

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

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

MONDAY, JUNE 9, 2014

I. MEETING WITH STAFF

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| Case | 1 | <i>Hearing in Closed Session</i> |
| File Number: | E-055-13-14 | |
| Case Type: | Special Permit | |
| Applicant: | N/A* | |
| Address: | N/A* | |
| Zoning District: | N/A* | |
| Quadrant: | N/A* | |
| Section of Code: | N/A* | |
| Purpose: | To operate a specially permitted use within an existing vacant building. | |
| SEQR: | Unlisted | |
| Lead Agency: | City Planning Commission | |

* *The application involves a matter that is required to be kept confidential under state law. Therefore, the application is exempt from public notice, hearing, and record disclosure requirements under the NYS Freedom of Information and Open Meetings laws at NYS Public Officers Law §§ 87(2)(a) and 108(3), respectively. The Planning Commission's hearing and deliberations on this matter will be closed to the public in order to comply with the confidentiality requirements under state law.*

II. PUBLIC HEARING

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| Case | 2 | |
| File Number: | E-056-13-14 | |
| Case Type: | Special Permit | |
| Applicant: | Howard Nielsen, A.C. Junction Plaza | |
| Address: | 593-625 Culver Road | |
| Zoning District: | M-1 Industrial District | |
| Quadrant: | SE | |
| Section of Code: | 120-177K | |
| Purpose: | To establish an Alternative Sign Program for the A.C. Junction Plaza; an action requiring City Planning Commission Approval. | |
| SEQR: | Type II | |

Case 3
File Number: E-057-13-14
Case Type: Special Permit
Applicant: Joe O'Donnell, O'Donnell and Associates
Address: 211 North Winton Road
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Section of Code: 120-191B(4)(c)
Purpose: To convert a former automobile service station into a Goodwill drop-off center with hours of operation 8:00AM – 5:00PM, Monday through Saturday and 1:00PM - 5:00PM, Sunday; an action requiring City Planning Commission Approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 4
File Number: E-058-13-14
Case Type: Special Permit
Applicant: Angel Colon
Address: 924 North Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43T, 120-146.1
Purpose: To establish a high impact secondhand store with hours of operation from 8:00AM - 8:00PM, Monday through Saturday; an action requiring City Planning Commission Approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-059-13-14
Case Type: Special Permit
Applicant: James Philippone, Philippone Group LP
Address: 204 South Plymouth Avenue
Zoning District: R-3 High Density Residential District
Quadrant: SW
Section of Code: 120-27K, 120-147
Purpose: To establish a rooming house with 21 sleeping rooms; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 6
File Number: E-060-13-14
Case Type: Special Permit
Applicant: Kevin Salva
Address: 651 North Plymouth Avenue
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83C(4)
Purpose: To expand a previously approved specially permitted use (Zweigle's) by adding 4,000 square feet to the existing food processing operation; an action requiring City Planning Commission Approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 7
File Number: E-061-13-14
Case Type: Special Permit
Applicant: Abebau Gebremichael
Address: 691 South Plymouth Avenue
Zoning District: R-1 Low Density Residential
Quadrant: SW
Section of Code: 120-9H, 120-146.1
Purpose: To establish a low impact liquor store with hours of operation from 9:00AM - 9:00PM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 8
File Number: E-062-13-14
Case Type: Special Permit- Renewal
Applicant: Benjamin Vasquez
Address: 750 St. Paul Street
Zoning District: M-1 Industrial District
Quadrant: NE
Section of Code: 120-9E
Purpose: To continue the 24 hour operation of the existing towing business (Tow-Busters); an action requiring City Planning Commission approval.
SEQR: Type II

Case **9**
File Number: **E-063-13-14**
Case Type: Special Permit
Applicant: Jeff Szkolnik, Fastrac
Address: 375 West Ridge Road
Zoning District: C-3 Regional Center District
Quadrant: NW
Section of Code: 120-173D
Purpose: To establish parking in excess of 110% of the required parking for a high impact retail store with fuel sales, food service with outdoor seating, and a drive through operation; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **10**
File Number: **SP-031-12-13**
Case Type: Site Plan Review Referral
Applicant: George Eastman House
Address: 911-913 University Avenue (933 University Avenue)
Zoning District: PD #14 George Eastman House
Quadrant: SE
Section of Code: 120-191D(9)
Purpose: To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding the construction of a 3 and 4 story, 99 unit apartment building with 132 interior vehicle parking spaces and a 25 space surface parking lot, and also includes the renovation and rehabilitation of the Monroe Voiture clubhouse building; an action requiring City Planning Commission review.