

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, JANUARY 8, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: OMA-04-17-18 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 1305 Lyell 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 nine (9) foot wide strip of School 43 property for additional Lyell Avenue right-of-way to accommodate the New York State Department of Transportation Mount Read Boulevard project; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: T-05-17-18 *Informational Meeting*
Case Type: Text Amendment
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by modifying the regulations pertaining to entertainment uses; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case **3**
File Number: **E-028-17-18**
Case Type: Special Permit
Applicant: Luke Dutton, 34 Elton LLC
Property Address: 55 Elton Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18B, 120-131
Purpose: To expand the ancillary parking lot located at 55 Elton Street, thereby increasing the number of parking spaces from 29 to 39, and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve 34 Elton Street; actions requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **Manager of Zoning**

*Held from
December 11, 2017 Hearing*

Case **4**
File Number: **E-029-17-18**
Case Type: Special Permit - Renewal
Applicant: Aera Lee
Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-191B(4)(c)
Purpose: To continue the rooming house established by Special Permit E-027-11-12; an action requiring City Planning Commission approval.

SEQR: **Type II**

Case **5**
File Number: **E-030-17-18**
Case Type: Special Permit - Renewal
Applicant: John Kabrovski, Rock Shrimp Co.
Property Address: 4769-4779 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-191B(4)(c)
Purpose: To continue outdoor entertainment Friday, Saturday, and Sunday between the hours of 5:00PM and 10:00PM established by Special Permit E-041-16-17; an action requiring City Planning Commission approval.

SEQR: **Type II**

Case **6**
File Number: **E-031-17-18**
Case Type: Special Permit
Applicant: Phil Domicello, Domicello Ent.
Property Address: 42 Fulton Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A; 120-131
Purpose: To construct a 10 space ancillary parking lot at 42 Fulton Avenue to serve the employees of Upstate Farms located at 45 Fulton Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-032-17-18**
Case Type: Special Permit
Applicant: Bernhard Howell, Dakota Medical Transportation
Property Address: 575 and 585 Lyell Avenue
Zoning District: C-3 Regional Destination Center District
Section of Code: 120-51J, 120-175
Purpose: To establish outdoor storage uses for construction equipment, equipment trailers, tractor trailers, and motor vehicles on these two vacant lots; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **SP-033-16-17**
Case Type: Deed Requirement
Applicant: Peggy Hill, Rochester Management, Inc.
Property Address: 645 Norris Drive
Zoning District: R-3 High Density Residential District
Section of Code: 120-192B
Purpose: To demolish an existing 60 unit, six building multifamily residential complex and to redevelop the site in three phases. The final project build-out includes demolition of existing buildings and construction of two, three-story buildings with 37 units each, and three, two-story buildings with eight townhouse style units in each resulting in a final build-out of 98 dwelling units in five buildings; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Manager of Zoning**

III. OTHER BUSINESS

None

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, MARCH 5, 2018

*REVISED (2/16/18)

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	
File Number:	OMA-05-17-18	<i>Informational Meeting</i>
Case Type:	Official Map Amendment	
Applicant:	City of Rochester	
Addresses:	12.4 acres of parcel 135.18-2-1, 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street	
Zoning Districts:	O-S Open Space, R-1 Low Density Residential District	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by alienating 12.4 acres of park land located within parcel 135.18-2-1 and dedicating 12.4 acres of land as park land located at 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street, as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	County of Monroe	

Case 2 *Informational Meeting*
File Number: M-09-17-18
Case Type: Zoning Map Amendment
Applicant: City of Rochester
Addresses: 12.4 acres of parcel 135.18-2-1 ~~1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street~~
Zoning Districts: O-S Open Space, R-1 Low Density Residential District, M-1 Industrial District
Section of Code: 120-190C
Purpose: To amend the zoning map to rezone the 12.4 acres of parcel 135.18.-2-1 (denoted above) from O-S Open Space District to M-1 Industrial District; ~~and by rezoning the properties located at 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street from R-1 Low Density Residential District to O-S Open Space District;~~ as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: S-04-17-18
Case Type: Subdivision
Applicant: City of Rochester
Address: 12.4 acres of parcel 135.18.-2-1
Zoning District: O-S Open Space
Section of Code: Chapter 128
Purpose: To subdivide parcel 135.18.-2-1 into two parcels; the first parcel will be 12.4 acres, and the remainder will comprise the second parcel as part of the process for developing the public safety training facility located at 1190 Scottsville Road; an action requiring City Planning Commission approval.
SEQR: Type I
Lead Agency: County of Monroe

Case 4
File Number: **S-05-17-18** **WITHDRAWN**
Case Type: Subdivision
Applicant: City of Rochester
Addresses: 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place,
and 102 Violetta Street
Zoning District: R-1 Low Density Residential District
Section of Code: Chapter 128
Purpose: To subdivide portions of the parcels listed above to facilitate the dedication
of park land to effectuate the previously approved park land trade between
City Council and the State Legislature; an action requiring City Planning
Commission approval.
SEQR: **Type I**
Lead Agency: **County of Monroe**

Case 5
File Number: **E-033-17-18**
Case Type: Special Permit - Renewal
Applicant: Saban Soylemez, Lakesiders Bar and Grill
Address: 4783-4785 Lake Avenue
Zoning District: H-V Harbortown Village
Section of Code: 120-192B(4)(e)
Purpose: To continue live entertainment, specifically trivia games, karaoke, DJs,
and small bands, in a bar/restaurant with hours of operation from 2:00PM
to 2:00AM, daily, established by Special Permit E-038-14-15; an action
requiring City Planning Commission approval.
SEQR: **Type II**

Case 6
File Number: **E-034-17-18**
Case Type: Special Permit
Applicant: Thomas Nary
Property Address: 1451 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T
Purpose: To establish a secondhand store dealing in electronics and jewelry, with
hours of operation 11:00AM to 9:00PM, daily; actions requiring City
Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-035-17-18**
Case Type: Special Permit
Applicant: Brian Williams
Address: 622 Lexington Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To establish a take-out restaurant with hours of operation from 9:00AM to 10:00PM, daily, in this nonconforming mixed-use building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-036-17-18**
Case Type: Special Permit
Applicant: John Billone, Jr., Flower City Development
Property Address: 360 Alexander Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18B; 120-131
Purpose: To construct a 19 space ancillary parking lot at 360 Alexander Street to serve as employee and valet parking for the bar/restaurant located at 384 East Avenue; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Manager of Zoning**

III. OTHER BUSINESS

None

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, APRIL 2, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Informational Meeting*
File Number: OMA-06-17-18
Case Type: Official Map Amendment
Applicant: City of Rochester
Addresses: Portion of Circle Street
Zoning Districts: C-2 Community Center District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning a portion of Circle Street to facilitate the Pike Campus Renovation project; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Manager of Zoning

Case 2 *Informational Meeting*
File Number: M-10-17-18
Case Type: Zoning Map Amendment
Applicant: Tim Porter, The Pike Company
Addresses: 4 and 8 Birch Crescent
Zoning Districts: R-2 Medium Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties located at 4 and 8 Birch Crescent from R-2 Medium Density Residential District to C-2 Community Center District to facilitate the Pike Campus Renovation project; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Manager of Zoning

Case **3** ***Informational Meeting***
File Number: **M-11-17-18**
Case Type: Zoning Map Amendment
Applicant: Jennifer Muniga, Cameron Community Ministries
Address: 16, 20, 26, 32, and 42-48 Cameron Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties located at 16, 20, 26, 32, and 42-48 Cameron Street from R-1 Low Density Residential District to C-1 Neighborhood Center District for the possible future expansion of Cameron Community Ministries located at 42-48 Cameron Street; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **4** ***Held from January 8, 2018
Hearing***
File Number: **SP-033-16-17**
Case Type: Deed Requirement
Applicant: Peggy Hill, Rochester Management, Inc.
Property Address: 645 Norris Drive
Zoning District: R-3 High Density Residential District
Section of Code: 120-192B
Purpose: To demolish an existing 60 unit, six building multifamily residential complex and to redevelop the site in three phases. The final project build-out includes demolition of existing buildings and construction of two, three-story buildings with 37 units each, and three, two-story buildings with eight townhouse style units in each resulting in a final build-out of 98 dwelling units in five buildings; an action requiring City Planning Commission approval.

SEQR: **Type I**
Lead Agency: **Manager of Zoning**

Case **5**
File Number: **E-037-17-18**
Case Type: Special Permit - Renewal
Applicant: Bob and Tina Youst, Whiskey River Pub and Grill
Address: 421-425 River Street
Zoning District: H-V Harbortown Village District
Section of Code: 120-192B(3)(e)
Request: To continue indoor music Thursday through Saturday until 1:00AM, outdoor music Thursday through Saturday until 10:00PM, and outdoor recreation until 2:00AM, daily, per E-042-16-17; an action requiring City Planning Commission approval.

SEQR: **Completed, March 2017**

Case 6
File Number: E-038-17-18
Case Type: Special Permit - Renewal
Applicant: Jeff Ching, Playhouse, Inc.
Address: 830 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-192B(3)(e)
Request: To continue an amusement center with 25 games operating from 11:30AM to 2:00AM, daily, per E-054-14-15; an action requiring City Planning Commission approval.
SEQR: Completed, April 2015

Case 7
File Number: E-039-17-18
Case Type: Special Permit
Applicant: Peter Psyllos, The Distillery Restaurant, Inc.
Address: 1092 Mt Hope Avenue and 25 May Street
Zoning District: C-1 Neighborhood Center District
Section of Code: 120-18B; 120-131
Purpose: To construct a 22 space ancillary parking lot to serve The Distillery Restaurant (1142 Mt. Hope Avenue) and Pellegrino's Restaurant (1118-1120 Mt. Hope Avenue); an action requiring City Planning Commission approval.
SEQR: Type I
Lead Agency: Manager of Zoning

Case 8 *Informational Meeting*
File Number: OMA-07-17-18
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Addresses: Various locations along the former Inner Loop corridor
Zoning Districts: CCD-E Center City District – East End District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating various parcels previously owned jointly with NYSDOT as part of the Inner Loop to City right-of-way; an action requiring City Planning Commission recommendation to City Council.

III. OTHER BUSINESS

None

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

Revised*

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, MAY 7, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
Case Type:	Urban Renewal Plan Certification	
Applicant:	Mayor, City of Rochester (represented by Rick Rynski, BHD)	
Address:	780 Brown Street, 806-810 Brown Street, 160 Clifton Street, 68-92 Genesee Street, 5 Kensington Street, 8 Kensington Street, 13 Kensington Street, 19 Kensington Street, 4-12 West Avenue, 878 West Main Street, 904 West Main Street, 912-916 West Main Street, 918-922 West Main Street, 924-930 West Main Street, 932-938 West Main Street, 24 York Street, 32 York Street, 50 York Street.	
Zoning District:	R-2 Low Density Residential District, C-2 Community Center District	
Section of Code:	General Municipal Law, Article 15, Section 504, 130-2	
Purpose:	To certify that the proposed urban renewal plan for the Bull's Head Urban Renewal Area ("Plan") is consistent with the City's Comprehensive Plan, contains the required elements of an urban renewal plan, and encompasses an area that is appropriate for urban renewal, all pursuant to Article 15 of the NYS General Municipal Law, an action requiring the City Planning Commission to adopt and forward its certification to City Council; and to amend the Comprehensive Plan of the City of Rochester by adopting said Plan, an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

Case	2	<i>Informational Meeting</i>
File Number:	T-06-17-18	
Case Type:	Text Amendment	
Applicant:	City Council	
Zoning Districts:	Citywide	
Section of Code:	120-190C	
Purpose:	To amend Chapter 120 of the Rochester Zoning Code by adding Article XV-A, Overlay Limited-Height District (O-LH); an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

Case 3 *Informational Meeting*
File Number: M-12-17-18
Case Type: Map Amendment – Overlay Limited-Height District
Applicant: City Council
Zoning Districts: C-1 Neighborhood Center District
Location: Mt. Hope Avenue between May Street to the north and *Gold Street to the south
Section of Code: 120-190C
Purpose: To amend the Zoning Map for the properties at 1092, 1098, 1108, 1116, 1118-1120, 1132-1138, 1142, 1150, 1174, 1176, 1182, 1186-1188, 1190, 1196-1200 Mt. Hope Avenue; 25 May Street; 20, 21, 24, 25 Stewart Street and 10 Gold Street by adding the Overlay Limited-Height District (O-LH) to the existing C-1 Neighborhood Center District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 4
File Number: A-052-17-18 (L-003-17-18)
Case Type: Landmark Designation
Applicant: New Bethel CME Church
Address: 270 Scio Street
Zoning District: MH-URD Marketview Heights Urban Redevelopment District, R-2 Medium-Density Residential District
Section of Code: 120-193
Request: To designate the exterior and interior of the property as a Local Landmark; an action requiring City Planning Commission approval.
SEQR: Type II

Case 5 *Held from March 5, 2018*
File Number: E-036-17-18
Case Type: Special Permit
Applicant: John Billone, Jr., Flower City Development
Address: 360 Alexander Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18B; 120-131
Purpose: To construct a 19 space ancillary parking lot at 360 Alexander Street to serve as employee and valet parking for the bar/restaurant located at 384 East Avenue; an action requiring City Planning Commission approval.
SEQR: Type I
Lead Agency: Manager of Zoning

Case 6
File Number: E-040-17-18
Case Type: Special Permit - Renewal
Applicant: Dan Nothnagle, Three Heads Brewing
Address: 186 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-192B(3)(e)
Request: To continue live entertainment on Thursday from 7:00PM to 10:00Pm, and on Friday and Saturday from 7:00PM to 11:00PM (set up may occur one hour before, and take down may occur one hour after these timeframes), per E-038-15-16; an action requiring City Planning Commission approval.
SEQR: Completed, March 2016

Case 7
File Number: E-041-17-18
Case Type: Special Permit
Applicant: Reenah Golden, The Avenue Black Box Theatre
Address: 780 Joseph Avenue
Zoning District: C-1 Neighborhood Center District
Section of Code: 120-173E(3)
Purpose: To consider an Alternative Parking Plan for the proposed Theatre; an action requiring City Planning Commission approval.
SEQR: Type II

III. OTHER BUSINESS

None

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

*** REVISED**

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, JUNE 4, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: E-042-17-18
Case Type: Special Permit - Renewal
Applicant: Kristina Dinino-Jeffords, The Mad Hatter
Address: *170 – 176 South Goodman Street
Zoning District: R-2 Medium Density Residential District / Overlay-Boutique / East Avenue Preservation District
Section of Code: 120-192B(3)(e)
Purpose: To continue an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:00PM daily, per E-057-16-17; an action requiring City Planning Commission approval.
SEQR: Completed, June 2017

Case 2
File Number: E-043-17-18
Case Type: Special Permit
Applicant: Joshua Kolstad, The Angry Goat Pub
Address: 938 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43K; 120-137
Purpose: To establish live entertainment in an existing bar to include karaoke, a DJ and small bands until 2:00 AM daily, and to *continue an amusement center with 4 games; actions requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
June 4, 2018 Agenda
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Case **3**
File Number: **E-044-17-18**
Case Type: Special Permit
Applicant: Stu Chait AIA, Chait Studios
Address: 63 Steko Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83E; 120-140
Purpose: To establish a homeless residential facility in a former manufacturing building; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **4**
File Number: **E-045-17-18**
Case Type: Special Permit
Applicant: Animal Hospital of Pittsford
Address: 32 Somerton Street
Zoning District: C-2 Community Center District
Section of Code: 120-43E
Purpose: To establish day care for cats in an existing veterinary hospital; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-046-17-18**
Case Type: Special Permit
Applicant: Lumber East LLC by Barclay Damon, LLP
Address: 78 Rockwood Street
Zoning District: M-1 Industrial District
Section of Code: 120-83A; 120-173D
Purpose: To construct a 34,000sf health club (LA Fitness Signature Club) and to construct a 268 space parking lot, in excess of 110% of the required parking for a health club; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-047-17-18
Case Type: Special Permit
Applicant: Matthew Denker
Address: 37 Eagle Street
Zoning District: R-3 High Density Residential
Section of Code: 120-27B; 120-131
Purpose: To construct a three space ancillary parking lot to serve the two family dwelling at 70 Atkinson Street (approximately 300ft away); ***an action requiring City Planning Commission approval.**

SEQR: Type II

III. OTHER BUSINESS

None

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, JULY 9, 2018

I. MEETING WITH STAFF

Rehearing Request: To request a rehearing for 63 Steko Avenue (E-044-17-18) regarding the establishment of a homeless residential facility.

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: E-044-17-18
Case Type: Special Permit - rehearing
Applicant: Stu Chait AIA, Chait Studios
Address: 63 Steko Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83E; 120-140
Purpose: To rehear and modify the approval to establish a homeless residential facility in a former manufacturing building; an action requiring City Planning Commission approval.
SEQR: Type II

Case 2 *Informational Meeting*
Case Type: Urban Renewal Plan Certification
Applicant: Mayor, City of Rochester (represented by Rick Rynski, BHD)
Address: 2, 4, 6-6.5, 7, 8, 9, 10, 12, 14, 15 Algonquin Terrace; 780, 806-810 Brown Street; 160 Clifton Street; 34-36, 40-42, 46-48, 52, 56, 66, 70 Colvin Street; 11, 14, 18, 21, 22, 25, 28, 36, 41, 47, 52, 54, 62, 64, 72, 73-75, 78, 82, 86, 104, 108, 112, 114, 118 Danforth Street; 21, 25, 29, 33, 39, 41-43 Essex Street; 51, 53-55, 56, 57-59, 58, 61, 62 Hortense Street; 5, 8, 19, 21 Kensington Street; 239 Silver Street; 819-827, 835-855, 878, 904, 906-910, 912-916, 918-922, 924-930, 932-938 West Main Street; 4-12, 40, 56 West Avenue; 24, 27, 32, 35, 37, 43-55, 50, 61, 65-67, 71-73 York Street.
Zoning District: R-2 Low Density Residential District, C-2 Community Center District
Section of Code: General Municipal Law, Article 15, Section 504, 130-2
Purpose: To certify that the proposed urban renewal plan for the Bull's Head Urban Renewal Area ("Plan") is consistent with the City's Comprehensive Plan, contains the required elements of an urban renewal plan, and encompasses an area that is appropriate for urban renewal, all pursuant to Article 15 of the NYS General Municipal Law, an action requiring the City Planning Commission to adopt and forward its certification to City Council; and to amend the Comprehensive Plan of the City of Rochester by adopting said Plan; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: OMA-01-18-19 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: Marcia and Allen Stern
Address: College Avenue from North Goodman Street to Prince Street.
Zoning District: C-2 Community Center District
Section of Code: 76-4C
Purpose: To memorialize College Avenue, located between North Goodman Street and Prince Street, as "Gary Stern Way"; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type II**

Case 4
File Number: E-001-18-19
Case Type: Special Permit
Applicant: Jennifer Muniga, Cameron Community Ministries
Address: 32 Cameron Street
Zoning District: R-3 High Density Residential District
Section of Code: 120-27; 120-173E
Purpose: To change the use of the property from a two-family dwelling to a teen center in conjunction with Cameron Street Ministries located at 42-48 Cameron Street, and to consider an Alternative Parking Plan; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 5
File Number: E-002-18-19
Case Type: Special Permit
Applicant: Lyjha Wilton
Address: 375 Averill Avenue (Rochester Beer Park)
Zoning District: C-2 Community Center District
Section of Code: 120-43B; 120-43K; 120-137; 120-173E
Purpose: To establish live entertainment until 11:00PM, daily; to establish accessory outdoor seating/assembly areas between the hours of 11:00PM and 2:00AM; and to consider an Alternative Parking Plan; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
July 9, 2018 Agenda
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Case 6
File Number: E-003-18-19
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Address: 419-427 Thurston Road
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To change the use of a vacant, 2-bay vehicle repair facility to a retail sales and service use (bakery and deli) with hours of operation between 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

*** REVISED AUGUST 29, 2018**

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, SEPTEMBER 10, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Informational Meeting*
File Number: M-01-18-19
Case Type: Zoning Map Amendment
Applicant: Thomas Masaschi, One Flint St., LLC
Address: 5 and 15 Flint Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties located at 5 and 15 Flint Street from R-1 Low Density Residential District to R-3 High Density Residential District pursuant to the recommendations contained in the Vacuum Oil Brownfield Opportunity Area Vision Plan; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Case 2 *Informational Meeting*
File Number: PD #20 Pediatric and Family Services
(M-02-18-19, T-01-18-19)
Case Type: Planned Development District/Zoning Map Amendment/Text Amendment
Applicant: Thomas O'Connor, Al Sigl Family of Agencies
Property Address: 1850-1900 South Avenue
Zoning District: Institutional Planned Development (IPD) Rochester Psychiatric Center
Section of Code: 120-190C
Purpose: To amend the Zoning Map and Zoning Text by establishing a 15.14 acre Planned Development District by rezoning the above property from IPD Rochester Psychiatric Center to PD #20 Pediatric and Family Services; by adopting the proposed development concept plan associated with this PD, and by adding the PD #20 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.
SEQR: Type 1
Lead Agency: Manager of Zoning

City Planning Commission
September 10, 2018 Agenda
Page 2

Case **3**
File Number: **E-04-18-19**
Case Type: Special Permit
Applicant: Sean McGregor
Address: 167 Milton Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131
Purpose: To establish an ancillary parking lot to serve an existing bar/restaurant at 366-380 Thurston Road (Eclipse Bar & Lounge), and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve the bar/restaurant; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-05-18-19**
Case Type: Special Permit
Applicant: Timothy Lawler
Address: 36 Gold Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131
Purpose: To establish a four-space ancillary parking lot to serve the multifamily residence at 1196-1200 Mt Hope Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-06-18-19**
Case Type: Special Permit
Applicant: Dwayne Ivery
Address: 1509-1511 East Main Street
Zoning District: R-2 Medium Density Residential District/Overlay Office District
Section of Code: 120-191B(4)(C)
Purpose: To establish a take-out restaurant with hours of operation Sunday-Thursday from 6:00AM to 11:00PM, and Friday and Saturday from 8:00AM to 3:00AM in a vacant nonconforming storefront; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-07-18-19
Case Type: Special Permit
Applicant: Carvana, LLC
Address: 737 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83B, 120-175*
Purpose: To establish *vehicle towing and storage with accessory vehicle detailing** to serve the proposed internet-based car sales office/warehouse (Carvana); an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-08-18-19
Case Type: Special Permit
Applicant: Consuelo Lickstein, Helio Health, Inc.
Address: 1344 University Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83E
Purpose: To expand an existing 24-hr medically monitored and supervised substance abuse treatment facility (homeless residential facility) by adding 2,649sf which includes the addition of 15 beds and a nurses' station; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

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, OCTOBER 15, 2018

I. COMPREHENSIVE PLAN UPDATE (5:30 PM – 6:00 PM)

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case File Number: 1 *Informational Meeting – Held from September 10, 2018 Hearing PD #20 Pediatric and Family Services (M-02-18-19, T-01-18-19)*

Case Type: Planned Development District/Zoning Map Amendment/Text Amendment

Applicant: Thomas O'Connor, Al Sigl Family of Agencies

Property Address: 1850-1900 South Avenue

Zoning District: Institutional Planned Development (IPD) Rochester Psychiatric Center

Section of Code: 120-190C

Purpose: To amend the Zoning Map and Zoning Text by establishing a 15.14 acre Planned Development District by rezoning the above property from IPD Rochester Psychiatric Center to PD #20 Pediatric and Family Services; by adopting the proposed development concept plan associated with this PD, and by adding the PD #20 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.

SEQR: Type 1

Lead Agency: Manager of Zoning

Case File Number: 2 **E-09-18-19**

Case Type: Special Permit

Applicant: Scott Garceau, Catholic Family Center

Address: 24 Jones Avenue

Zoning District: R-1 Residential District

Section of Code: 120-9F

Purpose: To expand an existing residential care facility by adding a two-story, 1,914sf addition that includes space for bedrooms, meeting rooms, a common kitchen, office space and an elevator; an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

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, NOVEMBER 19, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: E-10-18-19
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Address: 58 Lowell Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To re-establish retail sales and service on the first floor of this nonconforming mixed-use building; an action requiring City Planning Commission approval.

SEQR: Unlisted
Lead Agency: City Planning Commission

Case 2
File Number: E-11-18-19
Case Type: Special Permit
Applicant: 510 Park Ave Holding LLC
Address: 510 Park Avenue
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18G, 120-142.1
Purpose: To establish live work space in an existing multi-family dwelling; an action requiring City Planning Commission approval.

SEQR: Unlisted
Lead Agency: City Planning Commission

Case 3
File Number: E-12-18-19
Case Type: Special Permit
Applicant: Scott L. Fiske, R.A., Pardi Partnership Architects
Address: 138 Joseph Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83N, 120-175
Purpose: To establish outdoor storage of construction material for an electrical contractor (Caccamise Electric); an action requiring City Planning Commission approval.

SEQR: Unlisted
Lead Agency: City Planning Commission