

**CITY OF ROCHESTER
30 CHURCH STREET**

**CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A**

JANUARY 10, 2011

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	
File Number:	S-01-10-11	INFORMATIONAL MEETING
Case Type:	Subdivision	
Applicant:	John Summers	
Address:	116 W. Main Street	
Zoning District:	CCD-M Center City District-Main Street/CCD-C Center City District-Cascade Canal District	
Quadrant:	SW	
Section of Code:	Chapter 128	
Purpose:	To subdivide the 1.5 acre parcel at 116 W. Main Street into 27 parcels to create a 24-unit townhouse development, one (1) commercial development parcel, and two parcels that will be reserved for future public use; an action requiring City Planning Commission approval.	
SEQR:	Type I	
Lead Agency:	Director of Planning and Zoning	

Case	2	INFORMATIONAL MEETING
File Number:	M-01-10-11	
Case Type:	Zoning Map Amendment	
Applicant:	Andrew Nohle, Meier Supply Co., Inc.	
Address:	442-444 & 446-448 Atlantic Avenue; 15 and 21 Greenleaf Street	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the properties at 442-444 and 446-448 Atlantic Avenue and 15 and 21 Greenleaf Street from R-2 Medium Density Residential to M-1 Industrial; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

INFORMATIONAL MEETING

Case 3
File Number: M-02-10-11
Case Type: Zoning Map Amendment
Applicant: Cruz Iris Tapia
Address: 210 & 218 Portland Avenue and 34 & 38 Central Park
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 210 and 218 Portland Avenue and 34 and 38 Central Park from R-2 Medium Density Residential to C-2 Community Center District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor

Case 4
File Number: E-027-10-11
Case Type: Special Permit
Applicant: Luis Arroyo, Ponce Music
Address: 916-920 Glide Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(c)
Purpose: To establish a music store in the first floor storefront with hours of operation Monday through Saturday 9:00 a.m. to 6:00 p.m.; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-028-10-11
Case Type: Special Permit
Applicant: Cristin Wheat, Club Wag
Address: 340 Culver Road
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43E
Purpose: To establish a 24-hour animal day care with accessory retail, training and grooming, inside a completely enclosed structure, in the southern portion of 340 Culver Road; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case	6	INFORMATIONAL MEETING
File Number:	OMA-04-10-11	
Case Type:	Official Map Amendment	
Applicant:	Ashley Baker, Nixon Peabody LLP on behalf of the University of Rochester	
Address:	Grove Place	
Quadrant:	SW	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map by abandoning a 40' by 39' portion of the dead end of Grove Place; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Other:

1. To consider a request for an extension of a Special Permit granted on October 15, 2007, at 3841 Lake Avenue to establish a Homeless Residential Facility for up to 10 women. The facility has undergone extensive interior renovations, and to date has not opened. The request is for an extension of time until April 30, 2011, to complete the renovations and occupy the dwelling.
2. Election of Officers for 2011.

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CITY COUNCIL CHAMBERS 302A**

FEBRUARY 7, 2011

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: OMA-05-10-11
Case Type: Official Map Amendment
Applicant: City of Rochester
Address: 179-191 W. Main Street
Section of Code: Chapter 76
Purpose: To amend the Official Map by abandoning a portion of the W. Broad Street right-of-way; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: OMA-06-10-11
Case Type: Official Map Amendment
Applicant: Midtown Athletic Club
Address: Gould Street
Section of Code: Chapter 76
Purpose: To amend the Official Map by dedicating an area of land as Gould Street (north end) as right-of-way; an action requiring City Planning Commission recommendation to City Council.

Case 3
File Number: E-029-10-11
Case Type: Special Permit
Applicant: A.J. Carafos
Address: 419 Thurston Road
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-191B(4)(c)
Purpose: To establish auto repair in a nonconforming structure; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

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CITY COUNCIL CHAMBERS 302A**

MARCH 14, 2011

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1
File Number:	E-029-10-11
Case Type:	Special Permit
Applicant:	A.J. Carafos
Address:	419 Thurston Road
Zoning District:	R-1 Low Density Residential District
Quadrant:	SW
Section of Code:	120-191B(4)(c)
Purpose:	To establish auto repair in a nonconforming structure; an action requiring City Planning Commission approval. (HELD from the February 7, 2011 meeting)
SEQR:	Unlisted
Lead Agency:	Director of Planning and Zoning
Case	2
File Number:	E-030-10-11
Case Type:	Special Permit - Renewal
Applicant:	Kerri Vaughn, Tango Café Dance Studio Group
Address:	389 Gregory Street
Zoning District:	C-2 Community Center Commercial District
Quadrant:	SE
Section of Code:	120-192B
Purpose:	To continue providing live entertainment on the first floor at the Tango Café on Friday and Saturday until 12:00 a.m. and Sunday-Thursday until 10:00 p.m. and to consider extending the hours on Friday and Saturday until 1:00 a.m. and Sunday-Thursday until 11:00 p.m.; an action requiring City Planning Commission approval.
SEQR:	Type II

Case 3
File Number: E-031-10-11
Case Type: Special Permit
Applicant: Kerri Vaughn, Tango Café Ballroom
Address: 389 Gregory Street
Zoning District: C-2 Community Center Commercial District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment to the third floor ballroom/dance studio to allow for socials, recitals and private events; an action requiring City Planning Commission approval.
SEQR: Type II

Case 4
File Number: E-032-10-11
Case Type: Special Permit
Applicant: Jim Ognenovski, Owner
Address: 953 Chili Avenue
Zoning District: C-2 Community Center Commercial District
Quadrant: SE
Section of Code: 120-43I
Purpose: To change the use from a store to a private social club; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-033-10-11
Case Type: Special Permit
Applicant: Salah Malik
Address: 568 Driving Park Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(c)
Purpose: To establish a grocery store with hours of operation from 8:00 a.m. to 10:00 p.m. in a vacant nonconforming structure; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
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Case **6**
File Number: E-034-10-11
Case Type: Special Permit
Applicant: Bishop Shellie Smith, Jr., New Life Church of Christ, Inc.
Address: 437-439 Scio Street
Zoning District: R-2 Medium Density Residential District
Quadrant: NW
Section of Code: 120-18B; 120-131
Purpose: **To construct a 5 space ancillary parking lot at 437-439 Scio Street to serve the church at 443-447 Scio Street; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: E-035-10-11
Case Type: Special Permit
Applicant: Donald Bush, Marshall Street Bar and Grill
Address: 81 Marshall Street
Zoning District: C-2 Community Center Commercial District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: **To add live entertainment (bands and Karaoke) to the Marshall Street Bar and Grill; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: E-036-10-11
Case Type: Special Permit
Applicant: John Sciarabba, LandTech Surveying & Planning
Address: 1286-1290 Mt. Hope Avenue, 814 Elmwood Avenue and 19 Cook Street
Zoning District: C-V Collegetown Village District
Quadrant: SE
Section of Code: 120-77.1B(1), (2) and (3); 120-131
Purpose: **To establish 24-hour use of the store and drive through for a proposed Tim Hortons restaurant and to establish ancillary parking at 814 Elmwood Avenue and 19 Cook Street in the R-1 Low Density Residential District to serve Tim Hortons at 1286 Mt. Hope Avenue and the Elmwood Inn at 1256 Mt. Hope Avenue; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **9**
File Number: E-037-10-11
Case Type: Special Permit
Applicant: Reza Hourmanesh
Address: 766 Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: To establish a take-out restaurant on the first floor of a nonconforming structure and an accessory office on the second floor in the rear; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **10**
File Number: T-02-10-11
Case Type: Informational Meeting
Applicant: City Planning Commission
Address: City-Wide
Section of Code: 120-190C
Purpose: To amend the Zoning Text by modifying proposed amendments to Chapter 120, the Zoning Code of the City of Rochester, a variety of provisions relating to: nonconforming uses, signs, shooting ranges, clean-up and clarification to accessory structures, the M-1 district, drive-through uses and other requirements; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: City Planning Commission

OTHER:

To consider a request for extension of a Special Permit (E-019-07-08) at 900 Culver Road to establish Alternatives for Battered Women's (ABW) facility. The extension is being request until December 3, 2011.

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MEETING WITH STAFF: 5:00 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A**

APRIL 11, 2011

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	INFORMATIONAL MEETING
File Number:	M-04-10-11	
Case Type:	Zoning Map Amendment	
Applicant:	Vincent Diraimo (Jess Sudol, Passero Assoc.)	
Address:	419 and 427 Latta Road	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	NW	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning two properties at 419 and 427 Latta Road from R-1 Low Density Residential to R-3 High Density Residential; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	POSTPONED
File Number:	E-038-10-11	
Case Type:	Special Permit – Renewal	
Applicant:	Peter Guerrieri, Westside Sports Bar and Grill	
Address:	1604 Lyell Avenue	
Zoning District:	C-2 Community Center Commercial District	
Quadrant:	NW	
Section of Code:	120-192B	
Purpose:	To continue providing live entertainment Wednesday through Saturday until 2:00 AM and outdoor seating (no music) until 2:00 AM daily at “West Side Sports Bar and Grill”; an action requiring City Planning Commission approval.	
SEQR:	Type II	

City Planning Commission
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Case **3**
File Number: E-039-10-11
Case Type: Special Permit
Applicant: Dennis Fico, Last Laff Bar and Grill
Address: 4768 Lake Avenue
Zoning District: H-V Harbortown Village District
Quadrant: NW
Section of Code: 120-77B(11); 120-137
Purpose: **To establish live entertainment (comedy acts, live music), Wednesday through Saturday 7:00 PM to 11:00 PM for a proposed bar/restaurant; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4** **APPLICATION WITHDRAWN**
File Number: E-040-10-11
Case Type: Special Permit
Applicant: Reza Hourmanesh
Address: 367 Lyell Avenue
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83A, 120-192B(3)(b)
Purpose: **To establish a retail store and office in a vacant 1-story industrial structure, subject to marketability analysis; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: E-041-10-11
Case Type: Special Permit
Applicant: Ali Tayeb (Ed D'Amico, attorney)
Address: 264 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: **To establish a grocery store with hours of operation from 7:00 AM to 10:00 PM in a vacant nonconforming structure; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
April 11, 2011
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Case **6**
File Number: E-042-10-11
Case Type: Special Permit - Renewal
Applicant: Jeff Limuti, Woody's on Monroe
Address: 248-250 Monroe Avenue
Zoning District: C-2 Community Center Commercial District
Quadrant: SE
Section of Code: 120-192B
Purpose: **To continue providing live entertainment Friday and Saturday until 2:00 AM and outdoor seating (no music) Friday and Saturday until 1:00 AM and Sunday through Thursday until 11:00 PM at "Woody's on Monroe"; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **7**
File Number: E-043-10-11
Case Type: Special Permit
Applicant: Phuong Pham (Tu Tran, Employer Solutions Inc.)
Address: 1510 Dewey Avenue
Zoning District: C-2 Community Center Commercial District
Quadrant: SE
Section of Code: 120-43C
Purpose: **To establish an amusement center (billiard hall); an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: E-044-10-11
Case Type: Special Permit
Applicant: Julian Smith (David Weisenreder, Costich Engineering)
Address: 1043 and 1051 South Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-9A, 120-131
Purpose: **To construct at 28-space ancillary parking at 1043 and 1051 South Plymouth Avenue to serve the Congregation of Jehovah's Witnesses at 1037 South Plymouth Avenue; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 9
File Number: S-02-10-11
Case Type: Subdivision
Applicant: Paul Way
Address: 245 and 275 East Main Street and 270 and 280 E. Broad Street
Zoning District: Midtown Urban Renewal District
Quadrant: SW
Section of Code: Chapter 128
Purpose: To subdivide 4 parcels comprising the Midtown Redevelopment area, approximately 13 acres, into 18 parcels for development sites, future streets and open spaces; an action requiring City Planning Commission approval.
SEQR: A Findings Statement based on Generic Environmental Impact Statement (GEIS) must be adopted by City Planning Commission.
Lead Agency: Director of Planning and Zoning

Case 10 **INFORMATIONAL MEETING**
File Number: M-03-10-11
Case Type: Zoning Map Amendment
Applicant: Patrick Benfante (John Sciarabba, LandTech Surveying & Planning)
Address: 814 Elmwood Avenue and 19 Cook Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning two properties at 814 Elmwood Avenue and 19 Cook Street from R-1 Low Density Residential to C-V Collegetown Village; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor

Case	11	INFORMATIONAL MEETING
File Number:	T-03-10-11	
Case Type:	Zoning Text Amendment	
Applicant:	City Planning Commission	
Address:	City-Wide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text by modifying proposed amendments to Chapter 120, the Zoning Code of the City of Rochester, a variety of provisions relating to: nonconforming uses, signs, shooting ranges, clean-up and clarification to accessory structures, the M-1 district, drive-through uses and other requirements; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

OTHER:

To consider a request for extension of a Special Permit (E-054-07-08) at 444 East Henrietta Road to construct a 139 room hotel. The extension is being requested until May 31, 2012.

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MAY 16, 2011
(REVISED 05/12/11)

I. MEETING WITH STAFF

II. JOINT PUBLIC HEARING WITH THE ZONING BOARD OF APPEALS AND THE CITY PLANNING COMMISSION.

Case	1
File Number:	E-045-10-11; V-068-10-11; OMA-07-10-11
Case Type:	Special Permit; Variance; Official Map Amendment
Applicant:	Eric Bartles, Wegmans Food Market, Inc.
Address:	1750, 1760, 1776, 1786, 1792-1798, 1800-1804, 1806, 1812 and 1830 East Avenue and 1765 University Avenue
Zoning District:	C-2 Community Center Commercial District
Quadrant:	SE
Section of Code:	120-43A; 120-44; 120-158; 120-159; 120-173; Chapter 76
Purpose:	A joint public hearing of the Zoning Board of Appeals (ZBA) and the City Planning Commission (CPC) is being conducted to review the proposal to demolish the existing Wegmans Food Market at 1760 East Avenue and neighboring properties at 1776-1812 East Avenue to construct a 95,000 square foot Wegmans Food Market with related parking, thereby requiring: 1) Area variance approval to waive the maximum building size, transparency, setback, entrance location and sign requirements; actions requiring Zoning Board of Appeals approval. 2) Special Permit approval to continue a 24-hour operation in the C-2 district, and to accept a parking demand analysis for parking in excess of 110% of the parking requirement in the district; actions requiring City Planning Commission approval. 3) An amendment of the Official Map by abandoning a portion of the University Avenue right-of-way; an action requiring City Planning Commission recommendation to City Council. 4) An amendment of the Official Map by dedicating portions of the properties at 1760 and 1830 East Avenue as public right-of-way; an action requiring City Planning Commission recommendation to City Council.
SEQR:	Type I
Lead Agency:	Manager of Zoning

III. CITY PLANNING COMMISSION INFORMATIONAL MEETINGS AND PUBLIC HEARINGS.

Case **2**
File Number: OMA-08-10-11 **INFORMATIONAL MEETING**
Case Type: Official Map Amendment
Applicant: City of Rochester, Department of Environmental Services
Address: 546 Jefferson Avenue
Quadrant: SW
Section of Code: Chapter 76
Purpose: **To amend the Official Map by dedicating a 8' x 81' area of the property at 546 Jefferson Avenue as public right-of-way in conjunction with the Jefferson Avenue Revitalization Project; an action requiring City Planning Commission recommendation to City Council.**

SEQR: **Type II**

Case **3**
File Number: OMA-09-10-11 **INFORMATIONAL MEETING**
Case Type: Official Map Amendment
Applicant: Mark Ballerstein, Rochester Genesee Regional Transit Authority (RGRTA)
Address: Holmdel Place (1400 Block of E. Main Street)
Quadrant: SE
Section of Code: Chapter 76
Purpose: **To amend the Official Map by abandoning Holmdel Place from E. Main Street to the north, a distance of 125 feet; an action requiring City Planning Commission recommendation to City Council.**

SEQR: **Type II**

Case **4**
File Number: E-046-10-11
Case Type: Special Permit
Applicant: Lesley Cordileone, Skyway Towers, LLC on behalf of T-Mobile Northeast, LLC
Address: 2040 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-143
Purpose: **To construct a 90 foot monopole with flush mounted antennas and related landscaping and fencing for T-Mobile Northeast, LLC; an action requiring City Planning Commission approval.**
SEQR: **Type II (Previously reviewed as Special Permit E-064-06-07)**

City Planning Commission
May 16, 2011
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Case **5**
File Number: E-047-10-11
Case Type: Special Permit
Applicant: Majed A. Ali, Obama Mini Mart
Address: 952 Hudson Avenue
Zoning District: C-1 Neighborhood Center Commercial District
Quadrant: NE
Section of Code: 120-35K
Purpose: **To extend the closing hours of operation at the Obama Mini Mart from 11:00 PM to 2:00 AM; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: E-048-10-11
Case Type: Special Permit
Applicant: Reza Hourmanesh
Address: 663-665 Culver Road
Zoning District: R-2 Medium Density Residential District
Quadrant: SE
Section of Code: 120-191B(4)(c)
Purpose: **To establish a sit-down restaurant on the 1st floor of a nonconforming structure with accessory outdoor seating on a proposed open porch; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: E-049-10-11
Case Type: Special Permit
Applicant: Gregg Protch, McDonalds USA, LLC
Address: 82, 852-854 and 858-860 Culver Road
Zoning District: C-2 Community Center District and R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-43A, D & G; 120-131
Purpose: **To establish a 24-hour sit-down restaurant with a double drive-through at 820 Culver Road; to approve an ancillary parking lot in the R-1 district at 852-854 and 858-860 Culver Road to support the restaurant; and, to accept a Parking Demand Analysis for parking in excess of 110% of the parking requirement associated with the demolition and redevelopment of the site for McDonalds USA, LLC; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case	8	
File Number:	E-050-10-11	
Case Type:	Special Permit	
Applicant:	Mark Costich, Costich Engineering on behalf of Christenson Corporation	
Address:	1315 South Plymouth Avenue	
Zoning District:	Brooks Landing Urban Renewal District – Neighborhood Commercial	
Quadrant:	SW	
Section of Code:	120-120L	
Purpose:	To construct a 182-space ancillary parking to the east of the existing 119 space parking lot to serve the Brooks Landing Business Center at 910-960 Genesee Street; an requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	
Case	9	INFORMATIONAL MEETING
File Number:	T-03-10-11	POSTPONED UNTIL
Case Type:	Zoning Text Amendment	JUNE 13, 2011
Applicant:	City Planning Commission	
Address:	City-Wide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text, Chapter 120 of the Zoning Code of the City of Rochester, by modifying a variety of provisions relating to: nonconforming uses and signs, shooting ranges, off-street parking, clean-up and clarifications to accessory uses and structures, graphics, the M-1 district, and other requirements; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

**CITY OF ROCHESTER
30 CHURCH STREET**

**CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A**

JUNE 13, 2011

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	HELD FROM THE MAY 16, 2011 HEARING
File Number:	E-047-10-11	
Case Type:	Special Permit	
Applicant:	Majed A. Ali, Obama Mini Mart	
Address:	952 Hudson Avenue	
Zoning District:	C-1 Neighborhood Center Commercial District	
Quadrant:	NE	
Section of Code:	120-35K	
Purpose:	To extend the closing hours of operation at the Obama Mini Mart from 11:00 PM to 2:00 AM; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

Case	2	
File Number:	E-051-10-11	
Case Type:	Special Permit	
Applicant:	Larry Turowski	
Address:	1502 Clifford Avenue	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	NE	
Section of Code:	120-191B(4)(c)	
Purpose:	To establish a beauty salon (braiding studio); an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

Case 3
Case Type: Site Plan Referral
Applicant: Conifer, LLC (Allen Handelman)
Address: 205-405 Mt. Hope Avenue
Zoning District: CCD-R Center City District - Riverfront
Quadrant: SE
Section of Code: 120-191D(9)
Purpose: **To refer the Director of Planning and Zoning's denial of a request for a modification of Site Plan approval (SP-065-08-09) with regards to a change in the proposed exterior cladding material; an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 4
File Number: E-052-10-11
Case Type: Special Permit
Applicant: Fred R. Rainaldi
Address: 145 Culver Road
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-177K
Purpose: **To establish an alternate sign plan for the Culver Road Armory; an action requiring City Planning Commission approval.**
SEQR: Completed
Lead Agency: Director of Zoning
SEQR: Type II

Case 5
File Number: E-053-10-11
Case Type: Special Permit
Applicant: Jose Navedo
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: **To re-establish a bar/restaurant and office in a vacant non-conforming structure; an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 6
File Number: E-054-10-11
Case Type: Special Permit
Applicant: Carlos M. Pena
Address: 611 Portland Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: To re-establish a retail store as coffee shop or salon in a vacant non-conforming structure; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7 **INFORMATIONAL MEETING**
File Number: T-03-10-11
Case Type: Zoning Text Amendment
Applicant: City Planning Commission
Address: City-Wide
Section of Code: 120-190C
Purpose: Final presentation on proposed text changes. To amend the Zoning Text, Chapter 120 of the Zoning Code of the City of Rochester, by modifying a variety of provisions relating to: nonconforming uses and signs, shooting ranges, off-street parking, clean-up and clarifications to accessory uses and structures, graphics, the M-1 district, and other requirements; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor

CITY OF ROCHESTER
30 CHURCH STREET

JULY 11, 2011

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<u>INFORMATIONAL MEETING</u>
File Number:	OMA-01-11-12	
Case Type:	Official Map Amendment	
Applicant:	Germanow Simon Corporation	
Property Address:	408 St. Paul St.	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map by abandoning a portion of Cork Street; an action requiring City Planning Commission recommendation to City Council.	

Case	2	<u>INFORMATIONAL MEETING</u>
File Number:	T-01-11-12	
Case Type:	Zoning Text Amendment	
Applicant:	Lyjha Wilton (Boulder Coffee)	
Property Address:	910 Genesee Street	
Zoning District:	Brooks Landing Urban Renewal District	
Quadrant:	SW	
Section of Code:	120-190(C)	
Purpose:	To amend the Brooks Landing Urban Renewal Plan and Section 120-120L of the Zoning Code by adding accessory entertainment to the list of permitted uses in the District; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

City Planning Commission
July 11, 2011
Agenda
Page 2

Case **3**
File Number: **E-001-11-12**
Case Type: Special Permit
Applicant: Lyjha Wilton (Boulder Coffee)
Property Address: 739 Park Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment to the proposed coffee house (Boulder Coffee); an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **4** **CANNOT ASK FOR EXTENDED HOURS**
File Number: **E-002-11-12**
Case Type: Special Permit - Renewal
Applicant: Ali A. Ahmed
Property Address: 743 S. Plymouth Ave.
Zoning District: R-1Low Density Residential District
Quadrant: SW
Section of Code: 120-192B(4)(e)
Purpose: To renew the Special Permit to continue operating a retail store ~~and to consider extending the closing hours of operation from 9:00 PM TO 11:00 PM daily;~~ an action requiring City Planning Commission approval.
SEQR: Type II

Case **5**
File Number: **E-003-11-12**
Case Type: Special Permit
Applicant: Thomas J. Warth, Hiscock & Barclay, LLP
Property Address: 245 Mt. Read Blvd.
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83A(11)
Purpose: To establish the United Christian Community Program in a portion of a former industrial building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **6**
File Number: **E-004-11-12**
Case Type: Special Permit
Applicant: Demetrius Herring
Property Address: 513 Jay St.
Zoning District: R-1Low-Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(c)
Purpose: To legalize a children's clothing store on the first floor of a non-conforming retail structure; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **7**
File Number: **E-005-11-12**
Case Type: Special Permit
Applicant: Jeffrey Reddish
Property Address: 16-18 and 30 Belmont St.
Zoning District: C-1Neighborhood Center District
Quadrant: SE
Section of Code: 120-35G; 120-131
Purpose: To construct a 27 space ancillary parking lot to serve the bar/restaurant at 1104 Monroe Ave. (Jeremiah's Tavern), 20 of the spaces to be constructed on 30 Belmont St. and 7 to be constructed behind 16-18 Belmont St.; an action requiring City Planning Commission approval and the demolition of the single family residence at 30 Belmont St.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

CITY OF ROCHESTER
30 CHURCH STREET

AUGUST 8, 2011
REVISED*

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<u>INFORMATIONAL MEETING</u>
File Number:	PD #14	
Case Type:	Zoning Map Amendment/Text Amendment/Planned Development District	
Applicant:	Ann Ver Hague, KF Architects/Torchia Structural Engineers	
Property Address:	850, 900 and 930 East Avenue 16 Portsmouth Terrace 911-913 University Avenue	
Zoning District:	R-2 Medium Density Residential and R-3 High Density Residential	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map and Zoning Text by establishing a 15 acre Planned Development District (PD#14) by rezoning the above five properties from R-3 High Density Residential and R-2 Medium Density Residential to PD#14 and adding the PD#14 District Regulations to the Zoning Code; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<u>INFORMATIONAL MEETING</u>
File Number:	M-01-11-12	
Case Type:	Zoning Map Amendment	
Applicant:	McDonalds Corporation	
Property Address:	18-20 and 24 Fort Hill Terrace	
Zoning District:	R-1 Low Density Residential	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 18-20 and 24 Fort Hill Terrace from R-1 Low Density Residential to Collegetown Village District (C-V) in conjunction with a proposal to construct a new McDonalds Restaurant with a double drive-thru at 1422 Mt. Hope Avenue; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case **3**
File Number: **E-035-10-11**
Case Type: Special Permit - Modification
Applicant: Donald Bush, Marshall Street Bar and Grill
Property Address: 81 Marshall Street
Zoning District: C-2 Community Center District
Section of Code: 120-188O
Purpose: **To modify the conditions of the previously approved Special Permit for live entertainment relating to the provision of alternative off-street parking; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **4** **RESCHEDULED FROM JULY 11, 2011**
File Number: **E-002-11-12**
Case Type: Special Permit - Renewal
Applicant: Ali A. Ahmed
Property Address: 743 S. Plymouth Ave.
Zoning District: R-1Low Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: **To renew the Special Permit to continue operating a retail store; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **5** ***POSTPONED TO SEPTEMBER 12, 2011**
File Number: **E-005-11-12**
Case Type: Special Permit
Applicant: Jeffrey Reddish
Property Address: 16-18 and 30 Belmont St.
Zoning District: C-1Neighborhood Center District
Section of Code: 120-35G; 120-131
Purpose: **To construct a 27 space ancillary parking lot to serve the bar/restaurant at 1104 Monroe Ave. (Jeremiah's Tavern), 20 of the spaces to be constructed on 30 Belmont St. and 7 to be constructed behind 16-18 Belmont St.; an action requiring City Planning Commission approval and the demolition of the single family residence at 30 Belmont St.**
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **6**
File Number: **E-006-11-12**
Case Type: Special Permit
Applicant: Brandon West, Zonies Restaurant
Property Address: 642 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43A
Purpose: To extend the closing hours of operation for customer services from 2:00 AM to 4:00 AM daily for the proposed restaurant (Zonies); an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **7**
File Number: **E-007-11-12**
Case Type: Special Permit
Applicant: Muhammed Khan
Property Address: 752 W. Broad Street
Zoning District: R-1Low-Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To establish a convenience store in the vacant commercial space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **8**
File Number: **E-008-11-12**
Case Type: Special Permit
Applicant: Nicolas Stebbins
Property Address: 1 Alonzo Street
Zoning District: R-1Low-Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To establish an Italian Deli and market in the vacant commercial space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **9**
File Number: **E-009-11-12**
Case Type: Special Permit
Applicant: Laura Dennison, Ridge Nickelback, Inc.
Property Address: 560-572 W. Ridge Road
Zoning District: C-3 Regional Center District
Section of Code: 120-51B; 120-145
Purpose: **To establish a bottle redemption center, a recycling operation; an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **10**
File Number: **E-010-11-12**
Case Type: Special Permit
Applicant: Michael Coleman
Property Address: 793 Jay Street
Zoning District: R-1 Low Density Residential
Section of Code: 120-191B(4)(c)
Purpose: **To establish a barber shop in the vacant portion of an existing one-story, nonconforming retail structure; an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

CITY OF ROCHESTER
30 CHURCH STREET

SEPTEMBER 12, 2011

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<u>INFORMATIONAL MEETING</u>
File Number:	M-01-11-12	
Case Type:	Zoning Map Amendment	<u>HELD OVER FROM 8/8/11 HEARING</u>
Applicant:	McDonalds Corporation	
Property Address:	18-20 and 24 Fort Hill Terrace	
Zoning District:	R-1 Low Density Residential	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 18-20 and 24 Fort Hill Terrace from R-1 Low Density Residential to Collegetown Village District (C-V) in conjunction with a proposal to construct a new McDonalds Restaurant with a double drive-thru at 1422 Mt. Hope Avenue; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<u>INFORMATIONAL MEETING</u>
File Number:	E-005-11-12	
Case Type:	Special Permit	<u>RESCHEDULED FROM 8/8/11 HEARING</u>
Applicant:	Jeffrey Reddish	
Property Address:	16-18 and 30 Belmont St.	
Zoning District:	C-1Neighborhood Center District	
Section of Code:	120-35G; 120-131	
Purpose:	To construct a 27 space ancillary parking lot to serve the bar/restaurant at 1104 Monroe Ave. (Jeremiah's Tavern), 20 of the spaces to be constructed on 30 Belmont St. and 7 to be constructed behind 16-18 Belmont St.; an action requiring City Planning Commission approval and the demolition of the single family residence at 30 Belmont St.	
SEQR:	Unlisted (Environmental Determination Not Yet Issued)	
Lead Agency:	Director of Planning and Zoning	

City Planning Commission
September 12, 2011
Agenda
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Case	3
File Number:	E-011-11-12
Case Type:	Special Permit - Renewal
Applicant:	Rosalie Wratni, Big Deal Pizzeria
Property Address:	473-477 Monroe Avenue
Zoning District:	C-2 Community Center District
Section of Code:	120-43A
Purpose:	To renew the Special Permit to continue the hours of operation for <i>DELIVERY ONLY</i> until 4:00AM daily; an action requiring City Planning Commission approval.
SEQR:	Type II

CITY OF ROCHESTER
30 CHURCH STREET

OCTOBER 17, 2011

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<u>INFORMATIONAL MEETING</u>
File Number:	T-02-11-12	
Case Type:	Zoning Text Amendments	
Applicant:	City Planning Commission	
Property Address:	Citywide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text, Chapter 120 of the Zoning Code of the City of Rochester, by modifying the provisions relating to nonconforming uses by: deleting the Certificate of Nonconformity process; establishing abandonment provisions for residential nonconforming uses; authorizing the Zoning Board of Appeals to approve the re-establishment of abandoned non-residential uses; retaining the nine-month abandonment provisions for all nonconforming uses, and extending the City Council timeframe for acting on certain legislation. Also, an amendment to Section 120-185A(2)(a) of the Zoning Code relating to the composition of the Preservation Board. Both actions require City Planning Commission recommendations to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<u>INFORMATIONAL MEETING</u>
File Number:	M-01-11-12	
Case Type:	Zoning Map Amendment	<u>RESCHEDULED FROM 9/12/11 HEARING</u>
Applicant:	McDonalds Corporation	
Property Address:	18-20 and 24 Fort Hill Terrace	
Zoning District:	R-1 Low Density Residential	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 18-20 and 24 Fort Hill Terrace from R-1 Low Density Residential to Collegetown Village District (C-V) in conjunction with a proposal to construct a new McDonalds Restaurant with a double drive-thru at 1422 Mt. Hope Avenue; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case **3**
File Number: **E-012-11-12**
Case Type: Special Permit
Applicant: Verizon Wireless (Ashley Baker, Nixon Peabody, LLP)
Property Address: 615 University Avenue / Preservation District
Zoning District: R-3 High Density Residential District
Section of Code: 120-31; 120-143; 120-194
Purpose: **To install 12 wireless telecommunication antennas and associated equipment cabinets on the rooftop of this high-rise apartment building; an action requiring City Planning Commission and Preservation Board approval.**
SEQR: **Type II**

Case **4**
File Number: **E-013-11-12**
Case Type: Special Permit
Applicant: Tonja McNair
Property Address: 524 Mt. Hope Avenue / Preservation District
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B
Purpose: **To establish a retail hat store and a beauty salon in the vacant office space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-014-11-12**
Case Type: Special Permit
Applicant: William Covey, Volunteers of America
Property Address: 283 - 321 Flower City Park
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9 (G); 120-146
Purpose: **To establish a 3-year temporary, 24-hour supervised residential care facility in the Sacred Heart Convent building for 25 adult males beginning November 1, 2011 and ending December 31, 2014; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
October 17, 2011
Agenda
Page 3

Case **6**
File Number: **E-015-11-12**
Case Type: Special Permit
Applicant: Vincent Allen
Property Address: 358 Lake Avenue
Zoning District: C-3 Regional Destination Center District
Section of Code: 120-51
Purpose: **To construct a one-story, 26-unit self storage facility at the rear of an existing car wash (Evergreen Carwash); an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-016-11-12**
Case Type: Special Permit
Applicant: Eric Schaaf, Marathon Engineering
Property Address: 2052 St. Paul Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191; 120-173
Purpose: **To evaluate the parking demand analysis in association with the expansion of parking facilities for the Northridge Baptist Church which is in excess of 110% of the required parking; an action requiring City Planning Commission approval.**
SEQR: **Type I**
Lead Agency: **Director of Planning and Zoning**

Case **8**
File Number: **E-017-11-12**
Case Type: Special Permit
Applicant: Andrew Schram
Property Address: 695 Portland Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83(A)1
Purpose: **To establish a pawnbrokers business in a vacant 200 sq. ft. office space in a former 20,000 sq. ft. industrial facility; an action requiring City Planning Commission approval based on the review of a marketability analysis.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission

October 17, 2011

Agenda

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Case	9
File Number:	E-018-11-12
Case Type:	Special Permit
Applicant:	Salah Malik
Property Address:	151-153 Webster Avenue
Zoning District:	R-1 Low Density Residential District
Section of Code:	120-191B
Purpose:	To establish a Laundromat and a retail store in the two storefronts of this vacant, nonconforming mixed-use building; an action requiring City Planning Commission approval.
SEQR:	Unlisted
Lead Agency:	City Planning Commission

CITY OF ROCHESTER
30 CHURCH STREET

OCTOBER 17, 2011

REVISED

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<u>INFORMATIONAL MEETING</u>
File Number:	T-02-11-12	
Case Type:	Zoning Text Amendments	
Applicant:	City Planning Commission	
Property Address:	Citywide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text, Chapter 120 of the Zoning Code of the City of Rochester, by modifying the provisions relating to nonconforming uses by: deleting the Certificate of Nonconformity process; establishing abandonment provisions for residential nonconforming uses; authorizing the Zoning Board of Appeals to approve the re-establishment of abandoned non-residential uses; retaining the nine-month abandonment provisions for all nonconforming uses, and extending the City Council timeframe for acting on certain legislation. Also, an amendment to Section 120-185A(2)(a) of the Zoning Code relating to the composition of the Preservation Board. To amend the Zoning Text, Chapter 120 of the Zoning Code of the City of Rochester relating to nonconforming buildings or structures; the dwelling unit conversion section; clarifying lot size requirements; amending the amendment process; and amending the composition of the Preservation Board; actions requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<u>INFORMATIONAL MEETING</u>
File Number:	M-01-11-12	
Case Type:	Zoning Map Amendment	<u>RESCHEDULED FROM 9/12/11 HEARING</u>
Applicant:	McDonalds Corporation	
Property Address:	18-20 and 24 Fort Hill Terrace	
Zoning District:	R-1 Low Density Residential	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 18-20 and 24 Fort Hill Terrace from R-1 Low Density Residential to Collegetown Village District (C-V) in conjunction with a proposal to construct a new McDonalds Restaurant with a double drive-thru at 1422 Mt. Hope Avenue; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	
Case	3	
File Number:	E-012-11-12	
Case Type:	Special Permit	
Applicant:	Verizon Wireless (Ashley Baker, Nixon Peabody, LLP)	
Property Address:	615 University Avenue / Preservation District	
Zoning District:	R-3 High Density Residential District	
Section of Code:	120-31; 120-143; 120-194	
Purpose:	To install 12 wireless telecommunication antennas and associated equipment cabinets on the rooftop of this high-rise apartment building; an action requiring City Planning Commission and Preservation Board approval.	
SEQR:	Type II	
Case	4	
File Number:	E-013-11-12	
Case Type:	Special Permit	
Applicant:	Tonja McNair	
Property Address:	524 Mt. Hope Avenue / Preservation District	
Zoning District:	R-1 Low Density Residential District	
Section of Code:	120-191B	
Purpose:	To establish a retail hat store and a beauty salon in the vacant office space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
October 17, 2011
Agenda
Page 3

Case **5**
File Number: **E-014-11-12**
Case Type: Special Permit
Applicant: William Covey, Volunteers of America
Property Address: 283 - 321 Flower City Park
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9 (G); 120-146
Purpose: **To establish a 3-year temporary, 24-hour supervised residential care facility in the Sacred Heart Convent building for 25 adult males beginning November 1, 2011 and ending December 31, 2014; an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **6**
File Number: **E-015-11-12**
Case Type: Special Permit
Applicant: Vincent Allen
Property Address: 358 Lake Avenue
Zoning District: C-3 Regional Destination Center District
Section of Code: 120-51
Purpose: **To construct a one-story, 26-unit self storage facility at the rear of an existing car wash (Evergreen Carwash); an action requiring City Planning Commission approval.**
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **7**
File Number: **E-016-11-12**
Case Type: Special Permit
Applicant: Eric Schaaf, Marathon Engineering
Property Address: 2052 St. Paul Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191; 120-173
Purpose: **To evaluate the parking demand analysis in association with the expansion of parking facilities for the Northridge Baptist Church which is in excess of 110% of the required parking; an action requiring City Planning Commission approval.**
SEQR: Type I
Lead Agency: Director of Planning and Zoning

Case **8**
File Number: **E-017-11-12**
Case Type: Special Permit
Applicant: Andrew Schram
Property Address: 695 Portland Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83(A)1
Purpose: **To establish a pawnbrokers business in a vacant 200 sq. ft. office space in a former 20,000 sq. ft. industrial facility; an action requiring City Planning Commission approval based on the review of a marketability analysis.**

SEQR: Unlisted
Lead Agency: City Planning Commission

Case **9**
File Number: **E-018-11-12**
Case Type: Special Permit
Applicant: Salah Malik
Property Address: 151-153 Webster Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B
Purpose: **To establish a Laundromat and a retail store in the two storefronts of this vacant, nonconforming mixed-use building; an action requiring City Planning Commission approval.**

SEQR: Unlisted
Lead Agency: City Planning Commission

CITY OF ROCHESTER
30 CHURCH STREET

NOVEMBER 14, 2011

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: E-019-11-12
Case Type: Special Permit - Renewal
Applicant: Fathi Saeed – Expression Clothing
Property Address: 691 S. Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this commercial space as a clothing and footwear store with the hours of operation from Sunday to Thursday until 9:00 PM and Friday and Saturday until 10:00 PM; an action requiring City Planning Commission approval.

SEQR: Type II

Case 2
File Number: E-020-11-12
Case Type: Special Permit - Renewal
Applicant: Fred Rainaldi – Rite Aid
Property Address: 565 – 573 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: To continue the 24-hour operation at this Rite Aid; an action requiring City Planning Commission approval.

SEQR: Type II

Case 3
File Number: E-021-11-12
Case Type: Special Permit - Renewal
Applicant: Mustafa Almansari – Monroe Convenience Store
Property Address: 1136 Monroe 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 convenience store to 12:00 AM daily; an action requiring City Planning Commission approval.

SEQR: Type II

Case 4
File Number: **E-022-11-12**
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**

Case 5
File Number: **E-023-11-12**
Case Type: Special Permit - Renewal
Applicant: Kenneth Malcho – Malcho's Service
Property Address: 619 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the 24-hour operation of this convenience store with gas sales; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case 6
File Number: **E-024-11-12**
Case Type: Special Permit - Renewal
Applicant: Douglas Rice
Property Address: 142 Atlantic Avnue
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a multi-use community cultural center; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case 7
File Number: E-025-11-12
Case Type: Special Permit - Renewal
Applicant: Michael Goldberg – Chocolate and Vines
Property Address: 127 Merriman Street
Zoning District: R-2/O-B Medium Density Residential/Overlay-Boutique District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of an Alternative Parking Plan for the Chocolate and Vines Dessert and Wine Bar (formerly known as the Velvet Room Café); an action requiring City Planning Commission approval.
SEQR: Type II

Case 8
File Number: E-026-11-12
Case Type: Special Permit - Renewal
Applicant: Paul Fuller – Flying Squirrel Community Center
Property Address: 285 Clarissa Street
Zoning District: R-3 High Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a multi-purpose community cultural center (social organization); an action requiring City Planning Commission approval.
SEQR: Type II

Case 9
File Number: E-027-11-12
Case Type: Special Permit - Renewal
Applicant: Aera Lee
Property Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a Rooming House for six persons; an action requiring City Planning Commission approval.
SEQR: Type II

Case **10**
File Number: **E-028-11-12**
Case Type: Special Permit - Renewal
Applicant: Lawrence Maddox – Flamboyant Apparel
Property Address: 511 Child Street
Zoning District: C-1 Neighborhood Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this commercial space as a clothing and footwear store with the hours of operation from Noon to 8:00 PM daily; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **11**
File Number: **E-029-11-12**
Case Type: Special Permit - Renewal
Applicant: Mesut Vardar – IMECE, LLC
Property Address: 706 W. Main Street
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a Rooming House for up to nine persons; an action requiring City Planning Commission approval.**
SEQR: **Type II**

CITY OF ROCHESTER
30 CHURCH STREET

NOVEMBER 28, 2011

(Rescheduled from November 14, 2011)

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case **1**
File Number: **E-019-11-12**
Case Type: Special Permit - Renewal
Applicant: Fathi Saeed – Expression Clothing
Property Address: 691 S. Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this commercial space as a clothing and footwear store with the hours of operation from Sunday to Thursday until 9:00 PM and Friday and Saturday until 10:00 PM; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **2**
File Number: **E-020-11-12**
Case Type: Special Permit - Renewal
Applicant: Fred Rainaldi – Rite Aid
Property Address: 565 – 573 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the 24-hour operation at this Rite Aid; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **3**
File Number: **E-021-11-12**
Case Type: Special Permit - Renewal
Applicant: Mustafa Almansari – Monroe Convenience Store
Property Address: 1136 Monroe 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 convenience store to 12:00 AM daily; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **4**
File Number: **E-022-11-12**
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**

Case **5**
File Number: **E-023-11-12**
Case Type: Special Permit - Renewal
Applicant: Kenneth Malcho – Malcho's Service
Property Address: 619 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the 24-hour operation of this convenience store with gas sales; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **6**
File Number: **E-024-11-12**
Case Type: Special Permit - Renewal
Applicant: Douglas Rice
Property Address: 142 Atlantic Avnue
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a multi-use community cultural center; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case 7
File Number: E-025-11-12
Case Type: Special Permit - Renewal
Applicant: Michael Goldberg – Chocolate and Vines
Property Address: 127 Merriman Street
Zoning District: R-2/O-B Medium Density Residential/Overlay-Boutique District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of an Alternative Parking Plan for the Chocolate and Vines Dessert and Wine Bar (formerly known as the Velvet Room Café); an action requiring City Planning Commission approval.
SEQR: Type II

Case 8
File Number: E-026-11-12
Case Type: Special Permit - Renewal
Applicant: Paul Fuller – Flying Squirrel Community Center
Property Address: 285 Clarissa Street
Zoning District: R-3 High Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a multi-purpose community cultural center (social organization); an action requiring City Planning Commission approval.
SEQR: Type II

Case 9
File Number: E-027-11-12
Case Type: Special Permit - Renewal
Applicant: Aera Lee
Property Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a Rooming House for six persons; an action requiring City Planning Commission approval.
SEQR: Type II

City Planning Commission
November 14, 2011
Agenda
Page 4

Case **10**
File Number: **E-028-11-12**
Case Type: Special Permit - Renewal
Applicant: Lawrence Maddox – Flamboyant Apparel
Property Address: 511 Child Street
Zoning District: C-1 Neighborhood Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this commercial space as a clothing and footwear store with the hours of operation from Noon to 8:00 PM daily; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **11**
File Number: **E-029-11-12**
Case Type: Special Permit - Renewal
Applicant: Mesut Vardar – IMECE, LLC
Property Address: 706 W. Main Street
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a Rooming House for up to nine persons; an action requiring City Planning Commission approval.**
SEQR: **Type II**

CITY OF ROCHESTER
30 CHURCH STREET

DECEMBER 12, 2011

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

Requests for Time Extensions:

- 900 Culver Road:** To request an extension of Special Permit E-019-07-08 until December 31, 2012 to establish administrative offices, support services and emergency housing for Alternatives for Battered Women.
- 161 Brunswick Street:** To request an extension of Special Permit E-020-10-11 until December 31, 2012 to construct a gymnasium to serve the Hebrew School at 759 Park Avenue.

II. Informational Meeting/Public Hearing

- Case 1**
File Number: SP-034-10-11
Case Type: Site Plan Review - Referral
Applicant: Raymond Ford
Address: 1184 Emerson Street
Zoning District: M-1 Industrial District (Mt. Read Urban Renewal District)
Section of Code: 120-191D(9)
Purpose: To review the decision of the Director of Zoning on a Site Plan Review application regarding the proposed development to construct a 10,604 square foot commercial building with related parking; an action requiring a Planning Commission decision.
- Case 2** *Postponed from the October 17, 2011
Hearing at the request of the applicant*
File Number: E-018-11-12
Case Type: Special Permit
Applicant: Salah Malik
Property Address: 151-153 Webster Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B
Purpose: To establish a Laundromat and a retail store in the two storefronts of this vacant, nonconforming mixed-use building; an action requiring City Planning Commission approval.
- SEQR:** Unlisted
Lead Agency: City Planning Commission

City Planning Commission
December 12, 2011
Agenda
Page 2

Case **3** *Postponed from the November 28, 2011*
File Number: **E-027-11-12** *Hearing at the request of the applicant*
Case Type: Special Permit - Renewal
Applicant: Aera Lee
Property Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a Rooming House for six persons; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **4**
File Number: **E-030-11-12**
Case Type: Special Permit - Renewal
Applicant: John Trickey
Property Address: 399 Gregory Street
Zoning District: C-2 Community Center
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of an eighteen (18) space ancillary parking lot to serve the building at 389-395 Gregory Street; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **5**
File Number: **E-031-11-12**
Case Type: Special Permit - Renewal
Applicant: Annika Evans – Serenity for Life
Address: 1105 Lake Avenue
Zoning District: R-3 High-Density Residential District
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this building as a homeless residential facility for women; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **6**
File Number: **E-032-11-12**
Case Type: Special Permit
Applicant: Joseph Hanna
Property Address: 26 S. Goodman Street
Zoning District: R-2/O-B Medium Density Residential / Overlay Boutique
Section of Code: 120-18H
Purpose: **To convert an existing second floor office space to a one bedroom apartment, thereby establishing a multi-family dwelling in this R-2 District; an action requiring City Planning Commission approval.**
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
December 12, 2011
Agenda
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Case **7**
File Number: **E-033-11-12**
Case Type: Special Permit
Applicant: Daniel Hooper – Hooper's Tire Outlet
Property Address: 11 & 17 Alexander Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To re-establish the use of a nonconforming structure as a tire sales and installation operation and to approve three ancillary parking spaces associated with this proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case **8**
File Number: **E-034-11-12**
Case Type: Special Permit
Applicant: Ashley Champion, Esq. – Nixon Peabody (for Verizon Wireless)
Property Address: 101 Wyand Crescent
Zoning District: R-1 Low Density Residential District
Section of Code: 120-143
Purpose: To co-locate a wireless telecommunications facility (PWTF) on an existing wireless telecommunication tower; an action requiring City Planning Commission approval.
SEQR: Type II

Case **9**
File Number: **M-02-11-12**
Case Type: Zoning Map Amendment
Applicant: Enrique Puron
Property Address: 178, 184, 184.5, 190 & 265 Park Avenue
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the above five properties from R-2 Medium Density Residential to R-2 Medium Density Residential/Overlay Boutique (R-2/O-B); an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor

CITY OF ROCHESTER
30 CHURCH STREET

DECEMBER 12, 2011
**REVISED (12/1/2011)*

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 208A
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

Requests for Time Extensions:

<u>900 Culver Road:</u>	To request an extension of Special Permit E-019-07-08 until December 31, 2012 to establish administrative offices, support services and emergency housing for Alternatives for Battered Women.
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II. Informational Meeting/Public Hearing

Case	1	
File Number:	SP-034-10-11	
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Applicant:	Raymond Ford	
Address:	1184 Emerson Street	
Zoning District:	M-1 Industrial District (Mt. Read Urban Renewal District)	
Section of Code:	120-191D(9)	
Purpose:	To review the decision of the Director of Zoning on a Site Plan Review application regarding the proposed development to construct a 10,604 square foot commercial building with related parking; an action requiring a Planning Commission decision.	
Case	2	<i>Postponed from the October 17, 2011</i>
File Number:	E-018-11-12	<i>Hearing at the request of the applicant</i>
Case Type:	Special Permit	
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Lead Agency:	City Planning Commission	

City Planning Commission
December 12, 2011
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Case Type: Special Permit - Renewal
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Property Address: 1171 Lyell Avenue
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Case Type: Special Permit - Renewal
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Property Address: 399 Gregory Street
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Purpose: **To continue the use of an eighteen (18) space ancillary parking lot to serve the building at 389-395 Gregory Street; an action requiring City Planning Commission approval.**
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Address: 1105 Lake Avenue
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Case Type: Special Permit
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Lead Agency: **City Planning Commission**

City Planning Commission
December 12, 2011
Agenda
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Case **7**
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SEQR: Unlisted
Lead Agency: Mayor