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, April 22, 2013 (REVISED)

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 Informational Meeting

File Number: OMA-08-12-13

Case Type: Official Map Amendment Applicant: City Planning Commission

Address: Platt Street

Quadrant: SW

Section of Code: Chapter 76

Purpose: To amend the Official Map by abandoning a portion of Platt Street in

conjunction with the establishment of a festival site at 13 Cataract Street accessory to the Brew House operation at 25 Cataract Street; and to dedicate an area of land extending from St. Paul Street to Platt Street in conjunction with the proposed widening of Cataract Street; and to rename a small area of Platt Street right-of-way as Cataract Street; actions requiring City Planning Commission recommendation to City

Council.

SEQR: Type 1

Lead Agency: Director of Planning and Zoning

Case 2 Informational Meeting

File Number: M-05-12-13

Case Type: Zoning Map Amendment Applicant: John Mastrella, JP Motorcycle

Address: 348, 364-368, 378, 382, 392-394, 420 Mt. Hope Avenue; 22 Gregory

Street and 3 Hickory Street

Zoning District: R-2 Medium Density Residential District

Quadrant: SE

Section of Code: 120-190C

Purpose: To amend the Zoning Map by rezoning the above eight properties from

R-2 Medium Density Residential District to C-1 Neighborhood Center Commercial District; an action requiring City Planning Commission

recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

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Case 3 Informational Meeting

File Number: PD #15 (Culver Road Armory)

Case Type: Zoning Map Amendment/Text Amendment/Planned Development District

Applicant: Fred Rainaldi, Whitney Baird Associates, LLC
Property Address: 145 Culver Road and 56 Hinsdale Street
Zoning District: R-1 Low Density Residential District

Quadrant: SE

Section of Code: 120-190C

Purpose: To amend the Zoning Map and Zoning Text by establishing a 10.4 acre

Planned Development District (PD #15 Culver Road Armory) by rezoning the above two properties from R-1 Low Density Residential District to PD #15 Culver Road Armory; by adopting the proposed development concept plan associated with this PD, and by adding the PD#15 District Regulations to the Zoning Code; actions requiring City Planning

Commission recommendation to City Council.

SEQR: Type 1

Lead Agency: Director of Planning and Zoning

Case 4

File Number: E-043-12-13
Case Type: Special Permit

Applicant: Mike Ryan, Rochester Gas & Electric

Property Address: 250 Mt. Hope Avenue

Zoning District: C-2 Community Center District

Quadrant: SE

Section of Code: 120-43L, 120-144

Purpose: To construct a fully enclosed electric sub-station for Rochester Gas &

Electric; an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 5

File Number: E-044-12-13
Case Type: Special Permit

Applicant: John Diamatopoulos, Somerton's Public House

Property Address: 729-733 Park Avenue

Zoning District: C-2 Community Center District

Quadrant: SE

Section of Code: 120-43B

Purpose: To extend the hours of operation from 11:00 PM to 2:00 AM daily for the

outdoor seating and assembly area for Somerton's Public House (formerly Preps); an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

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Case 6

File Number: E-016-12-13
Case Type: Special Permit

Applicant: Robert Napier, Napier Enterprises

Property Address: 42 Independence Street **Zoning District:** M-1 Industrial District

Quadrant: SW

Section of Code: 120-83A, 120-83N, 120-175

Purpose: To establish commercial uses in a 21,000 square foot vacant

manufacturing building, subject to marketability standards, and to establish outdoor storage/sales of construction materials, equipment and vehicles on the site; actions requiring City Planning Commission

approval.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 7

File Number: E-045-12-13
Case Type: Special Permit
Applicant: Justin Johnson
Property Address: 526 W. Main Street

Zoning District: C-2 Community Center District

Quadrant: SW

Section of Code: 120-43S, 120-152

Purpose: To establish a tire sales, installation and repair facility in the two-bay

portion of this vacant non-conforming building; an action requiring City

Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 8

File Number: E-046-12-13
Case Type: Special Permit

Applicant: Tina Cipolla-Youst, Steel River BBQ Bar and Grill

Property Address: 421 River Street

Zoning District: H-V District (Harbortown Village)

Quadrant: NW

Section of Code: 120-77B(11); 120-137

Purpose: To add indoor live entertainment to the Steel River BBQ Bar and Grill; an

action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

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Case 9

File Number: E-047-12-13
Case Type: Special Permit

Applicant: Jeffrey Reddish, Jeremiah's **Property Address:** 16-18 and 30 Belmont Street

Zoning District: R-2 Medium Density Residential District

Quadrant: SE

Section of Code: 120-18B, 120-131

Purpose: To expand the existing rear yard parking lots at 1104, 1114 and 1120

Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties; an ancillary parking lot requiring City Planning Commission

approval in this R-2 District.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 10

File Number: E-048-12-13
Case Type: Special Permit

Applicant: Mitchell Gruber, Foodlink

Property Address: 617-619, 631 and 655 Lexington Avenue **Zoning District:** R-1 Low Density Residential District

Quadrant: NW Section of Code: 120-9D

Purpose: To construct a 22' x 80' temporary greenhouse on these vacant City

parcels to serve Foodlink; an action requiring City Planning Commission

approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 11 Informational Meeting

File Number: M-06-12-13

Case Type: Zoning Map Amendment Applicant: City Planning Commission

Address: 683 Elmwood Avenue and 1401 Mt Hope Avenue

Zoning District: C-V Collegetown Village District and PD#10 (U of R City Campus)

Quadrant: SE

Section of Code: 120-190C

Purpose: To amend the Zoning Map in conjunction with the Collegetown Project

by rezoning a small portion of the property at 683 Elmwood Avenue from C-V Collegetown Village District to PD#10, and a small portion of 1401 Mt. Hope Avenue from PD#10 to C-V Collegetown Village District for Zoning Map "clean-up" purposes; an action requiring City Planning

Commission recommendation to City Council.

III. CASES FOR DELIBERATIONS AND VOTE ONLY

Case 1

File Number: E-024-12-13

Case Type: Special Permit – Renewal John Kabrovski, Nola's BBQ 4769 – 4775 Lake Avenue

Zoning District: H-V District (Harbortown Village)

Quadrant: NW

Section of Code: 120-77B; 120-137

Purpose: To continue the previously approved outdoor live entertainment at Nola's

BBQ on the following days: Wednesday, Friday and Saturday until 10:00 P.M.; Sunday until 9:00 P.M.; and a maximum of five events per year (season) on Monday, Tuesday or Thursday until 10:00 P.M.; an

action requiring City Planning Commission approval.

SEQR: Type 2

Case 2

File Number: E-040-12-13
Case Type: Special Permit
Applicant: Gregory Thompson

Property Address: 1534 N. Goodman Street

Zoning District: R-1 Low Density Residential District

Quadrant: SE

Section of Code: 120-9H: 120-146.1

Purpose: To establish a low-impact retail liquor store in this vacant, nonconforming

building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 5:00 PM on Sunday; an action requiring City

Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission