

CITY OF ROCHESTER

CITY PLANNING COMMISSION

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

MEETING WITH STAFF: 5:00 p.m.

Via Zoom Meeting, view Meeting here:

<https://www.youtube.com/c/CityofRochesterVideos>

PUBLIC HEARING: 6:00 p.m.

Via Zoom Meeting, view Hearing here:

<https://www.youtube.com/c/CityofRochesterVideos>

Monday, January 31, 2022

I. Meeting with Staff

- a. Zoning Alignment Project (ZAP) Update:
New Zoning Districts along with draft Purpose Statements, Zoning Map, and Use Table

II. Public Hearing

Case Number:	1
File Number:	OMA-001-21-22
Case Type:	Official Map Amendment
Location:	Chace St
Zoning:	R-1 Low-Density Residential District
Applicant:	City of Rochester School District
Request:	To amend the Official Map of the City of Rochester by abandoning the western portion of Chace St for approximately 164 feet beginning from Aab St to allow for safe access to the north side of The Flower City School No. 54; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section:	76-4A
Enforcement:	No
SEQR:	Type II 48-5B(20)(d)
Case Number:	2
File Number:	E-012-21-22
Case Type:	Special Permit
Address:	423 Jefferson Av
Zoning:	R-1 Low-Density Residential District
Applicant:	Baraka Osman, Sumeni Grocery Store
Request:	To reestablish a grocery store, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m. daily; an action requiring City Planning Commission approval.
Code Section:	120-191B(4)(c), 120-192B(1)(b)
Enforcement:	Yes, expired Certificate of Occupancy
SEQR:	Unlisted
Lead Agency:	Manager of Zoning

Comment Information

Interested parties may comment on any particular case.

Deadline to submit written comment: 5:00 p.m.; Friday, January 28, 2022

Deadline to register to appear at the virtual hearing: 12:00 p.m.; Monday, January 31, 2022

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call (585) 428-7761.

CITY OF ROCHESTER

CITY PLANNING COMMISSION

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

Location: <https://www.youtube.com/c/CityofRochesterVideos>

Date: Monday, February 28, 2022
Time: 5:00 p.m. (meeting with staff)
6:00 p.m. (public hearing)

I. Meeting with Staff

- a. State Environmental Quality Review (SEQR)

II. Public Hearing

Case Number: 1
File Number: E-013-21-22
Case Type: Special Permit
Address: 553 Humboldt St
Zoning: R-1 Low-Density Residential District
Applicant: Murat Kucukdugenci, Buffalo Academy of Science Charter School
Request: To establish a charter school (kindergarten through fifth grade), a public and semipublic use in the two buildings located at the northwest and southwest corners of the property. Work scope includes subdivision of western portion of the property.

Code Section: 120-8D
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 2
File Number: E-014-21-22
Case Type: Special Permit
Address: 1242 N Goodman St
Zoning: C-1 Community Neighborhood Center
Applicant: George Santoire, Airosmith Development
Request: To establish a Personal Wireless Telecommunications Facility (PWTF) by erecting a 100 foot telecommunications tower with nine antennas and 15 remote radio heads attached at the centerline elevation of 96 feet and an accessory facility for transmission equipment. PWTF to be located in a 2,235 square foot area in the southwest corner of the property.

Code Section: 120-39, 120-143A(2)(c)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Comment Information

Interested parties may comment on any particular case.

Deadline to submit written comment: 5:00 p.m.; Friday, February 25, 2022
Deadline to register to appear at the virtual hearing: 12:00 p.m.; Monday, February 28, 2022

City Planning Commission Agenda
February 28, 2022
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For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call (585) 428-7761.

Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Official Map Amendment
	Informational Meeting
File	OMA-002-21-22
Address	Guerney St
Zoning	M-1 Industrial District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Guerney St, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	2
Type	Official Map Amendment
	Informational Meeting
File	OMA-003-21-22
Address	Holly Av
Zoning	M-1 Industrial District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Holly Av, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	3
Type	Special Permit
	Held from February 8, 2021 Hearing
File	E-011-20-21
Address	105 Hillside Av
Zoning	O-S Open Space District
Applicant	City of Rochester, Department of Recreation and Human Services
Request	To establish a public recreation center (After School in the Park) for temporary use at the existing fully enclosed building (Tay House).
Action	Planning Commission Approval
Code	120-911
Enforcement	No
SEQR	Unlisted
Lead Agency	Planning Commission

Case	4
Type	Special Permit
	Held from December 13, 2021 Hearing
File	E-009-21-22
Address	1012 S Clinton Av and 350 Benton St
Zoning	C-1 Neighborhood Center District
Applicant	Larry Wong, PEPIC, LLC
Request	To establish a 17 space ancillary parking lot.
Action	Planning Commission Approval
Code	120-35G, 120-131
Enforcement	No
SEQR	Unlisted, negative declaration issued by Manager of Zoning on December 3, 2021

Case	5
Type	Special Permit
File	E-015-21-22
Address	1291 Lyell Av
Zoning	C-2 Community Center District
Applicant	Reza Hourmanesh, GRH Architecture, Engineering, and Construction
Request	To establish a vehicle service station that can dispense fuel to six vehicles at one time on the undeveloped site and retail sales and service in the vacant building.
Action	Planning Commission Approval
Code	120-43R, 120-154
Enforcement	No
SEQR	Unlisted, negative declaration issued by Manager of Zoning on December 30, 2021

Case	6
Type	Special Permit
File	E-016-21-22
Address	358 Lake Av
Zoning	C-3 Regional Destination Center District
Applicant	Hospitality Syracuse, Inc.
Request	To consider a Parking Demand Analysis for a proposed restaurant with two drive-throughs. The project proposal includes 28 parking spaces where the zoning code has a maximum parking requirement of 11 spaces.
Action	Planning Commission Approval
Code	120-173D, 120-173F, 120-173B
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided at the public hearing or submitted in writing by email or mail. Written comment is due by close-of-business on the business-day before the public hearing.

Email: planningcommission@cityofrochester.gov

Address: City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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City Planning Commission
 *Revised Public Hearing Agenda

Location: <https://www.youtube.com/c/CityofRochesterVideos>

Date: Monday, ~~April 25, 2022~~ **May 2, 2022**

Time: 5:00 p.m. (meeting with staff)

6:00 p.m. (public hearing)

I. Meeting with Staff

- a. Review of first round of public comment on Zoning Alignment Project
- b. Elect chairperson and vice chairperson

II. Public Hearing

Case	1
Type	Official Map Amendment
	Informational Meeting
File	OMA-004-21-22
Address	Sellinger St
Zoning	R-2 Medium Density Residential District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Sellinger St, a City street and to incorporate it as a private driveway as part of the Los Flamboyanes redevelopment project.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	2
Type	Official Map Amendment
	Informational Meeting
File	OMA-005-21-22
Address	Albow Pl
Zoning	R-2 Medium Density Residential District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Albow Pl, a City street and to incorporate it as a private driveway as part of the Los Flamboyanes redevelopment project.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	3
Type	Zoning Map Amendment
	Informational Meeting
File	M-008-21-22
Address	536 Central Av
Zoning	M-1 Industrial District
Applicant	Gillian Conde, DePaul Properties
Request	To amend the zoning map by rezoning the vacant land at 536 Central Av from M-1 Industrial District to CCD-B Center City Base District to facilitate the redevelopment of the site to a three-story, 41,435 square foot, 30-unit multifamily dwelling and 27-space off-street parking lot.
Action	Planning Commission recommendation to City Council
Code	120-190C(3)(a)
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	4
Type	Special Permit
File	E-017-21-22
Address	232 Portland Av
Zoning	R-2 Medium Density Residential District
Applicant	Sergey Nesterenko, SNM Properties, LLC
Request	To reestablish vehicle repair, a nonconforming use in a vacant nonconforming building operating between 6:00 a.m. and 9:00 p.m.
Action	Planning Commission approval
Code	120-191B(4)(c), 120-192B(1)(b)
Enforcement	Yes
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	5
Type	Special Permit
File	*E-022-21-22
Address	17, 19 Harwood St, and 954 Monroe Av
Zoning	R-2 Medium Density Residential District and C-1 Neighborhood Center District
Applicant	Michael Slusser, Key Performance PM
Request	To construct a 23-space ancillary parking lot at 17 and 19 Harwood St and a 19-space ancillary parking lot at 954 Monroe Av (42 spaces total) to serve the seven buildings at 17 and 19 Harwood St and 954, 962, 970, 976-982, 984-990 Monroe Av.
Action	Planning Commission approval
Code	120-18B, 120-35G, 120-131
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	6
Type	Special Permit
File	*E-023-21-22
Address	639 Bay St
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct an 8,591 square foot, four unit, multifamily dwelling with an off-street parking lot on a vacant, 0.2 acre corner lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	7
Type	Special Permit
File	*E-024-21-22
Address	430 Garson Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 10,240 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24 acre lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	8
Type	Special Permit
File	*E-025-21-22
Address	263 Grand Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct an 11,200 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24 acre lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	9
Type	Special Permit
File	*E-026-21-22
Address	12, 16 Lampson St and 263 Garson Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 12,960 square foot, eight-unit multifamily dwelling with an off-street parking lot on three vacant lots to be combined into one, corner lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	10
Type	Special Permit
File	*E-027-21-22
Address	299-303 and 305 Webster Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 13,012 square foot, eight-unit, multifamily dwelling with an off-street parking lot on two vacant lots to be combined into one, corner lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided at the public hearing or submitted in writing by email or mail. Written comment is due by close-of-business on the business-day before the public hearing.

Email: planningcommission@cityofrochester.gov

Address: City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Official Map Amendment
	Informational Meeting
File	OMA-002-21-22
Address	Guerney St
Zoning	M-1 Industrial District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Guerney St, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	2
Type	Official Map Amendment
	Informational Meeting
File	OMA-003-21-22
Address	Holly Av
Zoning	M-1 Industrial
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Holly Av, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	3
Type	Special Permit
File	E-018-21-22
Address	691-693 S Plymouth Av
Zoning	R-1 Low-Density Residential
Applicant	Tyler Elling, Golden Spike Properties
Request	To reestablish a nonconforming use, an office/retail sales and service (artist studios and cooperative) in a vacant nonconforming structure with hours of operation limited to 6:00 a.m. to 9:00 p.m.
Action	Planning Commission approval.
Code	120-191B(4)(c), 120-192B(1)(b)
Enforcement	No
SEQR	Unlisted, negative declaration issued on April 22, 2022
Lead Agency	Manager of Zoning

Case	4
Type	Special Permit
File	E-019-21-22
Address	207-209 Monroe Av
Zoning	C-2 Community Center
Applicant	James Maher
Request	To consider an alternative parking plan for seven spaces to serve a proposed sit-down restaurant with limited entertainment.
Action	Planning Commission approval.
Code	120-173E(2)(b)
Enforcement	No
SEQR	Type II (48-5B(27))

Case	5
Type	Special Permit
File	E-020-21-22
Address	23 Arlington St
Zoning	R-2 Medium Density Residential
Applicant	Scott L. Fiske, RA, Pardi Partnership Architect, PC
Request	To consider an alternative parking plan for 24 spaces to serve the proposed commercial building with office and retail sales and service.
Action	Planning Commission approval.
Code	120-173E(2)(b)
Enforcement	No
SEQR	Type II (48-5B(27))

Case	6
Type	Special Permit
File	E-021-21-22
Address	1737 Mt Hope Av
Zoning	C-2 Community Center
Applicant	Mike McCracken, Hospitality Syracuse, Inc.
Request	To establish a two-lane drive-through not meeting certain additional requirements for specified uses and requirements applying to all districts and to consider a parking demand analysis for 14 spaces.
Action	Planning Commission approval.
Code	120-43G, 120-136, 120-173, 120-174, 120-177
Enforcement	
SEQR	Unlisted, negative declaration issued on November 3, 2021
Lead Agency	Manager of Zoning

Comment Information

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

I. Meeting with Staff

II. Public Hearing

Case	1
Type	Official Map Amendment Informational Meeting
File	OMA-004-21-22
Address	Melvin Alley
Zoning	CCD-M Center City District – Main Street District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Melvin Alley, a City street and to incorporate it with the Center City Courtyard project located at 99 W. Main Street.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	2
Type	Official Map Amendment Informational Meeting
File	OMA-005-21-22
Address	Scott Alley between W. Main Street and W. Broad St west of S. Plymouth Ave
Zoning	CCD-M Center City District – Main Street District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Melvin Alley, a City street and to incorporate it with the Center City Courtyard project located at 99 W. Main Street.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	3
Type	Special Permit
File	E-024-21-22
Address	430 Garson Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 10,240 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24-acre lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	4
Type	Special Permit
File	E-025-21-22
Address	263 Grand Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct an 11,200 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24-acre lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	5
Type	Special Permit
File	E-026-21-22
Address	12, 16 Lampson St and 263 Garson Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 12,960 square foot, eight-unit multifamily dwelling with an off-street parking lot on three vacant lots to be combined into one corner lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	6
Type	Special Permit
File	E-027-21-22
Address	299-303 and 305 Webster Av
Zoning	R-2 Medium Density Residential District
Applicant	Jenifer Higgins, Home Leasing
Request	To construct a 13,012 square foot, eight-unit, multifamily dwelling with an off-street parking lot on two vacant lots to be combined into one corner lot.
Action	Planning Commission approval
Code	120-18H, 120-20, 120-173
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	7
Type	Special Permit
File	E-021-21-22
Address	1737 Mt Hope Av
Zoning	C-2 Community Center
Applicant	Mike McCracken, Hospitality Syracuse, Inc.
Request	To establish a two-lane drive-through not meeting certain additional requirements for specified uses and requirements applying to all districts and to consider a parking demand analysis for 14 spaces.
Action	Planning Commission approval.
Code	120-43G, 120-136, 120-173, 120-174, 120-177
Enforcement	No
SEQR	Unlisted, negative declaration issued on November 3, 2021
Lead Agency	Manager of Zoning

Case	8
Type	Special Permit
File	E-028-21-22
Address	927-941 S Clinton Av
Zoning	C-2 Community Center District
Applicant	Reza Hourmanesh, GRH
Request	To demolish an existing 1560 sf minimart ,canopy and pumps and remove underground tanks and re-install tanks, canopy and fuel pumps and construct 2312 sf convenience store and reestablish the vehicle service station with 6 pumps.
Action	Planning Commission approval.
Code	120-191, 120-43R, 120-154, 120-158, 120-159, 120-165, 120-169, 120-173, 120-174
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	9
Type	Special Permit
File	E-029-21-22
Address	1467 E. Main St
Zoning	C-1 Neighborhood Center District
Applicant	Knowledge Allah, Infinite Recycling
Request	To reestablish a nonconforming use, a recycling center (can redemption facility), in a vacant nonconforming structure with hours of operation limited to 9:00 a.m. to 5:00 p.m.
Action	Planning Commission approval.
Code	120-191B(4)(c), 120-192B(1)(b), 120-145, 120-159
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	10
Type	Special Permit
File	E-030-21-22
Address	786 N Goodman St
Zoning	C-2 Community Center District
Applicant	Trish Rissone, ESL Federal Credit Union
Request	To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 31 space parking lot, including demolition of a one-story, 1806 square foot commercial building.
Action	Planning Commission approval.
Code	120-43G, 120-137, 120-177
Enforcement	No
SEQR	Unlisted, negative declaration issued on May 3, 2022
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided at the public hearing or submitted in writing by email or mail. Written comment is due by close-of-business on the business-day before the public hearing.

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

*Revised

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Special Permit
File	E-001-22-23
Address	1008 Avenue D
Zoning	R-1 Low Density Residential District
Applicant	Mayra Pimentel, Property Owner
Request	To reestablish two nonconforming uses, salon and liquor store (retail sales and services), in a vacant nonconforming structure with hours of operation limited to Tuesday through Saturday 9:00 a.m. to 6:00 p.m. for the proposed beauty salon and Monday through Saturday from 10:00 a.m. to 8:00 p.m. and Sundays 12:00 p.m. to 8:00 p.m. for the proposed liquor store.
Action	Planning Commission approval
Code	120-191B(4)(c), 120-192B(1)(b)
Enforcement	No
SEQR	Unlisted; Negative declaration was issued by the Manager of Zoning on 04/22/22.
Lead Agency	Manager of Zoning

Case	2
Type	Special Permit – Renewal & Expansion
File	E-002-22-23
Address	421-425 River Street
Zoning	H-V Harbortown Village District
Applicant	Bob Youst, Whiskey River Pub and Grill
Request	To expand indoor music to seven (7) days per week until 1:45AM, seasonal outdoor music to seven (7) days per week until 10:00PM, and outdoor recreation until 2:00AM daily; the applicant is requesting this Special Permit for 10 years or the life of the business.
Action	Planning Commission approval
Code	120-177B(6)
Enforcement	No
SEQR	Unlisted; Negative declaration was issued by the City Planning Commission on 03/06/17.
Lead Agency	Manager of Zoning

Case	3
Type	Special Permit
File	E-003-22-23
Address	263 Park Av
Zoning	R-2 Medium Density Residential District; O-B Overlay Boutique District
Applicant	Drew Nye, Eat, Drink, Park263
Request	To establish outdoor seating at "The Classic" restaurant, a use requiring a Special Permit in the O-B Overlay Boutique District.
Action	Planning Commission approval
Code	120-106E
Enforcement	Yes, Case #705740
SEQR	Unlisted
Lead Agency	Manager of Zoning

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

I. Meeting with Staff

II. Public Hearing

Case	1
Type	Official Map Amendment Informational Meeting
File	OMA-002-21-22
Address	Guerney St
Zoning	M-1 Industrial District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Guerney St, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	2
Type	Official Map Amendment Informational Meeting
File	OMA-003-21-22
Address	Holly Av
Zoning	M-1 Industrial District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester by abandoning Holly Av, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.
Action	Planning Commission Recommendation to City Council
Code	76-4A
Enforcement	No
SEQR	Type II 48-5B(20)(d)

Case	3
Type	Text Amendment Informational Meeting
File	T-001-22-23
Address	Citywide
Applicant	Mayor of the City of Rochester
Request	To amend the Zoning Code and Business Permits Code to allow and regulate Adult-Use Dispensaries and Adult-Use Consumption Lounges in certain zoning districts in accordance with the State Cannabis Law.
Action	Planning Commission Recommendation to City Council
Code	120-190C
Enforcement	N/A
SEQR	Type I 6 CRR-NY 614.4(b)
Lead Agency	Mayor's Office

Case	4
Type	Special Permit
File	E-004-22-23
Address	836-838 S Clinton Av
Zoning	C-2 Community Center District
Applicant	Chad Ellis, Bookeater
Request	To consider an alternative parking plan for twelve spaces to serve a proposed book store and café.
Action	Planning Commission approval
Code	120-173E
Enforcement	No
SEQR	Type II 48-5B(27)
Lead Agency	N/A

Case	5
Type	Special Permit
File	E-005-22-23
Address	641-645 Park Av
Zoning	C-2 Community Center District
Applicant	Mark Mendola, Caramel Bakery and Bar LLC
Request	To consider an alternative parking plan for twenty spaces to serve a proposed bakery and bar.
Action	Planning Commission approval
Code	120-173E
Enforcement	No
SEQR	Type II 48-5B(27)
Lead Agency	N/A

Case	6
Type	Special Permit
File	E-006-22-23
Address	419-427 Thurston Rd
Zoning	R-1 Low Density Residential District
Applicant	Peter Han
Request	To modify the previously approved Special Permit (E-03-18-19) for the establishment of retail sales and service for a carry-out fish fry restaurant operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.
Action	Planning Commission approval
Code	120-192B(5)
Enforcement	Yes
SEQR	Type II 6 CRR-NY 614.5(c)(18)
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided at the public hearing or submitted in writing by email or mail. Written comment is due by close-of-business on the business-day before the public hearing.

Email: PlanningCommission@CityofRochester.Gov

Address: City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call (585) 428-6510.

Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Special Permit
File	E-007-22-23
Address	1443 E Main St
Zoning	C-1 Neighborhood Center District
Applicant	Reza Hourmanesh, GHR
Request	To establish a 33 space ancillary parking lot to service a proposed restaurant and lounge located at 1443 E Main St; an action requiring City Planning Commission approval.
Action	Planning Commission approval
Code	120-35
Enforcement	No
SEQR	Type II 6 CRR-NY 617.5(c)(1)
Lead Agency	N/A

Case	2
Type	Special Permit
File	E-008-22-23
Address	33 Jefferson Av
Zoning	R-2 Medium Density Residential
Applicant	Lauren Rodriguez, LaBella Associates
Request	To establish an 8 space ancillary parking lot for staff located at 12 Jefferson Av and a 27 space ancillary parking lot for visitors located at 54 Jefferson Av to service the proposed Susan B. Anthony Interpretive Center located at 33 Jefferson Av; an action requiring City Planning Commission approval.
Action	Planning Commission approval
Code	120-18
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Comment Information

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

*Revised

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Zoning Map Amendment Informational Meeting
File	M-001-22-23
Address	30, 35, 64, 65, & 68 Luther Circle
Zoning	R-1 Low Density Residential District
Applicant	Shawn Burr, Rochester Housing Authority
Request	To amend the zoning map by rezoning 30, 35, 64, 65, & 68 Luther Circle from R-1 Low Density Residential to R-3 High Density Residential to facilitate the rehabilitation of the Fairfield Village townhouses and the addition of ADA-accessible units.
Action	Planning Commission recommendation to City Council
Code	120-190C(3)(b)
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	2
Type	Zoning Map Amendment Informational Meeting
File	M-002-22-23
Address	2120 St Paul St
Zoning	R-1 Low Density Residential District
Applicant	Shawn Burr, Rochester Housing Authority
Request	To amend the zoning map by rezoning 2120 St Paul Street from R-1 Low Density Residential to C-2 Community Center to facilitate the demolition of an existing 8-unit senior residential building and the construction of a new 15-unit apartment building with accessible units.
Action	Planning Commission recommendation to City Council
Code	120-190C(3)(b)
Enforcement	No
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case	3	*Held from 02/28/22 Hearing
Type	Special Permit	
File	E-014-21-22	
Address	1242 N Goodman St	
Zoning	C-1 Community Neighborhood Center	
Applicant	George Santoire, Airosmith Development	
Request	To establish a Personal Wireless Telecommunications Facility (PWTF) by erecting a 100 foot telecommunications tower with nine antennas and 15 remote radio heads attached at the centerline elevation of 96 feet and an accessory facility for transmission equipment. PWTF to be located in a 2,235 square foot area in the southwest corner of the property.	
Action	Planning Commission approval	

Code	120-39, 120-143A(2)(c)
Enforcement	No
SEQR	Unlisted
Lead Agency	City Planning Commission

Case	4	*Held at the request of staff
Type	Special Permit	
File	E-009-22-23	
Address	33 Jefferson Avenue	
Zoning	R-2 Medium Density Residential	
Applicant	Lauren Rodriguez, LaBella Associates	
Request	To establish an Interpretive Center for the Susan B. Anthony Museum and House, a use requiring a Special Permit in the R-2 Medium Density Residential Zoning District, and to consider an alternative parking plan for 47 spaces to serve the proposed Interpretive Center; an action requiring City Planning Commission approval.	
Action	Planning Commission approval	
Code	120-18, 120-173E	
Enforcement	No	
SEQR	Unlisted	
Lead Agency	Manager of Zoning	

Comment Information

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

***Revised**

- I. Meeting with Staff
- II. Public Hearing

Case	1
Type	Official Map Amendment Informational Meeting
File	OMA-001-22-23
Address	955 Elmwood Avenue, formerly portion of 1600 South Avenue
Zoning	IPD #9
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester as follows: City owned parcel to be dedicated and combined with the adjacent South Avenue right of way in order to create a right turn lane for the South Avenue & Elmwood Avenue 131-K Reconstruction Project.
Action	City Planning Commission recommendation to City Council
Code	76-4D

Case	2
Type	Official Map Amendment Informational Meeting
File	OMA-002-22-23
Address	River St Right-of-Way adjacent to 520 River Street
Zoning	H-V Harbortown Village District
Applicant	City of Rochester, City Engineer
Request	To amend the Official Map of the City of Rochester as follows: Abandonment of a portion of River Street ROW to be sold to the adjacent parcel owner at 520 River St.
Action	City Planning Commission recommendation to City Council
Code	76-4A

Held by Staff*

Case	3
Type	Special Permit
File	E-010-22-23
Address	46 Hickory St
Zoning	R-2 Medium Density Residential District
Applicant	Christopher Ogden OGRE, LLC
Request	To change use from a three family to a four family dwelling not meeting dwelling unit conversion standards.
Action	City Planning Commission approval
Code	120-18H, 120-166
Enforcement	No
SEQR	Type II 48-5B(13)
Lead Agency	City Planning Commission
Permit #	1223021

Held by Staff*

Case	4
Type	Special Permit
File	E-011-22-23
Address	30 Merriman St
Zoning	R-2 Medium Density Residential District
Applicant	Kelly Johnson, Kelly Johnson Properties
Request	To legalize use of the property as a three family residence not meeting dwelling unit conversion standards.
Action	City Planning Commission approval
Code	120-18H, 120-163, 120-166, 120-173
Enforcement	No
SEQR	Type II 48-5B(13)
Lead Agency	City Planning Commission
Permit #	1223806

Case	5 3*
Type	Special Permit
File	E-012-22-23
Address	390 Blossom Rd (AKA Suite 02111 at 50 Carson Rd)
Zoning	M-1 Industrial District
Applicant	Surash Goel, Rock Hard Entertainment LLC
Request	To establish outdoor activity, including a fire pit, background entertainment, and limited entertainment, on an accessory patio for a banquet facility.
Action	City Planning Commission approval
Code	120-83P
Enforcement	No
SEQR	Type II 6 NYCRR 617.5(c)(9)
Lead Agency	City Planning Commission
Permit #	1224319

Comment Information

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Address: City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner's Conference Room
 30 Church St. Rm. 223-B

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

***Revised**

- I. Meeting with Staff
- II. Public Hearing

Removed by Staff*

Case	4
Type	Special Permit
File	E-011-22-23
Address	30 Merriman St
Zoning	R-2 Medium Density Residential District
Applicant	Kelly Johnson, Kelly Johnson Properties
Request	To legalize use of the property as a three family residence not meeting dwelling unit conversion standards.
Action	City Planning Commission approval
Code	120-18H, 120-163, 120-166, 120-173
Enforcement	No
SEQR	Type II 48-5B(13)
Lead Agency	City Planning Commission
Permit #	1223806

Case	2 1
Type	Special Permit
File	E-013-22-23
Address	676 Bay Street
Zoning	R-1 Low-Density Residential District
Applicant	Marco A. Riveros
Request	To establish a nonconforming use as auto sales (online retail sales and service) in a 1,076 square foot vacant building with operating hours Monday-Friday 9:00 AM-2:00PM; Saturday 10:00AM-1:00PM for the purchase and pick-up of online orders.
Action	City Planning Commission approval
Code	120-191B(4)(c), 120-192B(1)(b)
Enforcement	No
SEQR	Type II 6 NYCRR 617.5(c)(18)
Lead Agency	City Planning Commission
Permit #	1204943

Case	3 2
Type	Special Permit
File	E-014-22-23
Address	95 Averill Avenue
Zoning	R-2 Medium-Density Residential District
Applicant	Patrick Dutton, Fortified
Request	To establish a banquet facility and neighborhood hotel as an adaptive reuse of this landmark property. Project includes interior renovations to the non-landmarked interior, minor landscaping changes and an exterior seating area with fire pit.

Action	City Planning Commission approval
Code	120-191B(4)(c), 120-192B(1)(b)
Enforcement	No
SEQR	Type II 6 NYCRR 617.5(c)(18)
Lead Agency	City Planning Commission
Permit #	1214731

Case	4 3
Type	Special Permit
File	E-015-22-23
Address	58 Hickory Street
Zoning	R-2 Medium-Density Residential District
Applicant	Patrick Dutton, Fortified
Request	To establish a sixteen space ancillary parking lot and accessory storage shed in the rear yard to serve the adjacent banquet hall at 95 Averill avenue (case no. 3 above).
Action	City Planning Commission approval
Code	120-18B
Enforcement	No
SEQR	Unlisted
Lead Agency	City Planning Commission
Permit #	1224623

Comment Information

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