

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, AUGUST 7, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-01-17-18 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 283 and 295 Beach Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating a portion of 283 and 295 Beach Avenue as right-of-way for a pedestrian walkway; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** OMA-02-17-18 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Cambria Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Cambria Street; an action requiring City Planning Commission recommendation to City Council.

**Case** 3  
**File Number:** T-04-17-18  
**Case Type:** Text Amendment  
**Applicant:** City Planning Commission  
**Address:** Citywide  
**Section of Code:** Various Sections of the Zoning Code  
**Purpose:** To make minor modifications to various sections of the Zoning Code in order to clarify and update terms and definitions; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** Type II

**Case** 4  
**File Number:** E-005-17-18  
**Case Type:** Special Permit  
**Applicant:** Thomas Beaman, Jr., California Rollin II  
**Address:** 1000 North River Street  
**Zoning District:** M-D Marina District  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To continue seasonal outdoor entertainment (live small bands and recorded music), ending by 9:00PM, Thursday to Sunday, in an existing outdoor restaurant seating area; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 5  
**File Number:** E-006-17-18  
**Case Type:** Special Permit  
**Applicant:** Stu Chait, AIA, Chait Studios  
**Property Address:** 1296 Clifford Avenue  
**Zoning District:** R-1 Low Density Zoning District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To construct an ancillary parking lot for the existing motor vehicle repair operation located at 1298 Clifford Avenue; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 6  
**File Number:** E-007-17-18  
**Case Type:** Special Permit  
**Applicant:** Jim Pappas, Jim Pappas Commercial Real Estate  
**Property Address:** 737 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83O  
**Purpose:** To establish a kennel for cats and dogs with an outdoor exercise area for the dogs; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-008-17-18  
**Case Type:** Special Permit  
**Applicant:** Stu Chait, AIA, Chait Studios  
**Property Address:** 40 Silver Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish outdoor storage of vehicles, accessory to a taxi business; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 8  
**File Number:** E-009-17-18  
**Case Type:** Special Permit  
**Applicant:** Mayid Yasin  
**Property Address:** 586 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43S, 120-152  
**Purpose:** To establish a vehicle repair station specializing in vehicle lock repair (vehicle locksmith); an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 9  
**File Number:** E-010-17-18  
**Case Type:** Special Permit  
**Applicant:** Irma Reiner, Linear Architecture  
**Property Address:** 740 and 748 East Main Street (Wendy's Restaurant)  
**Zoning District:** MH-URD/C-2 (Marketview Heights Urban Renewal District/Community Center District)  
**Section of Code:** 120-43G, 120-136  
**Purpose:** To modify the existing drive-thru operation by creating an additional order station and drive-thru lane; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 10  
**File Number:** E-011-17-18  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 618 Upper Falls Boulevard, 379 and 387 Hudson Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43R, 120-154  
**Purpose:** To establish a convenience store with accessory gas sales; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**III. OTHER BUSINESS**

None