

City Planning Commission

Public Hearing Agenda

May 20, 2024

Meeting with Staff

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

- I. Meeting with Staff
- II. Review/Adjudicate second 1-year extension of special permit E-019-21-22 to construct 4-unit multifamily at 639 Bay St

Public Hearing

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

Case	1
Type	Special Permit
File	E-025-23-24
Address	771-775 Hudson Ave
Zoning	R-1
Applicant	Reza Hourmanesh
Request	To establish of the use of the property as retail sales and service, a non-conforming use in the district.
Action	City Planning Commission Approval
Code	120-191B(4)(c)
Enforcement	No
Permit #	B-23-3560

Case	2
Type	Special Permit
File	E-026-23-24
Address	280-286 Lyell Ave
Zoning	M-1
Applicant	Gilbert Winn
Request	To establish an ancillary parking lot at 266-268 Lyell Ave to be used in conjunction with 280 Lyell Avenue, the Gardner Lofts redevelopment project.
Action	City Planning Commission Approval
Code	120-43, 120-131, 120-173
Enforcement	No
Permit #	SP-027-23-24

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Case	3
Type	Special Permit
File	E-027-23-24
Address	546 Oxford Street
Zoning	R-2
Applicant	Lindsay Swanson
Request	To expand the use of the existing Innova Girls Academy Charter School to the basement and third floor.
Action	City Planning Commission Approval
Code	120-192B(5)
Enforcement	No
Permit #	B-24-2781

Case	4
Type	Special Permit
File	E-028-23-24
Address	1243-1245 Park Ave
Zoning	R-2
Applicant	Colin Floom
Request	To establish the use as a take-out/retail coffee shop with no more than six indoor accessory seats on the first floor facing Colby Street, a non-conforming use in the district.
Action	City Planning Commission Approval
Code	120-199F, 120-191B(1)
Enforcement	No
Permit #	B-24-0800

Deliberations

Time: Immediately after hearings are concluded
Location: City Hall, NBD Commissioner’s Conference Room
 30 Church St. Rm. 223-B

III. Deliberations

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail. **Written comments must be received by 4:00pm on May 17, 2024 at:**

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>.