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2023 APR 17 P 1:14

April 17, 2023

Chris West, CBJ LLC  
37 Richmond Street,  
Rochester, NY 14607

**NOTICE OF DECISION**

**In the matter of a request for a Certificate of Appropriateness** to renovate an existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations

**On the premises at:** 20 Windsor Street

**Zoning District:** CCD-M, Center City District, Main Street District, Grove Place Preservation District

**Application Number:** A-047-22-23

**Vote:** 6-0-0

**Please take notice** that at the Rochester Preservation Board meeting held on April 3, 2023 said application was **APPROVED**.

**THIS IS NOT A PERMIT.** This approval merely authorizes the preparation, filing, and processing of the required Building Permit.

The granting of a Certificate of Appropriateness alone does not authorize any project work to be commenced. The **NEXT STEPS** on this project are to submit any outstanding application documents to complete the processing of Permit #1224662 and obtain a Certificate of Zoning Compliance.

Please Note: Pursuant to §120-194A(9) of the Zoning Code, this approval shall become null and void in one year if a building permit or certificate of zoning compliance is not obtained and maintained.

**To obtain a permit**, or if you have any questions or concerns, please contact Dennis Oke at (585) 428-7761 or [dennis.oke@cityofrochester.gov](mailto:dennis.oke@cityofrochester.gov).

Matthew Simonis  
Secretary to the Preservation Board

**Certificate of Appropriateness**  
**20 Windsor Street**  
**A-047-22-23**

**Findings:**

The Certificate of Appropriateness is intended to provide a procedure for the review of plans for work in preservation districts and on landmarks to ensure that such work will comply with standards established to preserve the integrity of any structure, improvement, landscape feature or cultural site that has been determined to merit special protection. The Preservation Board's decision is based section 120-194A(6), the following findings regarding the following criteria of appropriateness:

**1. Visual Compatibility and relationship of materials, texture, and color.**

The applicant is proposing to renovate an existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.

The Board, on site visit, observed that the proposed renovation will transform the site and it will be an improvement to what is existing and consistent with the historic character of the neighborhood.

**Resolution:**

**Based on these findings, the hearing testimony, and the evidence referenced herein, be it resolved that the Rochester Preservation Board:**

**APPROVED** application **A-047-22-23** to renovate an existing 4,000 sf (footprint) two-story commercial structure for new multifamily use including interior and exterior renovations.

**These findings and decision were based on the following evidence and testimony:**

**Applicant Testimony:**

Chris West, property owner

**Additional Testimony:**

P. Hanlon

**Record of Vote:**

K. Solberg	Approved (motion)
D. Matthews	Approved (second)
G. Gamm	Approved
H. Diodato	Approved
V. Sanchez	Approved
C. Carretta	Approved

**Evidence:**

Staff Report  
Aerial map  
Assessment Report  
Certificate of Appropriateness Application  
Site Photos  
Site Plan Preliminary Approval  
Public Comments  
Survey map  
Personal Appearance Email, Notification Labels  
Site visits by all present Board members; all voting Board members inspected the property