Acting Commissioner

May 24, 2019

Ms. Jill Wiedrick
Senior City Planner
Bureau of Buildings and Zoning
City Hall Room 125 B
30 Church Street
Rochester, NY 14614

Re: DEC
95 Ames Street A-Verdi Storage Facility
95 Ames Street, Rochester, Monroe County, NY
19PR03330

Dear Ms. Wiedrick:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the project area is located immediately adjacent to the Chili-West Historic District, which is listed in the State and National Registers of Historic Places.

We have reviewed the submission received on 5/13/2019. Based upon our review, it is the OPRHP's opinion that the proposed project will have No Adverse Impact upon historic resources.

If there are substantive changes to the project, consultation with our office should resume. If you have any questions, I can be reached at (518) 268-2217.

Sincerely,

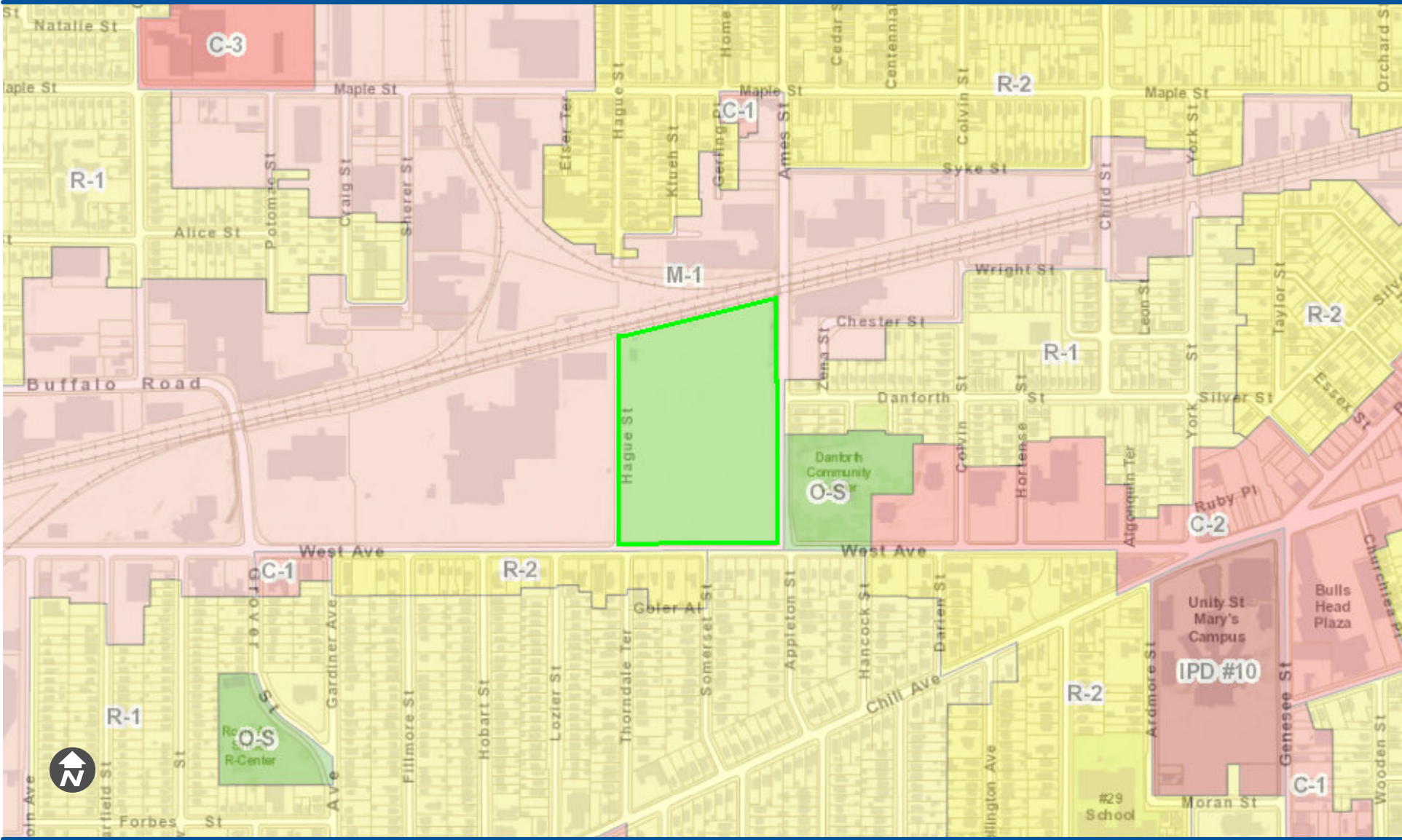
Christina Vagvolgyi
Historic Preservation Technical Specialist
e-mail: christina.vagvolgyi@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

95 Ames St



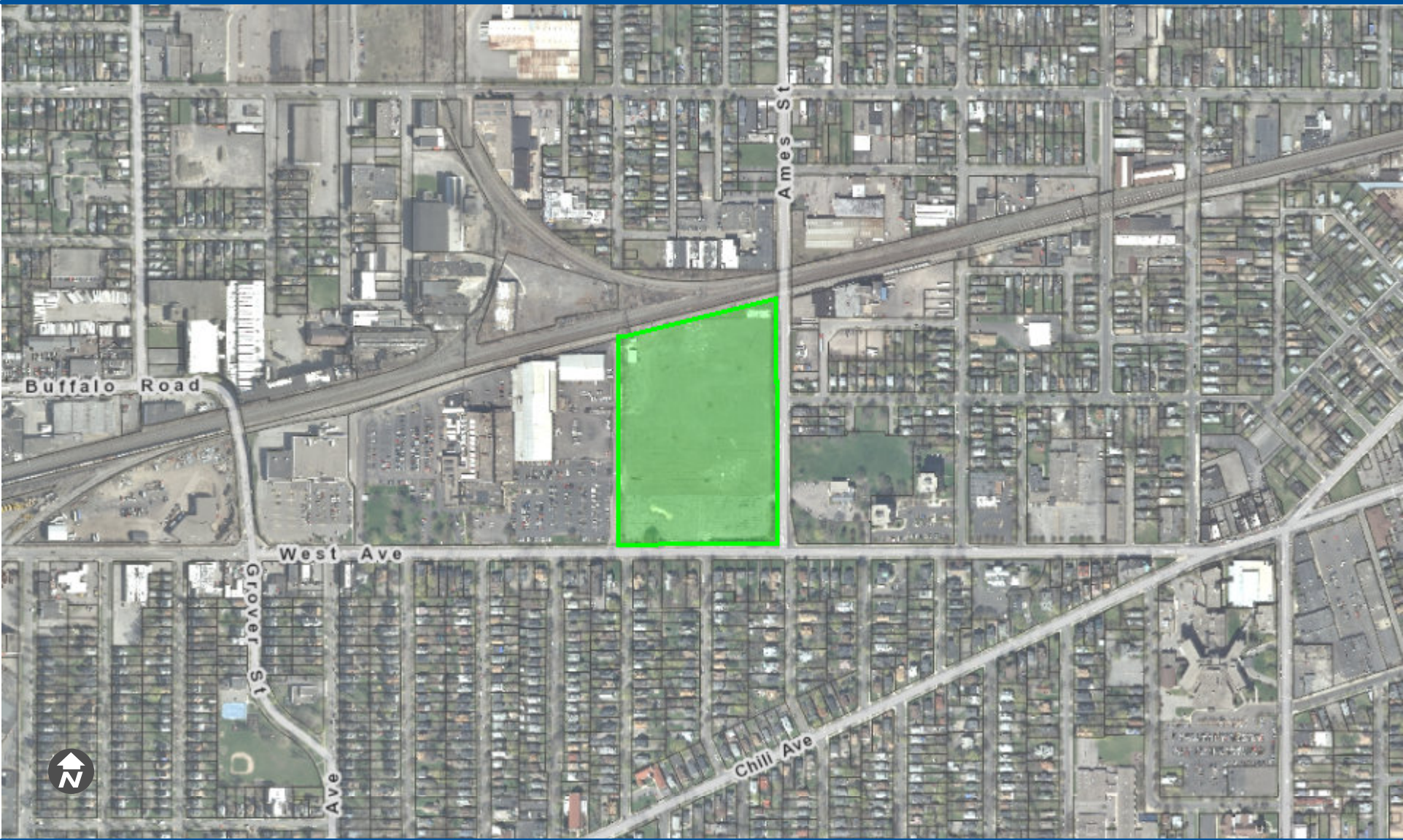
September 3, 2020

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



95 Ames St



September 3, 2020

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City of Rochester, NY

