

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, JANUARY 9, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** **M-06-16-17**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Michael G. Wegman  
**Address:** 102 Mt. Read Boulevard and 75 Independence Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 102 Mt. Read Boulevard and 75 Independence Street from R-1 Low Density Residential District to M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** 2  
**File Number:** **E-027-16-17**  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohammad Suhweil, Metro PCS  
**Property Address:** 599 Chili Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operating a retail store in an existing nonconforming building with hours of operation from 9:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [6 CRR-NY 617.5 (26)]**

**Case** 3  
**File Number:** **E-028-16-17**  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohamed Mohamed  
**Property Address:** 752 West Broad Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operating a retail store in an existing nonconforming building with hours of operation from 7:00AM to 11:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [6 CRR-NY 617.5 (26)]**

**City Planning Commission**  
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**Case** 4  
**File Number:** E-029-16-17  
**Case Type:** Special Permit  
**Applicant:** Abigail Hayes, Abby's Jewelry  
**Property Address:** 774 North Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-030-16-17  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 356-377 Whitney Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83M,120-152, 120-153  
**Purpose:** To re-establish vehicle repair and add vehicle sales at 359 and 365 Whitney Street and to expand vehicle sales at 377 Whitney Street; actions requiring City Planning Commission approval.  
**SEQR:** Type II [6 CRR-NY 617.5 (c) (7)]

**Case** 6  
**File Number:** E-031-16-17  
**Case Type:** Special Permit  
**Applicant:** John Roth, John's Tex Mex  
**Property Address:** 489 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan to address the six space parking deficit resulting from the conversion of a take-out to a sit-down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5 (8) 27]

**Case** 7  
**File Number:** E-032-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Property Address:** 36 Comfort Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5 (8) 25]

**Case** 8  
**File Number:** E-033-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Property Address:** 389 Gregory Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this mixed use building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5 (8) 25]

**Case** 9  
**File Number:** E-034-16-17  
**Case Type:** Special Permit  
**Applicant:** Joseph Martino, 1001 Lake Ave, LLC  
**Property Address:** 977-1017 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27F  
**Purpose:** To establish a charter school in the former Nazareth Academy building; an action requiring City Planning Commission approval.  
**SEQR:** Type II [6 CRR-NY 617.5 (c) (8)]

### III. OTHER BUSINESS

None