

CITY OF ROCHESTER
30 CHURCH STREET

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

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

Monday, January 14, 2013

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<i>Informational Meeting</i>
File Number:	OMA-07-12-13	
Case Type:	Official Map Amendment	
Applicant:	City of Rochester, DES	
Address:	N. River Street	
Quadrant:	NW	
Section of Code:	Chapter 76	
Purpose:	To abandon N. River Street extending between Portside Drive and Corrigan Street, and to dedicate portions of two parcels (1000 N. River Street and 4752 Lake Avenue) as right-of-way in conjunction with the realignment of N. River Street to accommodate the port marina development; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Completed	

Case	2	<i>Informational Meeting</i>
File Number:	M-03-12-13	
Case Type:	Zoning Map Amendment	
Applicant:	Michelle Sweetland, Ricole Property Management, LLC	
Address:	1349, 1357-1359, 1365, 1375-1377, 1387, 1393-1399, 1405 Culver Road and 1207-1219 Bay Street	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	SE	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the above eight properties from R-1 Low Density Residential to R-1 Low Density Residential/Overlay Office (R-1/O-O); an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

City Planning Commission
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Case **3**
File Number: **E-025-12-13**
Case Type: Special Permit - Renewal
Applicant: Donald Bush, Marshall Street Bar and Grill
Address: 81 Marshall Street
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To continue live entertainment at the Marshall Street Bar and Grill; an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case **4**
File Number: **E-026-12-13**
Case Type: Special Permit - Renewal
Applicant: Geraldine Thomas, Serenity House
Property Address: 1105 Lake Avenue
Zoning District: R-3 High Density Residential District
Quadrant: NW
Section of Code: 120-27I, 120-140
Purpose: To continue the use of this building as a homeless residential facility for women; an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case **5**
File Number: **E-027-12-13**
Case Type: Special Permit
Applicant: Dwayne Ivery
Property Address: 1509 – 1511 E. Main Street
Zoning District: R-2/O-O Medium Density Residential District with Office Overlay
Quadrant: SE
Section of Code: 120-18N; 120-146.1
Purpose: 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 11:00 PM, on the first floor of this vacant nonconforming building; an action requiring Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
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Case **6**
File Number: **E-028-12-13**
Case Type: Special Permit
Applicant: Marcus Luciano, J&M Collectibles
Property Address: 490 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-029-12-13**
Case Type: Special Permit
Applicant: Benjamin S. Vasquez, BSV Metal Finishers
Property Address: 750 St. Paul Street
Zoning District: M-1 Industrial District
Quadrant: NE
Section of Code: 120-83N; 120-175
Purpose: To renew the previously approved towing business (Tow-Busters) and to modify the previous conditions by extending the hours of operation for the outdoor vehicle storage from 10:00 PM to 24-hours; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-030-12-13**
Case Type: Special Permit
Applicant: Rafael Minllety
Property Address: 2153 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9G, 120-146.1
Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
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Case **9**
File Number: **E-031-12-13**
Case Type: Special Permit
Applicant: Taju Ahmed
Property Address: 335-337 Remington Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9G, 120-146.1
Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-032-12-13**
Case Type: Special Permit
Applicant: Abdusamed Hussein
Property Address: 747 Joseph Avenue
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-18M, 120-146.1
Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **11**
File Number: **E-033-12-13**
Case Type: Special Permit
Applicant: Horace Parker
Property Address: 1160 N. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high-impact convenience store offering for sale Beer, Lotto and Tobacco products, with hours of operation from 6:00 AM to 1:00 AM Monday - Thursday, 6:00 AM to 2:00 AM Friday and Saturday, and 6:00 AM to 11:00 PM on Sunday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
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Case	12
File Number:	E-034-12-13
Case Type:	Special Permit
Applicant:	Gregory Thompson
Property Address:	1534 N. Goodman Street
Zoning District:	R-1 Low Density Residential District
Quadrant:	SE
Section of Code:	120-9H; 120-146.1
Purpose:	To establish a low-impact retail liquor store in this vacant, nonconforming building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 9:00 PM on Sunday; 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 208A

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

Monday, February 11, 2013

I. MEETING WITH STAFF

- a. Update on Full-line Food Store Guidelines
- b. Temporary Special Permits

II. Informational Meeting/Public Hearing

Case	1	
File Number:	E-027-12-13	<i>Held from the January 14, 2013 Hearing</i>
Case Type:	Special Permit	
Applicant:	Dwayne Ivery	
Property Address:	1509 – 1511 E. Main Street	
Zoning District:	R-2/O-O Medium Density Residential District with Office Overlay	
Quadrant:	SE	
Section of Code:	120-18N; 120-146.1	
Purpose:	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 11:00 PM, on the first floor of this vacant nonconforming building; an action requiring Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

Case	2	
File Number:	E-028-12-13	<i>Held from the January 14, 2013 Hearing</i>
Case Type:	Special Permit	
Applicant:	Marcus Luciano, J&M Collectibles	
Property Address:	490 Monroe Avenue	
Zoning District:	C-2 Community Center District	
Quadrant:	SE	
Section of Code:	120-43T; 120-146.1	
Purpose:	To establish a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
February 11, 2013 Agenda
Page 2

Case **3**
File Number: **E-035-12-13**
Case Type: Special Permit
Applicant: Michael Rechichi
Property Address: 36 S. Union Street
Zoning District: R-3 High Density Residential District
Quadrant: SE
Section of Code: 120-27M; 120-146.1
Purpose: To establish a barber shop, a low impact retail service use, in an existing mixed use nonconforming structure with hours of operation from 6:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.

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

Case **4**
File Number: **E-036-12-13**
Case Type: Special Permit
Applicant: Harry Coates
Property Address: 371 Whitney Street
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83M
Purpose: To construct a 3,577 square foot vehicle repair facility with two bays on this vacant lot; an action requiring City Planning Commission approval.

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

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

Monday, March 18, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	M-04-12-13	
Case Type:	Zoning Map Amendment	
Applicant:	Avram Berman	
Address:	435 Westfall Road	
Zoning District:	R-3/O-O High Density Residential District with Office Overlay	
Quadrant:	SE	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the property at 435 Westfall Road from R-3/O-O (High Density Residential District with Office Overlay) to R-3/O-B (High Density Residential District with Overlay Boutique) to allow for the conversion of an existing barn building to a coffee shop; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<i>Held from the December 17, 2012 Hearing</i>
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; 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	

Case **3** *Held from the January 14, 2013 Hearing*
File Number: **E-030-12-13**
Case Type: Special Permit
Applicant: Rafael Minlley
Property Address: 2153 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9G, 120-146.1
Purpose: To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4** *Held from the January 14, 2013 Hearing*
File Number: **E-031-12-13**
Case Type: Special Permit
Applicant: Taju Ahmed
Property Address: 335-337 Remington Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9G, 120-146.1
Purpose: To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5** *Held from the January 14, 2013 Hearing*
File Number: **E-032-12-13**
Case Type: Special Permit
Applicant: Abdusamed Hussein
Property Address: 747 Joseph Avenue
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-18M, 120-146.1
Purpose: To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
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Case 6
File Number: E-037-12-13
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH Architecture and Construction
Property Address: 536 Jay Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9G, 120-146.1
Purpose: To change the use of this existing mini-mart and its proposed expansion to a full-line food store offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 7:00 AM to 11:00 PM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-038-12-13
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH Architecture and Construction
Property Address: 363 - 377 E. Ridge Road
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43T, 120-146.1
Purpose: To convert a former vehicle sales operation to a high-impact convenience store offering for sale BEER, LOTTO and TOBACCO products, not meeting the transparency requirements and establishing more than 110% of the parking requirement, with hours of operation from 7:00 AM to 11:00 PM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 8
File Number: E-039-12-13
Case Type: Special Permit - Renewal
Applicant: Lyjha Wilton
Property Address: 739 Park Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To continue the previously approved live entertainment at Boulder Coffee; an action requiring City Planning Commission approval.
SEQR: Type 2

City Planning Commission
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Case **9**
File Number: **E-040-12-13**
Case Type: Special Permit
Applicant: Gregory Thompson
Property Address: 1534 N. Goodman Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9H; 120-146.1
Purpose: To establish a low-impact retail liquor store in this vacant, nonconforming building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 5:00 PM on Sunday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-041-12-13**
Case Type: Special Permit
Applicant: Jeffrey Benjamin, Ubiquity Enterprise, LLC
Property Address: 1119 Joseph Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9F, 120-146
Purpose: To establish a residential care facility for 10 seniors transitioning from nursing home care to independent living; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **11**
File Number: **E-042-12-13**
Case Type: Special Permit
Applicant: Joseph Munno, University Preparatory Charter School for Young Men
Property Address: 1290 Lake Avenue
Zoning District: R-3 High Density Residential District
Quadrant: NW
Section of Code: 120-27F; 120-173E
Purpose: To establish the University Preparatory Charter School for Young Men, Grades 7-12, with a maximum occupancy of 450 students in this vacant former nursing home, and to review an Alternative Parking Plan associated with this proposed development; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

CITY OF ROCHESTER
30 CHURCH STREET

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

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

Monday, April 22, 2013 (REVISED)

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	OMA-08-12-13	
Case Type:	Official Map Amendment	
Applicant:	City Planning Commission	
Address:	Platt Street	
Quadrant:	SW	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map by abandoning a portion of Platt Street in conjunction with the establishment of a festival site at 13 Cataract Street accessory to the Brew House operation at 25 Cataract Street; and to dedicate an area of land extending from St. Paul Street to Platt Street in conjunction with the proposed widening of Cataract Street; and to rename a small area of Platt Street right-of-way as Cataract Street; actions requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 1	
Lead Agency:	Director of Planning and Zoning	

Case	2	<i>Informational Meeting</i>
File Number:	M-05-12-13	
Case Type:	Zoning Map Amendment	
Applicant:	John Mastrella, JP Motorcycle	
Address:	348, 364-368, 378, 382, 392-394, 420 Mt. Hope Avenue; 22 Gregory Street and 3 Hickory Street	
Zoning District:	R-2 Medium Density Residential District	
Quadrant:	SE	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the above eight properties from R-2 Medium Density Residential District to C-1 Neighborhood Center Commercial District; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case **3** ***Informational Meeting***
File Number: **PD #15 (Culver Road Armory)**
Case Type: Zoning Map Amendment/Text Amendment/Planned Development District
Applicant: Fred Rainaldi, Whitney Baird Associates, LLC
Property Address: 145 Culver Road and 56 Hinsdale Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map and Zoning Text by establishing a 10.4 acre Planned Development District (PD #15 Culver Road Armory) by rezoning the above two properties from R-1 Low Density Residential District to PD #15 Culver Road Armory; by adopting the proposed development concept plan associated with this PD, and by adding the PD#15 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.

SEQR: **Type 1**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-043-12-13**
Case Type: Special Permit
Applicant: Mike Ryan, Rochester Gas & Electric
Property Address: 250 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43L, 120-144
Purpose: To construct a fully enclosed electric sub-station for Rochester Gas & Electric; an action requiring City Planning Commission approval.

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

Case **5**
File Number: **E-044-12-13**
Case Type: Special Permit
Applicant: John Diamatopoulos, Somerton's Public House
Property Address: 729-733 Park Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43B
Purpose: To extend the hours of operation from 11:00 PM to 2:00 AM daily for the outdoor seating and assembly area for Somerton's Public House (formerly Preps); an action requiring City Planning Commission approval.

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

Case **6**
File Number: **E-016-12-13**
Case Type: Special Permit
Applicant: Robert Napier, Napier Enterprises
Property Address: 42 Independence Street
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83A, 120-83N, 120-175
Purpose: To establish commercial uses in a 21,000 square foot vacant manufacturing building, subject to marketability standards, and to establish outdoor storage/sales of construction materials, equipment and vehicles on the site; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-045-12-13**
Case Type: Special Permit
Applicant: Justin Johnson
Property Address: 526 W. Main Street
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-43S, 120-152
Purpose: To establish a tire sales, installation and repair facility in the two-bay portion of this vacant non-conforming building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-046-12-13**
Case Type: Special Permit
Applicant: Tina Cipolla-Youst, Steel River BBQ Bar and Grill
Property Address: 421 River Street
Zoning District: H-V District (Harbortown Village)
Quadrant: NW
Section of Code: 120-77B(11); 120-137
Purpose: To add indoor live entertainment to the Steel River BBQ Bar and Grill; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **9**
File Number: **E-047-12-13**
Case Type: Special Permit
Applicant: Jeffrey Reddish, Jeremiah's
Property Address: 16-18 and 30 Belmont Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SE
Section of Code: 120-18B, 120-131
Purpose: To expand the existing rear yard parking lots at 1104, 1114 and 1120 Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties; an ancillary parking lot requiring City Planning Commission approval in this R-2 District.

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

Case **10**
File Number: **E-048-12-13**
Case Type: Special Permit
Applicant: Mitchell Gruber, Foodlink
Property Address: 617-619, 631 and 655 Lexington Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9D
Purpose: To construct a 22' x 80' temporary greenhouse on these vacant City parcels to serve Foodlink; an action requiring City Planning Commission approval.

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

Case **11** ***Informational Meeting***
File Number: **M-06-12-13**
Case Type: Zoning Map Amendment
Applicant: City Planning Commission
Address: 683 Elmwood Avenue and 1401 Mt Hope Avenue
Zoning District: C-V Collegetown Village District and PD#10 (U of R City Campus)
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map in conjunction with the Collegetown Project by rezoning a small portion of the property at 683 Elmwood Avenue from C-V Collegetown Village District to PD#10, and a small portion of 1401 Mt. Hope Avenue from PD#10 to C-V Collegetown Village District for Zoning Map "clean-up" purposes; an action requiring City Planning Commission recommendation to City Council.

III. CASES FOR DELIBERATIONS AND VOTE ONLY

Case	1
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; 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
Case	2
File Number:	E-040-12-13
Case Type:	Special Permit
Applicant:	Gregory Thompson
Property Address:	1534 N. Goodman Street
Zoning District:	R-1 Low Density Residential District
Quadrant:	SE
Section of Code:	120-9H; 120-146.1
Purpose:	To establish a low-impact retail liquor store in this vacant, nonconforming building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 5:00 PM on Sunday; 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 208A

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

REVISED*

Monday, May 20, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case **1**
File Number: **S-01-12-13**
Case Type: Subdivision
Applicant: College Town Rochester, LLC
Property Address: 1325, 1351, 1371, 1401 Mt. Hope Avenue; 72, 100, 110-170 Crittenden Blvd; and 683 Elmwood Avenue
Zoning District: C-V Collegetown Village District and PD #10 - University of Rochester Campus
Quadrant: SE
Section of Code: Chapter 128
Purpose: To subdivide eight (8) lots, approximately 14 acres, into 10 lots and establish a new street in association with the Collegetown Project; an action requiring City Planning Commission approval.
SEQR: **Type 1**
Lead Agency: **Director of Planning and Zoning**

Case **2** ***Informational Meeting***
File Number: **M-07-12-13**
Case Type: Zoning Map Amendment
Applicant: Anthony Bellomo, T.Y. LIN International
Address: 818, 826 and 830 South Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the above three properties from R-1 Low Density Residential District to C-1 Neighborhood Center Commercial District; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor**

Case **3**
File Number: **E-049-12-13**
Case Type: Special Permit
Applicant: Rick Premo, Highland Hospital
Property Address: 777 S. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for Highland Family Medicine; an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case **4**
File Number: **E-050-12-13**
Case Type: Special Permit - Renewal
Applicant: Kerri Vaughn, Tango Café Dance Studio, Corp.
Property Address: 389 Gregory Street, First Floor and Third Floor
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-192B(4)(e)
Purpose: To continue live entertainment on the first floor of the Tango Café Sunday-Thursday until 11:00 PM and to consider extending the hours on Friday and Saturday until 2:00 AM; and to continue live entertainment in the third floor ballroom/dance studio Sunday-Thursday until 11:00 PM and Friday and Saturday until 1:00AM; an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case **5**
File Number: **E-051-12-13**
Case Type: Special Permit - Renewal
Applicant: Robert Good, Flying Squirrel Community Center
Property Address: 285 Clarissa Street
Zoning District: R- 3 High Density Residential District
Quadrant: SW
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a multi-purpose community cultural center (social organization); an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case 6
File Number: **E-052-12-13**
Case Type: Special Permit - Renewal
Applicant: John Page, Merchants Grill, LLC
Property Address: 881 Merchants Road
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-192B(4)(e)
Purpose: To continue live entertainment at the Merchants Grill (DJ, bands, dancing); an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case 7
File Number: **E-053-12-13**
Case Type: Special Permit
Applicant: Dennis Kennelly, T.Y.LIN International for B&L Wholesale Supply, Inc.
Property Address: 476 North Street (corner of Hartford Street)
Zoning District: M-1 Industrial District
Quadrant: NE
Section of Code: 120-83N, 120-175
Purpose: To establish outdoor storage of building materials accessory to B&L Wholesale Supply to be screened by a decorative metal fence; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 8
File Number: **E-054-12-13**
Case Type: Special Permit
Applicant: Richard Pospula, representing Maxwell's Restaurant
Property Address: 295 - 333 E. Ridge Road
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment (DJ and dancing) to the proposed restaurant, Maxwell's; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **9**
File Number: **E-055-12-13**
Case Type: Special Permit
Applicant: Joanne Denny, South Clinton Trading Company
Property Address: 808 S. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43T, 120-146.1
Purpose: To establish a high-impact retail sales establishment in the form of an antiques and collectibles business which requires a secondhand dealer's license; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-056-12-13**
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH Architecture and Construction
Property Address: 685 Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9A, 120-131
Purpose: To construct a 32 space ancillary parking lot to serve the existing church at 694 Hudson Avenue (God's Vision Ministries); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **11**
File Number: **E-057-12-13** ****Postponed until the June 17th Hearing***
Case Type: Special Permit
Applicant: Robert Morgan, Morgan Management
Address: 911-913 (aka 933) University Avenue
Zoning District: PD #14 - George Eastman House
Quadrant: SE
Section of Code: PD #14 C.(1)
Purpose: To construct a three and four story, 102 unit apartment building with indoor parking, in association with the overall redevelopment of the property which also includes the demolition of the Monroe Voiture clubhouse building and the proposed construction of a replacement two-story clubhouse building and accessory parking lot; a multifamily dwelling requiring City Planning Commission approval in PD #14.
SEQR: **Type 1**
Lead Agency: **Director of Planning and Zoning**

CITY OF ROCHESTER
30 CHURCH STREET

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

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

Monday, June 17, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>HELD FROM APRIL 22, 2013</i>
File Number:	E-047-12-13	
Case Type:	Special Permit	
Applicant:	Jeffrey Reddish, Jeremiah's	
Property Address:	16-18 and 30 Belmont Street	
Zoning District:	R-2 Medium Density Residential District	
Quadrant:	SE	
Section of Code:	120-18B, 120-131	
Purpose:	To expand the existing rear yard parking lots at 1104, 1114 and 1120 Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties; an ancillary parking lot requiring City Planning Commission approval in this R-2 District.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

Case	2	
File Number:	E-058-12-13	
Case Type:	Special Permit	
Applicant:	Luis Rodriguez, Out of the Darkness	
Property Address:	169 St. Bridgets Drive	
Zoning District:	Open Space	
Quadrant:	NE	
Section of Code:	120-191B.(4)(c)	
Purpose:	To establish a residential care facility for up to six women (and their children) transitioning from incarceration to independent living; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

Case **3**
File Number: **E-059-12-13**
Case Type: Special Permit
Applicant: Mike Ryan, Rochester Gas & Electric
Property Address: 1278 N. Goodman Street
Zoning District: C-1 Neighborhood Center Commercial and M-1 Industrial District
Quadrant: SE
Section of Code: 120-35F, 120-83G
Purpose: To expand RG&E substation #49 onto the adjacent property at 1400 N. Goodman Street by way of an easement for the purpose of replacing two existing transformers with two new transformers in the easement area; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-060-12-13**
Case Type: Special Permit
Applicant: Cindy Witt, Rochester Gas & Electric
Property Address: 115 & 125 Hastings Street
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43L
Purpose: To expand RG&E substation #95 by installing a new transformer with an oil containment foundation; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-061-12-13**
Case Type: Special Permit
Applicant: Benjamin Brown, Remy's Bar
Property Address: 1456 N. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment to the existing bar, Remy's, in the form of DJ's and live bands; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: **PDD #11 – CityGate**
Case Type: Zoning Map Amendment/Text Amendment
Applicant: Anthony J. Costello & Son Development
Address: 401 and 445 Westfall Road; 350, 422, 444, and 450 E. Henrietta Road
Zoning District: PDD #11 - CityGate
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Development Concept Plan (DCP) for PDD #11 – CityGate to accommodate and facilitate the development of mixed residential, nonresidential and recreational uses on this 44 acre site which will include the construction of a 150,000 sq. foot commercial building; to amend the corresponding PDD #11 District Regulations; and to rezone the property at 445 Westfall Road from PDD #11 to R-3/O-B High Density Residential/Overlay Boutique; actions requiring City Planning Commission recommendation to City Council.

SEQR: **Type 1**
Lead Agency: **TBD**

Case 7 ***POSTPONED AT THE REQUEST
OF THE APPLICANT***
File Number: **E-057-12-13**
Case Type: Special Permit
Applicant: Robert Morgan, Morgan Management
Address: 911-913 (aka 933) University Avenue
Zoning District: PD #14 - George Eastman House
Quadrant: SE
Section of Code: PD #14 C.(1)
Purpose: To construct a three and four story, 102 unit apartment building with indoor parking, in association with the overall redevelopment of the property which also includes the demolition of the Monroe Voiture clubhouse building and the proposed construction of a replacement two-story clubhouse building and accessory parking lot; a multifamily dwelling requiring City Planning Commission approval in PD #14.

SEQR: **Type 1**
Lead Agency: **Director of Planning and Zoning**

CITY OF ROCHESTER
30 CHURCH STREET

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

REVISED*

Monday, July 15, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	OMA-01-13-14	
Case Type:	Official Map Amendment	
Applicant:	City of Rochester, DES	
Address:	905, 925 South Avenue; 80-110 Manor Parkway	
Zoning District:	R-3 High Density Residential District	
Quadrant:	SE	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by dedicating an additional 4' strip of land as right-of-way along the north and south side of Manor Parkway at its east end, thereby increasing the width to 58' to allow for the reconstruction of Manor Parkway; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	<i>Informational Meeting</i>
File Number:	M-01-13-14	
Case Type:	Zoning Map Amendment	
Applicant:	Scott Chapman, 65 Arthur St. LLC	
Address:	1483 and 1487 N. Clinton Avenue	
Zoning District:	C-2 Community Center District	
Quadrant:	NE	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 1483 and 1487 N. Clinton Avenue from C-2 (Community Center District) to M-1 (Industrial District); an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case **3** ***Informational Meeting***
File Number: **M-02-13-14**
Case Type: Zoning Map Amendment
Applicant: John Loiacono, Concord Electric
Address: 705, 707-711 Maple Street; 199, 205, 209-221, 225, 233 Ames Street
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the above seven properties from C-1 (Neighborhood Center District) to M-1 (Industrial District); an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor**

Case **4** ***POSTPONED AT THE REQUEST OF THE APPLICANT**
File Number: **M-03-13-14**
Case Type: Zoning Map Amendment
Applicant: Robert Morgan, 550 East Ave, LLC
Address: 546 East Avenue and 7 Strathallan Park
Zoning District: R-3/O-O (High Density Residential with Office Overlay) and R-3 (High Density Residential)
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning 546 East Avenue from R-3/O-O (High Density Residential with Overlay Office) to R-3/O-B (High Density Residential with Overlay Boutique) and 7 Strathallan Park from R-3 (High Density Residential) to R-3/O-B (High Density Residential with Overlay Boutique); an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor**

Case **5** ***HELD FROM JUNE 17, 2013***
File Number: **E-061-12-13**
Case Type: Special Permit
Applicant: Benjamin Brown, Remy's Bar
Property Address: 1456 N. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment to the existing bar, Remy's, in the form of DJ's and live bands; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-001-13-14**
Case Type: Special Permit
Applicant: Chuck Peperak, McDonald's USA, LLC
Property Address: 275 Upper Falls Blvd
Zoning District: C-2 Community Center District
Quadrant: NE
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 **7**
File Number: **E-002-13-14**
Case Type: Special Permit
Applicant: Tim Dickinson, Power & Construction Group, Inc.
Property Address: 860 Maple Street
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83N; 120-175
Purpose: To establish outdoor storage of electrical construction materials accessory to an electric utility contractor business, Power & Construction Group, Inc.; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-003-13-14**
Case Type: Special Permit
Applicant: Jay Jaskiewicz, Upstate Farms
Property Address: 42 Fulton Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9A; 120-131
Purpose: To construct a 10 space ancillary parking lot at 42 Fulton Avenue to serve the employees of Upstate Farms located at 45 Fulton Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

CITY OF ROCHESTER
30 CHURCH STREET

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

REVISED*

Monday, August 12, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	M-04-13-14	
Case Type:	Zoning Map Amendment	
Applicant:	W. Stephen DiPaolo	
Address:	15 Mc Ardle Street	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	SW	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 15 Mc Ardle Street from R-1 (Low Density Residential District) to M-1 (Industrial District); an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	
File Number:	E-004-13-14	
Case Type:	Special Permit	
Applicant:	Reza Hourmanesh, GRH Architecture and Construction	
Property Address:	556 Norton Street	
Zoning District:	M-1 Industrial District	
Quadrant:	NE	
Section of Code:	120-83A, 120-146.1	
Purpose:	To establish a full line food store with tobacco and gas sales with hours of operation from 6:00AM to 2:00AM daily in an existing building which requires a 1,000 sq. foot addition to meet the minimum square footage requirements; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

Case **3** ** Postponed until September 16, 2013
due to lack of Quorum for the Case*
File Number: **E-005-13-14**
Case Type: Special Permit
Applicant: John Billone, Jr., East Avenue Inn and Suites
Property Address: 13 Prince Street
Zoning District: R-3/O-O High Density Residential with Overlay Office
Quadrant: SE
Section of Code: 120-27B
Purpose: To establish the use of an existing parking lot as an ancillary parking lot on evenings and weekends to serve the hotel at 384 East Avenue, East Avenue Inn & Suites; an action requiring Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-006-13-14**
Case Type: Special Permit
Applicant: Matthew Grammatico, Banzai Sushi & Cocktail Bar
Property Address: 682 South Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment to the existing bar/restaurant, Banzai Sushi & Cocktail Bar, in the form of small bands and comedians; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-007-13-14**
Case Type: Special Permit
Applicant: Genkia Brown and Timothy Lumpkin, TJ's Bar & Grill
Property Address: 620 Lake Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment to the existing bar/restaurant, TJ's Bar & Grill, in the form of live bands and DJ's; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
August 12, 2013 Agenda
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Case	6
File Number:	E-008-13-14
Case Type:	Special Permit
Applicant:	Rolando Mendez, Under da Gunz Tattoo Trap
Property Address:	1233 N. Clinton Avenue
Zoning District:	R-1 Low Density Residential District
Quadrant:	NE
Section of Code:	120-9H, 120-146.1
Purpose:	To establish a tattoo parlor in this vacant, nonconforming building with hours of operation from 10:00AM to 9:00PM Monday - Friday, 10:00AM to 11:00PM on Saturday and closed on Sunday; a low impact retail sales and service use requiring City Planning Commission approval.
SEQR:	Unlisted
Lead Agency:	City Planning Commission

CITY OF ROCHESTER
30 CHURCH STREET

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

REVISED **

Monday, September 16, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: S-01-13-14
Case Type: Subdivision
Applicant: Anthony J. Costello & Son Development
Property Address: 350, 422, 444 and 450 E. Henrietta Road; and 401 Westfall Road
Zoning District: PD # 11 - CityGate
Quadrant: SE
Section of Code: Chapter 128
Purpose: To subdivide five (5) lots, approximately 42 acres, into 12 lots, and to establish new streets in association with the development of the CityGate Planned Development District; an action requiring City Planning Commission approval.
SEQR: Type 1
Lead Agency: Director of Planning and Zoning

Case 2 *Informational Meeting*
File Number: OMA-02-13-14
Case Type: Official Map Amendment
Applicant: City Planning Commission
Address: Verona Street (between Smith Street and Jay Street)
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning a portion of Verona Street (between Smith Street and Jay Street) to create a one-way access driveway for school bus loading and unloading of students for City School #5 – John Williams; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Case	3	<i>Informational Meeting</i>
File Number:	M-05-13-14	
Case Type:	Zoning Map Amendment	
Applicant:	Mezut Vardar	
Address:	1733 Norton Street	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	SE	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning 1733 Norton Street from R-1 (Low Density Residential District) to C-1 (Neighborhood Center District); an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

Case	4	<i>Postponed from August 12, 2013 Hearing due to lack of Quorum for the Case</i>
File Number:	E-005-13-14	
Case Type:	Special Permit	
Applicant:	John Billone, Jr., East Avenue Inn and Suites	
Property Address:	13 Prince Street	
Zoning District:	R-3/O-O High Density Residential with Overlay Office	
Quadrant:	SE	
Section of Code:	120-27B	
Purpose:	To establish the use of an existing parking lot as an ancillary parking lot on evenings and weekends to serve the hotel at 384 East Avenue, East Avenue Inn & Suites; an action requiring Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

Case	5	
File Number:	E-009-13-14	
Case Type:	Special Permit	
Applicant:	Waleed Almansoob	
Property Address:	743 S. Plymouth	
Zoning District:	R-1 Low Density Residential District	
Quadrant:	SW	
Section of Code:	120-9H, 120-146.1	
Purpose:	To establish a low impact retail grocery store and deli 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 **6**
File Number: **E-010-13-14**
Case Type: Special Permit
Applicant: Muhammad Khan
Property Address: 98 Lyell Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43T, 120-146.1
Purpose: To convert an existing vehicle repair facility with gas sales to a high-impact convenience store with beer, lotto and tobacco sales (gas sales to remain); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-011-13-14**
Case Type: Special Permit
Applicant: Barbara Hasler, Young Women's College Preparatory Charter School
Property Address: 311 Flower City Park
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9D
Purpose: To establish the Young Women's College Preparatory Charter School for Grades 7-10 in the former Flower City School #54 Building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-012-13-14**
Case Type: Special Permit
Applicant: John Trickey, Lincoln Business & Sports Park, Inc.
Property Address: 121 Lincoln Avenue
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83A
Purpose: To establish commercial and entertainment uses as identified in Section 120-83A (1-11) of the Zoning Code in the southern half of an existing manufacturing building, subject to marketability standards; an action requiring Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case	9 **	<i>Informational Meeting</i>
File Number:	OMA-03-13-14	
Case Type:	Official Map Amendment	
Applicant:	City Planning Commission	
Address:	Manhattan Square Park	
Zoning District:	CCD	
Quadrant:	CCD	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by renaming Manhattan Square Park to "Dr. Martin Luther King, Jr. Memorial Square Park;" an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type II	

CITY OF ROCHESTER
30 CHURCH STREET

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

Monday, October 21, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	OMA-04-13-14	
Case Type:	Official Map Amendment	
Applicant:	City of Rochester, City Engineer	
Address:	60 S. Clinton Avenue and 265 E. Main Street	
Zoning District:	Midtown Urban Renewal District	
Quadrant:	Center City	
Section of Code:	Chapter 76	
Purpose:	To extend the Elm Street right-of-way from its current western terminus to S. Clinton Avenue, and to establish Cortland Street in its approximate former location from E. Main Street to the proposed Elm Street extension; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Completed, March 2009	

Case	2	<i>Informational Meeting</i>
File Number:	OMA-05-13-14	
Case Type:	Official Map Amendment	
Applicant:	City Planning Commission	
Address:	998 N. Winton Road and 217 Tryon Park	
Zoning District:	O-S Open Space District	
Quadrant:	SE	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by dedicating as parkland a small 0.046 acre of residential property at 217 Tryon Park, in exchange for discontinuing as parkland a small 0.040 acre of property within Tryon Park; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

City Planning Commission
October 21, 2013 Agenda
Page 2

Case **3**
File Number: **E-013-13-14**
Case Type: Special Permit
Applicant: MacClurg Vivian
Address: 191 Winbourne Road
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-9B, 120-132
Purpose: To legalize a bed and breakfast establishment in an owner-occupied single family dwelling; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-014-13-14**
Case Type: Special Permit
Applicant: Anthony Pilato
Property Address: 17-35 Bay Street
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43S, 120-152
Purpose: To establish a vehicle repair use in an existing two-bay garage; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5**
File Number: **E-015-13-14**
Case Type: Special Permit
Applicant: Ken Glazer
Property Address: 1322-1385 Lyell Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for the Lyell - Mount Read Avenue Shopping Plaza; an action requiring City Planning approval.
SEQR: **Type 2**

City Planning Commission
October 21, 2013 Agenda
Page 3

Case 6
File Number: E-016-13-14
Case Type: Special Permit
Applicant: Anthony D'Alessandro, Deli Sandro's
Property Address: 1147 S. Plymouth Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Section of Code: 120-35I
Purpose: To extend the closing hours of operation for this low-impact, take-out restaurant (Deli Sandro's) from 11:00PM to 3:30AM on Friday and Saturday for DELIVERY SERVICES ONLY; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-017-13-14
Case Type: Special Permit
Applicant: Robert Morgan, Morgan Management
Address: 911-913 (aka 933) University Avenue
Zoning District: PD #14 - George Eastman House
Quadrant: SE
Section of Code: PD #14 C(1)
Purpose: To construct a three and four story, 99 unit apartment building with indoor parking, a fitness center and an outdoor pool, in association with the overall redevelopment of the property which also includes the renovation and rehabilitation of the Monroe Voiture clubhouse building and an accessory parking lot; a multifamily dwelling requiring City Planning Commission approval in PD #14.
SEQR: Type 1
Lead Agency: Director of Planning and Zoning

CITY OF ROCHESTER
30 CHURCH STREET

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

**** REVISED**

Monday, November 18, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	T-01-13-14/ M-06-13-14	
Case Type:	Zoning Text Amendment and Zoning Map Amendment	
Applicant:	City Planning Commission	
Address:	75 Properties within the Area bounded by University Avenue, Carpenter Alley, Gibbs Street and Grove Street	
Zoning District:	Center City District - Grove Place (CCD-G), and Center City District – Main Street (CCD-M)	
Quadrant:	SW	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text by adding Center City District – Grove Place Residential (CCD-GR) regulations to Chapter 120, the Zoning Code, and to rezone 74 of the above 75 properties from CCD-G to CCD-GR, and one property from CCD-M to CCD-GR; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

Case	2	
File Number:	E-018-13-14	
Case Type:	Special Permit	
Applicant:	Christopher Williams	
Address:	1348 Culver Road	
Zoning District:	C-2 Community Center District	
Quadrant:	SE	
Section of Code:	120-43C	
Purpose:	To establish an amusement center with six video gaming stations for up to 24 players in this vacant commercial space; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
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Case **3**
File Number: **E-019-13-14**
Case Type: Special Permit
Applicant: Avram Berman
Address: 435 Westfall Road
Zoning District: R-3/O-B High Density Residential District with Boutique Overlay
Quadrant: SE
Section of Code: 120-106C
Purpose: To establish a bar/restaurant exceeding 650 sq. ft. of floor area in a vacant barn building, including accessory outdoor seating and assembly, (live entertainment is not permitted); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-020-13-14**
Case Type: Special Permit
Applicant: Kerri Vaughn, Tango Café and Dance Studio
Address: 389 Gregory Street
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To expand the Tango Café and Dance Studio into the second floor apartment on the east side of the building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5 **** **WITHDRAWN BY APPLICANT**
File Number: **E-021-13-14**
Case Type: Special Permit
Applicant: Revenda McKnight
Address: 1119 Joseph Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9C, 120-135
Purpose: To establish a NYS licensed daycare center for approximately 35 children ages 6 weeks to 13 years old in a former office building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case **6**
File Number: **E-022-13-14**
Case Type: Special Permit
Applicant: Rita C. Gaither, Pearl Ministries
Address: 51 Springfield Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9F, 120-146
Purpose: To establish a residential care facility in a former convent for up to 14 male high school students, ages 15-20, who are at risk of dropping out of high school; an action requiring Planning Commission approval.

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

Case **7 **** **WITHDRAWN BY STAFF**
File Number: **E-023-13-14** **NO SPECIAL PERMIT REQUIRED**
Case Type: Special Permit
Applicant: Tiffany S. Gaither, Pearl Ministries
Address: 1009 St. Paul Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9C, 120-135
Purpose: To establish a NYS licensed daycare center for approximately 16 children ages 6 weeks to 13 years old in a former group home; 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 208A

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

Monday, December 16, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: E-022-13-14 ***ADJOURNED FROM NOVEMBER 18, 2013***
Case Type: Special Permit
Applicant: Rita C. Gaither, Pearl Ministries
Address: 51 Springfield Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9F, 120-146
Purpose: To establish a residential care facility in a former convent for up to 14 male high school students, ages 15-20, *who require a stable living environment to finish high school**; an action requiring Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 2
File Number: E-024-13-14
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH Architecture and Construction
Address: 1275 E. Main Street
Zoning District: R-2/O-O Medium Density Residential District with Office Overlay
Quadrant: SE
Section of Code: 120-18M, 120-146.1
Purpose: To establish a full line food store with a take-out food component in a nonconforming building, offering for sale tobacco products only, with hours of operation from 6:00AM to 12:00AM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

* *description amended at the request of the applicant based on the testimony presented.*

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Case **3**
File Number: **E-025-13-14**
Case Type: Special Permit
Applicant: Nidia Santiago, 809 Sports Bar
Address: 150 E. Ridge Road
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K, 120-137
Purpose: To add live entertainment to an existing bar in the form of DJ's and dancing; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-026-13-14**
Case Type: Special Permit
Applicant: James and Yvette Brown, Bundle of Joy Daycare
Address: 464 - 480 Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9C, 120-135
Purpose: To construct a one story, 4,720 sq. ft. day care center for approximately 40 children; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5**
File Number: **E-027-13-14**
Case Type: Special Permit
Applicant: Bryan Hickman, E3 Rochester, Inc.
Address: 8-14, 11, 13, & 18 Mark Street; 16 Reed Park, & 540 Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9D
Purpose: To establish the PUC Achieve Charter School Mark Street Campus for Grades 5-8 with a maximum occupancy of 500 students in the former St. Bridget's Church building, and to approve the ancillary parking associated with the proposed redevelopment; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**