

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 9, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: M-06-16-17
Case Type: Zoning Map Amendment
Applicant: Michael G. Wegman
Address: 102 Mt. Read Boulevard and 75 Independence 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 102 Mt. Read Boulevard and 75 Independence 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 2
File Number: E-027-16-17
Case Type: Special Permit - Renewal
Applicant: Mohammad Suhweil, Metro PCS
Property Address: 599 Chili Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To continue operating a retail store in an existing nonconforming building with hours of operation from 9:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Type II [6 CRR-NY 617.5 (26)]

Case 3
File Number: E-028-16-17
Case Type: Special Permit - Renewal
Applicant: Mohamed Mohamed
Property Address: 752 West Broad Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To continue operating a retail store in an existing nonconforming building with hours of operation from 7:00AM to 11:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Type II [6 CRR-NY 617.5 (26)]

Case 4
File Number: E-029-16-17
Case Type: Special Permit
Applicant: Abigail Hayes, Abby's Jewelry
Property Address: 774 North Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T
Purpose: To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-030-16-17
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Property Address: 359-377 Whitney Street
Zoning District: M-1 Industrial District
Section of Code: 120-83M,120-152, 120-153
Purpose: To re-establish vehicle repair and add vehicle sales at 359 and 365 Whitney Street and to expand vehicle sales at 377 Whitney Street; actions requiring City Planning Commission approval.
SEQR: Type II [6 CRR-NY 617.5 (c) (7)]

Case 6
File Number: E-031-16-17
Case Type: Special Permit
Applicant: John Roth, John's Tex Mex
Property Address: 489 South Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E(3)
Purpose: To consider an Alternative Parking Plan to address the six space parking deficit resulting from the conversion of a take-out to a sit-down restaurant; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5 (8) 27]

Case 7
File Number: E-032-16-17
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Property Address: 36 Comfort Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5 (8) 25]

Case 8
File Number: E-033-16-17
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Property Address: 389 Gregory Street
Zoning District: C-2 Community Center District
Section of Code: 120-143A(2)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this mixed use building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5 (8) 25]

Case 9
File Number: E-034-16-17
Case Type: Special Permit
Applicant: Joseph Martino, 1001 Lake Ave, LLC
Property Address: 977-1017 Lake Avenue
Zoning District: R-3 High Density Residential District
Section of Code: 120-27F
Purpose: To establish a charter school in the former Nazareth Academy building; an action requiring City Planning Commission approval.
SEQR: Type II [6 CRR-NY 617.5 (c) (8)]

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, FEBRUARY 6, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **OMA-05-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Haidt Place
Zoning District: C-2 Community Center District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning Haidt Place; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: **OMA-06-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Monroe Avenue and Charlotte Street
Zoning District: CCD Center City District
Section of Code: Chapter 76
Purpose: To abandon portions of former rights-of-way along the former Inner Loop between Monroe Avenue and Charlotte Street, for the purpose of creating developable parcels; an action requiring City Planning Commission recommendation to City Council.

Case 3
File Number: **OMA-07-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Portions of the following: 1 Manhattan Square Drive; 216 Monroe Avenue; 321 East Avenue; 292 East Avenue; and 68-70 North Union Street
Zoning District: CCD Center City District
Section of Code: Chapter 76
Purpose: To dedicate a portion of the parcel located at 1 Manhattan Square Drive and six (6) permanent easements located at 216 Monroe Avenue, 321 East Avenue, 292 East Avenue, and 68-70 North Union Street for right-of-way enhancements related to the Inner Loop East Transformation Project; an action requiring City Planning Commission recommendation to City Council.

Case 4
File Number: **M-07-16-17** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Reza Hourmanesh, GRH
Address: 618 Upper Falls Boulevard, 379 and 387 Hudson Avenue
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 property located at 618 Upper Falls Boulevard from R-1 Low Density Residential District to C-2 Community Center District; and by rezoning the properties located at 379 and 387 Hudson Avenue from C-1 Neighborhood Center District to C-2 Community Center District; actions requiring City Planning Commission recommendation to City Council.

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

Case 5
File Number: **M-08-16-17** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Quality Vision International
Address: 50, 54, 60, 64, and 68 Herald 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 50, 54, 60, 64, and 68 Herald 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 6
File Number: **M-09-16-17** *Informational Meeting*
Case Type: Zoning Map Amendment
Applicant: Renewal of Life C.O.G.I.C.
Address: 26 Concord Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the zoning map by rezoning the property located at 26 Concord Street from R-1 Low Density Residential District to R-3 High Density Residential District; an action requiring City Planning Commission recommendation to City Council.

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

Case 7
File Number: E-032-16-17 *No Action Vote at January 9th Hearing*
Case Type: Special Permit
Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless
Property Address: 36 Comfort Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5B (25)]

Case 8
File Number: E-035-16-17
Case Type: Special Permit
Applicant: Michael Papp, Regency Fence
Property Address: 41 Culdorf Alley
Zoning District: M-1 Industrial District
Section of Code: 120-83N, 120-175b(2)
Purpose: To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5B (16)]

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 6, 2017

I. MEETING WITH STAFF

Rehearing Request – 36 Comfort Street (E-032-16-17)

Cantenna Discussion

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **OMA-08-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Albow Place and Sellinger Street
Zoning District: R-2 Medium Density Residential District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning Albow Place and Sellinger Street; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: **E-035-16-17** *Postponed from February 6th Hearing*
Case Type: Special Permit
Applicant: Michael Papp, Regency Fence
Property Address: 41 Culdorf Alley
Zoning District: M-1 Industrial District
Section of Code: 120-83N, 120-175b(2)
Purpose: To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48-5B (16)]**

Case 3
File Number: **E-036-16-17**
Case Type: Special Permit – Renewal
Applicant: Mark Andrea, Bathtub Billy's Bar and Grill
Property Address: 668 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Section of Code: 120-51F; 120-137
Purpose: To continue live entertainment Thursday, Friday and Saturday from 8:00PM to 1:30AM; an action requiring City Planning Commission approval.
SEQR: **Completed, July 20, 2015**

City Planning Commission
March 6, 2017 Agenda
Page 2

Case **4**
File Number: **E-037-16-17**
Case Type: Special Permit
Applicant: Blake Stewart, Pan-Cart, Inc.
Property Address: 1531 East Main Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To establish a take-out restaurant on the first floor of this nonconforming mixed-use building with hours of operation from 11:00AM to 10:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-038-16-17**
Case Type: Special Permit
Applicant: T-Mobile Northeast LLC
Property Address: 182 Avenue D
Zoning District: M-1 Industrial District
Section of Code: 120-143A(4)a
Purpose: To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

Case **6**
File Number: **E-039-16-17**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile d/b/a Verizon Wireless
Property Address: 139 Westminster Road
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48-5B (25)]**

Case 7
File Number: E-040-16-17
Case Type: Special Permit
Applicant: Bell Atlantic Mobile d/b/a Verizon Wireless
Property Address: 446-450 Meigs Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5B (25)]

Case 8
File Number: E-041-16-17
Case Type: Special Permit
Applicant: John Kabrovski, Rock Shrimp Co.
Property Address: 4769-4779 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(6)
Purpose: To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 9
File Number: E-042-16-17
Case Type: Special Permit
Applicant: Bob and Tina Youst, Whiskey River Pub and Grill
Property Address: 421-425 River Street
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(6), 120-77B(11)
Purpose: To establish indoor and outdoor entertainment Monday through Thursday between the hours of 3:30PM and 2:00AM and Friday through Sunday between the hours of 12:00PM and 2:00AM; 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, APRIL 3, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: OMA-09-16-17 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 81 North Plymouth Avenue
Zoning District: Cascade Area Urban Renewal District/CCD-C Center City Cascade-Canal
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by dedicating 81 North Plymouth Avenue as right-of-way for a pedestrian walkway; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: E-043-16-17
Case Type: Special Permit
Applicant: Bell Atlantic Mobile Systems d/b/a Verizon Wireless
Property Address: 36 Comfort Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-143A(1)(a)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48-5B (25)]

Case 3
File Number: E-044-16-17
Case Type: Special Permit
Applicant: Daniel Nothnagle, Three Heads Brewery
Property Address: 186 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83P
Purpose: To establish food trucks and recreational activities in the parking lot of the brewery; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 4
File Number: E-045-16-17
Case Type: Special Permit
Applicant: Gregory Hopkins, G.L. Hopkins Enterprises
Property Address: 121 Lincoln Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83A(9)
Purpose: To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 5
File Number: E-046-16-17
Case Type: Special Permit
Applicant: Karrie Laughton, Lux Lounge
Property Address: 666 South Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43K, 120-173E
Purpose: To establish live entertainment in the existing bar and to consider an Alternative Parking Plan to address the 49 space parking deficit created by the addition of live entertainment; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 6
File Number: E-047-16-17
Case Type: Special Permit
Applicant: Aera Lee
Property Address: 1259 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43Q, 120-147
Purpose: To legalize the existing 13 unit rooming house, whose previous Special Permit has lapsed; 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, MAY 1, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	PD #7 (Rochester Science Park)	
Case Type:	Text Amendment	
Applicant:	City Planning Commission	
Address:	1920 South Avenue	
Zoning District:	PD #7 Rochester Science Park	
Section of Code:	120-190(C)	
Purpose:	To amend the Zoning Text of Planned Development District #7 (Rochester Science Park) by adding professional offices and firms to the list of permitted uses; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Director of Planning and Zoning	

Case	2	
File Number:	E-048-16-17	
Case Type:	Special Permit	
Applicant:	Jabr Almugannahi, Driving Park One Stop	
Property Address:	568 Driving Park Avenue	
Zoning District:	R-2 Medium Density Residential District	
Section of Code:	120-191B(4)(C)	
Purpose:	To re-establish a convenience store with hours of operation between 8:00AM and 10:00PM, daily; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

City Planning Commission
May 1, 2017 Agenda
Page 2

Case **3**
File Number: **E-049-16-17**
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Property Address: 87 Kenilworth Terrace
Zoning District: C-2 Community Center District
Section of Code: 120-43D, 120-131
Purpose: To legalize a 21 space ancillary parking lot at 87 Kenilworth Terrace to serve the 19 unit apartment building at 820 East Main Street; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Director of Planning and Zoning**

Case **4**
File Number: **E-050-16-17**
Case Type: Special Permit
Applicant: Yolanda Williams
Property Address: 57 Bartlett Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9C, 120-173E
Purpose: To establish a daycare center in this existing two-story building, formerly used as a food distribution and dining establishment, and to consider an Alternative Parking Plan to address the three space parking deficit; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-051-16-17**
Case Type: Special Permit
Applicant: Radio Social, LLC
Property Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Section of Code: 120-83P
Purpose: To establish an outdoor recreational area accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-052-16-17**
Case Type: Special Permit
Applicant: Aera Lee
Property Address: 44 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E
Purpose: To consider an Alternative Parking Plan for the 10 required parking spaces resulting from the conversion of the first floor to an apartment and a place of worship; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-053-16-17**
Case Type: Special Permit
Applicant: Craig Ristuccia, Jetty at the Port, LLC
Property Address: 1000 North River Street
Zoning District: M-D Marina District
Section of Code: 120-77.2C(3)
Purpose: To establish outdoor live entertainment on the patio of an existing bar/restaurant; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-054-16-17**
Case Type: Special Permit
Applicant: MC Management LLC
Property Address: 8C Prince Street
Zoning District: R-3 High Density Residential District/ O-O Overlay-Office
Section of Code: 120-27B, 120-131
Purpose: To establish a 135 space ancillary parking lot to serve the hotel at 546 East Avenue; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Director of Planning and Zoning**

III. OTHER BUSINESS

None

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: **5:15 PM – 6:30 PM**
CONFERENCE ROOM 223B

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

MONDAY, JUNE 5, 2017

I. MEETING WITH STAFF: 5:15 PM – 5:45 PM

1201 Elmwood Avenue: Introduction of the Rochester Psychiatric Center (Terrance Building site) Redevelopment and conversion from Institutional Planned Development District (IPD) to Planned Development District (PD).

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 ***Postponed until July 10th Hearing***
File Number: E-045-16-17
Case Type: Special Permit
Applicant: Gregory Hopkins, G.L. Hopkins Enterprises
Property Address: 121 Lincoln Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83A(9)
Purpose: To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 2 ***Held from March 6, 2017 Hearing***
File Number: E-041-16-17
Case Type: Special Permit
Applicant: John Kabrovski, Rock Shrimp Co.
Property Address: 4769-4779 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-77B(6)
Purpose: To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
June 5, 2017 Agenda
Page 2

Case **3**
File Number: **E-055-16-17**
Case Type: Landmark Designation
Applicant: Presbytery of the Genesee Valley
Address: 95 Averill Avenue
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-193
Purpose: To designate the property (Calvary St. Andrews Church) as an individual landmark; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **4**
File Number: **E-056-16-17**
Case Type: Special Permit
Applicant: Vincenzo Giordano, R.A., City of Rochester DES
Property Address: 115 Elmwood Avenue, Genesee Valley Park
Zoning District: O-S Open Space District
Section of Code: 120-91A, 120-91D
Purpose: To construct a concession facility, remove the existing playground, and construct a new handicapped accessible playground; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-057-16-17**
Case Type: Special Permit
Applicant: Kristina Dinino-Jeffords, The Mad Hatter
Property Address: 176 South Goodman Street
Zoning District: R-2 Medium Density Residential District / Overlay-Boutique / East Avenue Preservation District
Section of Code: 120-106D
Purpose: To establish an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:30PM, daily; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case 6
File Number: E-058-16-17
Case Type: Special Permit
Applicant: Scott McEwan, Mustard Street Complex
Property Address: 37 Breck Street
Zoning District: M-1 Industrial District
Section of Code: 120-83N
Purpose: To establish outdoor storage (storage pods) accessory to a warehouse; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7
File Number: E-059-16-17
Case Type: Special Permit
Applicant: T-Mobile Northeast LLC
Property Address: 1255 Portland Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-143A(2)(a)
Purpose: To install a 'macro cell' wireless telecommunications facility on the rooftop of this commercial building that is less than four stories; an action requiring City Planning Commission approval.
SEQR: Type II

Case 8
File Number: E-060-16-17
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Property Address: 415-419 Thurston Road
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To establish a convenience store in this vacant, nonconforming building with hours of operation between 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case **9**
File Number: **E-061-16-17**
Case Type: Special Permit
Applicant: Radio Social, LLC
Property Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Section of Code: 120-83P
Purpose: To establish outdoor music accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

III. OTHER BUSINESS

None