

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 12, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: T-03-14-15 *Informational Meeting*
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: high-impact retail sales and service, and pawnshops; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Mayor's Office

Case 2
File Number: E-034-14-15
Case Type: Special Permit
Applicant: Vincent Mastrosimone, VMS Holdings Corporation
Address: 531 Lyell Avenue
Zoning District: R-2 Medium Density Residential District
Quadrant: NW
Section of Code: 120-18N
Purpose: To establish a 4,500 sq. ft. low-impact retail store in the front portion of a one-story building with hours of operation from 6:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
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Case **3**
File Number: **E-035-14-15**
Case Type: Special Permit
Applicant: Scott Alexander
Address: 175 Hague Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Section of Code: 120-191B(4)(C)
Purpose: To establish indoor vehicle repair and sales, an antique wood shop and storage in a vacant nonconforming building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-036-14-15**
Case Type: Special Permit
Applicant: Lenora L. Paige
Address: 249 Saratoga Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-191B(4)(C)
Purpose: To re-establish a sit-down restaurant in a vacant nonconforming building with hours of operation from 6:30AM to 6:30PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-037-14-15**
Case Type: Special Permit
Applicant: Kaif Ali
Address: 480-484 West Main Street
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-173E
Purpose: To approve an alternative parking plan for the proposed low-impact retail store and restaurant at 480-484 West Main Street; an action requiring City Planning Commission approval.
SEQR: **Type II**

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Case **6**
File Number: **E-038-14-15**
Case Type: Special Permit
Applicant: Saban Soylemez, Lakesiders Bar and Grill
Address: 4783-4785 Lake Avenue
Zoning District: H-V Harbortown Village
Quadrant: NW
Section of Code: 120-191B(4)(C)
Purpose: To re-establish 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; 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, February 9, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: T-04-14-15 *Informational Meeting*
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: bars and restaurants in C-1 Neighborhood Center District and O-B Overlay-Boutique District, live entertainment, and outdoor storage; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 2
File Number: OMA-05-14-15 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Wayne Place
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning a portion of Wayne Place; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type II

Case **3**
File Number: **OMA-06-14-15** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Humboldt Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating additional right-of-way for Humboldt Street to create a right turn lane; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type II**

Case **4**
File Number: **E-039-14-15**
Case Type: Special Permit
Applicant: Charles Lentine
Address: 580 Jay Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Section of Code: 120-18N; 120-146.1
Purpose: To establish a low-impact retail store on the first floor of a nonconforming mixed use building with hours of operation from 6:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-040-14-15**
Case Type: Special Permit
Applicant: Jacquanda Jackson
Address: 72 Thurston Road
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-9C; 120-135
Purpose: To establish a day care center on the first floor of a vacant nonconforming mixed use building; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-041-14-15
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 650-672 East Main Street
Zoning District: CCD-M Center City District-Main Street
Quadrant: NE
Section of Code: 120-143 A(1)
Purpose: To install a 'micro cell' wireless telecommunications facility on a rooftop of an existing building; 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

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

MONDAY, March 16, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **OMA-07-14-15** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 2102 and 2092 Culver Road
Zoning District: R-1 Low Density Residential
Quadrant: SE
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating additional right-of-way for Culver Road; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type II**

Case 2
File Number: **E-042-14-15**
Case Type: Special Permit - Renewal
Applicant: Joshua Kolstad, The Angry Goat Pub
Address: 938 South Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K; 120-137
Purpose: To continue live entertainment in an existing bar which includes karaoke on Sundays until 11:00PM, small bands and DJs on Fridays and Saturdays until 1:00AM, and no live entertainment Monday through Thursday, and also to continue an amusement center with four games; an action requiring City Planning Commission approval.
SEQR: **Completed, April 14, 2014**

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Case **3**
File Number: **E-043-14-15**
Case Type: Special Permit
Applicant: Joseph O'Donnell, O'Donnell and Associates
Address: 490 River Street
Zoning District: H-V Harbortown Village District
Quadrant: NW
Section of Code: 120-77B(1)(c); 120-77B(6)
Purpose: To establish a seasonal restaurant with outdoor seating and with hours of operation 10:00AM to 2:00AM, daily and outdoor entertainment Sunday through Wednesday from 10:00AM to 11:00PM, and Thursday through Saturday from 10:00AM to 12:00AM; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-044-14-15**
Case Type: Special Permit
Applicant: Chris Mangold, Mangold Properties
Address: 1275 Mt. Read Boulevard
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83N
Purpose: To establish outdoor storage for tenants of a mixed-use industrial facility; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5**
File Number: **E-045-14-15**
Case Type: Special Permit
Applicant: Sarah Monna, ABR Wholesalers, Inc.
Address: 213 Garson Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9A; 120-131
Purpose: To construct an 11 space ancillary parking lot for use by a wholesale heating, ventilating and air conditioning distributor; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-046-14-15
Case Type: Special Permit – Determine Validity of Temporary Special Permit and Consider Request for Renewal
Applicant: Gregory Thompson
Property Address: 1534 N. Goodman Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-192B(4)
Purpose: To determine validity of Temporary Special Permit (E-40-12-13) and consider request for renewal of the previous Special Permit approval (E-40-12-13) to establish a retail liquor store in a vacant, nonconforming building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 5:00 PM on Sunday; an action requiring City Planning Commission approval.
SEQR: **Completed, March 18, 2013**

Case 7 *Informational Meeting*
File Number: T-05-14-15
Case Type: Zoning Text Amendment
Applicant: City Council
Zoning District: City-wide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by establishing a Moratorium for SIX MONTHS on the consideration and approval of all development and building applications in all Residential Districts, in the C-1 Neighborhood Center District, and in the O-B Overlay Boutique Zoning District relating to uses affected by the regulations of the New York State Alcoholic Beverage Control (ABC) Law in order to evaluate the implications of recent court decisions on City regulations; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type 2**

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

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

MONDAY, March 16, 2015
***Addendum to Agenda**

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	7	<i>Informational Meeting</i>
File Number:	T-05-14-15	
Case Type:	Zoning Text Amendment	
Applicant:	City Council	
Zoning District:	City-wide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Code of the City of Rochester by establishing a Moratorium for SIX MONTHS on the consideration and approval of all development and building applications in all Residential Districts, in the C-1 Neighborhood Center District, and in the O-B Overlay Boutique Zoning District relating to uses affected by the regulations of the New York State Alcoholic Beverage Control (ABC) Law in order to evaluate the implications of recent court decisions on City regulations; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 2	

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 20, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: M-07-14-15 *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Bill Burwood, Rochester FDS712852, LLC
Address: 4 Edgewood Park
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the property at 4 Edgewood Park from R-2 Medium Density Residential District to C-2 Community Center District so that it can be combined with the properties at 715-723, 731 and 737 West Main Street to facilitate the construction of a high-impact retail store (Family Dollar); an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 2
File Number: T-06-14-15 *Informational Meeting*
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: Article XIX City-Wide Design Guidelines and Standards; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: E-047-14-15
Case Type: Special Permit - Renewal
Applicant: Dave Hartman, The Firehouse Saloon, Inc.
Address: 780-814 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-191B4(C)
Purpose: To continue live entertainment in an existing bar until 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Completed, March 15, 2010**

Case 4
File Number: E-048-14-15
Case Type: Special Permit - Renewal
Applicant: Ali Almansoob, Glide Food Mart
Address: 190-192 Glide Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B4(C)
Purpose: To continue operating a grocery store (pre-existing, nonconforming high impact retail) with hours of operation from 8:00AM to 11:00PM daily; an action requiring City Planning Commission approval.
SEQR: **Completed, March 10, 2008**

Case 5
File Number: E-049-14-15
Case Type: Special Permit
Applicant: Marianne Warfle, Port of Charlotte Merchant's Association
Address: 4370 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(7)
Purpose: To establish an outdoor market with up to two food trucks Monday evenings from 3:00PM to 8:00PM, June through September; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case **6**
File Number: **E-050-14-15**
Case Type: Special Permit
Applicant: Mirza Kahn
Address: 989 Chili Avenue
Zoning District: C-2 Community Center District
Quadrant: SW
Section of Code: 120-43T
Purpose: To establish a high-impact retail sales operation by adding lottery and beer sales to an existing full line food store, currently selling only tobacco; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-051-14-15**
Case Type: Special Permit
Applicant: Five Star Bank
Address: 350 East Henrietta Road (CityGate Lot 1)
Zoning District: PD #11 CityGate
Section of Code: PD #11 F(6)
Purpose: To establish a 24-hour drive-through operation accessory to the proposed building located on lot 1 in the CityGate Planned Development District; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **8**
File Number: **E-052-14-15**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 571 South Avenue, 1104-1112 Monroe Avenue, 486 Alexander Street, 368-368.5 Alexander Street, 521 Chili Avenue, 405 Fernwood Avenue
Zoning District: R-1 Low Density Residential District, R-2 Medium Density Residential District, C-1 Neighborhood Center District, C-2 Community Center District
Section of Code: 120-143 A(1), 120-143 A(2)
Purpose: To install 'micro cell' wireless telecommunications facilities on rooftops of existing buildings; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

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Case **9**
File Number: **E-053-14-15**
Case Type: Special Permit
Applicant: Mathew Grammatico, Banzai Sushi and Cocktail Bar
Address: 503 South Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43K; 120-43B
Purpose: To establish live entertainment in an existing bar/restaurant, specifically karaoke, a DJ and small bands between 10:00PM and 2:00AM daily, and to add accessory outdoor seating between 11:00PM and 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **10**
File Number: **E-054-14-15**
Case Type: Special Permit
Applicant: Jeff Ching, Playhouse, Inc.
Address: 830 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43C
Purpose: To establish an amusement center with 25 games operating from 11:30AM to 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Type II (7)**

Case **11**
File Number: **E-055-14-15**
Case Type: Special Permit
Applicant: Jimmy Reader, Coffee Connection
Address: 4435 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(11)
Purpose: To establish live entertainment in an existing coffee house/cafe, specifically small acoustic ensembles and poetry readings from 7:00AM to 9:00PM daily; 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, MAY 18, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **M-08-14-15** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Quality Vision International
Address: 818, 854 Hudson Avenue and 28, 32, 36, 42, 46 Herald Street
Zoning District: R-1 Low Density Residential District, C-1 Neighborhood Center District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 818 Hudson Avenue and 28, 32, 36, 42, 46 Herald Street from R-1 Low Density Residential District to M-1 Industrial District and 854 Hudson Avenue from C-1 Neighborhood Center District to M-1 Industrial District so that it can be combined with the property at 850 Hudson Avenue to continue expansion of the manufacturing use (Quality Vision International); an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case 2
File Number: **E-056-14-15**
Case Type: Special Permit- Renewal
Applicant: Allen Krisiloff, Monroe Village Task Force
Address: 534 Oxford Street (aka 700 Monroe Avenue)
Zoning District: R-2 Medium Density Residential
Section of Code: 120-191B4(C)
Purpose: To continue the Farmer's Market in the parking lot at Church of the Blessed Sacrament on Wednesdays from 4:00PM to 7:00PM, June through October; an action requiring City Planning Commission approval.
SEQR: **Type II**

City Planning Commission
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Case **3**
File Number: **E-057-14-15**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 1800 East Avenue, 523 Meigs Street, 446-450 Meigs Street
Zoning District: R-2 Medium Density Residential District, C-2 Community Center District
Section of Code: 120-143 A(1), 120-143 A(2)
Purpose: To install 'micro cell' wireless telecommunications facilities on rooftops of existing buildings; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

Case **4**
File Number: **E-058-14-15**
Case Type: Special Permit
Applicant: Capital Telecom Acquisition, LLC
Address: 105 Craig Street
Zoning District: M-1 Industrial District
Section of Code: 120-143A(4)(c)
Purpose: To construct a telecommunications tower on an industrial property.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-059-14-15**
Case Type: Special Permit
Applicant: Nidia Santiago, 809 Sports Bar and Lounge
Address: 160 Lyell Ave
Zoning District: C-2 Community Center District
Section of Code: 120-43K
Purpose: To establish live entertainment in an existing bar/restaurant, specifically karaoke, a DJ and small bands between 9:00PM and 2:00AM daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

City Planning Commission
May 18, 2015 Agenda
Page 3

Case **6**
File Number: **E-060-14-15**
Case Type: Special Permit
Applicant: Torben Arend, CVS Rochester, LLC
Address: 1431 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Section of Code: 120-77.1B(1); 120-77.7B(3)
Purpose: To establish a high-impact retail store operating 24-hours and a drive-through pharmacy operating between the hours of 6:00AM and 12:00AM; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-061-14-15**
Case Type: Special Permit
Applicant: Alfred Pardi, Pardi Partnership Architects
Address: 500 Genesee Street; 480 Genesee Street and 497-499 Hawley Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A; 120-9D
Purpose: To expand a previously specially permitted use (Boys and Girls Club) and to construct an ancillary parking lot at 480 Genesee Street and 497-499 Hawley Street to serve the health center located at 480 Genesee Street; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Commissioner of Neighborhood and Business Development**

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, June 15, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 **Informational Meeting**
File Number: T-06-14-15
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: Article XIX City-Wide Design Guidelines and Standards; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 2 **WITHDRAWN BY STAFF**
File Number: T-07-14-15 **Informational Meeting**
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by removing bars and restaurants from the list of permitted uses and adding bars and restaurants to the list of specially permitted uses in the C-1 (Neighborhood Center) District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: OMA-08-14-15 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Loomis Street
Zoning District: R-1 Low Density Residential, C-1 Neighborhood Center District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by renaming (memorializing) Loomis Street as Ira White Way; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type II

Case 4
File Number: OMA-09-14-15 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Hayward Avenue
Zoning District: R-1 Low Density Residential
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning a portion of Hayward Avenue; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type II

Case 5
File Number: E-062-14-15
Case Type: Special Permit
Applicant: Hic Abraham, Untouchable Wireless NY, Inc.
Address: 599 Chili Avenue
Zoning District: R-1 Low Density Residential
Section of Code: 120-9H
Purpose: To establish a low impact retail store (cellular telephones) in an existing, nonconforming building, with hours of operation from 9:00AM to 9:00PM daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 6
File Number: E-063-14-15
Case Type: Special Permit
Applicant: Waleed Almansoob, Plymouth Express Community Food
Address: 743 South Plymouth Avenue
Zoning District: R-1 Low Density Residential
Section of Code: 120-9G
Purpose: To convert a low impact retail store to a full-line food store with hours of operation Monday through Saturday 7:00AM – 9:00PM, and Sunday 7:00AM – 7:00PM; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-064-14-15
Case Type: Special Permit
Applicant: Schubert Center, LLC
Address: 143-147 Webster Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A
Purpose: To construct an 18 space ancillary parking lot at 143-147 Webster Avenue to serve the Theater (school) located at 110 Webster Avenue; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 8
File Number: E-065-14-15
Case Type: Special Permit
Applicant: David Rucci, Premier MotorSports
Address: 258 and 264 Spencer Street
Zoning District: R-1 Low Density Residential District; C-2 Community Center District
Section of Code: 120-9A; 120-43S
Purpose: To establish a motor vehicle repair shop at 258 Spencer Street, and to construct an 11 space ancillary parking lot at 264 Spencer Street for customer and employee to serve the proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

WITHDRAWN BY STAFF

Case 9
File Number: E-066-14-15
Case Type: Special Permit
Applicant: Tokele Delnesa, Carter Street Bakery
Address: 580 Child Street
Zoning District: R-2 Medium Density Residential
Section of Code: 120-191B(4)(C)
Purpose: To establish a warehouse, distribution and production facility with offices for a wholesale bakery in a facility formerly used for construction of tradeshow exhibits, with hours of operation from 6:00AM to 6:00PM; 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, July 20, 2015

I. MEETING WITH STAFF

- Request for rehearing from Dave Hartman, Firehouse Saloon, 780-814 South Clinton Avenue, E-047-14-15

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Informational Meeting*
File Number: T-01-15-16
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by adding regulations for Solar Energy Systems and making Solar Energy Systems a Specially Permitted use in the M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 2 *No Action Vote at
May 18, 2015 Hearing*
File Number: E-057-14-15
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 523 Meigs Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143 A(1)
Purpose: To install 'micro cell' wireless telecommunications facilities on the rooftop of an existing building; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48 (25)]

City Planning Commission
July 20, 2015 Agenda
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Case **3**
File Number: **E-001-15-16**
Case Type: Special Permit
Applicant: Mark Andrea, Bathtub Billy's Bar and Grill
Address: 668 West Ridge Road
Zoning District: C-3 Regional Destination
Section of Code: 120-51F
Purpose: To establish live entertainment, specifically karaoke, a DJ and small bands, 8:00PM to 1:30AM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-002-15-16**
Case Type: Special Permit
Applicant: Evan Lowenstein
Address: 28 Arlington Street
Zoning District: R-2 Medium Density Residential
Section of Code: 120-18C; 120-132
Purpose: To establish a bed and breakfast in an owner occupied single family dwelling; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-003-15-16**
Case Type: Special Permit
Applicant: Nelson Baranes, Premier Sign Company
Address: 3200 Lake Avenue
Zoning District: C-2 Community Center
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for Charlotte Appliance; an action requiring City Planning Commission approval.
SEQR: **Type II**

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Case **6**
File Number: **E-004-15-16**
Case Type: Special Permit
Applicant: Hussein Alhojaji
Address: 447 Lyell Avenue
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high-impact retail store dealing in secondhand merchandise; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-005-15-16**
Case Type: Special Permit
Applicant: Sister Grace Miller, House of Mercy
Address: 285 Ormond Street
Zoning District: M-1 Industrial
Section of Code: 120-83D; 120-141
Purpose: To establish a homeless shelter in a former manufacturing building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-006-15-16**
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 713588, LLC
Address: 205 and 215 Lyell Avenue
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high impact retail store (Family Dollar); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **9**
File Number: **E-007-15-16**
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

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 17, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Held from the July 20, 2015 Hearing*
File Number: E-057-14-15
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 523 Meigs Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143 A(1)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of an existing building; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48 (25)]

Case 2 *Held from the July 20, 2015 Hearing*
File Number: T-01-15-16
Case Type: Text Amendments
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C; 120-191D(3)(b); 120-208
Purpose: To amend the Zoning Code of the City of Rochester by adding regulations for Solar Energy Systems and making Solar Energy Systems a Specially Permitted use in the M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case **3**
File Number: **T-02-15-16** *Informational Meeting*
Case Type: Text Amendments
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type I**
Lead Agency: **Mayor's Office**

Case **4**
File Number: **M-01-15-16** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: City of Rochester, Director of Real Estate
Address: 1776, 1790 North Clinton Avenue and 21 Rau Street
Zoning District: C-2 Community Center District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 1776 and 1790 North Clinton Avenue and 21 Rau Street from C-2 Community Center District to R-1 Low Density Residential District to facilitate the expansion of the recreation fields of Helen Barrett Montgomery School #50 and the construction of new affordable single-family housing; an action requiring City Planning Commission recommendation to City Council.

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

Case **5**
File Number: **OMA-01-15-16** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Brookscreech Way
Zoning District: R-1 Low Density Residential
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by accepting dedication of lands as right-of-way to be named Brookscreech Way; an action requiring City Planning Commission recommendation to City Council.

SEQR: **Type II**

Case 6
File Number: E-008-15-16
Case Type: Special Permit
Applicant: Miguel Colon
Address: 8 Bay Street
Zoning District: R-1 Low Density Residential
Section of Code: 120-9G, 120-146.1
Purpose: To establish a low-impact take-out restaurant with six convenience seats with daily hours of operation from 6:00 am to 9:00 pm in an existing nonconforming building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-009-15-16
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: 120-77.2C(3)(a)
Purpose: To establish outdoor entertainment in an existing outdoor restaurant seating area, specifically live small bands and recorded music, between the hours of 1:00 pm and 8:30 pm, Thursday to Sunday; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

III. OTHER BUSINESS

***No Action Vote at the July 20, 2015 Hearing
Deliberations and Vote Only***

File Number: E-007-15-16
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

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, SEPTEMBER 21, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Hearing to be Re-opened*
File Number: E-007-15-16 *at the Request the Applicant*
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 2 *Held from the August 21, 2015*
File Number: T-02-15-16 *Informational Meeting*
Case Type: Text Amendments
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type 1
Lead Agency: Mayor's Office

Case **3**
File Number: **E-010-15-16**
Case Type: Special Permit
Applicant: Bryan Hickman, E3 Rochester Inc.
Address: 8-14 and 18 Mark Street; 540-544, 548-550, and 554 Hudson Avenue;
13, 15, and 17-19 Watkin Terrace
Zoning District: R-1
Section of Code: 120-9D
Purpose: To demolish two residential structures on Watkin Terrace, combine 7
parcels into one, and construct a 2½ story, 30,000SF classroom addition
to a school building and an associated 9-space parking lot; an action
requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-011-15-16**
Case Type: Special Permit
Applicant: Abdul Al-Maleki
Address: 1065 Culver Road
Zoning District: C-2 Community Center District
Section of Code: 120-43R, 120-43S
Purpose: To re-establish a vehicle repair operation with future gasoline sales; an
action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5**
File Number: **E-012-15-16**
Case Type: Special Permit
Applicant: Shashi Sinha
Address: 215 Dartmouth Street
Zoning District: R-2 Medium Density Residential
Section of Code: 120-18C
Purpose: To establish a bed-and-breakfast; an action requiring City Planning
Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-013-15-16**
Case Type: Special Permit
Applicant: Open Door Mission (Brian Stiles)
Address: 531 Post Avenue
Zoning District: R-1 Low Density Residential
Section of Code: 120-9F, 120-173E(2)(b)
Purpose: To establish a residential care facility and consider an Alternative Parking Plan; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-014-15-16**
Case Type: Special Permit
Applicant: James Maher
Address: 209 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E(2)(b)
Purpose: To consider an Alternative Parking Plan for a proposed sit down restaurant; an action requiring City Planning Commission approval.
SEQR: **Type 2 {Section 48-5B(27)}**

Case **8**
File Number: **E-015-15-16**
Case Type: Special Permit
Applicant: Rafael Barreto
Address: 1144 North Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T
Purpose: To establish a high impact retail use (second hand dealer); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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, OCTOBER 19, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Held from the August 17, 2015*
File Number: T-02-15-16 *Informational Meeting*
Case Type: Text Amendments
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.

SEQR: Type 1
Lead Agency: Mayor's Office

Case 2 *Informational Meeting*
File Number: T-03-15-16
Case Type: Text Amendments
Applicant: Mayor, City of Rochester
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester by adding language to the C-1 (Neighborhood Center District) and O-B (Overlay Boutique District) that removes the hours of operation restrictions for bars and restaurants holding a NYS ABC law license; and by amending the definitions of retail sales and service by deleting alcoholic beverages from the definitions of High Impact, Specialty and Full-Line retail uses; an action requiring City Planning Commission recommendation to City Council.

SEQR: Type 1
Lead Agency: Mayor's Office

Case **3**
File Number: **M-02-15-16** **Informational Meeting**
Case Type: Zoning Map Amendment
Applicant: Eileen Murphy
Address: 1033 Maple Street, 83 Potomac Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 1033 Maple Street and 83 Potomac Street from R-1 Low Density Residential District to M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Mayor's Office**

Case **4** **No Action Vote at**
File Number: **E-013-15-16** **September 21, 2015 Hearing**
Case Type: Special Permit
Applicant: Open Door Mission (Brian Stiles)
Address: 531 Post Avenue
Zoning District: R-1 Low Density Residential
Section of Code: 120-9F, 120-173E(2)(b)
Purpose: To establish a residential care facility and consider a parking demand analysis; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5** **Held from**
File Number: **E-057-14-15** **August 17, 2015 Hearing**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 523 Meigs Street (R-2), 338-350 Thurston Road (C-1), 489 South Avenue (C-2), 1322-1370 Lyell Avenue (C-2), 944-950 Atlantic Avenue (R-1)
Zoning District: R-2 Medium Density Residential District, C-1 Neighborhood Center District, C-2 Community Center District, R-1 Low Density Residential District
Section of Code: 120-143 A(1)
Purpose: To install 'micro cell' wireless telecommunications facilities on the rooftops of existing buildings; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

Case 6
File Number: E-016-15-16
Case Type: Special Permit
Applicant: Jay Napier
Address: 610 Monroe Avenue
Zoning District: C-2
Section of Code: 120-43K
Purpose: To establish an entertainment use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-017-15-16
Case Type: Special Permit
Applicant: Dimitrios Mihalitsas
Address: 1749 East Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high-impact retail use (liquor store); an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 8
File Number: E-018-15-16
Case Type: Special Permit
Applicant: Randall Peacock
Address: 4 Elton Street
Zoning District: M-1 Industrial District
Section of Code: 120-173E(2)(b)
Purpose: To consider an Alternative Parking Plan for a proposed sit down restaurant; an action requiring City Planning Commission approval.
SEQR: Type 2 {Section 48-5B(27)}

Case 9
File Number: E-019-15-16
Case Type: Special Permit
Applicant: Yvonne Haynes
Address: 355 and 359 Hayward Avenue
Zoning District: R-1 Low Density Residential
Section of Code: 120-9A
Purpose: To establish an ancillary parking lot; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case: 10
File Number: E-020-15-16
Case Type: Special Permit
Address: 235, 237, 239, 245 North Winton Road and 650, 658 Blossom Road
Zoning District: C-1 Neighborhood Commercial District
Applicant: Steve Cleason, Aldi Food
Purpose: To waive the parking maximum for a grocery store (Aldi Food); an action requiring City Planning Commission approval.
Code Section: 120-173D
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

III. OTHER BUSINESS

Deliberations and Vote Only

File Number: E-007-15-16
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high impact retail store (Family Dollar) and to waive the parking maximum; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

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 16, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Held from the October 19, 2015</i>
File Number:	T-02-15-16	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	City Planning Commission	
Zoning District:	Citywide	
Section of Code:	120-177M; 120-202; 120-208	
Purpose:	To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 1	
Lead Agency:	Mayor's Office	
Case	2	
File Number:	E-021-15-16	
Case Type:	Special Permit	
Applicant:	Abdul Al-Maleki	
Address:	1065 Culver Road	
Zoning District:	C-2 Community Center District	
Section of Code:	120-43R, 120-43S	
Purpose:	To establish a vehicle repair operation; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

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Case 3
File Number: E-022-15-16
Case Type: Special Permit
Applicant: Lisa Reed
Address: 532 Upper Falls Boulevard
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To re-establish a bar/restaurant in the commercial space on the first floor of this mixed-use building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 4
File Number: E-023-15-16
Case Type: Special Permit
Applicant: Joseph Polizzi
Address: 550 West Ridge Road
Zoning District: C-3 Regional Center District
Section of Code: 120-51C, 120-147
Purpose: To establish a rooming house; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-024-15-16
Case Type: Special Permit
Applicant: Kenneth Malcho
Address: 1219 University Avenue, 340-360 Culver Road
Zoning District: C-2 Community Center District
Section of Code: 120-43T, 120-146.1, 120-43R, 120-154
Purpose: To establish a 24-hour high impact retail operation at 340-360 Culver Road, to retain the rights to a 24-hour service station, and to add a second wash bay to the existing car wash at 1219 University Avenue; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and 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, DECEMBER 21, 2015

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Held from November 16, 2015</i>
File Number:	T-02-15-16	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	City Planning Commission	
Zoning District:	Citywide	
Section of Code:	120-177M; 120-202; 120-208	
Purpose:	To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; 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:	PD #6 (Rochester General Hospital)	
Case Type:	Zoning Map Amendment/Text Amendment/Planned Development District	
Applicant:	Rochester General Hospital	
Property Address:	720-740, 770, 772 and 800 Carter Street, 1425 and 1445 Portland Avenue	
Zoning District:	IPD#6 Wilson Health Center, PD#6 Rochester General Hospital	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Map and Zoning Text of Planned Development District #6 (Rochester General Hospital) by incorporating Institutional Planned Development #6 (Wilson Health Center), amending the current development concept plan, and amending the PD#6 District Regulations in the Zoning Code; actions requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

Case **3** ***Informational Meeting***
File Number: **PD #15 (Culver Road Armory)**
Case Type: Text Amendment/Planned Development District
Applicant: Culver Road Armory
Property Address: 155 Culver Road
Zoning District: PD#15 Culver Road Armory
Section of Code: 120-190C
Purpose: To amend the Zoning Text of Planned Development District #15 (Culver Road Armory) by amending the current development concept plan, and amending the PD#15 District Regulations in the Zoning Code; actions requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **4** ***Informational Meeting***
File Number: **OMA-02-15-16**
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 1365 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating lands at 1365 Mt. Hope Avenue as Right-of-Way to be named "Celebration Way;" an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type II**

Case **5** ***Subsequently adjourned from
October 19, 2015***
File Number: **E-018-15-16**
Case Type: Special Permit
Applicant: Randall Peacock
Address: 4 Elton Street
Zoning District: M-1 Industrial District
Section of Code: 120-173E(2)(b)
Purpose: To consider an Alternative Parking Plan for a proposed sit down restaurant; an action requiring City Planning Commission approval.
SEQR: **Type 2 {Section 48-5B(27)}**

Case **6** ***No Action Vote on***
File Number: **E-025-15-16** ***October 19, 2015***
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address: 715, 731 and 737 West Main Street
Zoning District: C-2 Community Center District
Section of Code: 120-43T; 120-146.1; 120-173D
Purpose: To establish a high-impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **7**
File Number: **E-026-15-16**
Case Type: Special Permit
Applicant: David M. Tosetto, Red Barchetta LLC
Address: 1175 Monroe Avenue
Zoning District: R-3 High Density Residential District
Section of Code: 120-27H, 120-146, 120-173B(3)
Purpose: To establish a 118 bed senior assisted living facility and to consider a parking demand analysis; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-027-15-16**
Case Type: Special Permit
Applicant: Tyrone K. Ashford, TYCAM Enterprises, Inc.
Address: 4705 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-177B(11), 120-137
Purpose: To establish live entertainment in an existing bar/restaurant in the form of small ensembles from 5:00 PM to 10:00 PM, Wednesdays through Sundays; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 9
File Number: E-028-15-16
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 242 Ormond Street
Zoning District: M-1 Industrial District
Section of Code: 120-83G, 120-144
Purpose: To install an equipment shelter containing a Centralized Radio Access Network (CRAN) hub to serve radio transmitting locations; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48 (25)]

III. OTHER BUSINESS

None