

CITY OF ROCHESTER  
30 CHURCH STREET  
**\*REVISED**

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM

**CONFERENCE ROOM 223B**

**PUBLIC HEARING: 6:30 P.M.**  
**CITY COUNCIL CHAMBERS 302A**

**MONDAY, JANUARY 25, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 *Held from December 21, 2015*  
**File Number:** T-02-15-16 *Informational Meeting*  
**Case Type:** Text Amendments  
**Applicant:** City Planning Commission  
**Zoning District:** Citywide  
**Section of Code:** 120-177M; 120-202; 120-208  
**Purpose:** To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** Type I  
**Lead Agency:** Mayor's Office

**Case** 2 *Informational Meeting*  
**File Number:** M-03-15-16  
**Case Type:** Zoning Map Amendment  
**Applicant:** Delta Sonic Car Wash  
**Address:** 700, 710, 712, 722, 732-734, **740, 748, 756, 770** East Main Street, 138, 140, 140.5, 142, 144, 146, 148 150-152, **154-156** North Union Street, 21 Kenilworth Terrace  
**Zoning District:** MHURD/CCD-M, MHURD/R-2  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 700, 710, 712, 722, 732-734, **740, 748, 756, 770** East Main Street and **140 North Union Street** from Marketview Heights Urban Renewal District/ Center City District – Main Street to Marketview Heights Urban Renewal District/C-2 Community Center District, 138, 140.5, 142, 144, 146, 148, 150-152, **154-156** North Union Street from Marketview Heights Urban Renewal District/R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District and 21 Kenilworth from R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 3 *Adjourned from the*  
**File Number:** E-022-15-16 *November 16, 2015 hearing*  
**Case Type:** Special Permit  
**Applicant:** Lisa Reed  
**Address:** 532 Upper Falls Boulevard, 528 Upper Falls Boulevard, 3 and 5 Henry Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(c), 120-9A  
**Purpose:** To re-establish a bar/restaurant in the commercial space on the first floor of this mixed-use building located at 532 Upper Falls Boulevard and to develop an ancillary parking lot located at 528 Upper Falls Boulevard, 3 and 5 Henry Street to serve the proposed bar/restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 4  
**File Number:** E-029-15-16  
**Case Type:** Special Permit  
**Applicant:** Dan Green  
**Address:** 110 and 116 Field Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To establish an ancillary parking lot to serve the residential uses at 110, 114 and 116 Field Street; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 5  
**File Number:** E-030-15-16  
**Case Type:** Special Permit  
**Applicant:** Paul Marciano  
**Address:** 1 Alonzo Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9G, 120-146.1  
**Purpose:** To establish a low-impact take-out restaurant with hours of operation 11:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 6  
**File Number:** E-031-15-16  
**Case Type:** Special Permit  
**Applicant:** Josie Sheppard, Chickenhead LLC  
**Address:** 1489 North Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-177K  
**Purpose:** To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (26)]**

**Case** 7  
**File Number:** E-032-15-16  
**Case Type:** Special Permit  
**Applicant:** Nasir Ahmad, Vanessa Mini Mart  
**Address:** 1505 Lake Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-146.1  
**Purpose:** To establish a high-impact retail store with hours of operation 9:00AM to 7:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 8  
**File Number:** E-033-15-16  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 139 Westminster Road (R-2), 118 Berkeley Street (R-3), 676 South Avenue (C-2)  
**Zoning District:** R-2 Medium Density Residential District, R-3 High Density Residential District, C-2 Community Center District  
**Section of Code:** 120-143 A(1)  
**Purpose:** To install 'micro cell' wireless telecommunications facilities on the rooftops of existing buildings; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

### III. OTHER BUSINESS

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**MONDAY, FEBRUARY 22, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 *Adjourned from*  
**File Number:** E-031-15-16 *January 25, 2016*  
**Case Type:** Special Permit *Hearing*  
**Applicant:** Josie Sheppard, Chickenhead LLC  
**Address:** 1489 North Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-177K  
**Purpose:** To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (26)]

**Case** 2  
**File Number:** E-034-15-16  
**Case Type:** Special Permit  
**Applicant:** Abigail Hayes  
**Address:** 1581 Dewey Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-146.1  
**Purpose:** To establish a high-impact secondhand jewelry store, with hours of operation 10:00AM to 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 3  
**File Number:** E-035-15-16  
**Case Type:** Special Permit  
**Applicant:** Tin Tin Ren  
**Address:** 215 Alexander Street  
**Zoning District:** R-3 High Density Residential District/ O-O Overlay Office District  
**Section of Code:** 120-27L, 120-146.1  
**Purpose:** To establish a low-impact retail meal preparation business, with hours of operation 7:00AM to 8:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **4**  
**File Number:** **E-036-15-16**  
**Case Type:** Special Permit  
**Applicant:** Jerry Testa, Testa Construction, Inc.  
**Address:** 1302 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27F  
**Purpose:** To establish a career and technical education center for the adjacent charter school (University Preparatory School for Young Men); an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**III. OTHER BUSINESS**

**None**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**MONDAY, MARCH 21, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **M-04-15-16** **WITHDRAWN**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Rev. Jose Marrero, Pentecostal Holiness Church  
**Address:** 127 Flower Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to facilitate the expansion of the parking lot for the church located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue); an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 2 **No Action Vote at the**  
**File Number:** **E-034-15-16** **February 22, 2015 Hearing**  
**Case Type:** Special Permit  
**Applicant:** Abigail Hayes  
**Address:** 1581 Dewey Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-146.1  
**Purpose:** To establish a high-impact secondhand jewelry store, operating between the hours of 10:00AM and 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.  
**SEQR:** **Completed February 22, 2016**

**Case** 3 *Held from the*  
**File Number:** E-036-15-16 *February 22, 2016 Hearing*  
**Case Type:** Special Permit  
**Applicant:** Jerry Testa, Testa Construction, Inc.  
**Address:** 1302 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27F  
**Purpose:** To establish a career and technical education center for the adjacent charter school (University Preparatory School for Young Men); an action requiring City Planning Commission approval.  
**SEQR:** **Completed February 22, 2016**

**Case** 4  
**File Number:** E-037-15-16  
**Case Type:** Special Permit  
**Applicant:** James A. Boglioli, Esq. on behalf of Delta Sonic Carwash Systems, Inc.  
**Address:** 718 East Main Street, et al.  
**Zoning District:** C-2 Community Center District / Marketview Heights Urban Renewal District  
**Section of Code:** 120-43R, 120-154, 120-43T, 120-146.1  
**Purpose:** To expand the existing Delta Sonic vehicle service operation and associated high-impact retail store; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 5  
**File Number:** E-038-15-16  
**Case Type:** Special Permit  
**Applicant:** Dan Nothnagle, Three Heads Brewing  
**Address:** 186 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(9), 120-137  
**Purpose:** To establish live entertainment in an existing tasting room consisting of jazz, rock and bluegrass bands, between the hours of 6:00PM and 12:00AM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission**  
**March 21, 2016 Agenda**  
**Page 3**

**Case** **6**  
**File Number:** **E-039-15-16**  
**Case Type:** Special Permit  
**Applicant:** Yewbnesh kebede, Addis-Ababa Restaurant  
**Address:** 752 South Goodman Street  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for seven parking spaces for a proposed sit-down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (27)]**

**Case** **7**  
**File Number:** **E-040-15-16**  
**Case Type:** Special Permit  
**Applicant:** Abdul Musa, Fatboy Supermart, Inc.  
**Address:** 1275 East Main Street  
**Zoning District:** R-2 Medium Density Residential District / Overlay-Office District  
**Section of Code:** 120-18M, 120-146.1  
**Purpose:** To establish a Full-Line Food Store, operating between the hours of 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-041-15-15**  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 815 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143 A(2)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this commercial building; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**Case** 9  
**File Number:** E-042-15-16  
**Case Type:** Special Permit  
**Applicant:** Tom Beaman, California Rollin II Express  
**Address:** 691 Park Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for eight parking spaces for the proposed sit-down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (27)]

**III. OTHER BUSINESS**

**None**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**\*REVISED**  
**MONDAY, APRIL 18, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **OMA-03-15-16** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 360 Webster Avenue and 500-530 Webster Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way for street improvement purposes, 360 Webster Avenue and 500-530 Webster Avenue; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Type II**

**Case** 2  
**File Number:** **SP-004-15-16**  
**Case Type:** Site Plan Review Referral  
**Applicant:** David Norbut  
**Address:** 1219 University Ave and 340-360 Culver Road  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-191D(9)  
**Purpose:** To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding redevelopment of the existing service station which includes: demolishing the existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishing a 6,000 square foot, 24-hour, high-impact retail store in a portion of the existing adjacent building at 340-360 Culver Road; retaining the rights to the 24-hour vehicle service station including fuel sales and carwash; and adding a second carwash bay at 1219 University Avenue; an action requiring City Planning Commission review.

**Case** **3** **\*REVISED**  
**File Number:** **M-05-15-16** **Informational Meeting**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Jeffrey Benjamin, Ubiquity, Inc.  
**Address:** 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, 1143 Joseph Avenue  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** **4** **Informational Meeting**  
**File Number:** **PD #16 (Century Strathallan)**  
**Case Type:** Zoning Map Amendment/Text Amendment/Planned Development District  
**Applicant:** MC Management of Rochester, LLC  
**Property Address:** 546, 550, 566, 586, 600 East Avenue and 7 Strathallan Park  
**Zoning District:** PD#16  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Zoning Text of Planned Development District #16 by incorporating 600 East Avenue into the District, amending the current development concept plan, and amending the PD#16 District Regulations in the Zoning Code; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5** **Postponed from**  
**File Number:** **E-038-15-16** **March 21, 2016 hearing**  
**Case Type:** Special Permit  
**Applicant:** Dan Nothnagle, Three Heads Brewing  
**Address:** 186 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(9), 120-137, 120-173E(3)  
**Purpose:** To establish live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily, and to consider a shared parking agreement with 10 Norwood Street to address the parking deficit created by the proposed live entertainment; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-043-15-16**  
**Case Type:** Special Permit  
**Applicant:** Atlantic Avenue Capital Partners, LLC  
**Address:** 10 Norwood Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(3), 120-173E(3)  
**Purpose:** To establish a 6,743 square foot sit-down restaurant, and to consider a shared parking agreement with 186 Atlantic Avenue; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-044-15-16**  
**Case Type:** Special Permit  
**Applicant:** Tyrone K. Ashford, TYCAM Enterprises, Inc.  
**Address:** 4705 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-177B(11), 120-137  
**Purpose:** To increase the hours of the previously approved live entertainment to 5:00PM to 12:00AM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-045-15-16**  
**Case Type:** Special Permit  
**Applicant:** Mohammad Ibrahim, Kabob Restaurant  
**Address:** 203 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3), 120-177K  
**Purpose:** To establish an Alternative Sign Program, and to consider an Alternative Parking Plan for the ten parking spaces required for the conversion of this existing take-out restaurant to a sit-down restaurant; actions requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (27)]**

**City Planning Commission**

**April 18, 2016 Agenda**

**Page 4**

**Case 9**  
**File Number: E-046-15-16**  
**Case Type:** Special Permit  
**Applicant:** Chris Holdridge, 441 Ministries  
**Address:** 437- 441 Parsells Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9D, 120-9G  
**Purpose:** To establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue, and to legalize a community center at 441 Parsells Avenue; actions requiring City Planning Commission approval.  
**SEQR: Unlisted**  
**Lead Agency: City Planning Commission**

**Case 10**  
**File Number: E-047-15-16**  
**Case Type:** Special Permit  
**Applicant:** Rochester Christian Church Ministries  
**Address:** 208 North Goodman Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H  
**Purpose:** To legalize 12 apartments in this former school building that were previously used for the visiting ministries of the bible college; an action requiring City Planning Commission approval.  
**SEQR: Unlisted**  
**Lead Agency: City Planning Commission**

**Case 11**  
**File Number: E-048-15-16**  
**Case Type:** Special Permit  
**Applicant:** City of Rochester  
**Address:** 1000 North River Street  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-177K  
**Purpose:** To establish an Alternative Sign Program for the Port Terminal Building; an action requiring City Planning Commission approval.  
**SEQR: Type II [Ch. 48 (26)]**

**III. OTHER BUSINESS**

**None**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**\*REVISED**

**MONDAY, MAY 16, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **M-06-15-16**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Rev. Jose Marrero, Pentecostal Holiness Church  
**Address:** 127 Flower Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to combine with the existing church property located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue); an action requiring City Planning Commission recommendation to City Council.

**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** 2  
**File Number:** **E-049-15-16**  
**Case Type:** Special Permit  
**Applicant:** Marybeth and Al Giglio, Harry G's NY Deli and Cafe  
**Address:** 676-680 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K, 120-173E  
**Purpose:** To establish live entertainment in the existing bar/restaurant and to consider an Alternative Parking Plan to address the 17 space parking deficit created by the addition of live entertainment; an action requiring City Planning Commission approval.

**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission  
May 16, 2016 Agenda  
Page 2**

**Case 3**  
**File Number: E-050-15-16**  
**Case Type:** Special Permit  
**Applicant:** Jose A. Fontanez  
**Address:** 176 Child Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To reestablish a vehicle repair operation with hours of operation between 9:00AM and 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.  
**SEQR: Completed January 27, 2016**  
**Lead Agency: Director of Planning and Zoning**

**Case 4**  
**File Number: E-051-15-16**  
**Case Type:** Special Permit  
**Applicant:** Bhim Biswa, Bhim Jewelry and Repair House  
**Address:** 695 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-146.1  
**Purpose:** To add secondhand jewelry to an existing jewelry store, thereby creating a high-impact retail operation; an action requiring City Planning Commission approval.  
**SEQR: Unlisted**  
**Lead Agency: City Planning Commission**

**Case 5**  
**File Number: E-052-15-16**  
**Case Type:** Special Permit  
**Applicant:** Yvette Brown  
**Address:** 27 Reed Park  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9F, 120-146  
**Purpose:** To establish a residential care facility for a maximum of seven young women; an action requiring City Planning Commission approval.  
**SEQR: Unlisted**  
**Lead Agency: City Planning Commission**

**City Planning Commission**  
**May 16, 2016 Agenda**  
**Page 3**

**Case** **6**  
**File Number:** **E-053-15-16**  
**Case Type:** Special Permit  
**Applicant:** William O'Dell, Romig's Tavern  
**Address:** 18 Bennington Drive  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43B  
**Purpose:** To establish an accessory outdoor seating/assembly area for the existing bar/restaurant with the outdoor area operating until 2:00AM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-054-15-16**  
**Case Type:** Special Permit  
**Applicant:** Solar Liberty Energy Systems, Inc.  
**Address:** 1655 Lexington Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83R, 120-148.2  
**Purpose:** To install a ballasted, ground-mounted solar array on a decommissioned landfill; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **8**  
**File Number:** **E-055-15-16**  
**Case Type:** Special Permit  
**Applicant:** Dwayne Lanzillo  
**Address:** 629 Oak Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43I, 120-173E(3)  
**Purpose:** To establish a private motorcycle club and to consider an Alternative Parking Plan for the 34 parking spaces required to establish the private club; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **9**  
**File Number:** **E-056-15-16**  
**Case Type:** Special Permit  
**Applicant:** Sister Grace Miller, House of Mercy  
**Address:** 285 Ormond Street  
**Zoning District:** M-1 Industrial  
**Section of Code:** 120-83D, 120-141  
**Purpose:** To expand the previously approved homeless shelter in a former manufacturing building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **10**  
**File Number:** **E-057-15-16**  
**Case Type:** Special Permit  
**Applicant:** 10 Gold Street Properties, LLC  
**Address:** 16, 24 Gold Street and 17 Langslow Street  
**Zoning District:** **R-1 Low Density Residential District**  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To develop a 47 space ancillary parking lot to serve the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Completed April 11, 2016**  
**Lead Agency:** **Director of Planning and Zoning**

### III. OTHER BUSINESS

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**MONDAY, JUNE 13, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** OMA-04-15-16 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 315, 321-331, 343, 354, 368-370, 373-375, 374-376, and 380 Driving Park Avenue, and 875, 877 and 881 Dewey Avenue  
**Zoning District:** R-1 Low Density Residential District, Dewey Driving Park Urban Renewal District-South  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating 315, 321-331, 343, 354, 368-370, 373-375, 374-376, and 380 Driving Park, and 875, 877 and 881 Dewey Avenue for right-of-way purposes for the realignment of Dewey Avenue and Driving Park Avenue ; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** M-07-15-16 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Joseph Santacroce, Northeast Property Management  
**Address:** 90 St. John's Park  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the property at 90 St. John's Park from R-1 Low Density Residential District to H-V Harbortown Village District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case** 3  
**File Number:** E-058-15-16  
**Case Type:** Special Permit  
**Applicant:** Jorge C. Hernandez and Ofelia Ferrer  
**Address:** 1269 North Clinton Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9G, 120-146.1  
**Purpose:** To establish a low-impact grocery store with takeout, operating Monday through Saturday between 9:00AM and 7:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 4  
**File Number:** E-059-15-16  
**Case Type:** Special Permit  
**Applicant:** Kimberly Russell, Home Leasing  
**Address:** 1307-1337 East Main Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H ~~120-20, 120-166~~  
**Purpose:** To construct a three-story, 50-unit apartment building in conjunction with conversion of an existing office building into 26 apartments with support offices and a small café; and the development of a parking lot; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 5  
**File Number:** E-060-15-16  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 228 South Avenue  
**Zoning District:** CCD-R Center City District-Riverfront District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (25)]

**Case** 6  
**File Number:** E-061-15-16  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 853-855 Meigs Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (25)]

**Case** 7  
**File Number:** E-062-15-16  
**Case Type:** Special Permit  
**Applicant:** Sharif Mhiji, Grape and Orange Minimart  
**Address:** 111 Orange Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9G  
**Purpose:** To establish a low-impact grocery store operating between the hours of 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-063-15-16  
**Case Type:** Special Permit  
**Applicant:** Brian Van Etten, The Playhouse // Swillburger  
**Address:** 830 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-177K  
**Purpose:** To establish an Alternative Sign Program for 'The Playhouse // Swillburger,' a restaurant and amusement center; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (26)]

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, JULY 11, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case **1** *Held from December 21, 2015*  
File Number: **T-02-15-16** *Informational Meeting*  
Case Type: Text Amendments  
Applicant: City Planning Commission  
Zoning District: Citywide  
Section of Code: 120-177M; 120-202; 120-208  
Purpose: To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type I**  
Lead Agency: **Mayor's Office**

Case **2** *Informational Meeting*  
File Number: **T-01-16-17**  
Case Type: Text Amendments  
Applicant: City Planning Commission  
Zoning District: Citywide  
Sections of Code: Listed Below  
Purpose: To amend the Zoning Code of the City of Rochester related to retail uses, including the elimination of the high-impact retail sales and service use category in order to comply with preempting State laws and the elimination of the full-line food store and specialty store use categories, by deleting or modifying the following regulations: Article XVIII, Additional Requirements for Specified Uses, Section 120-146.1, Retail sales and service and pawnbrokers; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-199, Nonconforming use; Article XIX, City-Wide Design Guidelines and Standards, Section 120-158 City-wide design guidelines; District-specific permitted, special permit, limited and prohibited use rules contained in Articles III (R-1), IV (R-2), V (R-3), VI (C-1), VII (C-2), VIII (C-3), IX (CCD), X (V-C), XI (M-1), XVI (U-R), and the Appendices for Planned Development District Nos. 9 Canalside Business Center, 15 Culver Road Armory, and 16 Century-Strathallan; and Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type I**  
Lead Agency: **Mayor's Office**

City Planning Commission  
July 11, 2016 Agenda  
Page 2

**Case** **3**  
**File Number:** **M-01-16-17** *Withdrawn by Applicant*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Frank Malvaso (F.M. Collision) and Harish Patel (490 Motel)  
**Address:** 360, 370, and ~~377, 388, 396, 430, 423, and 433~~ Mt. Read Boulevard, ~~18 Riddle Street, and 19 Garland Avenue~~  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 360, 370, ~~377, 388, 396, 430, 423, and 433~~ Mt. Read Boulevard, ~~18 Riddle Street, and 19 Garland Avenue~~ from R-1 Low Density Residential District to C-3 Regional Destination Center District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** **4** *Withdrawn by Staff*  
**File Number:** **E-060-15-16** *Revised drawings comply with*  
**Case Type:** Special Permit *Zoning Code regulations*  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 228 South Avenue  
**Zoning District:** CCD-R Center City District-Riverfront District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**Case** **5** *Held from June 13, 2016*  
**File Number:** **E-061-15-16** *Hearing*  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 853-855 Meigs Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**City Planning Commission**  
**July 11, 2016 Agenda**  
**Page 3**

**Case** **6**  
**File Number:** **E-001-16-17**  
**Case Type:** Special Permit  
**Applicant:** 10 Gold Street Properties, LLC  
**Address:** 16, 24 Gold Street and 17 Langslow Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9A, 120-131, 120-173E(3)  
**Purpose:** To develop a nine space ancillary parking lot at 16 and 24 Gold Street; to legalize a 27 space ancillary parking lot at 17 Langslow Street; and to consider an Alternative Parking Plan for six parking spaces for the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue; actions requiring City Planning Commission approval.  
**SEQR:** **Completed April 11, 2016**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **7**  
**File Number:** **E-002-16-17**  
**Case Type:** Special Permit  
**Applicant:** Jim DeLuca, Abundance Cooperative Market  
**Address:** 553-557 and 561-565 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43D, 120-131  
**Purpose:** To establish an 18 space ancillary parking lot in conjunction with the redevelopment of an existing parking lot that will serve the proposed 13,000+/- square foot grocery store (Abundance Cooperative Market) that will reoccupy an existing commercial building; an action requiring City Planning Commission approval.  
**SEQR:** **Completed April 11, 2016**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **8**  
**File Number:** **E-003-16-17**  
**Case Type:** Special Permit  
**Applicant:** Jeffrey Benjamin, Ubiquity, Inc.  
**Address:** 1096 Joseph Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9D  
**Purpose:** To establish a community center in this vacant building to provide educational, recreational, athletic programs and social events for area residents; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission  
July 11, 2016 Agenda  
Page 4**

**Case** **9**  
**File Number:** **E-004-16-17**  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 552 Meigs Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**III. OTHER BUSINESS**

**None**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

**\*REVISED**

**PUBLIC HEARING: 6:30 P.M.**  
**CITY COUNCIL CHAMBERS 302A**

**MONDAY, AUGUST 8, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 *Held from July 11, 2016*  
**File Number:** T-02-15-16 *Informational Meeting*  
**Case Type:** Text Amendments  
**Applicant:** City Planning Commission  
**Zoning District:** Citywide  
**Section of Code:** 120-177M; 120-202; 120-208  
**Purpose:** To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Mayor's Office

**Case** 2 *Informational Meeting*  
**File Number:** OMA-01-16-17  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive  
**Zoning District:** PD #10 University of Rochester City Campus, C-V Collegetown Village District, O-S Open Space  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 3  
**File Number:** M-02-16-17 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Mark Fuller, DePaul Properties  
**Address:** 396, 402, 404-408 Hudson Avenue, 101, 111, 121, 127, 168-172 Merrimac Street, 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street, 8 Frederick Street  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 396, 402, 404-408 Hudson Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; and 101, 111, 121, 127, 168-172 Merrimac Street and 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59 and 75 Cleveland Street and 8 Frederick Street from R-1 Low Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing and ancillary parking for a DePaul project; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**Case** 4  
**File Number:** M-03-16-17 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** City Planning Commission  
**Address:** 128, 131, 135, 145, 151, 153, 168-172 Merrimac Street, 19, 62, 68, 72, 75, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street, 8-Frederick-Street  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 128 Merrimac Street and 15 Wadsworth Street from R-1 Low Density Residential District to M-1 Industrial District; and 19, 62, 68, 72, 75, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 131, 135, 145, 151, 153, 168-172 Merrimac Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street, 8-Frederick-Street from R-1 Low Density Residential District to R-3 High Density Residential District to prepare these properties, many of which are city owned, for the possibility of future development; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case** **5**  
**File Number:** **M-04-16-17** *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Christopher Brett  
**Address:** 1009-1011 Jay Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the vacant property at 1009-1011 Jay Street from R-1 Low Density Residential District to M-1 Industrial District to facilitate the development of a self-storage facility; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** **6**  
**File Number:** **E-005-16-17**  
**Case Type:** Special Permit  
**Applicant:** Mike Gebre  
**Address:** 815-819 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an alternative parking plan for 16 parking spaces for the proposed restaurant and gift shop; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-006-16-17**  
**Case Type:** Special Permit  
**Applicant:** Eugenio Maria de Hostos Charter School, DiMarco Constructors  
**Address:** 27 Zimbrich Street, 44 Zimbrich Street  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D, 120-131  
**Purpose:** To establish a charter school in a former school building at 27 Zimbrich Street for grades 2-12 with 400 students initially, and by 2020 for grades K-9 with a total of 750 students; and to legalize the 69 space ancillary parking lot at 44 Zimbrich Street historically associated with the school building; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-007-16-17**  
**Case Type:** Special Permit  
**Applicant:** True North St. Jacob Street, LLC, Uncommon Schools  
**Address:** 85 St. Jacob Street **and 75-77 Carter Street**  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D, **120-131**  
**Purpose:** To establish a charter school in a former school building **at 85 St Jacob Street** with a total of 490 students in grades K-4 **and to legalize a 9 space ancillary parking lot at 75-77 Carter Street historically associated with the school building**; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, SEPTEMBER 12, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-02-16-17 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 23 Pinnard Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way a portion of 23 Pinnard Street for street improvement purposes as part of the Cobbs Hill Drive Reconstruction/Rehabilitation project; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** M-05-16-17 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Nelson Leenhouts, Home Leasing  
**Address:** 1307, 1311, 1313, 1317 and 1337 East Main Street and 48 Breck Street  
**Zoning District:** R-2 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 1307, 1311, 1313 1317, 1337 East Main Street and 48 Breck Street from R-2 Medium Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 3  
**File Number:** E-005-16-17  
**Case Type:** Special Permit  
**Applicant:** Mike Gebre  
**Address:** 815-819 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for 16 parking spaces for the proposed restaurant and gift shop; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

*Postponed from the  
August 8, 2016 Hearing*

**Case** 4  
**File Number:** E-008-16-17  
**Case Type:** Special Permit  
**Applicant:** Scott Benjamin, Charles Settlement House  
**Address:** 364 and 370 Jay Street  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D  
**Purpose:** To establish a community center for client services, property oversight and community space, to serve the existing Stadium Estates and the proposed Stadium Estates II projects; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-009-16-17  
**Case Type:** Special Permit  
**Applicant:** Angel Robledo, Iglesia Fuego y Sanidad  
**Address:** 747 Joseph Avenue  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for eight parking spaces for the proposed place of worship; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **6**  
**File Number:** **E-010-16-17**  
**Case Type:** Special Permit  
**Applicant:** Ronnie and Queen Esther Young  
**Address:** 688 Maple Street  
**Zoning District:** R-2 Medium Density Residential  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for nine parking spaces for the proposed place of worship; an action requiring City Planning Commission approval.  
  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
ADVERTISING SIGNS DISCUSSION  
AND MEETING WITH STAFF  
CONFERENCE ROOM 223B (Times Listed Below)

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**MONDAY, OCTOBER 17, 2016**

- I. ADVERTISING SIGNS DISCUSSION 4:00 PM – 5:45 PM
- II. MEETING WITH STAFF 5:45 PM – 6:30 PM
- III. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** E-011-16-17  
**Case Type:** Special Permit  
**Applicant:** Tony Cilino  
**Address:** 1568, 1572, and 1578 East Main Street  
**Zoning District:** R-2 Medium Density Residential / Overlay-Office  
**Section of Code:** 120-191B(4)(C), 120-131  
**Purpose:** To establish a sit-down restaurant with accessory take-out and retail sales on the first floor of this nonconforming mixed-use building with hours of operation from 10:00AM to 10:00PM, daily; and to legalize ancillary parking lots at 1568 and 1572 East Main Street to serve the proposed use; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 2  
**File Number:** E-012-16-17  
**Case Type:** Special Permit  
**Applicant:** Frederick James  
**Address:** 12 Bloomingdale Street  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To legalize a non-conforming one-story structure located at the rear of this property for use as a private gym; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **3**  
**File Number:** **E-013-16-17**  
**Case Type:** Special Permit  
**Applicant:** Nicholas G. Mangini  
**Address:** 1551 Mt. Hope Avenue  
**Zoning District:** C-2 Community Center  
**Section of Code:** 120-43K, 120-173E(3), 120-43B  
**Purpose:** To establish live entertainment in the proposed bar/restaurant; to consider an Alternative Parking Plan to address the 47 space parking deficit created by the addition of live entertainment; and to operate an accessory outdoor seating/assembly area operating between 11:00PM and 2:00AM, daily; actions requiring City Planning Commission approval.

**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-014-16-17**  
**Case Type:** Special Permit  
**Applicant:** Antonio Domingo, Avangrid  
**Address:** 755 Brooks Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-173D  
**Purpose:** To establish parking in excess of 110% by constructing a 55 space parking lot for the future Corporate Security Center for Avangrid (RG&E); an action requiring City Planning Commission approval.

**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

\*REVISED

MONDAY, NOVEMBER 14, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-03-16-17 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Dowling Place  
**Zoning District:** CCD-R Center City District - River  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Dowling Place; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** OMA-04-16-17 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Lundy's Lane  
**Zoning District:** CCD-B Center City District- Base / M-1 Industrial District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Lundy's Lane; an action requiring City Planning Commission recommendation to City Council.

**Case** 3  
**File Number:** S-01-16-17  
**Case Type:** Subdivision  
**Applicant:** Clinton Square Homes, LLC  
**Address:** 80 Charlotte Street  
**Zoning District:** CCD-E Center City District - East End  
**Section of Code:** Chapter 128  
**Purpose:** To subdivide one parcel into 11 parcels to facilitate the development of townhomes on Charlotte Street; an action requiring City Planning Commission approval.

**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**City Planning Commission**  
**November 14, 2016 Agenda**  
**Page 2**

**Case** **4**  
**File Number:** **E-015-16-17**  
**Case Type:** Special Permit  
**Applicant:** Solomon T. Alemu, South Wedge Hots and Subs  
**Address:** 492 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43A  
**Purpose:** To extend the hours of operation for this take-out restaurant from 2:00AM to 3:00AM on Fridays and Saturdays; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-016-16-17**  
**Case Type:** Special Permit  
**Applicant:** Jose Navedo, Roc City Cafe  
**Address:** 822 Clifford Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To establish a restaurant in this vacant nonconforming commercial building with hours of operation between 5:00AM and 5:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-017-16-17**  
**Case Type:** Special Permit  
**Applicant:** Ridge Seneca Plaza, LLC  
**Address:** 303 East Ridge Road  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a secondhand dealer in an existing commercial plaza operating between the hours of 8:00AM and 11:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 7  
**File Number:** E-018-16-17  
**Case Type:** Special Permit  
**Applicant:** Ben Kulikowski, Tryon City Tavern  
**Address:** 2278 East Main Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K  
**Purpose:** To establish live entertainment in this existing bar/restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-019-16-17  
**Case Type:** Special Permit  
**Applicant:** Francisco Andrade, Rochester Gas and Electric  
**Address:** 1278 North Goodman Street, **1400 North Goodman Street**  
**Zoning District:** C-1 Neighborhood Center District, **M-1 Industrial District**  
**Section of Code:** 120-35F, **120-83G**  
**Purpose:** To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 9  
**File Number:** E-020-16-17  
**Case Type:** Special Permit  
**Applicant:** Hassan Robinson, Fountain of Youth Fitness, LLC  
**Address:** 472 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(7), **120-173E(3)**  
**Purpose:** To establish a health club in a portion of this former manufacturing building, subject to a marketability analysis, and to consider an Alternative Parking Plan to address the 12 space parking requirement for the proposed use; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 10  
**File Number:** E-021-16-17  
**Case Type:** Special Permit  
**Applicant:** Mark Fuller, DePaul Properties, Inc.  
**Address:** 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street  
**Zoning District:** R-1 Low Density Residential District, R-3 High Density Residential District  
**Section of Code:** 120-9A, 120-27B, 120-131, 120-173E(2)(b)  
**Purpose:** To establish ancillary parking lots at 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street to serve the proposed two multifamily dwellings with a total of 150 residential units and to consider an Alternative Parking Plan to address the 34 space deficiency for the proposed multifamily dwellings; an action requiring City Planning Commission approval.  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, DECEMBER 12, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** E-022-16-17  
**Case Type:** Special Permit – Renewal  
**Applicant:** Waleed Almansoob, Plymouth Express Community Food  
**Address:** 743 South Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operation of this grocery store Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-023-16-17  
**Case Type:** Special Permit  
**Applicant:** Bruce C. Sarfaty, Jr., Water Front Restaurant and Bar  
**Address:** 4768 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(11), 120-77B(9)  
**Purpose:** To establish live entertainment and an amusement facility in an existing bar/restaurant; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 3  
**File Number:** E-024-16-17  
**Case Type:** Special Permit  
**Applicant:** Gary Williams, GJC Inc. 3  
**Address:** 800 St. Paul Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(3), 120-83A(9), 120-173E(3), 120-192  
**Purpose:** To establish an approximately 9,000 square foot bar/restaurant with live entertainment in a portion of this former manufacturing building, subject to a Marketability Analysis, and to consider an Alternative Parking Plan to address the 319 space parking requirement for the proposed use; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 4  
**File Number:** E-025-16-17  
**Case Type:** Special Permit  
**Applicant:** Betsy Rowe-Meyers, Mosaic Church  
**Address:** 389 Gregory Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-173E(3)  
**Purpose:** To establish a church and a community center with live entertainment, and to consider an Alternative Parking Plan to address the 50 parking space requirement for the proposed uses; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-026-16-17  
**Case Type:** Special Permit - Renewal  
**Applicant:** Ricky Lei, Hong Kong House  
**Property Address:** 985 S. Clinton Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To continue the extended hours of operation at this restaurant for **TAKE-OUT ONLY** from 11:00 PM to 2:00 AM; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**III. OTHER BUSINESS**

None