

CITY OF ROCHESTER
30 CHURCH STREET

FEBRUARY 13, 2012
REVISED*

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 008A**
***** (Please note Room Change)***
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case **1** *Informational Meeting*
File Number: **T-03-11-12**
Case Type: Zoning Text Amendment
Applicant: City Planning Commission
Zoning District: Collegetown Village District
Quadrant: SE
Section of Code: 120-190C
Purpose: **To amend Section 120-77.1.B(2) of the Zoning Code of the City of Rochester relating to drive-through operations and accessory outdoor seating and assembly by allowing special permit requests for hours of operation between 11:00 PM and 2:00 AM ONLY, thereby reducing the hours allowed by Special Permit in the Collegetown Village District; an action requiring City Planning Commission recommendation to City Council.**
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case **2** *Informational Meeting*
File Number: **OMA-04-11-12**
Case Type: Official Map Amendment
Applicant: McDonald's Corporation
Zoning District: Collegetown Village District
Quadrant: SE
Section of Code: Chapter 76
Purpose: **To amend the Official Map of the City of Rochester by abandoning a portion of the west end of Fort Hill Terrace in conjunction with the Mt. Hope McDonald's Redevelopment Project; and abandoning the Bartholomew lines along the east and west sides of Mt. Hope Avenue in conjunction with the Mt. Hope Avenue Reconstruction Project; an action requiring City Planning Commission recommendation to City Council.**
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

City Planning Commission
February 13, 2012
Agenda
Page 2

Case **3**
File Number: **E-035-11-12** ***HELD from the***
Case Type: Special Permit – Renewal ***January 9, 2012 Hearing***
Applicant: Joe James, Sr.
Property Address: 445-447 North Street
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-143
Purpose: **To maintain use of the rear building as an auto-repair facility; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **4**
File Number: **E-019-11-12** ***Postponed from the***
Case Type: Special Permit – Renewal ***January 9, 2012 Hearing***
Applicant: Fathi Saeed – Expression Clothing
Property Address: 691 S. Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of this commercial space as a clothing and footwear store with the hours of operation from Sunday to Thursday until 9:00 PM and Friday and Saturday until 10:00 PM; an action requiring City Planning Commission approval.**
SEQR: **Type II**

Case **5**
File Number: **E-030-11-12**
Case Type: Special Permit – Renewal
Applicant: John Trickey
Property Address: 399 Gregory Street
Zoning District: C-2 Community Center
Quadrant: SE
Section of Code: 120-192B(4)(e)
Purpose: **To continue the use of an eighteen (18) space ancillary parking lot to serve the building at 389-395 Gregory Street; an action requiring City Planning Commission approval.**
SEQR: **Type II**

City Planning Commission
February 13, 2012
Agenda
Page 3

Case 6
File Number: E-038-11-12
Case Type: Special Permit
Applicant: Arthur Pitt, Al Sigl Community of Agencies
Property Address: 523 Culver Road
Zoning District: M-1 Industrial District
Quadrant: SE
Section of Code: 120-83M
Purpose: To establish vehicle storage with an ancillary fueling station for a medical motor service, an outdoor operation requiring Planning Commission approval in this M-1 District.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 7
File Number: E-039-11-12
Case Type: Special Permit
Applicant: Gwendolyn Turner
Property Address: 1720 Culver Road
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9C
Purpose: To establish a Day Care Center for approximately 42 children within a former office building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 8
File Number: E-040-11-12
Case Type: Special Permit
Applicant: Azzam H. Abuolba, Elba's Market
Property Address: 1687 Dewey Avenue
Zoning District: M-1 Industrial District*
Quadrant: NW
Section of Code: 120-83A
Purpose: To establish a convenience store in a building formerly used for auto repair; a commercial use in an M-1 District requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 9
File Number: E-041-11-12
Case Type: Special Permit
Applicant: Joseph Munno, University Preparatory Charter School for Young Men
Property Address: 180 Raines Park
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9E
Purpose: To expand a public or semi-public use, a 7th and 8th Grade Charter school, by constructing a 3-story addition to accommodate Grades 9-12; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

III. Other Business

File Number: E-031-11-12
Case Type: Special Permit – Renewal
Applicant: Annika Evans – Serenity for Life
Address: 1105 Lake Avenue
Zoning District: R-3 High-Density Residential District
Quadrant: NW
Section of Code: 120-192B(4)(e)
Purpose: To continue the use of this building as a homeless residential facility for women; an action requiring City Planning Commission approval.
SEQR: Type II

***HELD from the
December 12, 2011 Hearing
(for deliberation only)***