**CITY OF ROCHESTER**
**30 CHURCH STREET**

**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**

**AUGUST 6, 2012**

***REVISED*****

## I. MEETING WITH STAFF

## II. Informational Meeting/Public Hearing

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| **Case** | **1** | ***Informational Meeting*** |
| **File Number:** | **T-01-12-13** | |
| **Case Type:** | Zoning Text Amendment | |
| **Applicant:** | City Planning Commission | |
| **Zoning District:** | Citywide | |
| **Section of Code:** | 120-190C | |
| **Purpose:**** | To amend the Zoning Code of the City of Rochester relating to the standards for granting variances and special permits; an action requiring City Planning Commission recommendation to City Council.<br>*(Landmark Designation Process Text Amendment Postponed)* | |
| **SEQR:** | **Type 2** | |

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| **Case** | **2** |
| **File Number:** | **E-001-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Antonio Cilino |
| **Property Address:** | 135 Wisconsin Street |
| **Zoning District:** | R-1 Low Density Residential District |
| **Quadrant:** | SE |
| **Section of Code:** | 120-9A |
| **Purpose:** | To legalize the existing 10 space ancillary parking lot which serves the apartment building at 1955-1957 E. Main Street; an action requiring Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **3** |
| **File Number:** | **E-002-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Anthony Pilato |
| **Property Address:** | 5, 7-9, and 11 Sigel Street |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | NE |
| **Section of Code:** | 120-43D |
| **Purpose:** | To legalize the oversized, 10 space ancillary parking lot to serve the auto repair garage at 224 Portland Avenue and the car wash at 17-35 Bay Street; an action requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **4** |
| **File Number:** | **E-003-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Joann Dzwigal |
| **Property Address:** | 800 E. Main Street |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | NE |
| **Section of Code:** | 120-43K |
| **Purpose:** | To legalize a portion of the former Dental Dispensary building as an annual “Haunted House;” an entertainment use requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **5** |
| **File Number:** | **E-004-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Thomas Illes, Quality Vision International (QVI) |
| **Property Address:** | 800-806 Hudson Avenue and 24 Herald Street |
| **Zoning District:** | R-1 Low Density Residential |
| **Quadrant:** | NE |
| **Section of Code:** | 120-9A |
| **Purpose:** | To construct a 31 space ancillary parking lot to serve the manufacturing facility (QVI) at 850 Hudson Avenue; an action requiring City Planning Commission approval and the demolition of two structures. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **Director of Planning and Zoning** |

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| **Case** | **6** | ***Informational Meeting*** |
| **File Number:** | **M-01-12-13** | |
| **Case Type:** | Zoning Map Amendment | |
| **Applicant:** | Patrick Ho, Rochester Optical | |
| **Property Address:** | 27 Irvington Road | |
| **Zoning District:** | R-1 Low Density Residential District | |
| **Quadrant:** | SE | |
| **Section of Code:** | 120-190C | |
| **Purpose:** | To amend the Zoning Map of the City of Rochester by rezoning the property at 27 Irvington Road from R-1 Low Density Residential to C-2 Community Center District in conjunction with the proposed redevelopment of a vacant vehicle repair station to a retail optical center and a single lane drive-thru bank ATM operation; an action requiring City Planning Commission recommendation to City Council**.** | |
| **SEQR:** | **Unlisted** | |
| **Lead Agency:** | **Director of Planning and Zoning** | |

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| **Case** | **7** |
| **File Number:** | **E-005-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Tom O'Callaghan, O'Callaghan's Pub |
| **Property Address:** | 470 Monroe Avenue |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | SE |
| **Section of Code:** | 120-43B |
| **Purpose:** | To extend the hours of operation for the outdoor seating area at O'Callaghan's Pub from 11:00 PM to 2:00 AM daily; an action requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **8** |
| **File Number:** | **E-006-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Chuck Peperak, McDonald's USA, LLC |
| **Property Address:** | 788 Lake Avenue |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | NW |
| **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** |

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| **Case** | **9** |
| **File Number:** | **E-007-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Dave Enos, Napa Wood Fired Pizza |
| **Property Address:** | 573 S. Clinton Avenue |
| **Zoning District:** | R-2/O-B Medium Density Residential with Overlay Boutique |
| **Quadrant:** | SE |
| **Section of Code:** | 120-106D |
| **Purpose:** | To legalize the construction of an outdoor seating area, including a pizza oven and enclosure, serving this sit-down restaurant (Napa Pizza); an action requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **10** |
| **File Number:** | **E-008-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Lyjha Wilton |
| **Property Address:** | 93 Alexander Street |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | SE |
| **Section of Code:** | 120-173E; 120-192 |
| **Purpose:** | To approve an Alternative Parking Plan for a proposed sit-down restaurant at 93 Alexander Street; an action requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |

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| **Case** | **11** |
| **File Number:** | **E-009-12-13** |
| **Case Type:** | Special Permit |
| **Applicant:** | Sing Poon, KC Tea and Noodles |
| **Property Address:** | 373 S. Goodman Street |
| **Zoning District:** | C-2 Community Center District |
| **Quadrant:** | SE |
| **Section of Code:** | 120-43K |
| **Purpose:** | To add live entertainment to KC Tea and Noodles consisting of jazz, rock and dance performances; an action requiring City Planning Commission approval. |
| **SEQR:** | **Unlisted** |
| **Lead Agency:** | **City Planning Commission** |