

**City Planning Commission Decision Grid
January 10, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
S-01-10-11 Subdivision of parcels	116 W. Main Street	5-0-0	Approved
M-01-10-11 Rezoning of properties	442-444 & 446-448 Atlantic Avenue; 15 and 21 Greenleaf Street	5-0-0	Recommend Approval
M-02-10-11 Rezoning of properties	210 & 218 Portland Avenue and 34 & 38 Central Park	5-0-0	Recommend Approval
E-027-10-11 Music Store	916-920 Glide Street	5-0-0	Approved
E-028-10-11 24-hour animal day care	340 Culver Road	APPLICATION WITHDRAWN	
OMA-04-10-11 Abandonment	Grove Place	4-0-1	Recommend Approval

OTHER:

1. Request for an extension – 3841 Lake Avenue – Granted until April 30, 2011
2. Request for an extension – 1002 Joseph Avenue – 6 month extension granted to obtain building permit.
3. Election of Officers for 2011 – Dave Watson, Chair; Steve Rebholz, Vice Chair

DISTRIBUTION:

R. Duffy
B. Christopher
J. Smith

T. Richards
A. Guzzetta
Zoning Staff

C.Carballada
J. Mustico
Permit Office

D. Algarin
R. Cutt

**City Planning Commission Decision Grid
February 7, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
OMA-05-10-11 Official Map Amendment	179-191 West Main Street	6-0-0	Recommend Approval
OMA-06-10-11 Official Map Amendment	Gould Street	6-0-0	Recommend Approval
E-029-10-11 Special Permit	419 Thurston Road	na	HELD

OTHER:

1. ABC

DISTRIBUTION:

C.Carballada
B. Christopher
J. Smith

B. Garwood
A. Guzzetta
Zoning Staff

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Permit Office

R. Cutt

**City Planning Commission Decision Grid
March 14, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
E-029-10-11 Establish auto repair	419 Thurston Road	5-0-0	Approved with conditions
E-030-10-11, Renewal Live entertainment	389 Gregory Street	5-0-0	Approved 2 year temporary
E-031-10-11 Live entertainment	389 Gregory Street	5-0-0	Approved 2 year temporary with conditions
E-032-10-11 Change use to a private social club	953 Chili Avenue	5-0-0	Approved
E-033-10-11 Establish a grocery store	568 Driving Park Avenue	5-0-0	Approved 2 year temporary with conditions
E-034-10-11 Construct ancillary parking	437-439 Scio Street	5-0-0	Approved with conditions
E-035-10-11 Live entertainment	81 Marshall Street	5-0-0	Approved 2 year temporary with conditions
E-036-10-11 Construct ancillary parking	1286-1290 Mount Hope Avenue, 814 Elmwood Avenue, 19 Cook Street	No Vote	HELD at request of Applicant
E-037-10-11 Establish take-out restaurant	766 Hudson Avenue	5-0-0	Approved
T-002-10-11 Zoning Text Amendment, Informational Meeting	Citywide	No Vote	Informational Meeting

OTHER:

1. Request for an extension of a Special Permit (E-019-07-08) at 900 Culver Road to establish Alternatives for Battered Women's (ABW) facility. Extension granted until December 31, 2011.

CONDITIONS:

- E-029-10-11: Comply with conditions of Site Plan Findings Report SP-029-09-10.
- E-031-10-11: Off-site parking is required for when both spaces within the building are used for events. Owner(s) of off-site parking must provide expressed written consent.
- E-033-10-11: Comply with recommendations included in Certificate of Nonconformity Decision N-009-10-11. Correct and close any remaining open enforcement cases.
- E-034-10-11: Locate proposed parking lot further west on property to preserve/enhance corner greenspace; final site plan to be approved by Director of Planning and Zoning.
- E-035-10-11: Applicant to submit parking plan showing 70 off-street parking spaces. Owner(s) of off-site parking must provide expressed written consent and attest that such parking spaces are not encumbered by another user.

DISTRIBUTION:

C. Carballada	B. Garwood	D. Algarin	R. Cutt
B. Christopher	A. Guzzetta	J. Mustico	
J. Smith	Zoning Staff	Permit Office	

**City Planning Commission Decision Grid
April 11, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
M-04-10-11 Informational Meeting/Rezoning	419 and 427 Latta Road	6-0-0	Recommend Approval
E-038-10-11 Live entertainment	1604 Lyell Avenue	POSTPONED	
E-039-10-11 Live entertainment	4768 Lake Avenue	6-0-0	Approved
E-040-10-11 Establish a retail store & office	367 Lyell Avenue	APPLICATION WITHDRAWN	
E-041-10-11 Establish a grocery store	264 Clifford Avenue	6-0-0	Approved
E-042-10-11 Live entertainment	248-250 Monroe Avenue	6-0-0	Approved
E-043-10-11 Establish an amusement center	1510 Dewey Avenue	6-0-0	Approved
E-044-10-11 Ancillary parking	1043 & 1051 S. Plymouth Avenue	6-0-0	Approved
S-02-10-11 Midtown Redevelopment Area Subdivide parcels	245 & 275 E. Main Street and 270 & 280 E. Broad Street	6-0-0	Approved
M-03-10-11 Informational Meeting/Rezoning	814 Elmwood Avenue & 19 Cook Street	6-0-0	Recommend Approval

OTHER:

Request for extension E-054-07-08 at 444 E. Henrietta Road for the construction of a 139 room hotel.

DISTRIBUTION:

C. Carballada	B. Garwood	D. Algarin	R. Cutt
B. Christopher	A. Guzzetta	J. Mustico	
J. Smith	Zoning Staff	Permit Office	

**City Planning Commission Decision Grid
May 16, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
E-045-10-11 Wegmans Food Market 24-hour operation Parking	1750, 1760, 1776, 1786, 1792-1798, 1800-1804, 1806, 1812 and 1830 East Avenue and 1765 University Avenue	6-0-0	Approved
OMA-07-10-11 Abandonment			Recommend Approval
OMA-08-10-11 Dedication	546 Jefferson Avenue	6-0-0	Recommend Approval
OMA-09-10-11 Abandonment	Holmdel Place (1400 Block of E. Main Street)	5-0-1	Recommend Approval
E-046-10-11 Cellular Tower	2040 Clifford Avenue	6-0-0	Approved
E-047-10-11 Hours of Operation	952 Hudson Avenue	HELD UNTIL THE JUNE 13, 2011 MEETING	
E-048-10-11 Establish a sit-down restaurant	663-665 Culver Road	6-0-0	Approved
E-049-10-11 Establish a 24-hour drive through and parking	820, 852-854 and 858-860 Culver Road	6-0-0	Approved
E-050-10-11 Ancillary Parking	1315 S. Plymouth Avenue	6-0-0	Approved
T-003-10-11 Zoning Text Amendment	City-Wide	INFORMATIONAL MEETING POSTPONED UNTIL JUNE 13, 2011	

DISTRIBUTION:

T. Richards	C. Carballada	D. Algarin
B. Christopher	A. Guzzetta	J. Mustico
J. Smith	T. Mann	R. Cutt
Zoning Staff	Permit Office	

**City Planning Commission Decision Grid
June 13, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
E-047-10-11 Hours of Operation	952 Hudson Avenue	NA	APPLICATION WITHDRAWN
E-051-10-11 Establish a beauty salon	1502 Clifford Avenue	5-0-0	Approved
Site Plan Referral	205-405 Mount Hope Avenue	5-0-0	Approved with Conditions (1)
E-052-10-11 Alternate Sign Plan	145 Culver Road	5-0-0	Approved
E-053-10-11 Re-establish a bar/restaurant and office	822 Clifford Avenue	5-0-0	Approved 3 Year Temporary
E-051-10-11 Establish a coffee shop, salon, or office	611 Portland Avenue	5-0-0	Approved 1 Year Temporary with Conditions (2)
T-003-10-11 Zoning Text Amendment	Citywide	5-0-0	Recommend Approval

CONDITIONS:

- (1) Applicant include elevation details showing specific areas where EIFS will be reinforced
- (2) Applicant to return to CPC 1 year from issuance of C of O; plywood façade to be removed and original storefront windows to be restored with clear glass.

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**City Planning Commission Decision Grid
July 11, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
OMA-01-11-12 Abandonment	A Portion of Cork Street	6-0-0	Recommend Approval
T-01-11-12 Zoning Text Amendment	Add Live Entertainment to the Brooks Landing Urban Renewal District Regulations	6-0-0	Recommend Approval
E-001-11-12 Add Live Entertainment	739 Park Ave. (Boulder Coffee)	6-0-0	Approved for 1 Year with Condition
E-002-11-12 Renew Special Permit	743 S. Plymouth Ave.	POSTPONED UNTIL THE AUGUST 8, 2011 MEETING	
E-003-11-12 Establish the United Christian Community Program in an industrial building	245 Mt. Read Blvd.	6-0-0	Approved
E-004-11-12 Legalize a Children's Clothing Store	513 Jay St.	5-0-0	Approved for 1 Year with Condition
E-005-11-12 Construct a 27 space ancillary parking lot to serve Jeremiah's Tavern	16-18 and 30 Belmont St.	POSTPONED UNTIL THE AUGUST 8, 2011 MEETING	

**City Planning Commission Decision Grid
August 8, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
PD #14 Planned Development District	850, 900 & 930 East Ave. 16 Portsmouth Terrace 911-913 University Ave.	4-0-0	Recommend Approval
M-01-11-12 Zoning Text Amendment	18-20 & 24 Fort Hill Terrace	HELD OVER UNTIL THE SEPTEMBER 12, 2011 HEARING	
E-035-10-11 Modify the Special Permit Approval related to an alternative parking plan	81 Marshall St.	4-0-0	Approved for 1 Year with Condition
E-002-11-12 Renew Special Permit to continue operating a retail store	743 S. Plymouth Ave.	0-4-0	Denied
E-005-11-12 Special Permit to construct a 27 space ancillary parking lot	16-18 & 30 Belmont St	POSTPONED UNTIL THE SEPTEMBER 12, 2011 HEARING	
E-006-11-12 Special Permit to extend closing hours from 2:00AM to 4:00AM	642 Monroe Ave.	0-4-0	Denied
E-007-11-12 Special Permit to establish a convenience store in a vacant commercial space	752 W. Broad St.	4-0-0	Approved for 2 Years with Condition
E-008-11-12 Special Permit to establish an Italian Deli and market in a vacant commercial space	1 Alonzo St.	4-0-0	Approved
E-009-11-12 Special Permit to establish a bottle redemption center	560-572 W. Ridge Rd.	4-0-0	Approved
E-010-11-12 Special Permit to establish a barber shop in the vacant portion of an existing nonconforming retail structure	793 Jay St.	4-0-0	Approved with Condition

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**City Planning Commission Decision Grid
September 12, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
M-01-11-12 Zoning Text Amendment	18-20 & 24 Fort Hill Terrace	POSTPONED UNTIL THE OCTOBER 17, 2011 HEARING	
E-005-11-12 Special Permit to construct a 27 space ancillary parking lot	16-18 & 30 Belmont St	INFORMATIONAL MEETING HELD - AWAITING ENVIRONMENTAL DETERMINATION	
E-011-11-12 Special Permit to extend DELIVERY HOURS ONLY until 4:00 AM	473-477 Monroe Ave.	5-0-0	Approved with Conditions

DISTRIBUTION:

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T. Mann
Permit Office

D. Algarin
J. Mustico
R. Cutt

**City Planning Commission Decision Grid
October 17, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
T-02-11-12 Zoning Text Amendment	Citywide	5-0-0	Recommend Approval
M-01-11-12 Map Amendment	18-20and 24 Fort Hill Terrace	5-0-0	Recommend Approval
E-012-11-12 Special Permit to install 12 wireless telecommunication antennas.	615 University Ave.	5-0-0	Approved
E-013-11-12 Special Permit to establish a retail hat store and beauty salon.	524 Mt. Hope Ave.	5-0-0	Approved
E-014-11-12 Special Permit to establish a 3- year temporary residential care facility.	283-321 Flower City Pk.	5-0-0	Approved
E-015-11-12 Special Permit to construct a one-story, 26 unit self-storage facility.	358 Lake Ave.	5-0-0	Approved with Conditions
E-016-11-12 Special Permit to approve parking facilities in excess of 110% of the required parking.	2052 St. Paul St.	5-0-0	Approved
E-017-11-12 Special Permit to establish a pawnbroker's business.	695 Portland Ave.	5-0-0	Approved
E-018-11-12	151-153 Webster Ave.	Postponed until the December 12, 2011 Hearing at the applicant's request.	

For Conditions and Distribution List, see page 2.

City Planning Commission Decision Grid
October 17, 2011
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Conditions for Case # E-015-11-12:

- 1) The front (west) wall of the storage building should be constructed so that it is in line with or behind the front wall of the adjacent Aldi's building, immediately to the north;
- 2) "Dead space" between the north wall of the storage building and south wall of Aldi's should be secured with fencing to prevent access to this space;
- 3) The west wall of the storage building should be a solid wall without overhead doors facing Lake Avenue;
- 4) The west wall of the storage building should be constructed of masonry;
- 5) There should be vegetative landscaping installed in front of the west wall of the storage building.

**City Planning Commission Decision Grid
November 28, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u>E-019-11-12</u> Special Permit Renewal to continue use as clothing and footwear store.	691 S. Plymouth Ave.	HELD UNTIL JANUARY 9, 2012	
<u>E-020-11-12</u> Special Permit Renewal to continue 24 hr. operation at this Rite-Aid.	565-573 Monroe Ave.	HELD UNTIL JANUARY 9, 2012	
<u>E-021-11-12</u> Special Permit Renewal to continue extended hrs. of operation to 12:00 AM daily at this convenience store.	1136 Monroe Ave.	POSTPONED UNTIL JANUARY 9, 2012 AT THE REQUEST OF THE APPLICANT	
<u>E-022-11-12</u> Special Permit Renewal to continue extended hrs. of operation for TAKE-OUT ONLY from 11:00 PM TO 2:00 AM.	985 S. Clinton Ave.	5-0-0	Approved for 5 Years until December 31, 2016
<u>E-023-11-12</u> Special Permit Renewal to continue 24 hr. operation at this convenience store with gas sales.	619 Monroe Ave.	APPLICANT FAILED TO APPEAR.	
<u>E-024-11-12</u> Special Permit Renewal to continue use of this bldg. as a multi-use community cultural center.	142 Atlantic Ave.	5-0-0	Approved for 2 Years until December 31, 2013
<u>E-025-11-12</u> Special Permit Renewal to continue the use of an Alternative Parking Plan for the Chocolate & Vines Dessert and Wine Bar.	127 Merriman St.	5-0-0	Approved
<u>E-026-11-12</u> Special Permit Renewal to continue use of this bldg. as a multi-purpose community cultural center (a social organization).	285 Clarissa St.	5-0-0	Approved for 1 Year until December 31, 2012
<u>E-027-11-12</u> Special Permit Renewal to continue use of this bldg. as a Rooming House for 6 people.	1171 Lyell Ave.	POSTPONED UNTIL DECEMBER 12, 2011 AT THE REQUEST OF THE APPLICANT	
<u>E-028-11-12</u> Special Permit Renewal to continue use of this commercial space as a clothing and footwear store.	511 Child St.	5-0-0	Approved for 1 Year until December 31, 2012
<u>E-029-11-12</u> Special Permit Renewal to continue use of this bldg. as a Rooming House for up to 9 people.	706 W. Main St.	5-0-0	Approved

**City Planning Commission Decision Grid
December 12, 2011**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u>SP-034-10-11</u> To review the decision of the Director of Zoning regarding this Site Plan Review.	1184 Emerson Ave.	WITHDRAWN BY APPLICANT	
<u>E-018-11-12</u> Special Permit to establish a Laundromat and a retail store in this vacant nonconforming mixed-use building.	151-153 Webster Ave.	0-5-0	DENIED
<u>E-027-11-12</u> Special Permit Renewal to continue use of this building as a rooming house for 6 people.	1171 Lyell Ave.	5-0-0	Approved for 3 Years until December 31, 2014
<u>E-030-11-12</u> Special Permit Renewal to continue use of an 18 space ancillary parking lot.	399 Gregory St.	APPLICANT FAILED TO APPEAR	
<u>E-031-11-12</u> Special Permit Renewal to continue use of this building as a homeless residential facility for women.	1105 Lake Ave.	HELD UNTIL THE FEBRUARY 13, 2012 HEARING	
<u>E-032-11-12</u> Special Permit to convert an existing second floor office space into a 1-bedroom apartment.	26 S. Goodman St.	5-0-0	Approved
<u>E-033-11-12</u> Special Permit to establish a tire sales and installation operation in this non-conforming structure and to approve 3 ancillary parking spaces associated with this use.	11 and 17 Alexander St.	5-0-0	Approved with Conditions
<u>E-034-11-12</u> Special Permit to co-locate a wireless telecommunications facility (PWTF) on an existing wireless tower.	101 Wyand Crescent	5-0-0	Approved
<u>M-02-11-12</u> Zoning Map Amendment to rezone five properties from R-2 Medium Density Residential to R-2 Medium Density Residential / Overlay Boutique (R-2/O-B).	178, 184, 184.5, and 190 S. Goodman St. and 265 Park Ave.	5-0-0	Recommend Approval

Conditions:

(E-033-11-12) - 11 and 17 Alexander St:

- 1) The three ancillary parking spaces are located on 11 Alexander St.
- 2) No parking is allowed on 19 Alexander St., and a barrier is erected on 17 Alexander St. to ensure this.