

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: **5:15 PM – 6:30 PM**  
CONFERENCE ROOM 223B

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

**MONDAY, JUNE 5, 2017**

**I. MEETING WITH STAFF: 5:15 PM – 5:45 PM**

**1201 Elmwood Avenue: Introduction of the Rochester Psychiatric Center (Terrance Building site) Redevelopment and conversion from Institutional Planned Development District (IPD) to Planned Development District (PD).**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 ***Postponed until July 10<sup>th</sup> Hearing***  
**File Number:** E-045-16-17  
**Case Type:** Special Permit  
**Applicant:** Gregory Hopkins, G.L. Hopkins Enterprises  
**Property Address:** 121 Lincoln Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(9)  
**Purpose:** To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 2 ***Held from March 6, 2017 Hearing***  
**File Number:** E-041-16-17  
**Case Type:** Special Permit  
**Applicant:** John Kabrovski, Rock Shrimp Co.  
**Property Address:** 4769-4779 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(6)  
**Purpose:** To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**City Planning Commission**  
**June 5, 2017 Agenda**  
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**Case** **3**  
**File Number:** **E-055-16-17**  
**Case Type:** Landmark Designation  
**Applicant:** Presbytery of the Genesee Valley  
**Address:** 95 Averill Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-193  
**Purpose:** To designate the property (Calvary St. Andrews Church) as an individual landmark; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** **4**  
**File Number:** **E-056-16-17**  
**Case Type:** Special Permit  
**Applicant:** Vincenzo Giordano, R.A., City of Rochester DES  
**Property Address:** 115 Elmwood Avenue, Genesee Valley Park  
**Zoning District:** O-S Open Space District  
**Section of Code:** 120-91A, 120-91D  
**Purpose:** To construct a concession facility, remove the existing playground, and construct a new handicapped accessible playground; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-057-16-17**  
**Case Type:** Special Permit  
**Applicant:** Kristina Dinino-Jeffords, The Mad Hatter  
**Property Address:** 176 South Goodman Street  
**Zoning District:** R-2 Medium Density Residential District / Overlay-Boutique / East Avenue Preservation District  
**Section of Code:** 120-106D  
**Purpose:** To establish an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:30PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** 6  
**File Number:** E-058-16-17  
**Case Type:** Special Permit  
**Applicant:** Scott McEwan, Mustard Street Complex  
**Property Address:** 37 Breck Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N  
**Purpose:** To establish outdoor storage (storage pods) accessory to a warehouse; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-059-16-17  
**Case Type:** Special Permit  
**Applicant:** T-Mobile Northeast LLC  
**Property Address:** 1255 Portland Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(a)  
**Purpose:** To install a 'macro cell' wireless telecommunications facility on the rooftop of this commercial building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 8  
**File Number:** E-060-16-17  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 415-419 Thurston Road  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To establish a convenience store in this vacant, nonconforming building with hours of operation between 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** **9**  
**File Number:** **E-061-16-17**  
**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 outdoor music 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**

**III. OTHER BUSINESS**

**None**