

City Planning Commission
Decision Grid
January 30, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ OMA-003-22-23</u> To abandon the most eastern segment of Harvey Alley (100' from west of Hudson Ave ROW and 16' wide).</p>	Harvey Alley between 671 and 685 Hudson Ave	6-0-0	Approved
<p><u>Case 2/ OMA-004-22-23</u> To dedicate 957 SF of 47-59 E. Main Street as right-of-way and incorporate it into the Graves Street right-of-way.</p>	47-59 E. Main Street (Graves St)	6-0-0	Approved
<p><u>Case 3/ E-016-22-23</u> To establish the use as a 24-bed Homeless Residential Facility for adults.</p>	1140 Norton Street	5-1-0	Approved
<p><u>Case 4/ E-017-22-23</u> To construct a two-story building of 3,500 SF (footprint) for a semi-public use (Teen Empowerment).</p>	373-375 & 377-379 Genesee St.	5-0-0	Approved

City Planning Commission Members

Present: D. Watson
E. Marlin
K. Harding
N. Carleton
J. Roby-Davison
S. Rebholz (alt.) (recused self on E-017-22-23 as he is employed by applicant's architect)

* **OMA-003-22-23:** Conditions: None

* **OMA-004-22-23:** Conditions: None

* **E-016-22-23:** Conditions: None

* **E-017-22-23:** Conditions: None

City Planning Commission
Decision Grid
February 27, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-018-22-23</u> To establish use on 2nd floor of 546 Oxford St as a charter school in building on Blessed Sacrament grounds (534-546 Oxford St). Project includes interior renovations and new ADA access ramp.</p>	546 Oxford St.	7-0-0	Approved
<p><u>Case 2/ E-019-22-23</u> Construction of an approximately 2,300 SF Chipotle restaurant with a pick-up window and outdoor seating. Project site improvements include lighting, landscaping, associated parking, and utilities. AKA 2000 East Ave (new parcel).</p>	2000 East Ave. (aka 78 Rockwood St. and 0 Rockwood St.)	7-0-0	Approved on condition*

City Planning Commission Members

Present: D. Watson
E. Marlin
K. Harding
N. Carleton
B. Flower
M. Pichardo
J. Roby-Davison

* **E-019-22-23:** Conditions: Drive-through use shall be limited to pick-up window only. Traditional drive-through appurtenances such as menu boards, speakers, canopies, and lighting are not permitted.

City Planning Commission
Decision Grid
March 27, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ No File Number</u> To change the development focus within portions of the District from multifamily dwellings to detached single-family owner-occupied residences.</p>	<p>Marketview Heights Urban Renewal District</p>	<p>5-0-0</p>	<p>Recommend Approval</p>
<p><u>Case 2/ E-019-22-23</u> Review and Approve Subdivision of 1770 Emerson Street and 500 Lee Road to create three parcels with one parcel not having frontage and driveway on an existing improved public street.</p>	<p>1770 Emerson St. & 500 Lee Rd.</p>	<p>5-0-0</p>	<p>Approve</p>

City Planning Commission Members

Present: D. Watson
E. Marlin
N. Carleton
B. Flower
M. Pichardo

City Planning Commission
Decision Grid
April 24, 2023

Case # / File #	Address	Record of Vote	Decision
Case 1/ E-020-22-23 To consider an alternative parking plan for 8 parking spaces associated with the by-right establishment of a sit-down restaurant	1322 Culver Road	7-0-0	APPROVE

City Planning Commission Members

Present: D. Watson
E. Marlin
N. Carleton
B. Flower
M. Pichardo
K. Harding

Alternate City Planning Commission Members

Present: R. Mauser

City Planning Commission
Decision Grid
May 22, 2023

Case # / File #	Address	Record of Vote	Decision
Case 1/ E-021-22-23 To consider request for special permit to allow outdoor storage of construction-related materials and vehicles; a specially permitted use in an M-1	754 Lexington Ave.	7-0-0	APPROVE

City Planning Commission Members

Present: D. Watson
E. Marlin
N. Carleton
B. Flower
M. Pichardo
K. Harding
J. Roby-Davison

City Planning Commission
Decision Grid
June 26, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-022-22-23</u> To consider request for special permit to allow homeless residential facility in an R-3 district</p>	204 S Plymouth	6-0-0	HELD
<p><u>Case 2/ E-023-22-23</u> To consider alternative parking plan for public entertainment venue in an M-1; an as-of-right use requiring more off-street parking spaces than exist on-site</p>	1425 Mt. Read Blvd. #2	6-0-0	APPROVED ON CONDITION
<p><u>Case 3/ E-024-22-23</u> To consider requested approved previously by planning commission but not acted on by applicant to operate rooming house on site.</p>	270-286 Wetmore Park (274 specifically)	6-0-0	APPROVED

E-022-22-23 HELD until such time application can provide information necessary for City Planning Commission to render a judgement of the proposed project's impact. It is anticipate the applicant will apply to return to the City Planning Commission at its July or August hearing.

E-023-22-23 APPROVED ON CONDITION that applicant secure and provide a contract with the owner of the adjacent building providing 13 spaces for the use of the entertainment venue to be operated by the applicant that explicitly states it cannot be cancelled as long as the business remains open.

E-024-22-23 APPROVED.

City Planning Commission Members

Present:

David Watson, Chair
Eugenio Marlin, Vice Chair
Nicholas Carleton
Kim Harding
Joan Roby-Davison
Marlin Pichardo

Tom Warth, counsel
Wes Grooms, staff

City Planning Commission
Decision Grid
July 31, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ ZMA-001-23-24</u> To consider request for recommendation to city council for (re)zoning of parcels from MIPD #3 to M-1</p>	<p>1040 University 1044 University 1100-1170 University 1180 University 1186-1194 University</p>	<p>5-1-0</p>	<p>Recommend Approval</p>
<p><u>Case 2/ E-002-23-24</u> To consider request to modify special permit to operate a residential care facility</p>	<p>33-53 Ardmore Street</p>	<p>6-0-0</p>	<p>Approved</p>
<p><u>Case 3/ E-0003-23-24</u> To consider alternative parking plan to account for increase in required number of off-street parking spaces due to expanded business</p>	<p>367-369 Park Ave</p>	<p>6-0-0</p>	<p>Approved</p>

City Planning Commission Members
Present:

David Watson, Chair
Eugenio Marlin, Vice Chair
Nicholas Carleton
Brad Flower
Joan Roby-Davison
Marlin Pichardo

Tom Warth, counsel
Wes Grooms, staff

City Planning Commission
Decision Grid
August 28, 2023

Case # / File #	Address	Vote	Decision
<p><u>Case 1/ T-001-23-24</u> To consider request for recommendation to city council to amend concept plan and code for PD-11 City Gate</p>	<p>255, 275, 335-345 Westfall Rd and O, 350, 390, 400, 422, 450, and 460 E. Henrietta Rd</p>	<p>6-0-0</p>	<p>Recommend City Council approval of the applicant's proposed amendments, provided that City Council factor in that the southward expansion of Center Commercial sub-area will increase the number of lots where a drive-through is one of the permissible uses and consider how that extension would impact:</p> <ul style="list-style-type: none"> - Vehicular traffic levels and flow; and - Pedestrian access and walkability.
<p><u>Case 2/ E-004-23-24</u> To consider request for a Special Use Permit to operate a day care center in an R-1 District</p>	<p>537-557 Hudson Ave</p>	<p>6-0-0</p>	<p style="text-align: center;">Approved</p>

City Planning Commission Members

Present:

David Watson, Chair
Eugenio Marlin, Vice Chair
Nicholas Carleton
Brad Flower
Joan Roby-Davison
Kim Harding

Matthew Simonis, City Planning Commission Secretary
Tom Warth, Counsel
Wes Grooms, Staff

City Planning Commission
Decision Grid
September 26, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-006-23-24</u> Special Permit to construct a 6-unit multi-family dwelling in a Medium-Density Residential District (R-2).</p>	<p>12 Lampson Street, 16 Lampson Street, 257 Garson Av, 263 Garson Av</p>	<p>5-0-0</p>	<p>Approved</p>
<p><u>Case 2/ E-007-23-24</u> Special Permit to construct a 6-unit multi-family dwelling in a Medium-Density Residential District (R-2).</p>	<p>299-303 Webster Av, 305 Webster Av</p>	<p>5-0-0</p>	<p>Approved</p>
<p><u>Case 3/ E-022-22-23</u> To re-consider request for special permit held from June 2023 CPC Hearing to allow homeless residential facility in a High-Density Residential District (R-3).</p>	<p>204 S Plymouth Av</p>	<p>6-0-0</p>	<p>Approved on Condition</p>

City Planning Commission Members Present:

David Watson, Chair
 Nicholas Carleton
 Brad Flower
 Joan Roby-Davison
 Milton Pichardo
 Steve Rebholz, alternate (recused self on cases #1 and #2)

Conditions

Case #3

E-022-22-23

204 S. Plymouth Avenue

Approved on condition applicant converts 25% of 4,700 sq. ft. (1,175 sf) of proposed open space from asphalt parking lot to unpaved recreation area to include installation of appropriate safety protections for users of said unpaved recreation area.

City Planning Commission
Decision Grid
October 30, 2023

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ ZMA-002-23-24</u> Abandon a portion of the Balfour Drive right-of-way, approximately 17,731 sq. ft., to be secured and combined with adjacent private property. This action will also rename a portion of Balfour Drive to O.K. Terrace and 106 Balfour Drive will be amended to an O.K. Terrace address.</p>	<p>47, 53, 88, and 106 Balfour Drive</p>	<p>6-0-0</p>	<p>Recommended Approval to City Council</p>
<p><u>Case 2/ E-010-23-24</u> Application for a Special Use Permit to re-establish a previous non-conforming use (bar/restaurant offering public entertainment) in a high-density residential (R-3) District</p>	<p>293 Clarissa Street</p>	<p>1-5-0</p>	<p>Denied</p>

City Planning Commission Members Present:

David Watson, Chair
Nicholas Carleton
Brad Flower
Joan Roby-Davison
Milton Pichardo
Steve Rebholz, alternate

Conditions

N/A

City Planning Commission
Decision Grid
November 27, 2023

Case # / File #	Address	Vote	Decision
<u>Case 1/ E-011-23-24</u>	741-743 Hudson Avenue	0-6-0	Denied
<u>Case 2/ E-012-23-24</u>	115-117 Park Avenue	6-0-0	Approved
<u>Case 3/ E-013-23-24</u>	251 N Winton Road	6-0-0	Held
<u>Case 4/ E-014-23-24</u> To consider request for a Special Use Permit to operate a day care center in an R-2 District	208 Child Street	6-0-0	Approved

City Planning Commission Members

Present:

Steven Rebholz, alternate, elected interim chair for November hearing

Nicholas Carleton

Brad Flower

Joan Roby-Davison

Richard Mauser, alternate

Milton Pichardo

Tom Warth, Counsel

Wes Grooms, Staff

City Planning Commission
Decision Grid
December 18, 2023

Case # / File #	Address	Vote	Decision
<u>Case 1/ OMA-002-23-24</u> *See Below	Adventure Place between Chestnut Street and South Union Street dedication to ROW	6-0-0	Recommend City Council Approval
<u>Case 2/ E-015-23-24</u> Alternate Parking Plan to accommodate addition of public entertainment; occupancy is 80, require 40 spaces.	819 S. Clinton Avenue	6-0-0	Approved
<u>Case 3/ E-016-23-24</u> Special Permit to allow outdoor storage of construction equipment, vehicles, and materials.	737 Atlantic Avenue	5-1-0	Approved
<u>Case 4/ E-017-23-24</u> Renew existing time-delimited (2 years) special permit	444 Thurston Road	5-0-0**	Partially Approved on Condition

** Steve Rebholz recused himself from this case.

City Planning Commission Members

Present:

Eugenio Marlin, Vice Chair
Steven Rebholz, alternate
Nicholas Carleton
Brad Flower
Richard Mauser, alternate
Milton Pichardo

Tom Warth, Counsel
Wes Grooms, Staff

Partial Approval and Conditions:

Case 4/ E-017-23-24

Requested special permit renewal period was for a third 2-year period; City Planning Commission granted 1-year renewal on the condition that the parking lot be developed in accordance with the proposal from December of 2019 in case #E-017-19-20, to include landscaping and other features.

* OMA-002-23-24 Case Details:

1. Donation of Tax Account Number: 121.33-1-5.003, ((95 S. Union Street) also known as Lot 5, from Adventure Place Development, LLC for street purposes (Refer to "Neighborhood of Play Figure 2 – Location Map Lot #5")
2. Amend the Official Map by dedicating Tax Account Number: 121.33-1-5.003, also known as Lot 5, as right-of-way (Refer to "Neighborhood of Play Figure 2 – Location Map Lot #5")
3. Amend the Official Map by dedicating a portion of the donated parcel as right-of-way and naming said parcel Savannah Street (Refer to "Neighborhood of Play Figure 3 – Savannah Street Dedication")
4. Amend the Official Map by dedicating portion of the donated parcel I as right-of-way and naming said parcel Adventure Place (Refer to "Neighborhood of Play Figure 4 – Adventure Place Dedication")
5. Amend the Official Map by dedicating a portion of the donated parcel as right-of-way and naming said parcel Manhattan Square Drive (Refer to "Neighborhood of Play Figure 5 – Manhattan Square Drive Dedication")
6. Amend the Official Map by renaming right-of-way from Manhattan Square Drive to Adventure Place (Refer to "Neighborhood of Play Figure 6 – Manhattan Square Drive Right-of-Way Re-Naming to Adventure Place")
7. Amend the Official Map by renaming right-of-way from Savannah Street to Inigo Road (Refer to "Neighborhood of Play Figure 7 – Savannah Street Right-of-Way Re-Naming to Inigo Road")