

CITY OF ROCHESTER  
30 CHURCH STREET

JANUARY 09, 2012

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
***\*\* (Please note Room Change)***  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                         |                                                                                                                                                                                                                                        |                                     |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>1</b>                                                                                                                                                                                                                               | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>OMA-02-11-12</b>                                                                                                                                                                                                                    |                                     |
| <b>Case Type:</b>       | Official Map Amendment                                                                                                                                                                                                                 |                                     |
| <b>Applicant:</b>       | City of Rochester, DES                                                                                                                                                                                                                 |                                     |
| <b>Address:</b>         | Emerson – Locust Connector Street                                                                                                                                                                                                      |                                     |
| <b>Zoning District:</b> | R-1 Low Density Residential District                                                                                                                                                                                                   |                                     |
| <b>Quadrant:</b>        | NW                                                                                                                                                                                                                                     |                                     |
| <b>Section of Code:</b> | Chapter 76                                                                                                                                                                                                                             |                                     |
| <b>Purpose:</b>         | <b>To amend the Official Map of the City of Rochester by dedicating a new street between Emerson Street and Locust Street and naming it “Sawdey Way”; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| <b>SEQR:</b>            | Unlisted                                                                                                                                                                                                                               |                                     |
| <b>Lead Agency:</b>     | Mayor                                                                                                                                                                                                                                  |                                     |

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| <b>Case</b>             | <b>2</b>                                                                                                                                                                                                                                                                                  | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>OMA-03-11-12</b>                                                                                                                                                                                                                                                                       |                                     |
| <b>Case Type:</b>       | Official Map Amendment                                                                                                                                                                                                                                                                    |                                     |
| <b>Applicant:</b>       | City of Rochester, DES                                                                                                                                                                                                                                                                    |                                     |
| <b>Address:</b>         | 120 East Avenue                                                                                                                                                                                                                                                                           |                                     |
| <b>Zoning District:</b> | CCD-M (Center City District – Main Street)                                                                                                                                                                                                                                                |                                     |
| <b>Quadrant:</b>        | CCD                                                                                                                                                                                                                                                                                       |                                     |
| <b>Section of Code:</b> | Chapter 76                                                                                                                                                                                                                                                                                |                                     |
| <b>Purpose:</b>         | <b>To amend the Official Map of the City of Rochester by dedicating a triangular piece of land at the corner of East Avenue and Swan Street as right-of-way for the construction of a new handicap ramp; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| <b>SEQR:</b>            | Unlisted                                                                                                                                                                                                                                                                                  |                                     |
| <b>Lead Agency:</b>     | Mayor                                                                                                                                                                                                                                                                                     |                                     |

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| <b>Case</b>              | <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>M-03-11-12</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |
| <b>Case Type:</b>        | Zoning Map Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <b>Applicant:</b>        | Providence Housing                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| <b>Property Address:</b> | 414 Lexington Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <b>Quadrant:</b>         | NW                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| <b>Section of Code:</b>  | 120-190C                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |
| <b>Purpose:</b>          | <b>To amend the Zoning Map of the City of Rochester by rezoning the property at 414 Lexington Avenue (the former Holy Rosary campus) from R-1 Low Density Residential to R-3 High Density Residential in conjunction with the proposed conversion of the school, church, convent and rectory buildings into 35 multi-family residential units and tenant community space; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>Lead Agency:</b>      | <b>Director of Planning and Zoning</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |

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| <b>Case</b>              | <b>4</b>                                                                                                                                                                                                                        |  |
| <b>File Number:</b>      | <b>S-01-11-12</b>                                                                                                                                                                                                               |  |
| <b>Case Type:</b>        | Subdivision                                                                                                                                                                                                                     |  |
| <b>Applicant:</b>        | Jeffrey Smith, Woodstone Custom Homes                                                                                                                                                                                           |  |
| <b>Property Address:</b> | 1170 Genesee Street & 53, 57, 63, & 69 Oak Hill View                                                                                                                                                                            |  |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                                                                            |  |
| <b>Quadrant:</b>         | SW                                                                                                                                                                                                                              |  |
| <b>Section of Code:</b>  | Chapter 128                                                                                                                                                                                                                     |  |
| <b>Purpose:</b>          | <b>To subdivide five (5) lots, approximately 4.5 acres, into 29 lots and construct a public street for the proposed development of single family detached dwellings; an action requiring City Planning Commission approval.</b> |  |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                 |  |
| <b>Lead Agency:</b>      | <b>Director of Planning and Zoning</b>                                                                                                                                                                                          |  |

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| <b>Case</b>              | <b>5</b>                                                                                                                                                                                                                                              |                                        |
| <b>File Number:</b>      | <b>E-019-11-12</b>                                                                                                                                                                                                                                    | <b><i>Held from the</i></b>            |
| <b>Case Type:</b>        | Special Permit – Renewal                                                                                                                                                                                                                              | <b><i>November 28, 2011Hearing</i></b> |
| <b>Applicant:</b>        | Fathi Saeed – Expression Clothing                                                                                                                                                                                                                     |                                        |
| <b>Property Address:</b> | 691 S. Plymouth Avenue                                                                                                                                                                                                                                |                                        |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                                                                                                  |                                        |
| <b>Quadrant:</b>         | SW                                                                                                                                                                                                                                                    |                                        |
| <b>Section of Code:</b>  | 120-192B(4)(e)                                                                                                                                                                                                                                        |                                        |
| <b>Purpose:</b>          | <b>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.</b> |                                        |
| <b>SEQR:</b>             | <b>Type II</b>                                                                                                                                                                                                                                        |                                        |

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| <b>Case</b>              | <b>6</b>                                                                                                          |                                 |
| <b>File Number:</b>      | <b>E-020-11-12</b>                                                                                                | <i>Held from the</i>            |
| <b>Case Type:</b>        | Special Permit – Renewal                                                                                          | <i>November 28, 2011Hearing</i> |
| <b>Applicant:</b>        | Fred Rainaldi – Rite Aid                                                                                          |                                 |
| <b>Property Address:</b> | 565 – 573 Monroe Avenue                                                                                           |                                 |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                     |                                 |
| <b>Quadrant:</b>         | SE                                                                                                                |                                 |
| <b>Section of Code:</b>  | 120-192B(4)(e)                                                                                                    |                                 |
| <b>Purpose:</b>          | <b>To continue the 24-hour operation at this Rite Aid; an action requiring City Planning Commission approval.</b> |                                 |
| <b>SEQR:</b>             | <b>Type II</b>                                                                                                    |                                 |

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| <b>Case</b>              | <b>7</b>                                                                                                                                               | <i>Rescheduled from the</i>      |
| <b>File Number:</b>      | <b>E-021-11-12</b>                                                                                                                                     | <i>November 28, 2011 Hearing</i> |
| <b>Case Type:</b>        | Special Permit - Renewal                                                                                                                               |                                  |
| <b>Applicant:</b>        | Mustafa Almansari – Monroe Convenience Store                                                                                                           |                                  |
| <b>Property Address:</b> | 1136 Monroe Avenue                                                                                                                                     |                                  |
| <b>Zoning District:</b>  | C-1 Neighborhood Center District                                                                                                                       |                                  |
| <b>Quadrant:</b>         | SE                                                                                                                                                     |                                  |
| <b>Section of Code:</b>  | 120-192B(4)(e)                                                                                                                                         |                                  |
| <b>Purpose:</b>          | <b>To continue the extended hours of operation at this convenience store to 12:00 AM daily; an action requiring City Planning Commission approval.</b> |                                  |
| <b>SEQR:</b>             | <b>Type II</b>                                                                                                                                         |                                  |

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| <b>Case</b>              | <b>8</b>                                                                                                                       |  |
| <b>File Number:</b>      | <b>E-035-11-12</b>                                                                                                             |  |
| <b>Case Type:</b>        | Special Permit - Renewal                                                                                                       |  |
| <b>Applicant:</b>        | Joe James, Sr.                                                                                                                 |  |
| <b>Property Address:</b> | 445-447 North Street                                                                                                           |  |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                                  |  |
| <b>Quadrant:</b>         | NE                                                                                                                             |  |
| <b>Section of Code:</b>  | 120-143                                                                                                                        |  |
| <b>Purpose:</b>          | <b>To maintain use of the rear building as an auto-repair facility; an action requiring City Planning Commission approval.</b> |  |
| <b>SEQR:</b>             | <b>Type II</b>                                                                                                                 |  |

**City Planning Commission**

**January 9, 2012**

**Agenda**

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**Case** **9**  
**File Number:** **E-036-11-12**  
**Case Type:** Special Permit  
**Applicant:** Marlene Fargo  
**Property Address:** 1534 North Goodman Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-199  
**Purpose:** **To re-establish the use of the vacant nonconforming space on the first floor of this building with a Bridal Boutique; an action requiring City Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **10**  
**File Number:** **E-037-11-12**  
**Case Type:** Special Permit  
**Applicant:** Elisabeth Small – Pandaman Toys  
**Property Address:** 439 Monroe Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** SE  
**Section of Code:** 120-43K  
**Purpose:** **To add live entertainment to Pandaman Toys, a mixed use establishment comprised of a gallery, a café and retail; an action requiring City Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

CITY OF ROCHESTER  
30 CHURCH STREET

**FEBRUARY 13, 2012**  
**REVISED\***

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
**\*\* (Please note Room Change)**  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

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| Case             | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | <i>Informational Meeting</i> |
| File Number:     | <b>T-03-11-12</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |
| Case Type:       | Zoning Text Amendment                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| Applicant:       | City Planning Commission                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
| Zoning District: | Collegetown Village District                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
| Quadrant:        | SE                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
| Section of Code: | 120-190C                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
| Purpose:         | <b>To amend Section 120-77.1.B(2) of the Zoning Code of the City of Rochester relating to drive-through operations and accessory outdoor seating and assembly by allowing special permit requests for hours of operation between 11:00 PM and 2:00 AM ONLY, thereby reducing the hours allowed by Special Permit in the Collegetown Village District; an action requiring City Planning Commission recommendation to City Council.</b> |                              |
| SEQR:            | Unlisted                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
| Lead Agency:     | Director of Planning and Zoning                                                                                                                                                                                                                                                                                                                                                                                                        |                              |

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| Case             | <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <i>Informational Meeting</i> |
| File Number:     | <b>OMA-04-11-12</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
| Case Type:       | Official Map Amendment                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
| Applicant:       | McDonald's Corporation                                                                                                                                                                                                                                                                                                                                                                                                       |                              |
| Zoning District: | Collegetown Village District                                                                                                                                                                                                                                                                                                                                                                                                 |                              |
| Quadrant:        | SE                                                                                                                                                                                                                                                                                                                                                                                                                           |                              |
| Section of Code: | Chapter 76                                                                                                                                                                                                                                                                                                                                                                                                                   |                              |
| Purpose:         | <b>To amend the Official Map of the City of Rochester by abandoning a portion of the west end of Fort Hill Terrace in conjunction with the Mt. Hope McDonald's Redevelopment Project; and abandoning the Bartholomew lines along the east and west sides of Mt. Hope Avenue in conjunction with the Mt. Hope Avenue Reconstruction Project; an action requiring City Planning Commission recommendation to City Council.</b> |                              |
| SEQR:            | Unlisted                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
| Lead Agency:     | Director of Planning and Zoning                                                                                                                                                                                                                                                                                                                                                                                              |                              |

City Planning Commission  
February 13, 2012  
Agenda  
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Case **3**  
File Number: **E-035-11-12**  
Case Type: Special Permit – Renewal  
Applicant: Joe James, Sr.  
Property Address: 445-447 North Street  
Zoning District: C-2 Community Center District  
Quadrant: NE  
Section of Code: 120-143  
Purpose: **To maintain use of the rear building as an auto-repair facility; an action requiring City Planning Commission approval.**  
SEQR: **Type II**

***HELD from the  
January 9, 2012 Hearing***

Case **4**  
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  
Quadrant: SW  
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**

***Postponed from the  
January 9, 2012 Hearing***

Case **5**  
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  
Quadrant: SE  
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**

**City Planning Commission**  
**February 13, 2012**  
**Agenda**  
**Page 3**

**Case** **6**  
**File Number:** **E-038-11-12**  
**Case Type:** Special Permit  
**Applicant:** Arthur Pitt, Al Sigl Community of Agencies  
**Property Address:** 523 Culver Road  
**Zoning District:** M-1 Industrial District  
**Quadrant:** SE  
**Section of Code:** 120-83M  
**Purpose:** **To establish vehicle storage with an ancillary fueling station for a medical motor service, an outdoor operation requiring Planning Commission approval in this M-1 District.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **7**  
**File Number:** **E-039-11-12**  
**Case Type:** Special Permit  
**Applicant:** Gwendolyn Turner  
**Property Address:** 1720 Culver Road  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9C  
**Purpose:** **To establish a Day Care Center for approximately 42 children within a former office building; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **8**  
**File Number:** **E-040-11-12**  
**Case Type:** Special Permit  
**Applicant:** Azzam H. Abuolba, Elba's Market  
**Property Address:** 1687 Dewey Avenue  
**Zoning District:** M-1 Industrial District\*  
**Quadrant:** NW  
**Section of Code:** 120-83A  
**Purpose:** **To establish a convenience store in a building formerly used for auto repair; a commercial use in an M-1 District requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 9  
**File Number:** E-041-11-12  
**Case Type:** Special Permit  
**Applicant:** Joseph Munno, University Preparatory Charter School for Young Men  
**Property Address:** 180 Raines Park  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-9E  
**Purpose:** To expand a public or semi-public use, a 7<sup>th</sup> and 8<sup>th</sup> Grade Charter school, by constructing a 3-story addition to accommodate Grades 9-12; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

### III. Other Business

**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  
**Quadrant:** NW  
**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

*HELD from the  
December 12, 2011 Hearing  
(for deliberation only)*

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
**\*\* (Please note Room Change)**  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

March 12, 2012

**REVISED**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                          |                                                                                                                                                                                                                                                                                      |                                     |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>              | <b>1</b>                                                                                                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>OMA-05-11-12</b>                                                                                                                                                                                                                                                                  |                                     |
| <b>Case Type:</b>        | Official Map Amendment                                                                                                                                                                                                                                                               |                                     |
| <b>Applicant:</b>        | Wegman's Food Markets, Inc.                                                                                                                                                                                                                                                          |                                     |
| <b>Property Address:</b> | 1730-1760 East Avenue and 1792-1830 East Avenue                                                                                                                                                                                                                                      |                                     |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                                                                                                                                                                                        |                                     |
| <b>Quadrant:</b>         | SE                                                                                                                                                                                                                                                                                   |                                     |
| <b>Section of Code:</b>  | Chapter 76                                                                                                                                                                                                                                                                           |                                     |
| <b>Purpose:</b>          | <b>To dedicate two areas of land along the frontages of 1730-1760 East Ave. and 1792-1830 East Ave., respectively, as right-of-way in conjunction with the East Avenue Wegmans Development Project; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| <b>SEQR:</b>             | <b>Type 2</b>                                                                                                                                                                                                                                                                        |                                     |
| <br>                     |                                                                                                                                                                                                                                                                                      |                                     |
| <b>Case</b>              | <b>2</b>                                                                                                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>OMA-06-11-12</b>                                                                                                                                                                                                                                                                  |                                     |
| <b>Case Type:</b>        | Official Map Amendment                                                                                                                                                                                                                                                               |                                     |
| <b>Applicant:</b>        | City School District                                                                                                                                                                                                                                                                 |                                     |
| <b>Zoning District:</b>  | R-1 Low Density Residential                                                                                                                                                                                                                                                          |                                     |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                                                                                                   |                                     |
| <b>Section of Code:</b>  | Chapter 76                                                                                                                                                                                                                                                                           |                                     |
| <b>Purpose:</b>          | <b>To abandon Lehaco Street which extends between Reliance Street and Rau Street in conjunction with the City School Modernization Project recommendations for School #50; an action requiring City Planning Commission recommendation to City Council.</b>                          |                                     |
| <b>SEQR:</b>             | <b>Type 1</b>                                                                                                                                                                                                                                                                        |                                     |
| <b>Lead Agency:</b>      | <b>City School District</b>                                                                                                                                                                                                                                                          |                                     |

**Case** **3** ***Informational Meeting***  
**File Number:** **M-04-11-12/T-04-11-12**  
**Case Type:** Zoning Map Amendment/Zoning Text Amendment  
**Applicant:** City Planning Commission  
**Property Address:** 1000 N. River Street; 4752 Lake Avenue; 4650 Lake Avenue; 4600 Lake Avenue; 4630 Lake Avenue and 4590 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Quadrant:** NW  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Section 120-77 of the Zoning Code by establishing the Marina District (M-D) in conjunction with the Port Development Project; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Mayor's Office

**Case** **4** ***Informational Meeting***  
**File Number:** **T-05-11-12**  
**Case Type:** Zoning Text Amendment  
**Applicant:** Ronald Christenson, Christenson Construction  
**Zoning District:** Brooks Landing Urban Renewal District  
**Quadrant:** SW  
**Section of Code:** 120-190C  
**Purpose:** To amend the Brooks Landing Urban Renewal District Plan and Section 120-120L of the Zoning Code by adding drive through operations with up to 2 lanes, accessory to a staffed branch of a financial institution, to the list of permitted uses in the Riverfront Commercial Land Use Area; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** 5  
**File Number:** E-042-11-12  
**Case Type:** Special Permit  
**Applicant:** Ronald Christenson, Christenson Construction  
**Property Address:** 910, 1000, and 1006 Genesee Street; 1315 and 1500 S. Plymouth Avenue  
**Zoning District:** Brooks Landing Urban Renewal District  
**Quadrant:** SW  
**Section of Code:** 120-9E  
**Purpose:** To modify the previously approved Special Permit (E-050-10-11) for a 182 space ancillary parking lot at 1315 S. Plymouth to include parking for the proposed development at 1000 and 1006 Genesee Street and 1500 S. Plymouth Avenue, and to approve an Alternative Parking Plan for the Brooks Landing Phase II Development; an action requiring City Planning Commission approval.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** 6 *Postponed from the Feb. 13, 2012*  
**File Number:** E-040-11-12 *Hearing at the applicant's request*  
**Case Type:** Special Permit  
**Applicant:** Azzam H. Abuolba, Elba's Market  
**Property Address:** 1687 Dewey Avenue  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-83A  
**Purpose:** To establish a convenience store in a building formerly used for auto repair; a commercial use in an M-1 District requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 7  
**File Number:** E-043-11-12  
**Case Type:** Special Permit  
**Applicant:** McDonald's Corporation  
**Property Address:** 1432 Mt. Hope Avenue  
**Zoning District:** C-V Collegetown Village District  
**Quadrant:** SE  
**Section of Code:** 120-77  
**Purpose:** To extend the hours of operation until 2:00 AM daily for the proposed McDonald's double drive-through; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** **8**  
**File Number:** **E-044-11-12**  
**Case Type:** Special Permit  
**Applicant:** Richard Pospula  
**Property Address:** 16-22 Blakeslee Street  
**Zoning District:** R-1 Low Density District  
**Quadrant:** NE  
**Section of Code:** 120-9A; 120-131  
**Purpose:** **To construct a 14 space ancillary parking lot at 16-22 Blakeslee Street to serve Norton's Pub located at 1730 N. Goodman Street; an action requiring the demolition of a vacant, single family house and City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **9**  
**File Number:** **E-045-11-12**  
**Case Type:** Special Permit  
**Applicant:** David Knoll  
**Property Address:** 929 S. Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-9D  
**Purpose:** **To establish a community center, the Gandhi Institute, in a vacant single family dwelling; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **10**  
**File Number:** **E-046-11-12**  
**Case Type:** Special Permit  
**Applicant:** Mohammed Abdallah, Maple Deli  
**Property Address:** 685-689 Maple Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-191B(4)(c); 120-18B; 120-131; 120-173D  
**Purpose:** **To establish a mini-mart with take-out food sales in a vacant nonconforming structure at 685 Maple Street; to legalize an ancillary parking lot at 689 Maple Street; and to review a Parking Demand Analysis for providing more than 110% of the off-street parking requirement; an action requiring City Planning Commission approval.**  
**SEQR:** **Type II (A Notice of Environmental Determination, indicating that there are NOT significant impacts upon the environment, was issued for this project in 2007.)**

CITY OF ROCHESTER  
30 CHURCH STREET

March 12, 2012

**REVISED**

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
**\*\* (Please note Room Change)**  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                          |                                                                                                                                                                                                                                                                                      |                                     |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>              | <b>1</b>                                                                                                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>OMA-05-11-12</b>                                                                                                                                                                                                                                                                  |                                     |
| <b>Case Type:</b>        | Official Map Amendment                                                                                                                                                                                                                                                               |                                     |
| <b>Applicant:</b>        | Wegman's Food Markets, Inc.                                                                                                                                                                                                                                                          |                                     |
| <b>Property Address:</b> | 1730-1760 East Avenue and 1792-1830 East Avenue                                                                                                                                                                                                                                      |                                     |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                                                                                                                                                                                        |                                     |
| <b>Quadrant:</b>         | SE                                                                                                                                                                                                                                                                                   |                                     |
| <b>Section of Code:</b>  | Chapter 76                                                                                                                                                                                                                                                                           |                                     |
| <b>Purpose:</b>          | <b>To dedicate two areas of land along the frontages of 1730-1760 East Ave. and 1792-1830 East Ave., respectively, as right-of-way in conjunction with the East Avenue Wegmans Development Project; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| <b>SEQR:</b>             | <b>Type 2</b>                                                                                                                                                                                                                                                                        |                                     |
| <br>                     |                                                                                                                                                                                                                                                                                      |                                     |
| <b>Case</b>              | <b>2</b>                                                                                                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>OMA-06-11-12</b>                                                                                                                                                                                                                                                                  |                                     |
| <b>Case Type:</b>        | Official Map Amendment                                                                                                                                                                                                                                                               |                                     |
| <b>Applicant:</b>        | City School District                                                                                                                                                                                                                                                                 |                                     |
| <b>Zoning District:</b>  | R-1 Low Density Residential                                                                                                                                                                                                                                                          |                                     |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                                                                                                   |                                     |
| <b>Section of Code:</b>  | Chapter 76                                                                                                                                                                                                                                                                           |                                     |
| <b>Purpose:</b>          | <b>To abandon Lehaco Street which extends between Reliance Street and Rau Street in conjunction with the City School Modernization Project recommendations for School #50; an action requiring City Planning Commission recommendation to City Council.</b>                          |                                     |
| <b>SEQR:</b>             | <b>Type 1</b>                                                                                                                                                                                                                                                                        |                                     |
| <b>Lead Agency:</b>      | <b>City School District</b>                                                                                                                                                                                                                                                          |                                     |

**Case** **3** ***Informational Meeting***  
**File Number:** **M-04-11-12/T-04-11-12**  
**Case Type:** Zoning Map Amendment/Zoning Text Amendment  
**Applicant:** City Planning Commission  
**Property Address:** 1000 N. River Street; 4752 Lake Avenue; 4650 Lake Avenue; 4600 Lake Avenue; 4630 Lake Avenue and 4590 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Quadrant:** NW  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Section 120-77 of the Zoning Code by establishing the Marina District (M-D) in conjunction with the Port Development Project; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Mayor's Office

**Case** **4** ***Informational Meeting***  
**File Number:** **T-05-11-12**  
**Case Type:** Zoning Text Amendment  
**Applicant:** Ronald Christenson, Christenson Construction  
**Zoning District:** Brooks Landing Urban Renewal District  
**Quadrant:** SW  
**Section of Code:** 120-190C  
**Purpose:** To amend the Brooks Landing Urban Renewal District Plan and Section 120-120L of the Zoning Code by adding drive through operations with up to 2 lanes, accessory to a staffed branch of a financial institution, to the list of permitted uses in the Riverfront Commercial Land Use Area; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** 5  
**File Number:** E-042-11-12  
**Case Type:** Special Permit  
**Applicant:** Ronald Christenson, Christenson Construction  
**Property Address:** 910, 1000, and 1006 Genesee Street; 1315 and 1500 S. Plymouth Avenue  
**Zoning District:** Brooks Landing Urban Renewal District  
**Quadrant:** SW  
**Section of Code:** 120-9E  
**Purpose:** To modify the previously approved Special Permit (E-050-10-11) for a 182 space ancillary parking lot at 1315 S. Plymouth to include parking for the proposed development at 1000 and 1006 Genesee Street and 1500 S. Plymouth Avenue, and to approve an Alternative Parking Plan for the Brooks Landing Phase II Development; an action requiring City Planning Commission approval.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** 6 *Postponed from the Feb. 13, 2012*  
**File Number:** E-040-11-12 *Hearing at the applicant's request*  
**Case Type:** Special Permit  
**Applicant:** Azzam H. Abuolba, Elba's Market  
**Property Address:** 1687 Dewey Avenue  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-83A  
**Purpose:** To establish a convenience store in a building formerly used for auto repair; a commercial use in an M-1 District requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 7  
**File Number:** E-043-11-12  
**Case Type:** Special Permit  
**Applicant:** McDonald's Corporation  
**Property Address:** 1432 Mt. Hope Avenue  
**Zoning District:** C-V Collegetown Village District  
**Quadrant:** SE  
**Section of Code:** 120-77  
**Purpose:** To extend the hours of operation until 2:00 AM daily for the proposed McDonald's double drive-through; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 8  
**File Number:** E-044-11-12  
**Case Type:** Special Permit  
**Applicant:** Richard Pospula  
**Property Address:** 16-22 Blakeslee Street  
**Zoning District:** R-1 Low Density District  
**Quadrant:** NE  
**Section of Code:** 120-9A; 120-131  
**Purpose:** To construct a 14 space ancillary parking lot at 16-22 Blakeslee Street to serve Norton's Pub located at 1730 N. Goodman Street; an action requiring the demolition of a vacant, single family house and City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 9  
**File Number:** E-045-11-12  
**Case Type:** Special Permit  
**Applicant:** David Knoll  
**Property Address:** 929 S. Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-9D  
**Purpose:** To establish a community center, the Gandhi Institute, in a vacant single family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 10  
**File Number:** E-046-11-12  
**Case Type:** Special Permit  
**Applicant:** Mohammed Abdallah, Maple Deli  
**Property Address:** 685-689 Maple Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-191B(4)(c); 120-18B; 120-131; 120-173D  
**Purpose:** To establish a mini-mart with take-out food sales in a vacant nonconforming structure at 685 Maple Street; to legalize an ancillary parking lot at 689 Maple Street; and to review a Parking Demand Analysis for providing more than 110% of the off-street parking requirement; an action requiring City Planning Commission approval.  
**SEQR:** Type II (A Notice of Environmental Determination, indicating that there are NOT significant impacts upon the environment, was issued for this project in 2007.)

**CITY OF ROCHESTER  
30 CHURCH STREET**

**April 4, 2012**

**CITY PLANNING COMMISSION  
JOINT PUBLIC HEARING  
WITH THE ROCHESTER  
PRESERVATION BOARD  
8:00 P.M.  
CITY COUNCIL CHAMBERS 302A**

**I. Joint Public Hearing**

|                          |                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File Number:</b>      | <b>L-01-11-12</b>                                                                                                                                                                                                          |
| <b>Case Type:</b>        | Landmark Designation                                                                                                                                                                                                       |
| <b>Applicant:</b>        | Carlos Mercado                                                                                                                                                                                                             |
| <b>Property Address:</b> | 13 Cataract Street                                                                                                                                                                                                         |
| <b>Zoning District:</b>  | CCD-R Center City District – River District                                                                                                                                                                                |
| <b>Section of Code:</b>  | 120-194                                                                                                                                                                                                                    |
| <b>Purpose:</b>          | To designate two former brewery buildings (#10, a multi-story building and #12, a 2-story building) as local landmarks; an action requiring approval by the Rochester Preservation Board and the City Planning Commission. |
| <b>SEQR:</b>             | Type 2                                                                                                                                                                                                                     |

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM-6:30 PM  
**CONFERENCE ROOM 008A**

***\*\*(Please note Room Change)***

**PUBLIC HEARING: 6:30 P.M.**

**CITY COUNCIL CHAMBERS 302A**

***REVISED\*\*\****

**APRIL 16, 2012**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Case              | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b><i>Informational Meeting</i></b> |
| File Number:      | <b>M-05-11-12</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |
| Case Type:        | Zoning Text Amendment                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| Applicant:        | City Planning Commission                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| Property Address: | 849-851 Norton Street                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| Zoning District:  | R-1 Low Density Residential District                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |
| Quadrant:         | NE                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |
| Section of Code:  | 120-190C                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| Purpose:          | <b>To amend the Zoning Map of the City of Rochester by rezoning the parcel at 849-851 Norton Street (a parking lot used in conjunction with the former Pulaski Library at 1151 Hudson Avenue) from R-1 Low Density Residential District to C-1 Neighborhood Center District for the purpose of combining this parking lot and the library into a single parcel; an action requiring City Planning Commission recommendation to City Council.</b> |                                     |
| SEQR:             | Unlisted                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
| Lead Agency:      | Mayor's Office                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |

|                   |                                                                                                                                                                                                      |  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Case              | <b>2</b>                                                                                                                                                                                             |  |
| File Number:      | <b>E-047-11-12</b>                                                                                                                                                                                   |  |
| Case Type:        | Special Permit                                                                                                                                                                                       |  |
| Applicant:        | Susan Aiello, Mercy Community Services                                                                                                                                                               |  |
| Property Address: | 330 Gregory Street                                                                                                                                                                                   |  |
| Zoning District:  | R-1 Low Density Residential District                                                                                                                                                                 |  |
| Quadrant:         | SE                                                                                                                                                                                                   |  |
| Section of Code:  | 120-9G                                                                                                                                                                                               |  |
| Purpose:          | <b>To establish a Residential Care Facility for up to 10 single mothers and their children in the former St. Boniface Parish Rectory building; an action requiring Planning Commission approval.</b> |  |
| SEQR:             | Unlisted                                                                                                                                                                                             |  |
| Lead Agency:      | City Planning Commission                                                                                                                                                                             |  |

**City Planning Commission**  
**April 16, 2012**  
**Agenda**  
**Page 2**

**Case** **3**  
**File Number:** **E-048-11-12**  
**Case Type:** Special Permit  
**Applicant:** Karen Staertow, Providence Housing  
**Property Address:** 414 Lexington Avenue  
**Zoning District:** R-3 High Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-27G  
**Purpose:** **To establish a Community Center in the former Holy Rosary Church building, a component of the previously approved redevelopment of the Holy Rosary Campus; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **4**  
**File Number:** **E-049-11-12**  
**Case Type:** Special Permit  
**Applicant:** Dennis Maguire, Maguire Properties  
**Property Address:** 1555 Lyell Avenue  
**Zoning District:** PDD #9 (Canalside Business Center)  
**Quadrant:** NW  
**Section of Code:** PDD-9C(1)(c)  
**Purpose:** **To establish outdoor storage accessory to a construction equipment company (United Rentals); an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**III. Other Business**

**Case** **5**  
**File Number:** **E-044-11-12**  
**Case Type:** Special Permit  
**Applicant:** Richard Pospula  
**Property Address:** 16-22 Blakeslee Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9A; 120-131  
**Purpose:** **To construct a 14 space ancillary parking lot at 16-22 Blakeslee Street to serve Norton's Pub located at 1730 N. Goodman Street; an action requiring the demolition of a vacant, single family house and City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

***HELD from the  
March 12, 2012 Hearing  
(for deliberation only)***

CITY OF ROCHESTER  
30 CHURCH STREET

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

May 14, 2012

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

**Case** **1**  
**File Number:** **E-050-11-12**  
**Case Type:** Special Permit  
**Applicant:** Anthony Burgio, Secondlife Bikes, Inc.  
**Property Address:** 1199 Culver Road  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9E  
**Purpose:** To establish a community center for Secondlife Bikes, Inc. in a former day care center building; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **2**  
**File Number:** **E-051-11-12**  
**Case Type:** Special Permit  
**Applicant:** Theresa Dyer, Lookah Hookah Smoke Shop  
**Property Address:** 452 W. Ridge Road  
**Zoning District:** C-3 Regional Destination Center District  
**Quadrant:** NW  
**Section of Code:** 120-51F  
**Purpose:** To add live entertainment to the existing smoke shop and lounge (Lookah Hookah) in the form of belly dancers, jugglers, DJ's, etc.; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **3**  
**File Number:** **E-052-11-12**  
**Case Type:** Special Permit - Renewal  
**Applicant:** Emmanuel Dotyi, Clarissa's Inc.  
**Property Address:** 293 Clarissa Street  
**Zoning District:** R-3 High Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To continue the previously approved live entertainment, Wednesday-Sunday from 6:00 p.m. to 2:00 a.m. at "Clarissa's Bar"; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** **4**  
**File Number:** **E-053-11-12**  
**Case Type:** Special Permit  
**Applicant:** Tom Anderson, MA Architects (on behalf of Joseph Munno)  
**Property Address:** 180 Raines Park  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-9E  
**Purpose:** To modify the previously approved Special Permit (E-13-10-11) by adding 9<sup>th</sup> and 10<sup>th</sup> Grades to the University Preparatory School for Young Men, and to convert the former convent building into four classrooms to accommodate an additional 60 students; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

### III. Other Business

- 1) Request for Extension for E-040-09-10 at 1509-1511 E. Main Street to complete the necessary renovations because the applicant has experienced financial difficulties.

In January, 2010 this Special Permit was **APPROVED** to "establish a take-out restaurant with hours of operation Monday-Thursday 6:00 AM to 11:00 PM, Friday and Saturday 6:00 AM to 3:00 AM and Sunday 6:00 AM to 10:00 PM; and a beauty salon with hours of operation from 7:00 AM to 11:00 PM in a vacant nonconforming storefront for a period of two (2) years (**until January 2012**) and the space approved for the beauty salon use may also be used for general retail or to expand the proposed take-out restaurant."

CITY OF ROCHESTER  
30 CHURCH STREET

JUNE 11, 2012

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
***\*\* (Please note Room Change)***  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

## I. MEETING WITH STAFF

## II. Informational Meeting/Public Hearing

|                          |                                                                                                                                                                                                                                                                                                      |                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Case</b>              | <b>1</b>                                                                                                                                                                                                                                                                                             |                                          |
| <b>File Number:</b>      | <b>M-06-11-12</b>                                                                                                                                                                                                                                                                                    | <b><i>Informational Meeting Only</i></b> |
| <b>Case Type:</b>        | Zoning Map Amendment                                                                                                                                                                                                                                                                                 |                                          |
| <b>Applicant:</b>        | Henry Soublet                                                                                                                                                                                                                                                                                        |                                          |
| <b>Property Address:</b> | 1134 – 1144 Joseph Avenue                                                                                                                                                                                                                                                                            |                                          |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                                                                                                                                                 |                                          |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                                                                                                                   |                                          |
| <b>Section of Code:</b>  | 120-190C                                                                                                                                                                                                                                                                                             |                                          |
| <b>Purpose:</b>          | To rezone the properties at 1134-1144 Joseph Avenue from R-1 Low Density Residential District to C-1 Neighborhood Center District to accommodate the proposed expansion of the existing business at 1143 Joseph Avenue; an action requiring City Planning Commission recommendation to City Council. |                                          |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                                                                      |                                          |
| <b>Lead Agency:</b>      | <b>Mayor's Office</b>                                                                                                                                                                                                                                                                                |                                          |

|                          |                                                                                                                                                                                                |  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>2</b>                                                                                                                                                                                       |  |
| <b>File Number:</b>      | <b>E-054-11-12</b>                                                                                                                                                                             |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                                                                                 |  |
| <b>Applicant:</b>        | Duane Basch (New Life Presbyterian Church)                                                                                                                                                     |  |
| <b>Property Address:</b> | 1006 Monroe Avenue (aka 243 Rosedale Street)                                                                                                                                                   |  |
| <b>Zoning District:</b>  | R-3 High Density Residential District                                                                                                                                                          |  |
| <b>Quadrant:</b>         | SE                                                                                                                                                                                             |  |
| <b>Section of Code:</b>  | 120-27H                                                                                                                                                                                        |  |
| <b>Purpose:</b>          | To establish a cultural center with live theater (Bread and Water Theater Group) within the fellowship hall at New Life Presbyterian Church; an action requiring Planning Commission approval. |  |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                |  |
| <b>Lead Agency:</b>      | <b>City Planning Commission</b>                                                                                                                                                                |  |

**Case** **3**  
**File Number:** **E-055-11-12**  
**Case Type:** Special Permit  
**Applicant:** Joe Prestigiacomo  
**Property Address:** 630 N. Plymouth Avenue  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-83N  
**Purpose:** To use a portion of an existing parking lot (previously for Monroe Ambulance) to store up to five tow trucks and employee vehicles (no impounded vehicles) to serve the proposed towing business at 312 Smith Street; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-056-11-12**  
**Case Type:** Special Permit  
**Applicant:** Peter Saxe  
**Property Address:** 2271 E. Main Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To redevelop an existing florist shop with a café, an office, a workshop, indoor storage and accessory outdoor seating; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-057-11-12**  
**Case Type:** Special Permit  
**Applicant:** Avram Berman, South Wedge, Inc.  
**Property Address:** 435 Westfall Road  
**Zoning District:** R-3/O-O High Density Residential with Office Overlay  
**Quadrant:** SE  
**Section of Code:** 120-173D  
**Purpose:** To develop an 18 space accessory parking lot to serve the existing office use thereby providing more than 110% of the parking requirement; an action requiring City Planning Commission approval of a Parking Demand Analysis.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 6  
**File Number:** E-058-11-12  
**Case Type:** Special Permit  
**Applicant:** John Stensrud  
**Property Address:** 51-53 Chamberlain Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9A  
**Purpose:** To develop a four space ancillary parking lot to serve the four-family dwelling across the street at 36-38 Chamberlain Street; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-059-11-12  
**Case Type:** Special Permit  
**Applicant:** Loren Ranaletta, Episcopal Senior Life Communities  
**Property Address:** 456 Mt. Hope Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18B  
**Purpose:** To demolish two existing structures and develop a 17 space ancillary parking lot to serve the employees of the Episcopal Church Home located across the street at 505 Mt. Hope Avenue; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

CITY OF ROCHESTER  
30 CHURCH STREET

JUNE 11, 2012

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
**CONFERENCE ROOM 008A\*\***  
***\*\* (Please note Room Change)***  
PUBLIC HEARING: 6:30 P.M.  
**CITY COUNCIL CHAMBERS 302A**

**REVISED**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                          |                                                                                                                                                                                                                                                                                                      |                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Case</b>              | <b>1</b>                                                                                                                                                                                                                                                                                             |                                          |
| <b>File Number:</b>      | <b>M-06-11-12</b>                                                                                                                                                                                                                                                                                    | <b><i>Informational Meeting Only</i></b> |
| <b>Case Type:</b>        | Zoning Map Amendment                                                                                                                                                                                                                                                                                 |                                          |
| <b>Applicant:</b>        | Henry Soublet                                                                                                                                                                                                                                                                                        |                                          |
| <b>Property Address:</b> | 1134 – 1144 Joseph Avenue                                                                                                                                                                                                                                                                            |                                          |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                                                                                                                                                 |                                          |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                                                                                                                   |                                          |
| <b>Section of Code:</b>  | 120-190C                                                                                                                                                                                                                                                                                             |                                          |
| <b>Purpose:</b>          | To rezone the properties at 1134-1144 Joseph Avenue from R-1 Low Density Residential District to C-1 Neighborhood Center District to accommodate the proposed expansion of the existing business at 1143 Joseph Avenue; an action requiring City Planning Commission recommendation to City Council. |                                          |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                                                                      |                                          |
| <b>Lead Agency:</b>      | <b>Mayor's Office</b>                                                                                                                                                                                                                                                                                |                                          |

|                          |                                                                                                                                                                                                |  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>2</b>                                                                                                                                                                                       |  |
| <b>File Number:</b>      | <b>E-054-11-12</b>                                                                                                                                                                             |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                                                                                 |  |
| <b>Applicant:</b>        | Duane Basch (New Life Presbyterian Church)                                                                                                                                                     |  |
| <b>Property Address:</b> | 1006 Monroe Avenue (aka 243 Rosedale Street)                                                                                                                                                   |  |
| <b>Zoning District:</b>  | R-3 High Density Residential District                                                                                                                                                          |  |
| <b>Quadrant:</b>         | SE                                                                                                                                                                                             |  |
| <b>Section of Code:</b>  | 120-27H                                                                                                                                                                                        |  |
| <b>Purpose:</b>          | To establish a cultural center with live theater (Bread and Water Theater Group) within the fellowship hall at New Life Presbyterian Church; an action requiring Planning Commission approval. |  |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                |  |
| <b>Lead Agency:</b>      | <b>City Planning Commission</b>                                                                                                                                                                |  |

**Case** **3**  
**File Number:** **E-055-11-12**  
**Case Type:** Special Permit  
**Applicant:** Joe Prestigiacomo  
**Property Address:** 630 N. Plymouth Avenue  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-83N  
**Purpose:** To use a portion of an existing parking lot (previously for Monroe Ambulance) to store up to five tow trucks and employee vehicles (no impounded vehicles) to serve the proposed towing business at 312 Smith Street; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-056-11-12**  
**Case Type:** Special Permit  
**Applicant:** Peter Saxe  
**Property Address:** 2271 E. Main Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To redevelop an existing florist shop with a café, an office, a workshop, indoor storage and accessory outdoor seating; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-057-11-12**  
**Case Type:** Special Permit  
**Applicant:** Avram Berman, South Wedge, Inc.  
**Property Address:** 435 Westfall Road  
**Zoning District:** R-3/O-O High Density Residential with Office Overlay  
**Quadrant:** SE  
**Section of Code:** 120-173D  
**Purpose:** To develop an 18 space accessory parking lot to serve the existing office use thereby providing more than 110% of the parking requirement; an action requiring City Planning Commission approval of a Parking Demand Analysis.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 6  
**File Number:** E-058-11-12  
**Case Type:** Special Permit  
**Applicant:** John Stensrud  
**Property Address:** 51-53 Chamberlain Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9A  
**Purpose:** To develop a four space ancillary parking lot to serve the four-family dwelling across the street at 36-38 Chamberlain Street; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-059-11-12  
**Case Type:** Special Permit  
**Applicant:** Loren Ranaletta, Episcopal Senior Life Communities  
**Property Address:** 456 Mt. Hope Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18B  
**Purpose:** To demolish two existing structures and develop a 17 space ancillary parking lot to serve the employees of the Episcopal Church Home located across the street at 505 Mt. Hope Avenue; an action requiring City Planning Commission approval.  
**SEQR:** Type 1 (*amended 6/4/12*)  
**Lead Agency:** Director of Planning and Zoning

**Case** 8 *Informational Meeting*  
**File Number:** OMA-07-11-12  
**Case Type:** Official Map Amendment  
**Applicant:** Arthur Finocchario, B&L Wholesale  
**Property Address:** 36 Hartford Street  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NE  
**Section of Code:** Chapter 76  
**Purpose:** To abandon a portion of Hartford Street for the proposed expansion of the B&L Wholesale operation located at 70 Hartford Street; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 2

|                         |                                                                                                                                                                                                                                                                                                                                            |                                     |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>9</b>                                                                                                                                                                                                                                                                                                                                   | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>T-06-11-12</b>                                                                                                                                                                                                                                                                                                                          |                                     |
| <b>Case Type:</b>       | Zoning Text Amendment                                                                                                                                                                                                                                                                                                                      |                                     |
| <b>Applicant:</b>       | City Council                                                                                                                                                                                                                                                                                                                               |                                     |
| <b>Zoning District:</b> | City-wide                                                                                                                                                                                                                                                                                                                                  |                                     |
| <b>Section of Code:</b> | 120-190C                                                                                                                                                                                                                                                                                                                                   |                                     |
| <b>Purpose:</b>         | To amend the Zoning Code of the City of Rochester by establishing a Moratorium for ONE YEAR on Certificates of Zoning Compliance, Building Permits, and Variances relating to the exploration and extraction of natural gas, commonly known as Hydrofracking; an action requiring City Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>            | <b>Type 2</b>                                                                                                                                                                                                                                                                                                                              |                                     |

AUGUST 6, 2012

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                         |                                                                                                                                                                                                                                                                                      |                                     |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>1</b>                                                                                                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>T-01-12-13</b>                                                                                                                                                                                                                                                                    |                                     |
| <b>Case Type:</b>       | Zoning Text Amendment                                                                                                                                                                                                                                                                |                                     |
| <b>Applicant:</b>       | City Planning Commission                                                                                                                                                                                                                                                             |                                     |
| <b>Zoning District:</b> | Citywide                                                                                                                                                                                                                                                                             |                                     |
| <b>Section of Code:</b> | 120-190C                                                                                                                                                                                                                                                                             |                                     |
| <b>Purpose:</b>         | To amend the Zoning Code of the City of Rochester relating to the standards for granting variances, special permits and landmark designations for the purpose of streamlining these land use processes; an action requiring City Planning Commission recommendation to City Council. |                                     |

**SEQR:** **Type 2**

|                          |                                                                                                                                                                            |  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>2</b>                                                                                                                                                                   |  |
| <b>File Number:</b>      | <b>E-001-12-13</b>                                                                                                                                                         |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                                                             |  |
| <b>Applicant:</b>        | Antonio Cilino                                                                                                                                                             |  |
| <b>Property Address:</b> | 135 Wisconsin Street                                                                                                                                                       |  |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                                       |  |
| <b>Quadrant:</b>         | SE                                                                                                                                                                         |  |
| <b>Section of Code:</b>  | 120-9A                                                                                                                                                                     |  |
| <b>Purpose:</b>          | To legalize the existing 10 space ancillary parking lot which serves the apartment building at 1955-1957 E. Main Street; an action requiring Planning Commission approval. |  |

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

|                          |                                                                                                                                                                                                               |  |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>3</b>                                                                                                                                                                                                      |  |
| <b>File Number:</b>      | <b>E-002-12-13</b>                                                                                                                                                                                            |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                                                                                                |  |
| <b>Applicant:</b>        | Anthony Pilato                                                                                                                                                                                                |  |
| <b>Property Address:</b> | 5, 7-9, and 11 Sigel Street                                                                                                                                                                                   |  |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                                                                                                                 |  |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                            |  |
| <b>Section of Code:</b>  | 120-43D                                                                                                                                                                                                       |  |
| <b>Purpose:</b>          | To legalize the oversized, 10 space ancillary parking lot to serve the auto repair garage at 224 Portland Avenue and the car wash at 17-35 Bay Street; an action requiring City Planning Commission approval. |  |

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

**Case** 4  
**File Number:** E-003-12-13  
**Case Type:** Special Permit  
**Applicant:** Joann Dzwigal  
**Property Address:** 800 E. Main Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43K  
**Purpose:** To legalize a portion of the former Dental Dispensary building as an annual "Haunted House;" an entertainment use requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-004-12-13  
**Case Type:** Special Permit  
**Applicant:** Thomas Illes, Quality Vision International (QVI)  
**Property Address:** 800-806 Hudson Avenue and 24 Herald Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-9A  
**Purpose:** To construct a 31 space ancillary parking lot to serve the manufacturing facility (QVI) at 850 Hudson Avenue; an action requiring City Planning Commission approval and the demolition of two structures.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 6 *Informational Meeting*  
**File Number:** M-01-12-13  
**Case Type:** Zoning Map Amendment  
**Applicant:** Patrick Ho, Rochester Optical  
**Property Address:** 27 Irvington Road  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map of the City of Rochester by rezoning the property at 27 Irvington Road from R-1 Low Density Residential to C-2 Community Center District in conjunction with the proposed redevelopment of a vacant vehicle repair station to a retail optical center and a single lane drive-thru bank ATM operation; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 7  
**File Number:** **E-005-12-13**  
**Case Type:** Special Permit  
**Applicant:** Tom O'Callaghan, O'Callaghan's Pub  
**Property Address:** 470 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43B  
**Purpose:** To extend the hours of operation for the outdoor seating area at O'Callaghan's Pub from 11:00 PM to 2:00 AM daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 8  
**File Number:** **E-006-12-13**  
**Case Type:** Special Permit  
**Applicant:** Chuck Peperak, McDonald's USA, LLC  
**Property Address:** 788 Lake Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NW  
**Section of Code:** 120-43G  
**Purpose:** To modify a previously approved single lane drive-thru McDonald's Restaurant by converting it to a side-by-side, double lane drive-thru operation; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** 9  
**File Number:** **E-007-12-13**  
**Case Type:** Special Permit  
**Applicant:** Dave Enos, Napa Wood Fired Pizza  
**Property Address:** 573 S. Clinton Avenue  
**Zoning District:** R-2/O-B Medium Density Residential with Overlay Boutique  
**Quadrant:** SE  
**Section of Code:** 120-106D  
**Purpose:** To legalize the construction of an outdoor seating area, including a pizza oven and enclosure, serving this sit-down restaurant (Napa Pizza); an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission**

**August 6, 2012 Agenda**

**Page 4**

**Case** **10**  
**File Number:** **E-008-12-13**  
**Case Type:** Special Permit  
**Applicant:** Lyjha Wilton  
**Property Address:** 93 Alexander Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-173E; 120-192  
**Purpose:** To approve an Alternative Parking Plan for a proposed sit-down restaurant at 93 Alexander Street; an action requiring City Planning Commission approval.  
  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **11**  
**File Number:** **E-009-12-13**  
**Case Type:** Special Permit  
**Applicant:** Sing Poon, KC Tea and Noodles  
**Property Address:** 373 S. Goodman Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43K  
**Purpose:** To add live entertainment to KC Tea and Noodles consisting of jazz, rock and dance performances; an action requiring City Planning Commission approval.  
  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

CITY OF ROCHESTER  
30 CHURCH STREET

AUGUST 6, 2012

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
CONFERENCE ROOM 008A\*\*  
\*\* (Please note Room Change)  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**REVISED\*\***

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                   |                                                                                                                                                                                                      |                                     |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Case              | <b>1</b>                                                                                                                                                                                             | <b><i>Informational Meeting</i></b> |
| File Number:      | <b>T-01-12-13</b>                                                                                                                                                                                    |                                     |
| Case Type:        | Zoning Text Amendment                                                                                                                                                                                |                                     |
| Applicant:        | City Planning Commission                                                                                                                                                                             |                                     |
| Zoning District:  | Citywide                                                                                                                                                                                             |                                     |
| Section of Code:  | 120-190C                                                                                                                                                                                             |                                     |
| <u>Purpose:**</u> | To amend the Zoning Code of the City of Rochester relating to the standards for granting variances and special permits; an action requiring City Planning Commission recommendation to City Council. |                                     |
|                   | <i>(Landmark Designation Process Text Amendment Postponed)</i>                                                                                                                                       |                                     |
| SEQR:             | <b>Type 2</b>                                                                                                                                                                                        |                                     |

|                   |                                                                                                                                                                            |  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Case              | <b>2</b>                                                                                                                                                                   |  |
| File Number:      | <b>E-001-12-13</b>                                                                                                                                                         |  |
| Case Type:        | Special Permit                                                                                                                                                             |  |
| Applicant:        | Antonio Cilino                                                                                                                                                             |  |
| Property Address: | 135 Wisconsin Street                                                                                                                                                       |  |
| Zoning District:  | R-1 Low Density Residential District                                                                                                                                       |  |
| Quadrant:         | SE                                                                                                                                                                         |  |
| Section of Code:  | 120-9A                                                                                                                                                                     |  |
| Purpose:          | To legalize the existing 10 space ancillary parking lot which serves the apartment building at 1955-1957 E. Main Street; an action requiring Planning Commission approval. |  |
| SEQR:             | <b>Unlisted</b>                                                                                                                                                            |  |
| Lead Agency:      | <b>City Planning Commission</b>                                                                                                                                            |  |

**Case** **3**  
**File Number:** **E-002-12-13**  
**Case Type:** Special Permit  
**Applicant:** Anthony Pilato  
**Property Address:** 5, 7-9, and 11 Sigel Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43D  
**Purpose:** To legalize the oversized, 10 space ancillary parking lot to serve the auto repair garage at 224 Portland Avenue and the car wash at 17-35 Bay Street; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-003-12-13**  
**Case Type:** Special Permit  
**Applicant:** Joann Dzwigal  
**Property Address:** 800 E. Main Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43K  
**Purpose:** To legalize a portion of the former Dental Dispensary building as an annual "Haunted House;" an entertainment use requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-004-12-13**  
**Case Type:** Special Permit  
**Applicant:** Thomas Illes, Quality Vision International (QVI)  
**Property Address:** 800-806 Hudson Avenue and 24 Herald Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-9A  
**Purpose:** To construct a 31 space ancillary parking lot to serve the manufacturing facility (QVI) at 850 Hudson Avenue; an action requiring City Planning Commission approval and the demolition of two structures.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

***Informational Meeting***

**Case** 6  
**File Number:** **M-01-12-13**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Patrick Ho, Rochester Optical  
**Property Address:** 27 Irvington Road  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map of the City of Rochester by rezoning the property at 27 Irvington Road from R-1 Low Density Residential to C-2 Community Center District in conjunction with the proposed redevelopment of a vacant vehicle repair station to a retail optical center and a single lane drive-thru bank ATM operation; an action requiring City Planning Commission recommendation to City Council.

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

**Case** 7  
**File Number:** **E-005-12-13**  
**Case Type:** Special Permit  
**Applicant:** Tom O'Callaghan, O'Callaghan's Pub  
**Property Address:** 470 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43B  
**Purpose:** To extend the hours of operation for the outdoor seating area at O'Callaghan's Pub from 11:00 PM to 2:00 AM daily; an action requiring City Planning Commission approval.

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

**Case** 8  
**File Number:** **E-006-12-13**  
**Case Type:** Special Permit  
**Applicant:** Chuck Peperak, McDonald's USA, LLC  
**Property Address:** 788 Lake Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NW  
**Section of Code:** 120-43G  
**Purpose:** To modify a previously approved single lane drive-thru McDonald's Restaurant by converting it to a side-by-side, double lane drive-thru operation; an action requiring City Planning Commission approval.

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

**Case** **9**  
**File Number:** **E-007-12-13**  
**Case Type:** Special Permit  
**Applicant:** Dave Enos, Napa Wood Fired Pizza  
**Property Address:** 573 S. Clinton Avenue  
**Zoning District:** R-2/O-B Medium Density Residential with Overlay Boutique  
**Quadrant:** SE  
**Section of Code:** 120-106D  
**Purpose:** To legalize the construction of an outdoor seating area, including a pizza oven and enclosure, serving this sit-down restaurant (Napa Pizza); an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **10**  
**File Number:** **E-008-12-13**  
**Case Type:** Special Permit  
**Applicant:** Lyjha Wilton  
**Property Address:** 93 Alexander Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-173E; 120-192  
**Purpose:** To approve an Alternative Parking Plan for a proposed sit-down restaurant at 93 Alexander Street; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **11**  
**File Number:** **E-009-12-13**  
**Case Type:** Special Permit  
**Applicant:** Sing Poon, KC Tea and Noodles  
**Property Address:** 373 S. Goodman Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43K  
**Purpose:** To add live entertainment to KC Tea and Noodles consisting of jazz, rock and dance performances; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

CITY OF ROCHESTER  
30 CHURCH STREET

SEPTEMBER 10, 2012

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
CONFERENCE ROOM 008A\*\*  
**\*\* (Please note Room Change)**  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                         |                                                                                                                                                           |                                     |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>1</b>                                                                                                                                                  | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>OMA-01-12-13</b>                                                                                                                                       |                                     |
| <b>Case Type:</b>       | Official Map Amendment                                                                                                                                    |                                     |
| <b>Applicant:</b>       | City Planning Commission (presented by Steve Golding, NBD)                                                                                                |                                     |
| <b>Zoning District:</b> | CCD – Center City District                                                                                                                                |                                     |
| <b>Section of Code:</b> | Chapter 76                                                                                                                                                |                                     |
| <b>Purpose:</b>         | To abandon Evans Street extending between Andrews Street and the Inner Loop; an action requiring City Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>            | <b>Type 2</b>                                                                                                                                             |                                     |

|                         |                                                                                                                                                                                                                                                    |                                     |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>2</b>                                                                                                                                                                                                                                           | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>OMA-02-12-13</b>                                                                                                                                                                                                                                |                                     |
| <b>Case Type:</b>       | Official Map Amendment                                                                                                                                                                                                                             |                                     |
| <b>Applicant:</b>       | Lawrence Glazer, Gateway Business Center, LLC                                                                                                                                                                                                      |                                     |
| <b>Zoning District:</b> | M-1 Industrial District                                                                                                                                                                                                                            |                                     |
| <b>Section of Code:</b> | Chapter 76                                                                                                                                                                                                                                         |                                     |
| <b>Purpose:</b>         | To abandon a portion of Addison Street extending from 141 Addison Street north to Bickford Street, and Bickford Street extending from Addison Street to its west end; an action requiring City Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>            | <b>Type 2</b>                                                                                                                                                                                                                                      |                                     |

|                          |                                                                                                                                                                                                                                                             |                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>              | <b>3</b>                                                                                                                                                                                                                                                    | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>M-02-12-13</b>                                                                                                                                                                                                                                           |                                     |
| <b>Case Type:</b>        | Zoning Map Amendment                                                                                                                                                                                                                                        |                                     |
| <b>Applicant:</b>        | James Cieslinski, JimmyC Music                                                                                                                                                                                                                              |                                     |
| <b>Property Address:</b> | 983, 995, & 1005 W. Ridge Road                                                                                                                                                                                                                              |                                     |
| <b>Zoning District:</b>  | R-1/O-B Low Density Residential District with Overlay Boutique                                                                                                                                                                                              |                                     |
| <b>Quadrant:</b>         | NW                                                                                                                                                                                                                                                          |                                     |
| <b>Section of Code:</b>  | 120-190C                                                                                                                                                                                                                                                    |                                     |
| <b>Purpose:</b>          | To amend the Zoning Map of the City of Rochester by rezoning the above properties from R-1/O-B Low Density Residential with Boutique Overlay to C-1 Neighborhood Center Commercial; an action requiring Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                             |                                     |
| <b>Lead Agency:</b>      | <b>Mayor's Office</b>                                                                                                                                                                                                                                       |                                     |

City Planning Commission  
September 10, 2012 Agenda  
Page 2

**Case** **4**  
**File Number:** **E-010-12-13**  
**Case Type:** Special Permit  
**Applicant:** Jerome Golden, Rochester Aluminum Smelting Corp.  
**Property Address:** 10 Sherer Street  
**Zoning District:** M-1 Industrial District  
**Quadrant:** SW  
**Section of Code:** 120-83L; 120-142  
**Purpose:** To establish a salvage yard accessory to a proposed smelting operation at 26 Sherer Street; a junkyard use requiring City Planning Commission approval.  
**SEQR:** **Type 1**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5**  
**File Number:** **E-011-12-13**  
**Case Type:** Special Permit  
**Applicant:** Adrian Morganstern, Artwalk Center, LLC  
**Property Address:** 840-860 University Avenue  
**Zoning District:** M-1 Industrial District  
**Quadrant:** SE  
**Section of Code:** 120-173E; 120-192  
**Purpose:** To approve an Alternative Parking Plan associated with the operation of a mixed use commercial building located at 840-860 University Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-012-12-13**  
**Case Type:** Special Permit  
**Applicant:** Anthony Domicello  
**Property Address:** 40 Hebard Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To establish use of the vacant nonconforming four-bay garage as an automotive repair facility; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>              | <b>7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>T-02-12-13</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |
| <b>Case Type:</b>        | Zoning Text Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| <b>Applicant:</b>        | City Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |
| <b>Zoning District:</b>  | Citywide                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |
| <b>Sections of Code:</b> | 120-8, 9, 17, 18, 26, 27, 34, 35, 37, 42, 43, 45, 50, 63, 64, 76, 77, 81, 83, 120, 146, 191, 195, 199 and 208; and PDD # 9 and # 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |
| <b>Purpose:</b>          | To amend the Zoning Code of the City of Rochester by redefining Retail Sales and Service and imposing new zoning regulations based on these new definitions and categories of use. The proposed changes include: <ul style="list-style-type: none"><li>• Creating five (5) new definitions of Retail Sales and Service (High Impact, Low Impact, Specialty, Full-line and Pawn Brokers);</li><li>• Prohibiting High Impact uses in Residential Districts and Neighborhood Center Commercial Districts (C-1);</li><li>• Amending all District Regulations that are affected by the proposed changes;</li><li>• Establishing Specified Use Requirements for the new definitions as they pertain to concentration of uses, design, and hours of operation;</li><li>• Changing nonconforming use regulations as they pertain to the new Retail Sales and Service categories; and</li><li>• Incentivizing Specialty Retail uses.</li></ul> |                                     |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <b>Lead Agency:</b>      | <b>Mayor's Office</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |

**THURSDAY, OCTOBER 11, 2012**  
(Please note day change)

**Informational Meeting/Public Hearing**

|                          |                                                                                                                                                                                                                                                                                                                                                     |                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>              | <b>1</b>                                                                                                                                                                                                                                                                                                                                            | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>      | <b>OMA-03-12-13</b>                                                                                                                                                                                                                                                                                                                                 |                                     |
| <b>Case Type:</b>        | Official Map Amendment                                                                                                                                                                                                                                                                                                                              |                                     |
| <b>Applicant:</b>        | Arthur Finocchario, B&L Wholesale                                                                                                                                                                                                                                                                                                                   |                                     |
| <b>Property Address:</b> | 36 Hartford Street; Hetzel Alley                                                                                                                                                                                                                                                                                                                    |                                     |
| <b>Zoning District:</b>  | M-1 Industrial District                                                                                                                                                                                                                                                                                                                             |                                     |
| <b>Quadrant:</b>         | NE                                                                                                                                                                                                                                                                                                                                                  |                                     |
| <b>Section of Code:</b>  | Chapter 76                                                                                                                                                                                                                                                                                                                                          |                                     |
| <b>Purpose:</b>          | To abandon Hartford Street from its existing east end to North Street, and to abandon Hetzel Alley extending between Davis Street and Hartford Street in conjunction with the Phase 2 expansion of the existing B&L Wholesale operation located at 70 Hartford Street; an action requiring City Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                                                                                                                                                                                                                     |                                     |
| <b>Lead Agency:</b>      | <b>Mayor's Office</b>                                                                                                                                                                                                                                                                                                                               |                                     |

|                          |                                                                                                                                          |  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>2</b>                                                                                                                                 |  |
| <b>File Number:</b>      | <b>E-013-12-13</b>                                                                                                                       |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                           |  |
| <b>Applicant:</b>        | Patrick Ho, Rochester Optical                                                                                                            |  |
| <b>Property Address:</b> | 1575 Mt. Hope Avenue (27 Irvington Road)                                                                                                 |  |
| <b>Zoning District:</b>  | C-2 Community Center District                                                                                                            |  |
| <b>Quadrant:</b>         | SE                                                                                                                                       |  |
| <b>Section of Code:</b>  | 120-43G; 120-136                                                                                                                         |  |
| <b>Purpose:</b>          | To establish a 24 hour drive-through ATM operation for Canandaigua National Bank; an action requiring City Planning Commission approval. |  |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                          |  |
| <b>Lead Agency:</b>      | <b>Director of Planning and Zoning</b>                                                                                                   |  |

|                          |                                                                                                                                                              |  |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>              | <b>3</b>                                                                                                                                                     |  |
| <b>File Number:</b>      | <b>E-014-12-13</b>                                                                                                                                           |  |
| <b>Case Type:</b>        | Special Permit                                                                                                                                               |  |
| <b>Applicant:</b>        | Anthony Domicello                                                                                                                                            |  |
| <b>Property Address:</b> | 44 Hebard Street                                                                                                                                             |  |
| <b>Zoning District:</b>  | R-1 Low Density Residential District                                                                                                                         |  |
| <b>Quadrant:</b>         | NE                                                                                                                                                           |  |
| <b>Section of Code:</b>  | 120-192B(4)(e)                                                                                                                                               |  |
| <b>Purpose:</b>          | To reoccupy a vacant nonconforming two-bay garage with auto repair, vehicle detailing and/or storage; an action requiring City Planning Commission approval. |  |
| <b>SEQR:</b>             | <b>Unlisted</b>                                                                                                                                              |  |
| <b>Lead Agency:</b>      | <b>City Planning Commission</b>                                                                                                                              |  |

City Planning Commission  
October 11, 2012 Agenda  
Page 2

**Case** 4  
**File Number:** E-015-12-13  
**Case Type:** Special Permit  
**Applicant:** Richard Pospula  
**Property Address:** 16-22 Blakeslee Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9A; 120-131  
**Purpose:** To modify the previously approved ancillary parking lot by amending the parking lot lighting plan to include four, 12-foot pole lights; an action requiring City Planning Commission approval.  
**SEQR:** Type 2

**Case** 5  
**File Number:** E-016-12-13 **POSTPONED**  
**Case Type:** Special Permit  
**Applicant:** Robert Napier, Napier Enterprises, LLC  
**Property Address:** 42 Independence Street  
**Zoning District:** M-1 Industrial District  
**Quadrant:** SW  
**Section of Code:** 120-83N  
**Purpose:** To legalize outdoor storage for materials and equipment accessory to a multi-tenant industrial building; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
CONFERENCE ROOM 008A

THURSDAY, NOVEMBER 8, 2012  
(Please note day change)

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

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                         |                                                                                                                                                                       |                                     |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Case</b>             | <b>1</b>                                                                                                                                                              | <b><i>Informational Meeting</i></b> |
| <b>File Number:</b>     | <b>OMA-04-12-13</b>                                                                                                                                                   |                                     |
| <b>Case Type:</b>       | Official Map Amendment                                                                                                                                                |                                     |
| <b>Applicant:</b>       | City of Rochester, DES                                                                                                                                                |                                     |
| <b>Address:</b>         | Emerson – Locust Connector Street                                                                                                                                     |                                     |
| <b>Zoning District:</b> | R-1 Low Density Residential District                                                                                                                                  |                                     |
| <b>Quadrant:</b>        | NW                                                                                                                                                                    |                                     |
| <b>Section of Code:</b> | Chapter 76                                                                                                                                                            |                                     |
| <b>Purpose:</b>         | To amend the Official Map of the City of Rochester by renaming Loem Way to “Sawdey Way”; an action requiring City Planning Commission recommendation to City Council. |                                     |
| <b>SEQR:</b>            | <b>Unlisted</b>                                                                                                                                                       |                                     |
| <b>Lead Agency:</b>     | <b>Mayor</b>                                                                                                                                                          |                                     |

|                         |                                                                                                                       |  |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------|--|
| <b>Case</b>             | <b>2</b>                                                                                                              |  |
| <b>File Number:</b>     | <b>ES-018-07-08</b>                                                                                                   |  |
| <b>Case Type:</b>       | Exempt Subdivision - Appeal                                                                                           |  |
| <b>Applicant:</b>       | Larry Glazer, Gateway Business Center, LLC.                                                                           |  |
| <b>Address:</b>         | 1680 Lyell Avenue                                                                                                     |  |
| <b>Zoning District:</b> | M-1 Industrial District                                                                                               |  |
| <b>Quadrant:</b>        | NW                                                                                                                    |  |
| <b>Section of Code:</b> | Chapter 128                                                                                                           |  |
| <b>Purpose:</b>         | To modify the conditions of a previously approved subdivision; an action requiring City Planning Commission approval. |  |
| <b>SEQR:</b>            | <b>Type 2</b>                                                                                                         |  |

**Case** **3**  
**File Number:** **E-017-12-13**  
**Case Type:** Special Permit  
**Applicant:** Steven Galvano, Rochester Christian Church Ministries  
**Property Address:** 208 N. Goodman Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18E, H, I  
**Purpose:** To re-establish use of this property as a bible college and day care center with accessory community space. Also, to legalize the conversion of eight former dorm rooms to eight studio apartments on the second floor, to add one handicapped accessible apartment on the ground floor, and to maintain use of the four remaining rooming units to serve the bible college; actions requiring City Planning Commission approval.

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

**Case** **4**  
**File Number:** **E-018-12-13**  
**Case Type:** Special Permit  
**Applicant:** Dean Duque  
**Property Address:** 124 - 126 Frankfort Street  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-83N; 120-175  
**Purpose:** To establish an outdoor construction equipment storage yard accessory to the adjoining construction business located at 298 Smith Street; an action requiring City Planning Commission approval.

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

**Case** **5**  
**File Number:** **E-019-12-13**  
**Case Type:** Special Permit  
**Applicant:** Fred Rainaldi  
**Property Address:** 145 Culver Road (Culver Road Armory)  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-177K  
**Purpose:** To amend the previously approved Alternative Sign Program for the Culver Road Armory to include signage for the TRATA restaurant; an action requiring City Planning Commission approval.

**SEQR:** **Type 2**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
CONFERENCE ROOM 208A

Monday, December 17, 2012

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

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

|                  |                                                                                                                                                                                                                                                                                                  |                              |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Case             | <b>1</b>                                                                                                                                                                                                                                                                                         | <i>Informational Meeting</i> |
| File Number:     | <b>OMA-05-12-13</b>                                                                                                                                                                                                                                                                              |                              |
| Case Type:       | Official Map Amendment                                                                                                                                                                                                                                                                           |                              |
| Applicant:       | Benderson Development Co., LLC                                                                                                                                                                                                                                                                   |                              |
| Address:         | 344 East Broad Street & 56-58 Chestnut Street                                                                                                                                                                                                                                                    |                              |
| Zoning District: | CCD - Center City District                                                                                                                                                                                                                                                                       |                              |
| Quadrant:        | SW                                                                                                                                                                                                                                                                                               |                              |
| Section of Code: | Chapter 76                                                                                                                                                                                                                                                                                       |                              |
| Purpose:         | To abandon a portion of E. Broad Street at the intersection of Chestnut Street and E. Broad Street for the proposed expansion of an existing parking lot in conjunction with the reconstruction of E. Broad Street; an action requiring City Planning Commission recommendation to City Council. |                              |
| SEQR:            | <b>Unlisted</b>                                                                                                                                                                                                                                                                                  |                              |
| Lead Agency:     | <b>Director of Planning and Zoning</b>                                                                                                                                                                                                                                                           |                              |

|                  |                                                                                                                                                                                                                                                                       |                              |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Case             | <b>2</b>                                                                                                                                                                                                                                                              | <i>Informational Meeting</i> |
| File Number:     | <b>OMA-06-12-13</b>                                                                                                                                                                                                                                                   |                              |
| Case Type:       | Official Map Amendment                                                                                                                                                                                                                                                |                              |
| Applicant:       | City of Rochester, NBD                                                                                                                                                                                                                                                |                              |
| Address:         | W. Broad Street (adjacent to 242 W. Main Street)                                                                                                                                                                                                                      |                              |
| Zoning District: | Cascade Urban Renewal District                                                                                                                                                                                                                                        |                              |
| Quadrant:        | SW                                                                                                                                                                                                                                                                    |                              |
| Section of Code: | Chapter 76                                                                                                                                                                                                                                                            |                              |
| Purpose:         | To abandon a portion of W. Broad Street extending between W. Main Street and Oak Street to develop a parking lot to serve the mixed used redevelopment of the former Josh Lofton School; an action requiring City Planning Commission recommendation to City Council. |                              |
| SEQR:            | <b>Unlisted</b>                                                                                                                                                                                                                                                       |                              |
| Lead Agency:     | <b>Mayor</b>                                                                                                                                                                                                                                                          |                              |

***Adjourned from November 8, 2012 Hearing***

**Case** 3  
**File Number:** E-017-12-13  
**Case Type:** Special Permit  
**Applicant:** Steven Galvano, Rochester Christian Church Ministries  
**Property Address:** 208 N. Goodman Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18E, H, I  
**Purpose:** To re-establish use of this property as a bible college and day care center with accessory community space. Also, to legalize the conversion of eight former dorm rooms to eight studio apartments on the second floor, to add one handicapped accessible apartment on the ground floor, and to maintain use of the four remaining rooming units to serve the bible college; actions requiring City Planning Commission approval.

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

**Case** 4  
**File Number:** E-020-12-13  
**Case Type:** Special Permit  
**Applicant:** Andrew Wheatcraft, Rochester City School District  
**Property Address:** 184 & 194 Martin Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9A; 120-131  
**Purpose:** To develop a two year temporary parking lot to serve the City School District tenancy at 690 St. Paul Street; an action requiring City Planning Commission approval.

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

**Case** 5  
**File Number:** E-021-12-13  
**Case Type:** Special Permit  
**Applicant:** Rita C. Gaither, Pearl Ministries, Inc.  
**Property Address:** 55 Ontario Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-18K; 120-146  
**Purpose:** To establish a residential care facility in the former convent of Our Lady of Mt. Carmel Parish for up to 12 high school students who are at risk of dropping out of high school; an action requiring City Planning Commission approval.

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

**City Planning Commission**  
**December 17, 2012 Agenda**  
**Page 3**

**Case** **6**  
**File Number:** **E-022-12-13**  
**Case Type:** Special Permit  
**Applicant:** Takele Delnesa  
**Property Address:** 479 Carter Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9H; 120-146.1  
**Purpose:** To establish a low impact retail and take-out food store with no beer, lotto or tobacco sales in an existing, nonconforming commercial building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-023-12-13**  
**Case Type:** Special Permit  
**Applicant:** Jason Hinkelman, CPM Property NY  
**Property Address:** 516 Jay Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To re-establish use of the rear building for indoor storage of trucks and equipment associated with the applicant's landscaping business (CPM Property NY) located at 99 Dewey Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-024-12-13**  
**Case Type:** Special Permit – Renewal  
**Applicant:** John Kabrovski, Nola's BBQ  
**Property Address:** 4769 – 4775 Lake Avenue  
**Zoning District:** H-V District (Harbortown Village)  
**Quadrant:** NW  
**Section of Code:** 120-77B (11); 120-137  
**Purpose:** To continue the previously approved outdoor live entertainment at Nola's BBQ on the following days: Wednesday, Friday and Saturday until 10:00 P.M.; Sunday until 9:00 P.M.; and a maximum of five events per year (season) on Monday, Tuesday or Thursday until 10:00 P.M.; an action requiring City Planning Commission approval.  
**SEQR:** **Type 2**