CITY OF ROCHESTER 30 CHURCH STREET

CITY PLANNING COMMISSION

**MEETING WITH STAFF: 5:30 PM - 6:30 PM** 

**CONFERENCE ROOM 208A** 

PUBLIC HEARING: 6:30 P.M. CITY COUNCIL CHAMBERS 302A

## Monday, February 11, 2013

## I. MEETING WITH STAFF

a. Update on Full-line Food Store Guidelines

b. Temporary Special Permits

## II. Informational Meeting/Public Hearing

Case 1

File Number: E-027-12-13 Held from the January 14, 2013 Hearing

Case Type: Special Permit Applicant: Dwayne Ivery

**Property Address:** 1509 – 1511 E. Main Street

**Zoning District:** R-2/O-O Medium Density Residential District with Office Overlay

**Quadrant:** SE

**Section of Code:** 120-18N; 120-146.1

Purpose: To establish a take-out restaurant with hours of operation Monday-

Thursday 6:00 AM to 11:00 PM, Friday and Saturday 6:00 AM to 3:00 AM and Sunday 6:00 AM to 11:00 PM, on the first floor of this vacant nonconforming building; an action requiring Planning Commission

approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 2

File Number: E-028-12-13 Held from the January 14, 2013 Hearing

Case Type: Special Permit

**Applicant:** Marcus Luciano, J&M Collectibles

**Property Address:** 490 Monroe Avenue

**Zoning District**: C-2 Community Center District

Quadrant: SE

**Section of Code:** 120-43T: 120-146.1

**Purpose:** To establish a high-impact retail sales establishment in the form of a

collectibles and jewelry exchange business which requires a secondhand dealer's license; an action requiring City Planning

Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

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Case 3

File Number: E-035-12-13
Case Type: Special Permit
Applicant: Michael Rechichi
Property Address: 36 S. Union Street

**Zoning District:** R-3 High Density Residential District

Quadrant: SE

**Section of Code:** 120-27M; 120-146.1

**Purpose:** To establish a barber shop, a low impact retail service use, in an existing

mixed use nonconforming structure with hours of operation from 6:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.

SEQR: Unlisted

**Lead Agency:** City Planning Commission

Case 4

File Number: E-036-12-13
Case Type: Special Permit
Applicant: Harry Coates

**Property Address:** 371 Whitney Street **Zoning District:** M-1 Industrial District

Quadrant: NW

Section of Code: 120-83M

**Purpose:** To construct a 3,577 square foot vehicle repair facility with two bays on

this vacant lot; an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning