

**CITY OF ROCHESTER**

**CITY PLANNING COMMISSION**

**MEETING WITH STAFF: 5:00 PM**

Via Zoom Meeting, view Meeting here:

<https://www.youtube.com/CityOfRochesterNY>

**PUBLIC HEARING: 6:00 PM**

Via Zoom Meeting, view Hearing here:

<https://www.youtube.com/CityOfRochesterNY>

**Monday, October 19, 2020**

**1. MEETING WITH STAFF**

Adopt Commission Rules and Procedures

**2. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case Number:** 1  
**File Number:** S-01-20-21  
**Case Type:** Subdivision  
**Address:** 291 South Plymouth Avenue  
**Zoning District:** R-3 High Density Residential  
**Applicant:** Joel Barrett  
**Purpose:** To subdivide one parcel into four parcels to facilitate the development of three attached single family dwellings (townhomes), where one parcel does not have a driveway on an existing improved street: an action requiring City Planning Commission approval.

**Code Section:** 128-5H(3)  
**Enforcement:** No  
**SEQR:** Unlisted, Negative Declaration issued on June 16, 2020  
**Lead Agency:** Manager of Zoning

**Case Number:** 2  
**File Number:** E-05-20-21  
**Case Type:** Special Permit Renewal  
**Address:** 568 Driving Park Avenue  
**Zoning District:** R-1 Low Density Residential  
**Applicant:** Reza Hourmanesh, GRH Architecture, Engineering, and Construction  
**Purpose:** To continue a convenience store with hours of operation between 8:00 AM and 10:00 PM, daily as established by Special Permit E-48-16-17; an action requiring City Planning Commission approval.

**Code Section:** 120-192B(4)(e)  
**Enforcement:** No  
**SEQR:** 617.5 Type II (c)(32)

**Case Number:** 3  
**File Number:** E-06-20-21  
**Case Type:** Special Permit  
**Address:** 671-673, 679, 695-697 Culver Road  
**Zoning District:** C-2 Community Center  
**Applicant:** Chris Wightman, Park Place Automotive LLC  
**Purpose:** To maintain the existing use of vehicle repair of noncommercial vehicles and to expand a parking lot to total 23 spaces which is in excess of 110% of the requirement; an action requiring City Planning Commission approval.

**Code Section:** 120-43S, 120-152, 120-173D  
**Enforcement:** Yes  
**SEQR:** Unlisted, Negative Declaration issued on July 20, 2020  
**Lead Agency:** Manager of Zoning

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**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Friday, October 16, 2020  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, October 19, 2020

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call: (585) 428-7761