

CITY OF ROCHESTER
30 CHURCH STREET

SEPTEMBER 10, 2012

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: OMA-01-12-13
Case Type: Official Map Amendment
Applicant: City Planning Commission (presented by Steve Golding, NBD)
Zoning District: CCD – Center City District
Section of Code: Chapter 76
Purpose: To abandon Evans Street extending between Andrews Street and the Inner Loop; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type 2

Case 2 *Informational Meeting*
File Number: OMA-02-12-13
Case Type: Official Map Amendment
Applicant: Lawrence Glazer, Gateway Business Center, LLC
Zoning District: M-1 Industrial District
Section of Code: Chapter 76
Purpose: To abandon a portion of Addison Street extending from 141 Addison Street north to Bickford Street, and Bickford Street extending from Addison Street to its west end; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type 2

Case 3 *Informational Meeting*
File Number: M-02-12-13
Case Type: Zoning Map Amendment
Applicant: James Cieslinski, JimmyC Music
Property Address: 983, 995, & 1005 W. Ridge Road
Zoning District: R-1/O-B Low Density Residential District with Overlay Boutique
Quadrant: NW
Section of Code: 120-190C
Purpose: To amend the Zoning Map of the City of Rochester by rezoning the above properties from R-1/O-B Low Density Residential with Boutique Overlay to C-1 Neighborhood Center Commercial; an action requiring Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Case **4**
File Number: **E-010-12-13**
Case Type: Special Permit
Applicant: Jerome Golden, Rochester Aluminum Smelting Corp.
Property Address: 10 Sherer Street
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83L; 120-142
Purpose: To establish a salvage yard accessory to a proposed smelting operation at 26 Sherer Street; a junkyard use requiring City Planning Commission approval.

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

Case **5**
File Number: **E-011-12-13**
Case Type: Special Permit
Applicant: Adrian Morganstern, Artwalk Center, LLC
Property Address: 840-860 University Avenue
Zoning District: M-1 Industrial District
Quadrant: SE
Section of Code: 120-173E; 120-192
Purpose: To approve an Alternative Parking Plan associated with the operation of a mixed use commercial building located at 840-860 University Avenue; an action requiring City Planning Commission approval.

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

Case **6**
File Number: **E-012-12-13**
Case Type: Special Permit
Applicant: Anthony Domicello
Property Address: 40 Hebard Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-192B(4)(e)
Purpose: To establish use of the vacant nonconforming four-bay garage as an automotive repair facility; an action requiring City Planning Commission approval.

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

Case 7 *Informational Meeting*
File Number: T-02-12-13
Case Type: Zoning Text Amendment
Applicant: City Council
Zoning District: Citywide
Sections of Code: 120-8, 9, 17, 18, 26, 27, 34, 35, 37, 42, 43, 45, 50, 63, 64, 76, 77, 81, 83, 120, 146, 191, 195, 199 and 208; and PDD # 9 and # 12
Purpose: To amend the Zoning Code of the City of Rochester by redefining Retail Sales and Service and imposing new zoning regulations based on these new definitions and categories of use. The proposed changes include:

- Creating five (5) new definitions of Retail Sales and Service (High Impact, Low Impact, Specialty, Full-line and Pawn Brokers);
- Prohibiting High Impact uses in Residential Districts and Neighborhood Center Commercial Districts (C-1);
- Amending all District Regulations that are affected by the proposed changes;
- Establishing Specified Use Requirements for the new definitions as they pertain to concentration of uses, design, and hours of operation;
- Changing nonconforming use regulations as they pertain to the new Retail Sales and Service categories; and
- Incentivizing Specialty Retail uses.

SEQR: Unlisted
Lead Agency: Mayor's Office