

**CITY OF ROCHESTER
30 CHURCH STREET**

**CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B**

**PUBLIC HEARING: 6:00 PM
CITY COUNCIL CHAMBERS 302A**

MONDAY, FEBRUARY 10, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: E-28-19-20
Case Type: Special Permit - Renewal
Address: 1531 East Main Street
Zoning District: R-2 Medium Density Residential / Overlay Office
Applicant: Bruce Stewart
Purpose: To continue the take-out restaurant, a nonconforming use in the R-2 / Overlay – Office zoning districts as established by Special Permit E-37-16-17 on the first floor of a mixed-use building with hours of operation from 11:00 AM to 10:00 PM, daily; an action requiring City Planning Commission approval.
Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II(c)(32)

Case Number: 2
File Number: E-29-19-20
Case Type: Special Permit
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential
Applicant: Jose Navedo
Purpose: To reestablish a restaurant operating 11:00 AM to 10:00 PM, Monday through Friday and 11:00 AM to 12:00 AM, Saturday and Sunday in a portion of the left side of this vacant nonconforming mixed-use building; an action requiring City Planning Commission approval.
Code Section: 120-199G(1)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
February 10, 2020 Agenda
Page 2 of 2

Case Number: 3
File Number: E-30-19-20
Case Type: Special Permit
Address: 653-657 Park Avenue
Zoning District: C-2 Community Center / Preservation District
Applicant: Jason Snyder, Blu Wolf Bistro
Purpose: To consider an Alternative Parking Plan for 49 spaces to establish limited entertainment at the bar/restaurant (Blu Wolf Bistro), a permitted use in the C-2 zoning district; an action requiring City Planning Commission approval.
Code Section: 120-173E
Enforcement: No
SEQR: 48-5 Type II B (27)

Case 4 *Held by staff from August 12, 2019*
File Number: SP-09-18-19
Case Type: Referral
Applicant: Robert Keck (Grove Place Association)
Address: 58 University Avenue
Zoning District: CCD-G Center City District Grove Place
Section of Code: 120-191D
Purpose: To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story, 28,745 sq. ft., 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.
SEQR: Unlisted, Negative Declaration issued on May 17, 2019
Lead Agency: Manager of Zoning