

CITY OF ROCHESTER  
30 CHURCH STREET

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

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

MONDAY, JANUARY 14, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-02-18-19 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City Engineer, City of Rochester  
**Address:** Parcel 373 and Parcel 374 (Karges Place)  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating lands as Right-of-Way to be named "Karges Place"; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** OMA-03-18-19 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** Tim Tompkins  
**Address:** Amity Alley  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Amity Alley to expand the existing parking lot at this location; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 3  
**File Number:** **OMA-04-18-19** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City Engineer, City of Rochester  
**Address:** 90 Chestnut Street, 110 Chestnut Street, 121 Chestnut Street, 141 Chestnut Street, 407 E. Broad Street, 55 Manhattan Sq. Drive, a portion of 64 Broadway, a portion of 68 Broadway, a portion of 74 Broadway, and a portion of East Broad Street Right-of-Way (south of 66 Broadway)  
**Zoning District:** CCD-E Center City District-East End  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating as Right-of-Way 90 Chestnut Street, 110 Chestnut Street, 121 Chestnut Street, 141 Chestnut Street, 407 E. Broad Street, 55 Manhattan Sq. Drive, a portion of 64 Broadway, a portion of 68 Broadway, and a portion of 74 Broadway; and abandoning a portion of East Broad Street (south of 66 Broadway) to facilitate the expansion of the Inn on Broadway; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Type II**

**Case** 4  
**File Number:** **E-11-18-19** *Held from*  
**Case Type:** Special Permit *November 19, 2018 Hearing*  
**Applicant:** 510 Park Ave Holding LLC  
**Address:** 510 Park Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18G, 120-142.1  
**Purpose:** To establish live work space in an existing multi-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 5  
**File Number:** **E-13-18-19**  
**Case Type:** Special Permit - Renewal  
**Applicant:** John Kabrovski, Rock Shrimp Co.  
**Address:** 4769 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-191B(4)(e)  
**Purpose:** To continue outdoor entertainment Friday, Saturday, and Sunday between the hours of 5:00PM and 10:00PM established by Special Permit E-030-17-18; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** 6  
**File Number:** E-14-18-19  
**Case Type:** Special Permit  
**Applicant:** Jennifer Johnson, Misfit Doughnuts  
**Address:** 982 Monroe Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for 14 parking spaces resulting from the proposed conversion of the existing retail/take-out establishment to a sit-down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Type II

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

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

MONDAY, FEBRUARY 11, 2019

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-05-18-19 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** Law Department, City of Rochester  
**Address:** 47 Waverly Place  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning 47 Waverly Place and dedicating it as additional right-of-way; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** OMA-06-18-19 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City Engineer, City of Rochester  
**Address:** 98, 202 and a portion of 304 Boxart Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning 98, 202, and a portion of 304 Boxart Street and dedicating these lands as additional right-of-way; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 3  
**File Number:** OMA-07-18-19 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City Engineer, City of Rochester  
**Address:** Pitkin Alley (runs north/south between 255 and 275 East Avenue)  
**Zoning District:** CCD-E Center City District-East End  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Pitkin Alley as right-of-way so that it can be combined with 275 East Avenue; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

*Informational Meeting*

**Case File Number:** **4**  
**PD #17 Highland Hospital (M-03-18-19, T-02-18-19)**

**Case Type:** Planned Development District/Zoning Map Amendment/Text Amendment  
**Applicant:** Highland Hospital  
**Property Address:** 1000 South Avenue  
**Zoning District:** Institutional Planned Development (IPD) #8 Highland Hospital  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Zoning Text by establishing a 9.27 acre Planned Development District by rezoning the above property from IPD #8 Highland Hospital to PD #17 Highland Hospital; by adopting the proposed development concept plan associated with this PD, and by adding the PD #17 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.

**SEQR:** **Type 1**  
**Lead Agency:** **Manager of Zoning**

**Case File Number:** **5**  
**E-15-18-19**

**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 10 and 12 Sullivan Street (Site D)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.

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

**Case File Number:** **6**  
**E-16-18-19**

**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 29 Sullivan Street (Site E1)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.

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

**Case** 7  
**File Number:** E-17-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 29 Sullivan Street (Site E2)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-18-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 37 Sullivan Street (Site F2)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard), 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 9  
**File Number:** E-19-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 12 Hoeltzer Street (Site G [G1])  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard), 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**City Planning Commission  
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**Case** **10**  
**File Number:** **E-20-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 24 Hoeltzer Street (Site H)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard)  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **11**  
**File Number:** **E-21-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 36 Hoeltzer Street (Site I)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard), 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **12**  
**File Number:** **E-22-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 44-46 Hoeltzer Street (Site J)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard), 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission**  
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**Case** **13**  
**File Number:** **E-23-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 60-64 Hoeltzer Street (Site K)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **14**  
**File Number:** **E-24-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 19 Kappel Place (Site R)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **15**  
**File Number:** **E-25-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 5 Kappel Place (Site S2)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard), 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission**  
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**Case** 16  
**File Number:** E-26-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 9 Kappel Place (Site S3)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 17  
**File Number:** E-27-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 765 North Clinton Avenue, 769-771 North Clinton Avenue (Site T1)  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-173  
**Purpose:** To construct one three-family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 18  
**File Number:** E-28-18-19  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 47 Sullivan Street, 51 Sullivan Street, 59 Sullivan Street, 50 O'Brien Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H, 120-20 (relating to lot, area, and yard)  
**Purpose:** To construct a two story, 22,000sf, 16-unit multifamily dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **19**  
**File Number:** **E-29-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 12 Hoeltzer Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18I  
**Purpose:** To establish a park/community open space; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **20**  
**File Number:** **E-30-18-19**  
**Case Type:** Special Permit  
**Applicant:** Ibero-American Development Corporation  
**Address:** 938 Clifford Avenue and 935-945 Clifford Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C), 120-9A  
**Purpose:** To convert an existing charter school at 938 Clifford Avenue to an 18-unit multifamily dwelling and utilize 935-945 Clifford Avenue as ancillary parking for the multifamily dwelling; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

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30 CHURCH STREET

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

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

MONDAY, APRIL 8, 2019

**I. MEETING WITH STAFF**

Rehearing Request --- 375 Averill Avenue (E-002-17-18)

Planning Office Presentation --- Dorraine Kirkmire and Kevin Kelley

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **OMA-08-18-19** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** DES, City of Rochester  
**Address:** 2, 6, 10, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 36.5, 38, 40, 42, 46, 48, 50, 50.5, 52-54, 56, 56.5, 58, 64, 76, and 80 West Ridge Road, and 35, 73, and 79 Lapham Street  
**Zoning District:** R-1 Low Density Residential District and C-3 Regional Center District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating 33 properties as additional right-of-way; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Type I** (Environmental Determination made 9-9-2002)

**Case** 2  
**File Number:** **OMA-09-18-19** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** DES, City of Rochester  
**Address:** 100 Exchange Boulevard (Blue Cross Arena)  
**Zoning District:** CCD-R Center City District-Riverfront  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning a portion of right-of-way on Exchange Boulevard to accommodate the conversion of the existing BCA terrace to office space and on East Broad Street to legalize the northern boundary of the existing BCA; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Type II** [Ch. 48-5 B. (20)]

**City Planning Commission**  
**April 8, 2019 Agenda**  
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**Case** **3**  
**File Number:** **E-31-18-19**  
**Case Type:** Special Permit  
**Applicant:** John Kitzel  
**Address:** 270-286 Wetmore Park  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43Q  
**Purpose:** To establish two rooming houses, each with five rooming units; an action requiring City Planning Commission approval.  
**SEQR:** **Type II** [NYCRR 617.5(c)(18)]

**Case** **4**  
**File Number:** **E-32-18-19**  
**Case Type:** Special Permit  
**Applicant:** Mark Calcagno  
**Address:** 930 Carter Street  
**Zoning District:** C-3 Regional Center District  
**Section of Code:** 120-51H  
**Purpose:** To establish a 100 unit self-service storage facility in an existing building; an action requiring City Planning Commission approval.  
**SEQR:** **Type II** [NYCRR 617.5(c)(18)]

**Case** **5**  
**File Number:** **E-33-18-19**  
**Case Type:** Special Permit  
**Applicant:** Carol Howland, Avangrid-RG&E  
**Address:** 1278 and 1400 North Goodman Street  
**Zoning District:** C-1 Neighborhood Center District and M-1 Industrial District  
**Section of Code:** 120-35F, 120-83G  
**Purpose:** To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed; an action requiring City Planning Commission approval.  
**SEQR:** **Type II** [NYCRR 617.5(c)(9)]

**CITY OF ROCHESTER  
30 CHURCH STREET**

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MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B**

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

**MONDAY, MAY 13, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** E-34-18-19  
**Case Type:** Special Permit  
**Applicant:** Eliran Fischer  
**Address:** 1465, 1469, 1471, 1473, and 1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-51B, 120-145  
**Purpose:** To establish a recycling center in an existing building; an action requiring City Planning Commission approval.  
**SEQR:** Type II [NYCRR 617.5(c)(18)]

**Case** 2  
**File Number:** E-35-18-19  
**Case Type:** Special Permit  
**Applicant:** Marc Taranto  
**Address:** 760 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K, 120-173E(3)  
**Purpose:** To establish live entertainment in an existing bar/restaurant and to consider an alternative parking plan to address the parking deficit created by the proposed live entertainment; an action requiring City Planning Commission approval.  
**SEQR:** Type II [NYCRR 617.5(c)(18)]

**Case** 3  
**File Number:** E-36-18-19  
**Case Type:** Special Permit  
**Applicant:** Brett Morgan (AT&T Mobility)  
**Address:** 1185 North Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(c)  
**Purpose:** To construct a 100 foot tall wireless telecommunications tower and related equipment; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **4**  
**File Number:** **E-37-18-19**  
**Case Type:** Special Permit  
**Applicant:** Lyjha Wilton, Rochester Beer Park  
**Address:** 375 Averill Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43B  
**Purpose:** To establish an accessory front outdoor seating/assembly area for an existing bar/restaurant, operating between the hours of 11PM and 2AM; an action requiring City Planning Commission approval.  
**SEQR:** **Type II** [NYCRR 617.5(c)(9)]

**Case** **5**  
**File Number:** **E-38-18-19**  
**Case Type:** Special Permit  
**Applicant:** Brandon Rayam  
**Address:** 747 Joseph Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To re-establish a retail use with hours of operation between 8AM and 10PM daily, in an existing mixed use building; an action requiring City Planning Commission approval.  
**SEQR:** **Type II** [NYCRR 617.5(c)(18)]

**CITY OF ROCHESTER  
30 CHURCH STREET**

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

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

**Monday, June 10, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 **Held from May 13<sup>th</sup> Hearing**  
**File Number:** E-34-18-19  
**Case Type:** Special Permit  
**Applicant:** Eliran Fischer  
**Address:** 1465, 1469, 1471, 1473, and 1475 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-51B, 120-145  
**Purpose:** To establish a recycling center in an existing building; an action requiring City Planning Commission approval.  
**SEQR:** Type II [NYCRR 617.5(c)(18)]

**Case** 2 **Informational Meeting**  
**File Number:** PD #12 Eastman Business Park  
(M-04-18-19, T-03-18-19)  
**Case Type:** Planned Development District/Zoning Map Amendment/Text Amendment  
**Applicant:** Arlene Liberti (Eastman Kodak)  
**Address:** 136 Desmond Street, 220 and 240 Eastman Avenue, 1588-1600, 1640, 1645, 1650, 1700, 1720, 1754, 1764, 1768-1776, 1780, 1850, 1888, 1964, 1991, and 2038 Lake Avenue, 435 Maplewood Avenue, 181-183 Primrose Street, 160 and 224 Pullman Avenue, 135, 145, 165, 171, 177-179, 181-189, 200-240, 246, and 325 West Ridge Road  
**Zoning District:** PD #12  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Zoning Text of the existing PD #12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Manager of Zoning

**City Planning Commission  
June 10, 2019 Agenda  
Page 2**

**Case** **3**  
**File Number:** **S-01-18-19**  
**Case Type:** Subdivision  
**Applicant:** City of Rochester  
**Address:** 1000 Driving Park Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** Chapter 128-5C  
**Purpose:** To subdivide one parcel into two parcels to facilitate the sale and redevelopment of 1000 Driving Park Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-39-18-19**  
**Case Type:** Special Permit  
**Applicant:** Robert Frank  
**Address:** 600 West Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish an outdoor activity accessory to an existing manufacturing facility; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-40-18-19**  
**Case Type:** Special Permit  
**Applicant:** John Page  
**Address:** 11-13 Diamond Place  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To establish two dwelling units in an existing vacant non-conforming structure; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [NYCRR 617.5(c)(18)]**

**CITY OF ROCHESTER  
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MEETING WITH STAFF: 5:30 PM – 6:30 PM  
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**PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A**

**Monday, July 15, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case</b>	<b>1</b>	<b><i>Informational Meeting</i></b>
<b>File Number:</b>	<b>PD #21 (M-01-19-20, T-01-19-20)</b>	
<b>Case Type:</b>	Planned Development District/Zoning Map Amendment/Text Amendment	
<b>Applicant:</b>	Angelo Ingrassia (Roc Goodman LLC)	
<b>Address:</b>	1100-1120 South Goodman Street	
<b>Zoning District:</b>	IPD to PD #21	
<b>Section of Code:</b>	120-190C	
<b>Purpose:</b>	To rezone 22.42 acres from IPD – Colgate Divinity School, to Planned Development (PD) District #21. The PD will facilitate the reuse of five existing buildings, and the construction of a five story 23,800 +/- square foot multifamily building with 78 underground parking spaces, and a five story 16,300 +/- square foot multifamily building with 45 underground parking spaces. The proposal will increase the number of parking spaces by 128 for a total of 392 parking spaces. These actions require City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	Type 1	
<b>Lead Agency:</b>	Manager of Zoning	

<b>Case</b>	<b>2</b>	<b><i>Informational Meeting</i></b>
<b>File Number:</b>	<b>T-02-19-20</b>	
<b>Case Type:</b>	Text Amendment	
<b>Applicant:</b>	Mayor of the City of Rochester	
<b>Address:</b>	Citywide	
<b>Section of Code:</b>	120-190C	
<b>Purpose:</b>	To amend the Zoning Code with regard to entertainment uses; a companion item to proposed enhancements to Chapter 29, Amusement and Entertainment, being made by the Rochester Police Department.	
<b>SEQR:</b>	Type 1	
<b>Lead Agency:</b>	Mayor's Office	

**City Planning Commission**  
**July 15, 2019 Agenda**  
**Page 2**

**Case** **3**  
**File Number:** **E-01-19-20**  
**Case Type:** Special Permit  
**Applicant:** Paul Scuderi (City of Rochester)  
**Address:** 1000 North River Street  
**Zoning District:** M-D Marina District  
**Section of Code:** 120-77.2F(7)(a), 120-177K  
**Purpose:** To modify an existing Alternative Sign Program for the Port Terminal Building; an action requiring City Planning Commission approval.  
**SEQR:** Type II [48-5B(26)]

**Case** **4**  
**File Number:** **E-02-19-20**  
**Case Type:** Special Permit  
**Applicant:** Michael Baroody (T-Mobile Northeast LLC)  
**Address:** 1245-1261 Portland Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(a)  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this three story commercial building and associated ground equipment; an action requiring City Planning Commission approval.  
**SEQR:** Type II [48-5B(25)]

**Case** **5**  
**File Number:** **E-03-19-20**  
**Case Type:** Special Permit  
**Applicant:** Osman Abdi  
**Address:** 1480 Dewey Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for 10 parking spaces for the proposed hookah lounge; an action requiring City Planning Commission approval.  
**SEQR:** Type II [48-5B(27)]

**Case** **6**  
**File Number:** **E-04-19-20**  
**Case Type:** Special Permit  
**Applicant:** Andy Melia  
**Address:** 1727 Lyell Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N; 120-175B(2)  
**Purpose:** To establish outdoor storage for an existing small engine repair and equipment rental operation; an action requiring City Planning Commission approval.

**City Planning Commission**  
**July 15, 2019 Agenda**  
**Page 3**

**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** **7**  
**File Number:** **SP-010-18-19**  
**Case Type:** Site Plan Review Referral  
**Applicant:** Gerald R. McCue, East End Neighborhood Association, Inc.  
**Address:** 390 East Avenue and 350 Alexander Street  
**Zoning District:** Center City District-East End (CCD-E)  
**Section of Code:** 120-191D(9)  
**Purpose:** To review a referral of the decision of the Manager of Zoning dated May 14, 2019 on a Site Plan Review application regarding the construction of a four-story, 91,717 square foot, 126 room hotel with 35 below grade parking spaces and 141 surface parking spaces (to be shared with bar/restaurant at 384 East Avenue). The development includes demolition of the existing 2-3 story hotel.

**SEQR:** Type I, Negative Declaration issued on April 4, 2019  
**Lead Agency:** Manager of Zoning

**CITY OF ROCHESTER  
30 CHURCH STREET**

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

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

**Monday, August 12, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** OMA-01-19-20 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** Lauren Baron (City of Rochester Law Department)  
**Address:** 1000 Driving Park Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating lands as public right-of-way to be named "Phil Banks Way"; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 2 (48-5B(20))

**Case** 2  
**File Number:** SP-09-18-19  
**Case Type:** Referral  
**Applicant:** Robert Keck (Grove Place Association)  
**Address:** 58 University Avenue  
**Zoning District:** CCD-G Center City District Grove Place  
**Section of Code:** 120-191D  
**Purpose:** To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story 28,745 square foot, 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.  
**SEQR:** Unlisted, Negative Declaration issued on May 17, 2019  
**Lead Agency:** Manager of Zoning

**City Planning Commission**  
**August 12, 2019 Agenda**  
**Page 2 of 4**

**Case** **3**  
**File Number:** **E-05-19-20**  
**Case Type:** Special Permit  
**Applicant:** Mark Chiarenza  
**Address:** 160 Minnesota Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To establish a nine space ancillary parking lot to serve an existing 17 unit multifamily residential building at 2017 East Main Street; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **4**  
**File Number:** **E-06-19-20**  
**Case Type:** Special Permit  
**Applicant:** Thomas Gangemi (Anderson Acquisitions LLC)  
**Address:** 190 Anderson Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(2)  
**Purpose:** To establish a 1,946 square foot office space in a single story structure; an action requiring City Planning Commission approval.  
**SEQR:** Type 2 (NYCRR 617.5(c)(18))

**Case** **5**  
**File Number:** **E-07-19-20**  
**Case Type:** Special Permit  
**Applicant:** David Mazzochetti  
**Address:** 682 North Winton Road  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for 10 parking spaces for the proposed restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Type 2 (48-5B(27))

**Case** **6**  
**File Number:** **E-08-19-20**  
**Case Type:** Special Permit  
**Applicant:** Scott Fiske  
**Address:** 900 Driving Park Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N; 120-175B(2)  
**Purpose:** To establish outdoor storage for an existing plumbing supply business; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** S-01-19-20  
**Case Type:** Subdivision  
**Applicant:** Angelo Ingrassia (Roc Goodman LLC)  
**Address:** 1100-1120 South Goodman Street  
**Zoning District:** IPD - Colgate  
**Section of Code:** Chapter 128-5C  
**Request:** To subdivide one parcel into six parcels to facilitate the redevelopment of 1100-1120 South Goodman Street; an action requiring City Planning Commission approval.  
**SEQR:** Type 1  
**Lead Agency:** Manager of Zoning

**Case** 8  
**File Number:** S-02-19-20  
**Case Type:** Subdivision  
**Applicant:** Robert Steehler (LaBella Associates DPC)  
**Address:** 1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, and 101 South Union Street  
**Zoning District:** CCD-B Center City District Base  
**Section of Code:** Chapter 128-5C  
**Purpose:** To subdivide (reconfigure) five parcels which will include future public and private streets, to facilitate the development of the Neighborhood of Play; an action requiring City Planning Commission approval.  
**SEQR:** Type 1. A negative declaration for the Inner Loop East Transformation Project, including development parameters, was issued December 23, 2013. A supplemental EAF was prepared as part of the Neighborhood of Play project, including the subdivision. A negative declaration was issued August 14, 2017.

**Case** 9  
**File Number:** E-09-19-20  
**Case Type:** Special Permit - Renewal  
**Applicant:** Lyjha Wilton (Rochester Beer Park)  
**Address:** 375 Averill Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43B; 120-43K; 120-137; 120-173E  
**Purpose:** To continue live entertainment, accessory outdoor seating/assembly areas and the Alternative Parking Plan as established with conditions by Special Permit E-02-18-19 on July 9, 2018; an action requiring City Planning Commission approval.  
**SEQR:** Type 2 (NYCRR 617.5(c)(18))

**City Planning Commission**  
**August 12, 2019 Agenda**  
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**Case** 10  
**File Number:** E-10-19-20  
**Case Type:** Special Permit  
**Applicant:** Robert Napier  
**Address:** 290 and 292 Parkway  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9C  
**Purpose:** To establish a daycare center; an action requiring City Planning Commission approval.  
**SEQR:** Type 2 (NYCRR 617.5(c)(18))

CITY OF ROCHESTER  
30 CHURCH STREET

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

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

\* **Revised**

Monday, September 9, 2019

**1. MEETING WITH STAFF**

- Comprehensive Plan Presentation - Dorraine Kirkmire, Manager of Planning, 5:30pm – 6:30 pm

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 ***Held by staff from August 12, 2019***  
**File Number:** SP-09-18-19  
**Case Type:** Referral  
**Applicant:** Robert Keck (Grove Place Association)  
**Address:** 58 University Avenue  
**Zoning District:** CCD-G Center City District Grove Place  
**Section of Code:** 120-191D  
**Purpose:** To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story, 28,745 sq. ft., 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.  
**SEQR:** Unlisted, Negative Declaration issued on May 17, 2019  
**Lead Agency:** Manager of Zoning

**Case Number:** 2  
**File Number:** M-02-19-20 ***Informational Meeting***  
**Case Type:** Zoning Map Amendment  
**Address:** 260-278 Dr. Samuel McCree Way, \* 69-71 Wooden Street  
**Zoning District:** \* R-1 Low Density Residential District  
**Applicant:** Peggy Hill, Rochester Management, Inc.  
**Purpose:** To amend the Zoning Map by rezoning 260-278 Dr. Samuel McCree Way and \* 69-71 Wooden Street from R-1 Low Density Residential District to C-1 Neighborhood Center Commercial District to facilitate the construction of a 2-3 story senior housing apartment building with commercial space; an action requiring City Planning Commission recommendation to City Council.  
**Code Section:** 120-190C  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case Number:** 3  
**File Number:** M-03-19-20 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Address:** 834-840 E. Main Street  
**Zoning District:** Marketview Heights Urban Renewal District/C-2 Community Center District  
**Applicant:** Lou Fico, Sal's Collision  
**Purpose:** To amend the Zoning Map by rezoning 834-840 E. Main Street from Marketview Heights Urban Renewal District/ C-2 Community Center District to C-2 Community Center District, thereby removing the property from the Urban Renewal District; an action requiring City Planning Commission recommendation to City Council.  
**Code Section:** 120-190C  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case Number:** 4  
**File Number:** E-11-19-20  
**Case Type:** Special Permit  
**Address:** 464-476 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Applicant:** Frederick Mitchell, President – Mitchell Design Build  
**Purpose:** To construct a one story, 5,271 sq. ft. building to be used as a day care center (Bundle of Joy Day Care - 4,128 sq. ft.) and a community center (1,143 sq. ft.); an action requiring City Planning Commission approval.  
**Code Section:** 120-9C; 120-9D  
**Enforcement:** No  
**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 223B

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

Monday, October 7, 2019

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

<b>Case</b>	<b>1</b>	<b><i>Informational Meeting</i></b>
<b>Case Type:</b>	<b>Comprehensive Plan Review</b>	
<b>Applicant:</b>	Mayor's Office (presented by Dorraine Kirkmire, Manager of Planning)	
<b>Address:</b>	Citywide	
<b>Section of Code:</b>	120-184 and Chapter 130 of the City Code	
<b>Purpose:</b>	To amend Chapter 130 of the City Code by deleting, in its entirety, Chapter 130 – Comprehensive Plan and replacing it with the <i>2034 Comprehensive Plan</i> ; an action requiring City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	Type I	
<b>Lead Agency:</b>	City Council	

<b>Case Number:</b>	<b>2</b>	
<b>File Number:</b>	<b>M-04-19-20</b>	<b><i>Informational Meeting</i></b>
<b>Case Type:</b>	<b>Zoning Map Amendment</b>	
<b>Address:</b>	498 Conkey Avenue	
<b>Zoning District:</b>	R-1 Low Density Residential District	
<b>Applicant:</b>	Terence Brown, Steel Tech Fabricators	
<b>Purpose:</b>	To amend the Zoning Map by rezoning 498 Conkey Avenue from R-1 Low Density Residential District to M-1 Industrial District to facilitate construction of a building addition and a seven space employee parking lot; an action requiring City Planning Commission recommendation to City Council.	
<b>Code Section:</b>	120-190C	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Unlisted	
<b>Lead Agency:</b>	Mayor's Office	

**Case** 3  
**File Number:** OMA-02-19-20 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Unnamed alley located off of Wiley Street, between Canal Street and Litchfield Street  
**Zoning District:** CCD-C Center City District – Cascade-Canal  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning an unnamed alley located off of Wiley Street between Canal Street and Litchfield Street; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 2 (48-5B(20))

**Case** 4  
**File Number:** OMA-03-19-20 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 1575 Mt. Hope Ave, 1580-1600 Mt. Hope Ave, 1595 Mt. Hope Ave, 1619 Mt. Hope Ave, 1646 Mt. Hope Ave, 1649 Mt. Hope Ave, 1652 Mt. Hope Ave, 1660 Mt. Hope Ave, 1670 Mt. Hope Ave, 1680 Mt. Hope Ave, 1686 Mt. Hope Ave, 1698-1700 Mt. Hope Ave, 1712 Mt. Hope Ave, 1714 Mt. Hope Ave, 1720-1722 Mt. Hope Ave, 1737 Mt. Hope Ave, 1744 Mt. Hope Ave  
**Zoning District:** C-2 Commercial Center District  
**Section of Code:** 76-4C  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating lands as public right-of-way on Mount Hope Avenue between Westfall Road and Westmoreland Drive for street improvement purposes; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Completed

**Case Number:** 5  
**File Number:** E-12-19-20  
**Case Type:** Special Permit  
**Address:** 378, 382, 390 Lombard Street and 45 Steel Street  
**Zoning District:** M-1 Industrial District  
**Applicant:** Louis P. Ferrari  
**Purpose:** To establish outdoor storage of trucks and heavy equipment at 378, 382, 390 Lombard Street and 45 Steel Street; and to consider waiving screening requirement for outdoor storage and parking lot setback requirements; an action requiring City Planning Commission approval.  
**Code Section:** 120-175B(2); 120-173F  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**CITY OF ROCHESTER  
30 CHURCH STREET**

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

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

**MONDAY, NOVEMBER 18, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case Number:** 1  
**File Number:** E-13-19-20  
**Case Type:** Special Permit - Renewal  
**Address:** 375 Averill Avenue  
**Zoning District:** C-2 Community Center District  
**Applicant:** Lyjha Wilton, Rochester Beer Park  
**Purpose:** To continue use of an accessory front outdoor seating/assembly area for an existing bar/restaurant, operating between the hours of 11PM and 2AM, daily, on condition, as established by Special Permit E-037-18-19; an action requiring City Planning Commission approval.  
**Code Section:** 120-192B(4)(e)  
**Enforcement:** No  
**SEQR:** Type II

**Case Number:** 2  
**File Number:** E-14-19-20  
**Case Type:** Special Permit - Renewal  
**Address:** 1000 North River Street  
**Zoning District:** M-D Marina District  
**Applicant:** Craig Ristuccia, Jetty at the Port, LLC  
**Purpose:** To continue outdoor entertainment on the patio of an existing bar/restaurant, as established by Special Permit E-053-16-17; an action requiring City Planning Commission approval.  
**Code Section:** 120-192B(4)(e)  
**Enforcement:** No  
**SEQR:** Type II

**Case Number:** 3  
**File Number:** E-15-19-20  
**Case Type:** Special Permit - Renewal  
**Address:** 666 South Avenue  
**Zoning District:** C-2 Community Center District  
**Applicant:** Karrie Laughton, Lux Lounge  
**Purpose:** To continue outdoor seating until 2:00AM daily, and movie night until 12:30AM one night per week at an existing bar, as established by Special Permit E-014-14-15; an action requiring City Planning Commission approval.  
**Code Section:** 120-192B(4)(e)  
**Enforcement:** No  
**SEQR:** Type II

**Case Number:** 4  
**File Number:** E-16-19-20  
**Case Type:** Special Permit  
**Address:** 862 Dewey Avenue  
**Zoning District:** Dewey-Driving Park Urban Renewal District / C-2 Community Center District  
**Applicant:** David Brownlee  
**Purpose:** To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.  
**Code Section:** 120-43T  
**Enforcement:** No  
**SEQR:** Type II

**CITY OF ROCHESTER  
30 CHURCH STREET**

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

**PUBLIC HEARING: 6:30 PM  
CITY COUNCIL CHAMBERS 302A**

**MONDAY, DECEMBER 16, 2019**

**1. MEETING WITH STAFF**

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case Number:** 1 *Informational Meeting*  
**File Number:** M-05-19-20  
**Case Type:** Zoning Map Amendment  
**Address:** 615, 621, and 625 Clifford Avenue, 1, 2, 3, 4, and 6 Theodore Street, 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, and 36 Maria Street  
**Zoning District:** R-1 Low Density Residential  
**Applicant:** Ray Wetherbee, CDS Life Transitions  
**Purpose:** To amend the Zoning Map by rezoning the properties located at 615, 621, and 625 Clifford Avenue, 1, 2, 3, 4, and 6 Theodore Street from R-1 Low Residential District to C-1 Community Center District and by rezoning the properties located at 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, and 36 Maria Street from R-1 Low Density Residential District to R-2 Medium Density Residential District to facilitate a mixed use development; an action requiring a City Planning Commission recommendation to the Rochester City Council.  
**Code Section:** 120-190C  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case Number:** 2  
**File Number:** E-17-19-20  
**Case Type:** Special Permit  
**Address:** 440-444 Thurston Road  
**Zoning District:** R-1 Low Density Residential  
**Applicant:** Megan Houppert, Home Leasing  
**Purpose:** To establish a temporary (24 month) 13 space ancillary parking lot to serve the 48 unit apartment building at 447 Thurston Road; an action requiring City Planning Commission approval.  
**Code Section:** 120-9A, 120-131  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**City Planning Commission  
December 16, 2019 Agenda  
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**Case Number:** 3  
**File Number:** E-18-19-20  
**Case Type:** Special Permit  
**Address:** 217 Alexander Street  
**Zoning District:** O-B Overlay Boutique District/ R-3 High Density Residential  
**Applicant:** Aaron Malbone, Buckingham Properties  
**Purpose:** To establish a bar and outdoor seating, both operating between the hours of 4:00 PM and 11:00 PM, Tuesday through Sunday at 217 Alexander Street; an action requiring City Planning Commission approval.  
**Code Section:** 120-106B, 120-106E  
**Enforcement:** No  
**SEQR:** Type II (617.5 (18))

**Case Number:** 4  
**File Number:** E-19-19-20  
**Case Type:** Special Permit  
**Address:** 685 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential  
**Applicant:** Reza Hourmanesh, GRH Architecture and Construction  
**Purpose:** To expand an existing ancillary parking lot by constructing 46 additional spaces to serve the church at 694 Hudson Avenue (God's Vision Ministries); an action requiring City Planning Commission approval.  
**Code Section:** 120-9A, 120-131  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case Number:** 5  
**File Number:** E-20-19-20  
**Case Type:** Special Permit  
**Address:** 627 Thurston Road  
**Zoning District:** C-1 Neighborhood Center  
**Applicant:** James Inzinna, DiGennaro Real Estate  
**Purpose:** To legalize a six space ancillary parking lot to serve the 13 unit apartment building at 629-631 Thurston Road; an action requiring City Planning Commission approval.  
**Code Section:** 120-9A, 120-131  
**Enforcement:** Yes  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission