

**City Planning Commission Minutes  
July 10, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>Case 1/ PD #18 1201 Elmwood Avenue (M-01-17-18, T-01-17-18)</u></b>            To amend the Zoning Map and Zoning Text by establishing a 17.7 acre Planned Development District (PD #18 1201 Elmwood Avenue) by rezoning the above property from IPD Rochester Psychiatric Center to PD #18 1201 Elmwood Avenue; by adopting the proposed development concept plan associated with this PD, and by adding the PD #18 District Regulations to the Zoning Code.</p>	1201 Elmwood Avenue	6-1-0	<p style="text-align: center;"><b>Recommend Approval with modifications noted by the City Planning Commission subject to the review and acceptance by the Manager of Zoning</b></p>
<p><b><u>Case 2/ PD #19 Educational Success Campus (M-02-17-18, T-02-17-18)</u></b>            To amend the Zoning Map and Zoning Text by establishing a 6.27 acre Planned Development District (PD #19 Educational Success Campus) by rezoning 2 and 4-22 Lake View Park, and 3 Fairview Heights from R-1 Low Density Residential District to PD #19 Educational Success Campus; by rezoning 977-1017 Lake Avenue from R-3 High Density Residential District to PD #19 Educational Success Campus; by adopting the proposed development concept plan associated with this PD and by adding the PD #19 District Regulations to the Zoning Code.</p>	977-1017 Lake Avenue (formerly Nazareth Academy), 2 and 4-22 Lake View Park, 3 Fairview Heights	6-0-0*	<p style="text-align: center;"><b>Recommend Approval with modifications noted by the City Planning Commission as agreed to by the applicant during the Informational Meeting testimony</b></p>
<p><b><u>Case 3/ T-03-17-18</u></b>            To amend the Zoning Code by increasing the mailed notification distance from 300 feet to 600 feet for informational meetings and public hearings..</p>	Citywide	7-0-0	<p style="text-align: center;"><b>Recommend Approval on Condition</b></p>
<p><b><u>Case 4/ M-03-17-18</u></b>            To amend the zoning map by rezoning the properties located at 960 and 956 West Ridge Road from R-1 Low Density Residential District/ Overlay-Boutique to C-3 Regional Destination Center District for expansion of Delta Sonic.</p>	960 and 956 West Ridge Road	7-0-0	<p style="text-align: center;"><b>Recommend Approval</b></p>
<p><b><u>Case 5/ E-045-16-17</u></b>            To include bars, restaurants, and banquet facilities as permitted uses for 121 Lincoln Avenue (original list included in Special Permit Decision E-012-13-14), and to add live entertainment to this one tenant space.</p>	121 Lincoln Avenue	7-0-0	<p style="text-align: center;"><b>Denied</b></p>
<p><b><u>Case 6/ E-001-17-18</u></b>            To legalize the existing homeless residential care facility for up to ten (10) women, since the previous Special Permit approval has lapsed.</p>	3841 Lake Avenue	7-0-0	<p style="text-align: center;"><b>Approved</b></p>
<p><b><u>Case 7/ E-002-17-18</u></b>            To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM.</p>	1152 North Clinton Avenue	7-0-0	<p style="text-align: center;"><b>Approved</b></p>
<p><b><u>Case 8/ E-003-17-18</u></b>            To establish outdoor storage at the rear of the property for construction equipment, equipment trailers, tractor trailers, and motor vehicles.</p>	581 Lyell Avenue	7-0-0	<p style="text-align: center;"><b>Approved</b></p>

<b>Case 9/ E-004-17-18</b> To install a 'small cell' wireless telecommunications facility on the side of this commercial building that is less than four stories.	1500 Hudson Avenue	7-0-0	Approved on Condition
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**Planning Commission Members Present: Watson, Hogan, Gaudio, Pichardo, Rebholz, Mauser, Carroll**  
**Absent: Marlin, Bruce, Mayer**

**\*Commissioner Gaudio recused herself.**

**CONDITIONS:**

**Case 2/ E-004-17-18**

Approved on condition that the wall mounted antennas match the color of the building.

**Case 3/ T-03-17-18**

Recommend Approval on condition that the distance be increased to 500 feet to match the state standard.

**DISTRIBUTION:**

Mayor's Office	NBD Commissioner's Office	NSC Administrators
D. Algarin	A. Guzzetta	Permit Office
V. Wehbring	G. Kirkmire	Zoning Staff