

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

TUESDAY, JANUARY 14, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	M-07-13-14	
Case Type:	Zoning Map Amendment	
Applicant:	Jeff Szkolnik, Fastrac Markets	
Address:	375, 405, 415-425 W. Ridge Road and 1760 Dewey Avenue	
Zoning District:	PD #12 (Eastman Business Park)	
Quadrant:	NW	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map by rezoning the above four properties from Eastman Business Park Planned Development District (PD #12) to C-3 Regional Center District; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor	

Case	2	
File Number:	E-028-13-14	
Case Type:	Landmark Designation	
Applicant:	Neil Scheier, M.D., on behalf of Joseph Avenue Business Association	
Address:	692 Joseph Avenue	
Zoning District:	R-2 Medium Density Residential District	
Quadrant:	NE	
Section of Code:	120-193	
Purpose:	To designate the property as an individual landmark; an action requiring City Planning Commission approval.	
SEQR:	Type II	

Case **3**
File Number: **E-029-13-14**
Case Type: Special Permit
Applicant: Jess Peters, Unlimited Auto, Inc.
Address: 228 Brown Street
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83M, 120-191
Purpose: To add vehicle sales to the existing auto repair operation; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-030-13-14**
Case Type: Special Permit
Applicant: Solomon T. Alemu, Southwedge Hots & Subs
Address: 492 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43A
Purpose: To extend the hours of operation for this take-out restaurant from 2:00am to 3:00am on Thursdays, and from 2:00am to 4:00am on Fridays and Saturdays; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-031-13-14**
Case Type: Special Permit
Applicant: Damianos Stefanou
Address: 830 South Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9G, 120-173D
Purpose: To establish a full line food store with beer sales with hours of operation from 6:00am to 9:00pm daily, and to construct parking facilities that exceed 110% of the required parking; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case 6
File Number: E-032-13-14
Case Type: Special Permit - Renewal
Applicant: John Kabrovski, Nola's BBQ
Address: 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; an action requiring City Planning Commission approval.
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

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

REVISED **

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

MONDAY, FEBRUARY 10, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: M-08-13-14
Case Type: Zoning Map Amendment
Applicant: Thomas Anderson, MA Architects (representing University Preparatory Charter School)
Address: 433 Maplewood Avenue (1290 Lake Avenue)
Zoning District: R-1 Low Density Residential
Quadrant: NW
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the property at 433 Maplewood Avenue from R-1 Low Density Residential to R-3 High Density Residential for the purpose of constructing a gymnasium accessory to the existing charter school at 1290 Lake Avenue; an action requiring City Planning Commission recommendation to the City Council.
SEQR: Completed 3/4/2013

Case 2
File Number: M-09-13-14
Case Type: Zoning Map Amendment
Applicant: Ken Glazer, Buckingham Properties
Address: 330-350 Monroe Avenue, 218-224 Alexander Street, and 230-250 Alexander Street
Zoning District: IPD #3 Genesee Hospital
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the above properties from IPD #3 Genesee Hospital to C-2 Community Center District to facilitate the proposed mixed use development of this area to be known as Alexander Park; an action requiring City Planning Commission recommendation to the City Council.
SEQR: Unlisted
Lead Agency: **Mayor's Office

Case 3
File Number: E-033-13-14
Case Type: Special Permit
Applicant: Bill Daly, Anthony J. Costello & Son
Address: Lots 4 & 6 in the proposed Citygate Development ****[\(350 E. Henrietta Rd.\)](#)**
Zoning District: PD #11 Citygate
Quadrant: SE
Section of Code: PD #11, F (6)
Purpose: To establish two drive-through operations accessory to the proposed buildings located on lots 4 & 6 in the Citygate Planned Development District with hours of operation from 6:00am to 2:00am; actions requiring City Planning Commission Approval.
SEQR: Unlisted
Lead Agency: ****[Director of Planning and Zoning](#)**

Case 4
File Number: E-034-13-14
Case Type: Special Permit
Applicant: Bing Jian Chen
Address: 1222 Norton Street
Zoning District: R-1 Low Density Residential
Quadrant: NE
Section of Code: 120-9 H; ****[120-146.1](#)**
Purpose: To establish a low-impact take-out restaurant with six convenience seats in a vacant commercial building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: **City Planning Commission**

Case 5
File Number: E-035-13-14
Case Type: Special Permit
Applicant: Jeffrey Benjamin, Ubiquity Inc.
Address: 1092-1096 Joseph Avenue
Zoning District: R-1 Low Density Residential
Quadrant: NE
Section of Code: 120-9 D
Purpose: To establish a community center in this vacant building to provide educational, recreational and athletic programs for area youth; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: **City Planning Commission**

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

REVISED*

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

MONDAY, MARCH 10, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Postponed from 2/10/14 due to Lack of*
File Number: **E-033-13-14** *Quorum for the Case*
Case Type: Special Permit
Applicant: Bill Daly, Anthony J. Costello & Son
Address: Lots 4 & 6 in the proposed CityGate Development (**350 E. Henrietta Rd.**)
Zoning District: PD #11 CityGate
Quadrant: SE
Section of Code: PD #11, F (6)
Purpose: To establish two drive-through operations accessory to the proposed buildings located on lots 4 & 6 in the CityGate Planned Development District with hours of operation from 6:00 AM to 2:00 AM; actions requiring City Planning Commission Approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case 2 *Informational Meeting*
File Number: **T-02-13-14**
Case Type: Text Amendment
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-190 (C)
Purpose: To amend the Zoning Code of the City of Rochester by adding Electric Vehicle Charging Stations to **§120-163A.*** and to §120-163B.(9) and its definition to §120-208; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case 3 *Informational Meeting*
File Number: OMA-06-13-14
Case Type: Official Map Amendment
Applicant: City of Rochester, DES, City Engineer
Address: Portions of the following: 1 Manhattan Square Drive; 216 Monroe Avenue; 321 East Avenue; 292 East Avenue; and 68-70 North Union Street
Section of Code: Chapter 76
Purpose: To dedicate a portion of the parcel located at 1 Manhattan Square Drive and six (6) permanent easements located at the addresses listed above for right-of-way enhancements related to the Inner Loop East Transformation Project.
SEQR: Type 1
Lead Agency: Mayor's Office

Case 4
File Number: C-01-13-14/S-02-13-14
Case Type: Cluster/Subdivision
Applicant: Frank Imburgia, FSI Family Development, LLC
Address: Barrington On the Park (95 Barrington Street)
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-192A
Purpose: To permit minor modifications of the lot and yard requirements associated with the construction of a six (6) unit cluster development on the previously subdivided property known as 95 Barrington Street; an action requiring City Planning Commission approval.
SEQR: Completed 3/3/2006

Case 5
File Number: E-036-13-14
Case Type: Special Permit
Applicant: Anthony Thomas
Address: 510 - 522* Hudson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: To establish a hand car wash in a vacant, non-conforming building with hours of operation from 9:00AM to 7:00PM, Monday through Saturday; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 6
File Number: E-037-13-14
Case Type: Special Permit
Applicant: Cynthia Rossi
Address: 4 Fairview Heights
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-9B; 120-132
Purpose: To establish a fourth guest bedroom in a bed and breakfast establishment in an owner-occupied single family dwelling; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-038-13-14
Case Type: Special Permit
Applicant: Morgan Management, LLC
Address: 21 Humboldt Street
Zoning District: M-1 Industrial District
Quadrant: SE
Section of Code: 120-83N; 120-175B
Purpose: To establish outdoor storage, accessory to an existing manufacturing building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 8
File Number: E-039-13-14
Case Type: Special Permit
Applicant: Victor Rodriguez, Rombero's Tavern
Address: 463 North Street
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment to a bar/restaurant to include karaoke, a DJ, and vocalists until 2:00AM, Wednesday through Sunday; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case **9**
File Number: **E-040-13-14**
Case Type: Special Permit
Applicant: Amy Powers, Veritas Wine Bar
Address: 217 Alexander Street
Zoning District: R-3 High Density Residential District/ O-B Overlay Boutique District
Quadrant: SE
Section of Code: 120-106D
Purpose: To establish outdoor seating, accessory to a wine bar from 5:00PM to 11:00PM, Tuesday through Sunday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-041-13-14**
Case Type: Special Permit- Renewal
Applicant: Marcus Luciano
Address: 490 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43T; 120-146.1
Purpose: To continue operating a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license, and to extend the hours of operation from 9:00 AM to 9:00 PM daily; an action requiring City Planning Commission approval.
SEQR: **Type 2**

Case **11**
File Number: **E-042-13-14**
Case Type: Special Permit
Applicant: Tom Anderson, MA Architects
Address: 1290 Lake Avenue and 433 Maplewood Avenue
Zoning District: R-3 High Density Residential District
Quadrant: NW
Section of Code: 120-27F; 120-173E
Purpose: To construct a gymnasium, accessory to the University Preparatory Charter School for Young Men; an action requiring City Planning Commission approval.
SEQR: **Completed 3/4/2013**

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CITY PLANNING COMMISSION
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CONFERENCE ROOM 223B

30 CHURCH STREET

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

REVISED*

MONDAY, APRIL 14, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Postponed from 3/10/14 due to Lack of Quorum for the Case*
File Number: E-033-13-14
Case Type: Special Permit
Applicant: Bill Daly, Anthony J. Costello & Son
Address: Lots 4 & 6 in the proposed CityGate Development (350 E. Henrietta Rd.)
Zoning District: PD #11 CityGate
Quadrant: SE
Section of Code: PD #11, F (6)
Purpose: To establish two drive-through operations accessory to the proposed buildings located on lots 4 & 6 in the CityGate Planned Development District with hours of operation from 6:00 AM to 2:00 AM; actions requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 2 *Adjourned from 3/10/14 at the request of the applicant*
File Number: E-039-13-14
Case Type: Special Permit
Applicant: Victor Rodriguez, Rombero's Tavern
Address: 463 North Street
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment to an existing bar/restaurant to include karaoke, a DJ, and vocalists until 2:00AM, Wednesday through Sunday; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
April 14, 2014 Agenda
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Case **3**
File Number: **E-043-13-14**
Case Type: Special Permit
Applicant: John Lagoyda
Address: 950-962 Maple Street
Zoning District: M-1 Industrial District
Quadrant: SW
Section of Code: 120-83N; 120-175B
Purpose: To establish outdoor storage, accessory to a motor vehicle repair shop; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-044-13-14**
Case Type: Special Permit
Applicant: Joshua Kolstad, The Angry Goat Pub
Address: 938 South Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment to an existing bar to include karaoke, a DJ and small bands until 2:00AM daily, **and to establish an amusement center with 4 games**; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-045-13-14**
Case Type: Special Permit
Applicant: Raye McHugh, Praise Sanctuary
Address: 468 West Main Street
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-173E
Purpose: To approve an Alternative Parking Plan in conjunction with the proposed church use at 468 West Main Street; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case 6
File Number: E-046-13-14
Case Type: Special Permit
Applicant: Salim Nasim
Address: 1004-1022 Culver Road
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43G, 120-136
Purpose: To change the use of an existing kiosk building located in a retail plaza to a private, 24 hour, drive-through ATM; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 7
File Number: E-047-13-14
Case Type: Special Permit
Applicant: Dustin Waterman, The Scotch House Pub
Address: 373 South Goodman Street
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: To add live entertainment on the first floor of an existing bar to include karaoke, a DJ and bands until 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 8 *Informational Meeting*
File Number: T-03-13-14
Case Type: Text Amendment
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-190 (C)
Purpose: To amend the Zoning Code of the City of Rochester by clarifying regulations relating to Retail Sales and Service, Additional Requirements for Specified Uses, Approval Procedures and Fee Schedule; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

CITY OF ROCHESTER
30 CHURCH STREET

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

**** REVISED**

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

MONDAY, MAY 12, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: OMA-07-13-14 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 15 Euclid Street, ****25 Euclid Street and 5 Atlas Street**
Zoning District: Midtown Urban Renewal District
Quadrant: CCD
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating 25 Euclid Street ****and 5 Atlas Street** as right-of-way to incorporate the public sidewalks, and to establish “Andrew Langston Way” by combining the north-south portion of the former Euclid Street and the parcel known as 15 Euclid Street to create a continuous north-south street from East Main to Elm Street; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Completed, March 2009**

Case 2
File Number: OMA-08-13-14 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 40 South Clinton Avenue and 285 East Main Street
Zoning District: Midtown Urban Renewal District
Quadrant: CCD
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by naming the public open space at the Midtown redevelopment site, “Midtown Commons;” an action requiring City Planning Commission recommendation to City Council.
SEQR: **Completed, March 2009**

Case **3**
File Number: ****T-04-13-14** ***Informational Meeting***
Case Type: Text Amendment
Applicant: City Council
Zoning District: Citywide
Section of Code: 120-190C, 120-149
Purpose: To amend the Zoning Code of the City of Rochester by adding regulations to establish Food Truck Vending as a Temporary Use; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **4**
File Number: **M-10-13-14** ***Informational Meeting***
Case Type: Zoning Map Amendment
Applicant: Lynn Sullivan, Holy Sepulchre Cemetery
Address: 2113 Lake Avenue
Zoning District: R-1 Low Density Residential
Quadrant: NW
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the property at 2113 Lake Avenue from R-1 Low Density Residential to O-S Open Space so that it can be combined with the other Cemetery parcels; an action requiring City Planning Commission recommendation to City Council
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **5**
File Number: **E-048-13-14**
Case Type: Special Permit
Applicant: Alayna Alderman, Record Archive
Address: 55-75 Rockwood Street
Zoning District: M-1 Industrial District
Quadrant: SE
Section of Code: 120-83A(1), 120-83A(9)
Purpose: To expand a previously approved specially permitted use (Record Archive) within an existing industrial building, and to add live entertainment during their current hours of operation: Monday – Saturday, 10:00AM to 9:00PM and Sunday 11:00AM to 6:00PM; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-049-13-14
Case Type: Special Permit
Applicant: Muhammad Khan
Address: 837 Lake Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-143A, 120-43T, 120-146.1
Purpose: To establish a 24-hour, high impact convenience store in a former motor vehicle repair station; an action requiring City Planning Commission approval.
SEQR: ****Type I**
Lead Agency: **Director of Planning and Zoning**

Case 7
File Number: E-050-13-14
Case Type: Special Permit- Renewal
Applicant: Jackie Farrell, Westside Farmer's Market
Address: 781-809 Genesee Street, 34 and 44 Monica Street
Zoning District: R-1 Low Density Residential
Quadrant: SW
Section of Code: 120-9E
Purpose: To continue the Farmer's Market in the parking lot at St. Monica's Church on Tuesdays from 4:00PM to 8:00PM, June through October; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case 8
File Number: E-051-13-14
Case Type: Special Permit- Renewal
Applicant: Sue Gardner Smith, South Wedge Farmer's Market
Address: 90-100 Alexander Street
Zoning District: R-2 Low Density Residential / O-B Overlay Boutique District
Quadrant: SE
Section of Code: 120-18I
Purpose: To continue the Farmer's Market in the existing parking lot at 90-100 Alexander Street on Thursdays from 4:00PM to ****7:00PM, June through October;** an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **9**
File Number: **E-052-13-14**
Case Type: Special Permit- Renewal
Applicant: Doug Rice, MUCCC
Address: 142 Atlantic Avenue
Zoning District: R-2 Medium Density Residential
Quadrant: SE
Section of Code: 120-18I
Purpose: To continue the use of this building as a multi-use, cultural community center with all operations ending at 10:00PM, Sunday – Thursday, and at 11:00PM on Friday and Saturday; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **10**
File Number: **E-053-13-14**
Case Type: Special Permit- Renewal
Applicant: John Wright, Renaissance Cafe
Address: 717-719 South Plymouth Avenue
Zoning District: R-1 Low Density Residential
Quadrant: SW
Section of Code: 120-191B(4)(c)
Purpose: To continue the hours of operation at this bar/restaurant until 1:00AM Sunday – Thursday, and until 2:00AM on Friday and Saturday; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **11**
File Number: **E-054-13-14**
Case Type: Special Permit
Applicant: Kevin Amborski, East House
Address: 155 Dartmouth Street
Zoning District: R-2 Medium Density Residential
Quadrant: SE
Section of Code: 120-18K
Purpose: To expand the use of a previously approved mental health residential care facility to include the rear carriage house; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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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

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

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.

CITY OF ROCHESTER
30 CHURCH STREET

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

REVISED**

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

MONDAY, JULY 7, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

A. City Presentation on Digital Advertising Signs

B. Public Hearing

Case 1
File Number: **OMA-01-14-15** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 444 Webster Avenue
Zoning District: R-1 Low Density Residential
Quadrant: SE
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating a portion of 444 Webster Avenue, to be acquired by permanent easement, as additional right-of-way for purposes of installing an ADA accessible ramp as part of the Melville Street Group Improvement Project; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Completed, June 4, 2014**

Case 2
File Number: **OMA-02-14-15** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 852-854 Portland Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: NE
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating a portion of 852-854 Portland Avenue, to be acquired by permanent easement, as additional right-of-way for purposes of installing an ADA accessible ramp as part of the Portland Avenue Revitalization Project; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Completed, June 4, 2014**

Case 3 **Case held from**
File Number: E-054-13-14 **May 12, 2014**
Case Type: Special Permit
Applicant: Kevin Amborski, East House
Address: 155 Dartmouth Street
Zoning District: R-2 Medium Density Residential
Quadrant: SE
Section of Code: 120-18K
Purpose: To expand the use of a previously approved mental health residential care facility to include the rear carriage house; an action requiring City Planning Commission approval.
SEQR: **Completed, May 12, 2014**

Case 4 **No Action Vote**
File Number: E-061-13-14 **on June 9, 2014**
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: **Completed, June 9, 2014**
Lead Agency: **City Planning Commission**

Case 5
File Number: E-001-14-15
Case Type: Special Permit
Applicant: Mark Bell
Address: 108 Lyell Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43D
Purpose: To establish an ancillary parking lot with seven parking spaces to be shared by the uses at 98-104 and 112 Lyell Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
July 7, 2014 Agenda
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Case **6**
File Number: **E-002-14-15**
Case Type: Special Permit
Applicant: Charles W. Gregory IV, Brighton On East
Address: 1881 East Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, ****120-137**
Purpose: To establish live entertainment comprised of small acoustic bands and a DJ in an existing bar/restaurant with hours of operation from 11:00AM to 2:00AM daily; an action requiring City Planning Commission approval.

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

Case **7** **** REMOVED FROM AGENDA**
File Number: **E-003-14-15**
Case Type: Special Permit
Applicant: Jose Navedo
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential
Quadrant: NE
Section of Code: 120-191B(4)(c)
Purpose: To establish a bar, take-out restaurant, barbershop and instructional dance studio in the vacant commercial space on the first floor of this nonconforming, mixed-use building; an action requiring City Planning Commission approval.

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

Case **8**
File Number: **E-004-14-15**
Case Type: Special Permit
Applicant: Tyler M. Gagnon, FallBack Entertainment, LLC
Address: 746 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, ****120-137**
Purpose: To establish entertainment, specifically live theatre and a training center for the comedic arts, in a vacant commercial structure, with hours of operation from 8:00AM to 1:00AM daily; an action requiring City Planning Commission approval.

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

CITY OF ROCHESTER
30 CHURCH STREET

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

**** REVISED**

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

MONDAY, AUGUST 11, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **OMA-03-14-15** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Hincer Group Parcels (20, 23, 25, 27, 33, 45, 46, 48, 49, 50, 51, 54, 59, 76, 80 Fleming Street; 82 Lakeland Avenue; 90 Ruggles Street)
Zoning District: H-V Harbortown Village District
Quadrant: NW
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating a portion of the Hincer Group Parcels, to be acquired by permanent easement, as additional right-of-way for street improvement purposes as part of the Hincer Group Project; an action requiring City Planning Commission to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case 2
File Number: **M-01-14-15** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Scott L. Fiske, Pardi Architects
Address: 132 and 138 Flower Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the properties at 132 and 138 Flower Street from R-1 Low Density Residential to C-2 Community Center District so that they can be combined with 973 North Clinton to expand the ****parking for the** existing restaurant; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case 3
File Number: T-01-14-15 *Informational Meeting*
Case Type: Text Amendment
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C, 120-184A, 120-185A, 120-186A
Purpose: To amend the City of Rochester Zoning Code to allow for the appointment of alternate members to each of the City Planning Commission, Zoning Board of Appeals, and Rochester Preservation Board to substitute for a regular member who is unable to participate in a case due to a conflict of interest, sickness, or other absence; an action requiring City Planning Commission recommendation to City Council.

SEQR: *** Type II*

Case 4
File Number: E-003-14-15
Case Type: Special Permit
Applicant: Jose Navedo
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9H, 120-191B(4)(c)
Purpose: To establish a bar, take-out restaurant, barbershop and instructional dance studio in the vacant commercial space on the first floor of this nonconforming, mixed-use building; an action requiring City Planning Commission approval.

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

Case 5
File Number: E-005-14-15
Case Type: Special Permit
Applicant: Sheila Sloan, Hunt Engineers
Address: 8 Austin Street
Zoning District: R-2 Medium Density Residential District
Quadrant: NW
Section of Code: 120-18I
Purpose: To establish the Vertus Charter School for Men for grades 9 and 10, with a total of 100 students the first year and 200 students the second year; an action requiring City Planning Commission approval.

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

Case **6**
File Number: **E-006-14-15**
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Address: 198, 202-204, 208, & 212 Lyndhurst Street
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-18B
Purpose: To construct a 48 space ancillary parking lot at 198, 202-204, 208, & 212 Lyndhurst Street to serve the Church located at 270 Scio Street; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-007-14-15**
Case Type: Special Permit
Applicant: Bobby J. Anderson, Sr., Aeon Missionary Baptist Church
Address: 138-142 Genesee Street
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Section of Code: 120-35G
Purpose: To construct a 32 space ancillary parking lot at 138-142 Genesee Street to serve the Church located at 175 Genesee Street; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **8**
File Number: **E-008-14-15**
Case Type: Special Permit
Applicant: Lonnell Brinson, Redeeming Word Christian Center International
Address: 55 Ontario Street
Zoning District: R-2 Medium Density Residential
Quadrant: NE
Section of Code: 120-18K
Purpose: To establish a residential care facility for up to 24 men transitioning from incarceration to independent living; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **9**
File Number: **E-009-14-15**
Case Type: Special Permit
Applicant: Justin Updyke, Pyramid Network Services, LLC
Address: 775 Park Avenue (East Avenue Preservation District)
Zoning District: R-1 Low Density Residential
Quadrant: SE
Section of Code: 120-143A
Purpose: To install 9 new cellular panel antennas and 1 GPS antenna on the roof of an existing structure in a preservation district; an action requiring City Planning Commission approval.
SEQR: **** Type II**

Case **10**
File Number: **E-010-14-15**
Case Type: Special Permit
Applicant: Howard Nielsen, Photo City Junction Plaza
Address: 593-625 Culver Road
Zoning District: M-1 Industrial District
Quadrant: SE
Section of Code: 120-177K
Purpose: To install a sign in the shape of a non-operational water tower that is approximately 19' high as part of an Alternative Sign Program for the Photo City Junction Plaza; an action requiring City Planning Commission Approval.
SEQR: **Type II**

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, SEPTEMBER 8, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: M-02-14-15 *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Scott Spring
Address: 151 and 157 York Street
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the properties at 151 and 157 York Street from R-1 Low Density Residential to M-1 Industrial District so that they can be utilized as parking for the warehouse/office use located at 171 York Street; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Case 2
File Number: E-011-14-15
Case Type: Special Permit - Renewal
Applicant: Stephen Leone
Address: 255 and 295 McKee Road
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83L; 120-142; 120-83N; 120-175
Purpose: To continue a scrap metal processing operation with outdoor storage of construction materials, equipment and vehicles; an action requiring City Planning Commission approval.
SEQR: Completed May 4, 2007

Case **3**
File Number: **E-012-14-15**
Case Type: Special Permit - Renewal
Applicant: Tony Domicello, Charis Properties, LLC
Address: 40 Hebard Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-192B(4)(e), 120-152G
Purpose: To continue the use of a nonconforming four bay garage as an automotive repair facility and allow outdoor storage of up to 3 vehicles for no more than 48 hours; an action requiring City Planning Commission approval.
SEQR: **Completed September 10, 2012**

Case **4**
File Number: **E-013-14-15**
Case Type: Special Permit - Renewal
Applicant: Tony Domicello, Charis Properties, LLC
Address: 44 Hebard Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-192B(4)(e), 120-152G
Purpose: To continue the use of a nonconforming two bay garage with auto repair, vehicle detailing and/or storage and to allow outdoor storage of up to 3 vehicles for no more than 48 hours; an action requiring City Planning Commission approval.
SEQR: **Completed October 11, 2012**

Case **5**
File Number: **E-014-14-15**
Case Type: Special Permit - Renewal
Applicant: Karrie Laughton
Address: 666 South Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43B
Purpose: To continue outdoor seating until 2:00AM daily, and movie night until 12:30AM one night per week at the Lux Lounge; an action requiring City Planning Commission approval.
SEQR: **Completed August 2, 2006**

City Planning Commission
September 8, 2014 Agenda
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Case **6**
File Number: **E-015-14-15**
Case Type: Special Permit
Applicant: John White, RG & E
Address: 115 & 125 Hastings Street
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43L
Purpose: To amend the previous Special Permit (E-060-12-13) for the expansion of RG&E substation #95 by relocating the proposed new transformer with oil containment foundation; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-016-14-15**
Case Type: Special Permit
Applicant: Tolga Turmen
Address: 303 East Ridge Road (aka 295-333 E. Ridge Road)
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 dealing in electronics (e.g. cellphones, iPads, iPods, and the like), jewelry, games and antique toys, with hours of operation from 10:00AM to 8:00PM, Monday through Saturday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-017-14-15**
Case Type: Special Permit
Applicant: Beth Midavaine, Groove Juice Swing
Address: 389 Gregory Street
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To establish live entertainment on the third floor, specifically dancing with live bands, between the hours of 8:00PM and 11:30PM, no more than six times per year; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **9**
File Number: **E-018-14-15**
Case Type: Special Permit
Applicant: Marcus Luciano
Address: 490 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43T; 120-146.1
Purpose: To add electronics (e.g. cellphones, iPads, iPods, and the like) to the inventory of the existing high-impact secondhand store with hours of operation from 9:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.

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

Case **10**
File Number: **E-019-14-15**
Case Type: Special Permit
Applicant: Greg Goodrich, TBM Rochester, LLC
Address: 1367 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Quadrant: SE
Section of Code: 120-77.1B(2)
Purpose: To establish outdoor seating, accessory to a bar/restaurant, with hours of operation from 12:00PM to 12:00AM, Sunday through Wednesday and 12:00PM to 2:00AM, Thursday through Saturday; an action requiring City Planning Commission approval.

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

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, OCTOBER 6, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: OMA-04-14-15 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Mortimer Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by renaming Mortimer Street, "RTS Way;" an action requiring City Planning Commission recommendation to City Council.
SEQR: Type II (Ch. 48 (20)(c))

Case 2
File Number: M-03-14-15 *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Stephen DiPaolo
Address: 15 Mc Ardle Street
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the property at 15 Mc Ardle Street from R-1 Low Density Residential to M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Informational Meeting

Case 3
File Number: PD #16 (Century-Strathallan)
Case Type: Zoning Map Amendment/Text Amendment/Planned Development District
Applicant: Century Club and 550 East Ave., LLC
Property Address: 546, 566, 586 East Avenue and 7 Strathallan Park
Zoning District: R-3 High Density Residential District/ O-O Overlay-Office District
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Zoning Map and Zoning Text by establishing a 4.47 acre Planned Development District (PD #16 Century-Strathallan) by rezoning the above four properties from R-3 High Density Residential District/ Overlay-Office District to PD #16 Century-Strathallan and by adding the PD#16 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-020-14-15
Case Type: Special Permit - Renewal
Applicant: Waleed Amansoob, Express Community Food
Address: 743 South Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-9H; 120-146.1
Purpose: To continue operating a low impact retail grocery store and deli with no beer, lotto or tobacco sales in an existing, nonconforming commercial building; an action requiring City Planning Commission approval.
SEQR: Completed September 16, 2013

Case 5
File Number: E-021-14-15
Case Type: Special Permit - Renewal
Applicant: Masood UI Hassan, Broadway Store
Address: 752 West Broad Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(c)
Purpose: To continue operating a low-impact retail store in the commercial space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.
SEQR: Completed August 8, 2011

Postponed from August 11, 2014

Case 6
File Number: E-008-14-15
Case Type: Special Permit
Applicant: Lonnel Brinson, Redeeming Word Christian Center International
Address: 55 Ontario Street
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-18K
Purpose: To establish a residential care facility for up to 24 men transitioning from incarceration to independent living; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-022-14-15
Case Type: Special Permit
Applicant: Abdusamed Hussein
Address: 747 Joseph Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-18N
Purpose: To establish a low-impact liquor store with hours of operation from 9:00AM to 9:00PM Monday through Saturday, and 12:00PM to 6:00PM on Sunday; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 8
File Number: E-023-14-15
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Address: 292, 300-316 Hudson Avenue and 26-28, 32, 38 Wilson Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9A
Purpose: To construct an 80 space ancillary parking lot at 292, 300-316 Hudson Avenue and 26-28, 32, 38 Wilson Street to serve the Church located at 292 Hudson Avenue; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case **9**
File Number: **E-024-14-15**
Case Type: Special Permit
Applicant: E. Wayne Simms, Jr.
Address: 47 Parkway
Zoning District: C-2 Community Center District
Quadrant: NW
Section of Code: 120-43K, 120-137
Purpose: To establish live entertainment, consisting of DJs and small bands, on the first floor of a proposed banquet facility during banquet events; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-025-14-15**
Case Type: Special Permit
Applicant: 2001 East Main St., LLC
Address: 2001 East Main Street
Zoning District: R-2 Medium Density Residential District/ O-B Overlay Boutique District
Quadrant: SE
Section of Code: 120-191B(4)(c), 120-106D
Purpose: To establish a bar/restaurant with live entertainment and accessory outdoor seating in the vacant commercial space on the first floor of this nonconforming, mixed use building, with hours of operation 10:00AM - 2:00AM Monday through Saturday, and 12:00PM – 2:00AM on Sunday; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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, November 10, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **M-04-14-15** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: James Frederico
Address: 151 Bernice Street
Zoning District: R-1 Low Density Residential
Quadrant: NW
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the property at 151 Bernice Street from R-1 Low Density Residential to C-3 Regional Center District in order to combine this parcel with 55 Jessie Street; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case 2
File Number: **M-05-14-15** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Mayor, City of Rochester
Address: 400-404 and 440 East Avenue
Zoning District: R-3 High Density Residential / O-O Overlay-Office District
Quadrant: SE
Section of Code: 120-190C
Purpose: To amend the Official Zoning Map by rezoning the properties at 400-404 and 440 East Avenue from R-3 High Density / Overlay-Office to CCD-E Center City District East End; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type I**
Lead Agency: **Mayor's Office**

Case File Number: **3** *Informational Meeting*
Marketview Heights Urban Renewal District (MH URD)
(M-06-14-15/T-02-14-15)

Case Type: Urban Renewal District Plan/Map Amendment/Text Amendment
Applicant: Mayor, City of Rochester
Address: 271-491 Scio Street (odd), 270-512 Scio Street (even), 115-251 North Union Street (odd), 138-206 North Union Street (even), 650-840 East Main Street (even), 229-293 Lyndhurst Street (odd), 194-282 Lyndhurst Street (even), 97-137 Weld Street (odd), 102-140 Weld Street (even), 97-135 Woodward Street (odd), 98-132 Woodward Street (even), 97-135 Ontario Street (odd), 94-140 Ontario Street (even), 109-199 Lewis Street (odd), 120-202 Lewis Street (even), 4-14 Augusta Street (even), 209-249 Davis Street (odd), 204-260 Davis Street (even).

Quadrant: NE
Section of Code: 120-119 and 120-190C; NYS GML 505
Purpose: To approve an urban renewal plan for the properties listed above designated as the Marketview Heights Urban Renewal District (MH URD); to amend the Official Zoning Map to establish the MH URD; and to add MH URD District Regulations to the Zoning Code; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type I**
Lead Agency: **Mayor's Office**

Case File Number: **4**
E-026-14-15

Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 1481 Dewey Avenue, 941 South Avenue, 206-210 Scottsville Road, 575 Brooks Avenue, 561 South Clinton Avenue

Zoning District: R-1 Low Density Residential District, C-1 Neighborhood Center District, C-2 Community Center District

Quadrant: NW, SE, SW
Section of Code: 120-143 A(1), 120-143 A(2)
Purpose: To install 'micro cell' wireless telecommunications facilities on rooftops of existing buildings; an action requiring City Planning Commission approval.

SEQR: **Type II [Ch. 48 (25)]**

Case 5
File Number: E-027-14-15
Case Type: Special Permit - Renewal
Applicant: Bill Pyrczak, Park Bench
Property Address: 431-439 Monroe Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43F; 120-137
Purpose: To continue live entertainment on Fridays and Saturdays until 2:00AM and Thursdays and Sundays until 12:00AM at the 'Park Bench;' an action requiring City Planning Commission approval.
SEQR: **Completed November 12, 2008**

Case 6
File Number: E-028-14-15
Case Type: Special Permit - Renewal
Applicant: Azzam Abuolba, Alba's Market
Address: 1687-1689 Dewey Avenue
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83A
Purpose: To continue operating a high-impact retail store with hours of operation 6:00AM to 2:00AM, daily; an action requiring City Planning Commission approval.
SEQR: **Completed December 7, 2011**

Case 7
File Number: E-016-14-15
Case Type: Special Permit
Applicant: Tolga Turmen
Address: 303 East Ridge Road (aka 295-333 E. Ridge Road)
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 dealing in electronics (e.g. cellphones, iPads, iPods, and the like), jewelry, games and antique toys, with hours of operation from 10:00AM to 8:00PM, Monday through Saturday; an action requiring City Planning Commission approval.
SEQR: **Completed September 8, 2014**

***No Action Vote
on September 8, 2014***

Case	8	
File Number:	E-018-14-15	<i>No Action Vote on September 8, 2014</i>
Case Type:	Special Permit	
Applicant:	Marcus Luciano	
Address:	490 Monroe Avenue	
Zoning District:	C-2 Community Center District	
Quadrant:	SE	
Section of Code:	120-43T; 120-146.1	
Purpose:	To add electronics (e.g. cellphones, iPads, iPods, and the like) to the inventory of the existing high-impact secondhand store with hours of operation from 9:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.	
SEQR:	Completed September 8, 2014	

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, December 8, 2014

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Informational Meeting*
Case Type: **Comprehensive Plan Amendment -
Center City Master Plan Update**
Applicant: Mayor's Office
Zoning District: Center City District (CCD)
Section of Code: 120-190C
Purpose: To amend Section 130-6 of the Municipal Code by deleting, in its entirety, Section 130-6 (9) 'Center City Master Plan' and replacing it with the newly updated Center City Master Plan; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency **Mayor's Office**

Case 2 *Held by CPC at
October 6, 2014 Hearing*
File Number: **E-008-14-15**
Case Type: Special Permit
Applicant: Lonnel Brinson, Redeeming Word Christian Center International
Address: 55 Ontario Street
Zoning District: R-2 Medium Density Residential District
Quadrant: NE
Section of Code: 120-18K; 120-146
Purpose: To establish a residential care facility for up to 24 men transitioning from incarceration to independent living; an action requiring City Planning Commission approval.
SEQR: **Completed August 11, 2014**

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Case **3**
File Number: **E-029-14-15**
Case Type: Special Permit
Applicant: Pastor Robert L. Toppin, Nazareth Church of Jesus Christ of the Apostolic Faith
Address: 67 and 70 Holworthy Street
Zoning District: R-1 Low Density Residential District / M-1 Industrial District
Quadrant: NW
Section of Code: 120-9A; 120-173E
Purpose: To develop a 10 space ancillary parking lot at 67 Holworthy Street to serve the proposed place of worship at 70 Holworthy Street, and to approve an alternative parking plan to address the remaining parking deficit; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-030-14-15**
Case Type: Special Permit
Applicant: Tabari Boehler, No Tire Over \$25 Guys
Address: 1441 North Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Section of Code: 120-43S; 120-152
Purpose: To establish a used tire sale and installation facility with hours of operation 9:00AM to 7:00PM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-031-14-15**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 676 South Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-143 A(2)
Purpose: To install a 'micro cell' wireless telecommunications facility on a rooftop of an existing building; an action requiring City Planning Commission approval.
SEQR: **Type II (Ch. 48 (25))**

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Case 6
File Number: E-032-14-15
Case Type: Special Permit
Applicant: Joseph O'Donnell, O'Donnell and Associates
Property Address: 4 Champeney Terrace
Zoning District: M-1 Industrial District
Quadrant: NE
Section of Code: 120-83A(1); 120-146.1
Purpose: To establish a low-impact retail store in a one story building originally designed for industrial purposes with hours of operation from 8:00AM to 6:00PM Monday through Friday, and 6:00AM to 1:00PM on Saturday and Sunday; an action requiring City Planning Commission approval.

SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-033-14-15
Case Type: Special Permit
Applicant: Rochester Chili Avenue, LLC, Uncommon Schools
Address: 432 Chili Avenue
Zoning District: R-1 Low Density Residential
Quadrant: SW
Section of Code: 120-9D
Purpose: To relocate grades 5-8 (a total of 315 students) from the Rochester Preparatory Charter School - West Campus currently located at 1020 Maple Street to this vacant school building, and to approve an alternative parking plan for the school; an action requiring City Planning Commission approval.

SEQR: Unlisted
Lead Agency: City Planning Commission