

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

Revised: 2/26/2020 revisions are highlighted in yellow.

MONDAY, MARCH 9, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 **Held by staff from January 13, 2020**
File Number: S-03-19-20
Case Type: Subdivision
Address: 93 Marsh St.
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To subdivide one parcel into six parcels to facilitate the development of five attached single family dwellings (townhouses) and an ancillary parking lot to serve the existing multi-family dwelling and proposed five attached single family dwellings (townhouses); an action requiring City Planning Commission approval.
Code Section: 128-8
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 2 **Held by staff from January 13, 2020**
File Number: E-21-19-20
Case Type: Special Permit
Address: 93 Marsh St.
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To establish an 11 space ancillary parking lot and to consider an Alternative Parking Plan for four spaces to serve the existing multifamily dwelling and proposed five attached single family dwellings (townhouses) as part of the 93 Marsh Street project; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131, 120-173E
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 3
File Number: E-33-19-20
Case Type: Special Permit
Applicant: Whitney McClary
Address: 691-693 and 685-687 S Plymouth Ave.
Zoning District: R-1 Low Density Residential
Code Section: 120-191B, 120-131, 120-173
Purpose: To establish a retail sales and service (laundromat) in a nonconforming structure and to establish a nine space ancillary parking lot **that is in excess of 110% of the parking requirement** to serve the proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 4
File Number: E-34-19-20
Case Type: Special Permit
Applicant: Ray Trotta, The Holland Trotta Project
Address: 327-341 and 347 Monroe Ave.
Zoning District: C-2 Community Center District
Code Section: 120-136A, 120-136B, 120-173D
Purpose: To construct a two-lane drive-through service window for a proposed restaurant (Burger King), and to establish parking in excess of 110% of the required parking for the proposed drive-through restaurant; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-35-19-20
Case Type: Special Permit
Applicant: Ahkilah Johnson, True North Rochester Mark St LLC
Address: 8-14 Mark St., et. al.
Zoning District: R-1 Low Density Residential
Code Section: 120-9D, 120-131, 120-173E
Purpose: To: 1) construct a 35,000 square foot addition to an existing school for grades nine through 12, 2) to expand an existing ancillary parking lot, and 3) to consider an Alternative Parking Plan for 51 spaces to serve the school; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on February 11, 2020
Lead Agency: Manager of Zoning

Case Number: 6 **Held by staff**
File Number: E-36-19-20
Case Type: Special Permit
Applicant: City of Rochester
Address: 1-15 Laura St., 4-10 Laura St., and 1240-1252 E Main St.
Zoning District: R-1 Low Density Residential, R-2 Medium Density Residential, Overlay-Office
Code Section: 120-9A, 120-131
Purpose: To establish: 1) one 37 space ancillary parking lot at 1-15 Laura St. for Rochester Police Department (RPD) officer personal vehicle parking to serve the proposed RPD - Goodman Section and Neighborhood Service Center (NSC) - Southeast Quadrant, 2) to establish one 32 space ancillary parking lot at 4-10 Laura St. for RPD officer personal vehicle parking to serve the proposed use, and 3) to establish one 30 space ancillary parking lot at 1240-1252 E Main St. for NSC patrons and staff to serve the proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 7
File Number: E-37-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 570 and 576-590 Joseph Ave., 615-625 Clifford Ave., and 1-4 Theodore St.
Zoning District: C-1 Neighborhood Center
Code Section: 120-173E
Purpose: To consider an Alternative Parking Plan for 47 spaces to serve the proposed five-story 132,953 square foot, mixed-use building with first floor commercial space and 94 rental apartment units on floors one through five; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 8
File Number: E-38-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 23-35 Maria St.
Zoning District: R-2 Medium Density Residential
Code Section: 120-18H, 120-20, 120-166, 120-173E
Purpose: To construct: 1) one, four-story 26,633 square foot, 20-unit multifamily dwelling, 2) one, three-story 10,743 square foot 10-unit multifamily dwelling, and 3) to consider an Alternative Parking Plan for 24 spaces to serve the proposed two multifamily dwellings; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 9
File Number: E-39-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 14-36 Maria St.
Zoning District: R-2 Medium Density Residential
Code Section: 120-18H, 120-20, 120-166, 120-173E
Purpose: To construct four, three-story 10,743 square foot, 10-unit multifamily dwellings and to consider an Alternative Parking Plan 15 spaces to serve the proposed four multifamily dwellings; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 10 **Held by staff from November 18, 2019**
File Number: E-14-19-20
Case Type: Special Permit - Renewal
Applicant: Craig Ristuccia, Jetty at the Port, LLC
Address: 1000 North River St.
Zoning District: M-D Marina District
Code Section: 120-192B(4)(e)
Purpose: To continue outdoor entertainment on the patio of an existing bar/restaurant, as established by Special Permit E-053-16-17; an action requiring City Planning Commission approval.
Enforcement: No
SEQR: Type II