

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, MAY 1, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	PD #7 (Rochester Science Park)	
Case Type:	Text Amendment	
Applicant:	City Planning Commission	
Address:	1920 South Avenue	
Zoning District:	PD #7 Rochester Science Park	
Section of Code:	Chapter 76	
Purpose:	To amend the Zoning Text of Planned Development District #7 (Rochester Science Park) by adding professional offices and firms to the list of permitted uses; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

Case	2	
File Number:	E-048-16-17	
Case Type:	Special Permit	
Applicant:	Jabr Almugannahi, Driving Park One Stop	
Property Address:	568 Driving Park Avenue	
Zoning District:	R-2 Medium Density Residential District	
Section of Code:	120-191B(4)(C)	
Purpose:	To re-establish a convenience store with hours of operation between 8:00AM and 10:00PM, daily; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
May 1, 2017 Agenda
Page 2

Case **3**
File Number: **E-049-16-17**
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Property Address: 87 Kenilworth Terrace
Zoning District: C-2 Community Center District
Section of Code: 120-43D, 120-131
Purpose: To legalize a 21 space ancillary parking lot at 87 Kenilworth Terrace to serve the 19 unit apartment building at 820 East Main Street; an action requiring City Planning Commission approval.

SEQR: **Type I**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-050-16-17**
Case Type: Special Permit
Applicant: Yolanda Williams
Property Address: 57 Bartlett Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9C, 120-173E
Purpose: To establish a daycare center in this existing two-story building, formerly used as a food distribution and dining establishment, and to consider an Alternative Parking Plan to address the three space parking deficit; an action requiring City Planning Commission approval.

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

Case **5**
File Number: **E-051-16-17**
Case Type: Special Permit
Applicant: Radio Social, LLC
Property Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Section of Code: 120-83P
Purpose: To establish an outdoor recreational area accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building; an action requiring City Planning Commission approval.

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

Case **6**
File Number: **E-052-16-17**
Case Type: Special Permit
Applicant: Aera Lee
Property Address: 44 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E
Purpose: To consider an Alternative Parking Plan for the 10 required parking spaces resulting from the conversion of the first floor to an apartment and a place of worship; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-053-16-17**
Case Type: Special Permit
Applicant: Craig Ristuccia, Jetty at the Port, LLC
Property Address: 1000 North River Street
Zoning District: M-D Marina District
Section of Code: 120-77.2C(3)
Purpose: To establish outdoor live entertainment on the patio of an existing bar/restaurant; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-054-16-17**
Case Type: Special Permit
Applicant: MC Management LLC
Property Address: 8C Prince Street
Zoning District: R-3 High Density Residential District/ O-O Overlay-Office
Section of Code: 120-27B, 120-131
Purpose: To establish a 135 space ancillary parking lot to serve the hotel at 546 East Avenue; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Director of Planning and Zoning**

III. OTHER BUSINESS

None