

**City Planning Commission Decision Grid  
January 14, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>OMA-07-12-13</u></b> To abandon N. River Street extending between Portside Drive and Corrigan Street, and to dedicate portions of two parcels (1000 N. River Street and 4752 Lake Avenue) as right-of-way in conjunction with the realignment of N. River Street to accommodate the port marina development.	N. River Street	5-0-0	<b>RECOMMEND APPROVAL</b>
<b><u>M-03-12-13</u></b> To amend the Zoning Map by rezoning the above eight properties from R-1 Low Density Residential to R-1 Low Density Residential/Overlay Office (R-1/O-O).	1349, 1357-1359,1365, 1375-1377,1387,1393-1399 & 1405 Culver Road and 1207-1219 Bay Street	5-0-0	<b>RECOMMEND APPROVAL</b>
<b><u>E-025-12-13</u></b> To continue live entertainment at the Marshall Street Bar and Grill.	81 Marshall Street	5-0-0	<b>APPROVED FOR 3 YEARS WITH CONDITIONS</b>
<b><u>E-026-12-13</u></b> To continue the use of this building as a homeless residential facility for women.	1105 Lake Avenue	5-0-0	<b>APPROVED FOR 5 YEARS</b>
<b><u>E-027-12-13</u></b> To establish a take-out restaurant with hours of operation Monday-Thursday 6:00AM to 11:00PM, Friday and Saturday 6:00AM to 3:00AM and Sunday 6:00AM to 11:00PM, on the first floor of this vacant nonconforming building.	1509-1511 E. Main Street	<b>HELD UNTIL THE FEBRUARY 11, 2013 HEARING</b>	
<b><u>E-028-12-13</u></b> To establish a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license.	490 Monroe Avenue	<b>HELD UNTIL THE FEBRUARY 11, 2013 HEARING AT THE REQUEST OF THE APPLICANT</b>	
<b><u>E-029-12-13</u></b> To renew the previously approved towing business (Tow-Busters) and to modify the previous conditions by extending the hours of operation for the outdoor vehicle storage from 10:00PM to 24-hours.	750 St. Paul Street	5-0-0	<b>APPROVED FOR 1 YEAR</b>
<b><u>E-030-12-13</u></b> To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00AM to 9:00PM, daily.	2153 Clifford Avenue	<b>HELD UNTIL THE MARCH 18, 2013 HEARING</b>	
<b><u>E-031-12-13</u></b> To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00AM to 9:00PM, daily.	335-337 Remington Street	<b>HELD UNTIL THE MARCH 18, 2013 HEARING</b>	
<b><u>E-032-12-13</u></b> To establish a full-line food store with TOBACCO PRODUCTS ONLY, with hours of operation from 6:00AM to 9:00PM, daily.	747 Joseph Avenue	<b>HELD UNTIL THE MARCH 18, 2013 HEARING</b>	
<b><u>E-033-12-13</u></b> To establish a high-impact convenience store offering for sale Beer, Lotto and Tobacco products, with hours of operation from 6:00AM to 1:00AM Mon.-Thurs., 6:00AM to 2:00AM Fri. & Sat., and 6:00AM to 11:00PM on Sunday.	1160 N. Clinton Avenue	0-5-0	<b>DENIED</b>
<b><u>E-034-12-13</u></b> To establish a low-impact retail liquor store in this vacant, nonconforming building with hours of operation from 11:00AM to 9:00PM Monday – Saturday, and 12:00PM to 9:00PM on Sunday.	1534 N. Goodman Street	2-3-0	<b>NO ACTION</b>

**Planning Commission Members Present: Watson, Brock, Zimmer-Meyer, Rebholz, Hogan  
Absent: Marlin**

**DISTRIBUTION:** T. Richards      C. Carballada      D. Algarin      J. Artuso  
B. Christopher      A. Guzzetta      V. Wehbring      R. Cutt  
Zoning Staff      Permit Office      NSC Administrators

**CONDITIONS:**

**E-025-12-13 (81 Marshall Street):**

- 1) Enlarge sign on building that directs people to park in the Wadsworth Square Lot and remove the wording relating to "Kitchen Hours."
- 2) Check nightly to ensure the Wadsworth Square Parking Lot is open at 6:00PM.

**City Planning Commission Decision Grid  
February 11, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>E-027-12-13</u></b> To establish a take-out restaurant with hours of operation Monday-Thursday 6:00 AM to 11:00 PM, Friday and Saturday 6:00 AM to 3:00 AM and Sunday 6:00 AM to 11:00 PM, on the first floor of this vacant nonconforming building.	1509 - 1511 E. Main Street	<b>0-4-0</b>	<b>DENIED</b>
<b><u>E-028-12-13</u></b> To establish a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license.	490 Monroe Avenue	<b>4-0-0</b>	<b>APPROVED FOR 1 YEAR WITH CONDITIONS</b>
<b><u>E-035-12-13</u></b> To establish a barber shop, a low impact retail service use, in an existing mixed use nonconforming structure with hours of operation from 6:00 AM to 9:00 PM daily.	36 S. Union Street	<b>4-0-0</b>	<b>APPROVED FOR 2 YEARS WITH CONDITIONS</b>
<b><u>E-036-12-13</u></b> To construct a 3,577 square foot vehicle repair facility with two bays on this vacant lot.	371 Whitney Street	<b>4-0-0</b>	<b>APPROVED WITH CONDITIONS</b>

**CONDITIONS:**

**E-028-12-13 (490 Monroe Avenue):**

- 1) Temporary approval until February 28, 2014 (1 year).
- 2) Hours of Operation are from 10:00 AM to 6:00 PM daily.

**E-035-12-13 (36 S. Union Street):**

- 1) Temporary approval until February 28, 2015 (2 years).
- 2) Hours of Operation are from 9:00 AM to 9:00 PM daily.
- 3) No more than four (4) barber chairs allowed in the shop.

**E-036-12-13 (371 Whitney Street):**

- 1) No vehicle sales allowed.
- 2) No outdoor storage of vehicles or materials allowed.
- 3) Subject to final site plan approval.

**City Planning Commission Decision Grid  
March 18, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>M-04-12-13</u></b> To amend the Zoning Map by rezoning the property at 435 Westfall Road from R-3/O-O (High Density Residential District with Office Overlay) to R-3/O-B (High Density Residential District with Overlay Boutique) to allow for the conversion of an existing barn building to a coffee shop.</p>	435 Westfall Road	4-0-0	<b>RECOMMEND APPROVAL</b>
<p><b><u>E-024-12-13</u></b> To continue the previously approved outdoor live entertainment at Nola's BBQ on the following days: Wednesday, Friday and Saturday until 10:00 P.M.; Sunday until 9:00 P.M.; and a maximum of five events per year (season) on Monday, Tuesday or Thursday until 10:00 P.M.</p>	4769-4775 Lake Avenue	3-1-0	<b>NO ACTION</b>
<p><b><u>E-030-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	2153 Clifford Avenue	0-4-0	<b>DENIED</b>
<p><b><u>E-031-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	335-337 Remington Street	0-4-0	<b>DENIED</b>
<p><b><u>E-032-12-13</u></b> To establish a full-line food store in this vacant, nonconforming building offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 6:00 AM to 9:00 PM daily.</p>	747 Joseph Avenue	0-4-0	<b>DENIED</b>
<p><b><u>E-037-12-13</u></b> To change the use of this existing mini-mart and its proposed expansion to a full-line food store offering for sale TOBACCO PRODUCTS ONLY, with hours of operation from 7:00 AM to 11:00 PM daily.</p>	536 Jay Street	4-0-0	<b>APPROVED</b>
<p><b><u>E-038-12-13</u></b> To convert a former vehicle sales operation to a high-impact convenience store offering for sale BEER, LOTTO and TOBACCO products, not meeting the transparency requirements and establishing more than 110% of the parking requirement, with hours of operation from 7:00 AM to 11:00 PM daily.</p>	363-377 E. Ridge Road	4-0-0	<b>APPROVED WITH CONDITION</b>
<p><b><u>E-039-12-13</u></b> To continue the previously approved live entertainment at Boulder Coffee.</p>	739 Park Avenue	4-0-0	<b>APPROVED</b>
<p><b><u>E-040-12-13</u></b> To establish a low-impact retail liquor store in this 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.</p>	1534 N. Goodman Street	3-1-0	<b>NO ACTION</b>
<p><b><u>E-041-12-13</u></b> To establish a residential care facility for 10 seniors transitioning from nursing home care to independent living.</p>	1119 Joseph Avenue	4-0-0	<b>APPROVED FOR 1 YEAR (from date of issuance of C of O)</b>
<p><b><u>E-042-12-13</u></b> To establish the University Preparatory Charter School for Young Men, Grades 7-12, with a maximum occupancy of 450 students in this vacant former nursing home, and to review an Alternative Parking Plan associated with this proposed development.</p>	1290 Lake Avenue	4-0-0	<b>APPROVED WITH CONDITION</b>

**CONDITIONS:**

**E-042-12-13 (1290 Lake Avenue):**

- 1) A traffic management plan must be submitted as part of final site plan review that addresses any potential traffic issues related to bus queuing and general traffic flow around the site, as well as provide a detailed description of how parent pick-up and drop-offs will occur on Seneca Parkway, including any proposed changes to on-street parking regulations and corresponding signage to accommodate short term parking there.

**E-038-12-13 363-377 (E. Ridge Road)**

- 1) Increased transparency shall be a requirement of final site plan review approval.

**City Planning Commission Decision Grid  
April 22, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>OMA-08-12-13</u></b> To amend the Official Map by abandoning a portion of Platt Street in conjunction with the establishment of a festival site at 13 Cataract Street accessory to the Brew House operation at 25 Cataract Street; and to dedicate an area of land extending from St. Paul Street to Platt Street in conjunction with the proposed widening of Cataract Street; and to rename a small area of Platt Street right-of-way as Cataract Street.</p>	Platt Street	4-0-0	<b>RECOMMEND APPROVAL</b>
<p><b><u>M-05-12-13</u></b> To amend the Zoning Map by rezoning the above eight properties from R-2 Medium Density Residential District to C-1 Neighborhood Center Commercial District.</p>	348, 364-368, 378, 382, 392-394, 420 Mt. Hope Avenue; 22 Gregory Street & 3 Hickory Street	4-0-0	<b>RECOMMEND APPROVAL</b>
<p><b><u>PD #15 (Culver Road Armory)</u></b> To amend the Zoning Map and Zoning Text by establishing a 10.4 acre Planned Development District (PD #15 Culver Road Armory) by rezoning the above two properties from R-1 Low Density Residential District to PD #15 Culver Road Armory; by adopting the proposed development concept plan associated with this PD, and by adding the PD#15 District Regulations to the Zoning Code.</p>	145 Culver Road & 56 Hinsdale Street	4-0-0	<b>RECOMMEND APPROVAL</b>
<p><b><u>E-043-12-13</u></b> To construct a fully enclosed electric sub-station for Rochester Gas &amp; Electric.</p>	250 Mt. Hope Avenue	4-0-0	<b>APPROVED</b>
<p><b><u>E-044-12-13</u></b> To extend the hours of operation from 11:00 PM to 2:00 AM daily for the outdoor seating and assembly area for Somerton's Public House (formerly Preps).</p>	729-733 Park Avenue	4-0-0	<b>APPROVED WITH CONDITIONS</b>
<p><b><u>E-016-12-13</u></b> To establish commercial uses in a 21,000 square foot vacant manufacturing building, subject to marketability standards, and to establish outdoor storage/sales of construction materials, equipment and vehicles on the site.</p>	42 Independence Street	4-0-0	<b>APPROVED</b>
<p><b><u>E-045-12-13</u></b> To establish a tire sales, installation and repair facility in the two-bay portion of this vacant non-conforming building.</p>	526 W. Main Street	4-0-0	<b>APPROVED</b>
<p><b><u>E-046-12-13</u></b> To add indoor live entertainment to the Steel River BBQ Bar and Grill.</p>	421 River Street	4-0-0	<b>APPROVED</b>
<p><b><u>E-047-12-13</u></b> To expand the existing rear yard parking lots at 1104, 1114 and 1120 Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties.</p>	16-18 & 30 Belmont Street	<b>HELD UNTIL JUNE 17, 2013</b>	
<p><b><u>E-048-12-13</u></b> To construct a 22' x 80' temporary greenhouse on these vacant City parcels to serve Foodlink.</p>	617-619, 631 & 655 Lexington Avenue	4-0-0	<b>APPROVED</b>
<p><b><u>M-06-12-13</u></b> To amend the Zoning Map in conjunction with the Collegetown Project by rezoning a small portion of the property at 683 Elmwood Avenue from C-V Collegetown Village District to PD#10, and a small portion of 1401 Mt. Hope Avenue from PD#10 to C-V Collegetown Village District for Zoning Map "clean-up" purposes.</p>	683 Elmwood Avenue & 1401 Mt. Hope Avenue	4-0-0	<b>RECOMMEND APPROVAL</b>

**April 22, 2013**  
**CPC Hearing Decision Grid**  
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<p><b>E-024-12-13</b>          To continue the previously approved outdoor live entertainment at Nola's BBQ on the following days: Wednesday, Friday and Saturday until 10:00 P.M.; Sunday until 9:00 P.M.; and a maximum of five events per year (season) on Monday, Tuesday or Thursday until 10:00 P.M.</p>	<p>4769-4775 Lake Avenue</p>	<p><b>4-0-0</b></p>	<p><b>APPROVED UNTIL SEPTEMBER 30, 2013 WITH CONDITIONS</b></p>
<p><b>E-040-12-13</b>          To establish a low-impact retail liquor store in this 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.</p>	<p>1534 N. Goodman Street</p>	<p><b>4-0-0</b></p>	<p><b>APPROVED FOR TWO YEARS (until April 30, 2015)</b></p>

**CONDITIONS:**

**E-044-12-13 (729-733 Park Avenue):**

- 1) Approved for outdoor seating and assembly until 2:00 AM on Fridays, Saturdays, National Holidays and during the Park Ave Fest.

**E-024-12-13 (4769-4775 Lake Avenue):**

- 1) Acoustic Music ONLY (no amplification) on Sundays and Wednesdays between 3:00 PM and 8:00 PM.
- 2) Fridays and Saturdays can have amplified music between 3:00 PM and 10:00 PM.
- 3) These hours shall include all sound checks and warm-ups.
- 4) No outdoor music on Monday, Tuesday or Thursday.
- 5) Applicant to install sound panels on the south and west side of the property.
- 6) Applicant to return to the Planning Commission in October, 2013 to determine if these mitigation measures have been effective.

**City Planning Commission Decision Grid  
May 20, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>S-01-12-13</u></b> To subdivide eight (8) lots, approximately 14 acres, into 10 lots and establish a new street in association with the Collegetown Project.	1325, 1351, 1371, 1401 Mt. Hope Ave; 72, 100, 110-170 Crittenden Blvd.; and 683 Elmwood Ave.	<b>4-0-1</b>	<b>APPROVED</b>
<b><u>M-07-12-13</u></b> To amend the Zoning Map by rezoning the above three properties from R-1 Low Density Residential District to C-1 Neighborhood Center Commercial District.	818, 826 and 830 South Ave.	<b>0-5-0</b>	<b>RECOMMEND DENIAL</b>
<b><u>E-049-12-13</u></b> To establish an Alternative Sign Program for Highland Family Medicine.	777 S. Clinton Ave.	<b>5-0-0</b>	<b>APPROVED WITH CONDITION</b>
<b><u>E-050-12-13</u></b> To continue live entertainment on the first floor of the Tango Café Sunday-Thursday until 11:00 PM and to consider extending the hours on Friday and Saturday until 2:00 AM; and to continue live entertainment in the third floor ballroom/dance studio Sunday-Thursday until 11:00 PM and Friday and Saturday until 1:00 AM.	389 Gregory St., First and Third Floor	<b>5-0-0</b>	<b>APPROVED WITH EXTENDED HOUR</b>
<b><u>E-051-12-13</u></b> To continue the use of this building as a multi-purpose community cultural center (social organization).	285 Clarissa St.	<b>5-0-0</b>	<b>APPROVED</b>
<b><u>E-052-12-13</u></b> To continue live entertainment at the Merchants Grill (DJ, bands, dancing).	881 Merchants	<b>5-0-0</b>	<b>APPROVED</b>
<b><u>E-053-12-13</u></b> To establish outdoor storage of building materials accessory to B&L Wholesale Supply to be screened by a decorative metal fence.	476 North St.	<b>5-0-0</b>	<b>APPROVED</b>
<b><u>E-054-12-13</u></b> To add live entertainment (DJ and dancing) to the proposed restaurant, Maxwell's.	295 E. Ridge Rd.	<b>5-0-0</b>	<b>APPROVED FOR TWO YEARS</b>
<b><u>E-055-12-13</u></b> To establish a high-impact retail sales establishment in the form of an antiques and collectibles business which requires a secondhand dealer's license.	808 S. Clinton Ave.	<b>5-0-0</b>	<b>APPROVED</b>
<b><u>E-056-12-13</u></b> To construct a 32 space ancillary parking lot to serve the existing church at 694 Hudson Avenue (God's Vision Ministries).	685 Hudson Ave.	<b>5-0-0</b>	<b>APPROVED</b>
<b><u>E-057-12-13</u></b> To construct a three and four story, 102 unit apartment building with indoor parking, in association with the overall redevelopment of the property which also includes the demolition of the Monroe Voiture clubhouse building and the proposed construction of a replacement two-story clubhouse building and accessory parking lot.	911-913 (aka 933) University Ave.	<b>POSTPONED UNTIL THE JUNE 17, 2013 HEARING</b>	

**Planning Commission Members Present: Hogan, Rebholz, Watson, Zimmer-Meyer, Brock  
Absent: Marlin**

<b>DISTRIBUTION:</b>	T. Richards B. Christopher Zoning Staff	C. Carballada A. Guzzetta Permit Office	D. Algarin V. Wehbring NSC Administrators	J. Artuso R. Cutt
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**CONDITIONS:**

E-049-12-13 (777 S. Clinton Avenue):

- 1) Sign 1 is to be reduced to 30 sq. feet in size, (5' tall x 6' wide), but still raised 12" above the ground.

**City Planning Commission Decision Grid**  
**June 17, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u><b>E-047-12-13</b></u> To expand the existing rear yard parking lots at 1104, 1114 and 1120 Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties; an ancillary parking lot requiring City Planning Commission approval in this R-2 District.	16-18 and 30 Belmont Street	<b>4-0-0</b>	<b>APPROVED WITH CONDITION</b>
<u><b>E-058-12-13</b></u> To establish a residential care facility for up to six women (and their children) transitioning from incarceration to independent living; an action requiring City Planning Commission approval.	169 St. Bridgets Drive	<b>4-0-0</b>	<b>APPROVED</b>
<u><b>E-059-12-13</b></u> To expand RG&E substation #49 onto the adjacent property at 1400 N. Goodman Street by way of an easement for the purpose of replacing two existing transformers with two new transformers in the easement area; an action requiring City Planning Commission approval.	1278 N. Goodman Street	<b>4-0-0</b>	<b>APPROVED</b>
<u><b>E-060-12-13</b></u> To expand RG&E substation #95 by installing a new transformer with an oil containment foundation; an action requiring City Planning Commission approval.	115 and 125 Hastings Street	<b>4-0-0</b>	<b>APPROVED</b>
<u><b>E-061-12-13</b></u> To add live entertainment to the existing bar, Remy's, in the form of DJ's and live bands; an action requiring City Planning Commission approval.	1456 N. Goodman Street	<b>HELD UNTIL THE JULY 15, 2013 HEARING</b>	
<u><b>PDD #11 - CityGate</b></u> To amend the Development Concept Plan (DCP) for PDD #11 – CityGate to accommodate and facilitate the development of mixed residential, nonresidential and recreational uses on this 44 acre site which will include the construction of a 150,000 sq. foot commercial building; to amend the corresponding PDD #11 District Regulations; and to rezone the property at 445 Westfall Road from PDD #11 to R-3/O-B High Density Residential/Overlay Boutique; actions requiring City Planning Commission recommendation to City Council.	401 and 405 Westfall Road; 350, 422, 444 and 450 E. Henrietta Road	<b>4-0-0</b>	<b>RECOMMEND APPROVAL WITH MODIFICATIONS</b>
<u><b>E-057-12-13</b></u> To construct a three and four story, 102 unit apartment building with indoor parking, in association with the overall redevelopment of the property which also includes the demolition of the Monroe Voiture clubhouse building and the proposed construction of a replacement two-story clubhouse building and accessory parking lot.	911-913 (aka 933) University Ave.	<b>POSTPONED</b>	

**Planning Commission Members Present: Watson, Zimmer-Meyer, Hogan, Marlin**  
**Absent: Rebholz, Brock**

**CONDITIONS:**

**E-047-12-13 (16-18 and 30 Belmont Street):**

- 1) Construction of the parking lot and all of its improvements including paving, striping, fencing, screening, landscaping, etc., must be completed within six (6) months of final site plan approval.

**PDD #11 - CityGate(401 and 405 Westfall Road; 350, 422, 444, and 450 E. Henrietta Road):**

- 1) The proposed PD District Regulations will be revised to list the Permitted, Specially Permitted and Prohibited Uses by subareas.
- 2) The Prohibited Use list in both the Perimeter Commercial and Canal Districts will be expanded to provide greater protections for the surrounding area.

**City Planning Commission Decision Grid  
July 15, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>OMA-01-13-14</u></b> To amend the Official Map of the City of Rochester by dedicating an additional 4' strip of land as right-of-way along the north and south side of Manor Parkway at its east end, thereby increasing the width to 58' to allow for the reconstruction of Manor Parkway.	905, 925 South Avenue; 80-110 Manor Parkway	<b>5-0-0</b>	<b>RECOMMEND APPROVAL</b>
<b><u>M-01-13-14</u></b> To amend the Zoning Map by rezoning 1483 and 1487 N. Clinton Avenue from C-2 (Community Center District) to M-1 (Industrial District).	1483 and 1487 N. Clinton Avenue	<b>0-5-0</b>	<b>RECOMMEND DENIAL</b>
<b><u>M-02-13-14</u></b> To amend the Zoning Map by rezoning the above seven properties from C-1 (Neighborhood Center District) to M-1 (Industrial District).	705, 707-711 Maple Street; 199, 205, 209-221, 225, 233 Ames Street	<b>5-0-0</b>	<b>RECOMMEND APPROVAL</b>
<b><u>M-03-13-14</u></b> To amend the Zoning Map by rezoning 546 East Avenue from R-3/O-O (High Density Residential with Overlay Office) to R-3/O-B (High Density Residential with Overlay Boutique) and 7 Strathallan Park from R-3 (High Density Residential) to R-3/O-B (High Density Residential with Overlay Boutique).	546 East Avenue; 7 Strathallan Park	<b>POSTPONED AT THE REQUEST OF THE APPLICANT</b>	
<b><u>E-061-12-13</u></b> To add live entertainment to the existing bar, Remy's, in the form of DJ's and live bands; an action requiring City Planning Commission approval.	1456 N. Clinton Avenue	<b>5-0-0</b>	<b>APPROVE FOR ONE YEAR</b>
<b><u>E-001-13-14</u></b> To modify a previously approved single lane drive-thru McDonald's Restaurant by converting it to a side-by-side, double lane drive-thru operation.	275 Upper Falls Blvd.	<b>5-0-0</b>	<b>APPROVE</b>
<b><u>E-002-13-14</u></b> To establish outdoor storage of electrical construction materials accessory to an electric utility contractor business, Power & Construction Group, Inc.	860 Maple Street	<b>5-0-0</b>	<b>APPROVE WITH CONDITION</b>
<b><u>E-003-13-14</u></b> To construct a 10 space ancillary parking lot at 42 Fulton Avenue to serve the employees of Upstate Farms located at 45 Fulton Avenue.	42 Fulton Avenue	<b>5-0-0</b>	<b>APPROVE</b>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Hogan, Marlin  
Absent: Brock**

**CONDITIONS:**

**E-002-13-14 (860 Maple Street):**

- 1) No more than 40 utility and/or street light poles are to be stored on the site at any one time.

**City Planning Commission Decision Grid  
August 12, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>M-04-13-14</u></b> To amend the Zoning Map by rezoning 15 Mc Ardle Street from R-1 (Low Density Residential District) to M-1 (Industrial District).	15 Mc Ardle Street	5-0-0	RECOMMEND APPROVAL
<b><u>E-004-12-13</u></b> To establish a full line food store with tobacco and gas sales with hours of operation from 6:00AM to 2:00AM daily in an existing building which requires a 1,000 sq. foot addition to meet the minimum square footage requirements.	556 Norton Street	5-0-0	APPROVE
<b><u>E-005-13-14</u></b> To establish the use of an existing parking lot as an ancillary parking lot on evenings and weekends to serve the hotel at 384 East Avenue, East Avenue Inn & Suites.	13 Prince Street	POSTPONED UNTIL SEPTEMBER 16, 2013 DUE TO LACK OF QUORUM FOR THE CASE	
<b><u>E-006-13-14</u></b> To add live entertainment to the existing bar/restaurant, Banzai Sushi & Cocktail Bar, in the form of small bands and comedians.	682 South Avenue	5-0-0	APPROVE
<b><u>E-007-13-14</u></b> To add live entertainment to the existing bar/restaurant, TJ's Bar & Grill, in the form of live bands and DJ's.	620 Lake Avenue	5-0-0	APPROVED UNTIL DECEMBER 31, 2014 WITH CONDITIONS
<b><u>E-008-13-14</u></b> To establish a tattoo parlor in this vacant, nonconforming building with hours of operation from 10:00AM to 9:00PM Monday - Friday, 10:00AM to 11:00PM on Saturday and closed on Sunday.	1233 N. Clinton Avenue	5-0-0	APPROVE

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Brock, Marlin  
Absent: Hogan**

**CONDITIONS:**

**E-007-13-14 (620 Lake Avenue):**

- 1) Acoustic Foam or other soundproofing material/treatment to be installed in the bar/restaurant;
- 2) Security Guards to be posted outside the bar to ensure orderly behavior while walking to and from the parking lots;
- 3) Back door of the restaurant to be kept closed while music is playing or bands are performing; and
- 4) Hours of operation for Live Entertainment are Thursday – Saturday, 9:00 PM to 1:00 AM.

**City Planning Commission Decision Grid  
September 16, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>S-01-13-14</u></b> To subdivide five (5) lots, approximately 42 acres, into 12 lots, and to establish new streets in association with the development of the CityGate Planned Development District.	350, 422, 444 and 450 E. Henrietta Road; and 401 Westfall Road	<b>5-0-1</b>  (Rebholz recused)	<b>APPROVE</b>
<b><u>OMA-02-13-14</u></b> To amend the Official Map of the City of Rochester by abandoning a portion of Verona Street (between Smith Street and Jay Street) to create a one-way access driveway for school bus loading and unloading of students for City School #5 – John Williams.	Verona Street (between Smith Street and Jay Street)	<b>6-0-0</b>	<b>RECOMMEND APPROVAL</b>
<b><u>M-05-12-13</u></b> To amend the Zoning Map by rezoning 1733 Norton Street from R-1 (Low Density Residential District) to C-1 (Neighborhood Center District).	1733 Norton Street	<b>6-0-0</b>	<b>RECOMMEND APPROVAL</b>
<b><u>E-005-13-14</u></b> To establish the use of an existing parking lot as an ancillary parking lot on evenings and weekends to serve the hotel at 384 East Avenue, East Avenue Inn & Suite.	13 Prince Street	<b>4-0-2</b> (Rebholz and Zimmer-Meyer recused)	<b>APPROVE</b>
<b><u>E-009-13-14</u></b> To establish a low impact retail grocery store and deli with no beer (or wine coolers), lotto or tobacco sales (or tobacco paraphernalia) in an existing, nonconforming commercial building.	743 S. Plymouth Avenue	<b>6-0-0</b>	<b>APPROVE FOR ONE YEAR WITH CONDITIONS</b>
<b><u>E-010-13-14</u></b> To convert an existing vehicle repair facility with gas sales to a high-impact convenience store with beer, lotto and tobacco sales (gas sales to remain).	98 Lyell Avenue	<b>6-0-0</b>	<b>APPROVE FOR THREE YEARS WITH CONDITION</b>
<b><u>E-011-13-14</u></b> To establish the Young Women's College Preparatory Charter School for Grades 7-10 in the former Flower City School #54 Building.	311 Flower City Park	<b>6-0-0</b>	<b>APPROVE FOR THREE YEARS</b>
<b><u>E-012-13-14</u></b> To establish commercial and entertainment uses as identified in Section 120-83A (1-11) of the Zoning Code in the southern half of an existing manufacturing building, subject to marketability standards.	121 Lincoln Avenue	<b>5-0-0</b> (Brock had to leave)	<b>APPROVE AS AMENDED</b>
<b><u>OMA-03-13-14</u></b> To amend the Official Map of the City of Rochester by renaming Manhattan Square Park to "Dr. Martin Luther King, Jr. Memorial Square Park."	Manhattan Square Park	<b>5-0-0</b> (Brock had to leave)	<b>RECOMMEND APPROVAL</b>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Brock, Marlin, Hogan**

**CONDITIONS:**

**E-009-13-14 (743 S. Plymouth Avenue):**

- 1) Temporary Approval for ONE YEAR from date of Certificate of Occupancy
- 2) Hours of Operation: Monday – Saturday 7:00am to 9:00 pm; Sunday 7:00 am to 7:00 pm

**E-010-13-14 (98 Lyell Avenue):**

- 1) Temporary Approval for THREE YEARS (until 2016)
- 2) Hours of Operation: 6:00 am to 2:00 am daily

**E-012-13-14 (121 Lincoln Avenue):**

The following uses are approved under this Special Permit:

- 1) Low Impact and Specialty Retail Sales and Service Uses
- 2) Offices or Clinics
- 3) Amusement Centers
- 4) Public and Semi Public Uses
- 5) Health Clubs (Sports or Fitness Related)
- 6) Mixed Uses (Limited to Live/Work Space)
- 7) Entertainment (Indoor ONLY)

**City Planning Commission Decision Grid  
October 21, 2013**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<u><b>OMA-04-13-14</b></u> To extend the Elm Street right-of-way from its current western terminus to S. Clinton Avenue, and to establish Cortland Street in its approximate former location from E. Main Street to the proposed Elm Street extension.	60 S. Clinton Avenue and 265 E. Main Street	<b>5-0-0</b>	<b>RECOMMEND APPROVAL</b>
<u><b>OMA-05-12-13</b></u> To amend the Official Map of the City of Rochester by dedicating as parkland a small 0.046 acre of residential property at 217 Tryon Park, in exchange for discontinuing as parkland a small 0.040 acre of property within Tryon Park.	998 N. Winton Road and 217 Tryon Park	<b>5-0-0</b>	<b>RECOMMEND APPROVAL</b>
<u><b>E-013-13-14</b></u> To legalize a bed and breakfast establishment in an owner-occupied single family dwelling.	191 Winbourne Road	<b>5-0-0</b>	<b>APPROVE</b>
<u><b>E-014-13-14</b></u> To establish a vehicle repair use in an existing two-bay garage.	17-35 Bay Street	<b>5-0-0</b>	<b>APPROVE</b>
<u><b>E-015-13-14</b></u> To establish an Alternative Sign Program for the Lyell - Mount Read Avenue Shopping Plaza.	1322-1385 Lyell Avenue	<b>5-0-0</b>	<b>APPROVE</b>
<u><b>E-016-13-14</b></u> To extend the closing hours of operation for this low-impact, take-out restaurant (Deli Sandro's) from 11:00PM to 3:30AM on Friday and Saturday for DELIVERY SERVICES ONLY.	1147 S. Plymouth Avenue	<b>5-0-0</b>	<b>APPROVE</b>
<u><b>E-017-13-14</b></u> To construct a three and four story, 99 unit apartment building with indoor parking, a fitness center and an outdoor pool, in association with the overall redevelopment of the property which also includes the renovation and rehabilitation of the Monroe Voiture clubhouse building and an accessory parking lot.	933 University Avenue	<b>HEARING CLOSED. DELIBERATIONS TO OCCUR ON OCTOBER 30<sup>TH</sup>, 2013 CITY HALL, ROOM 223B 4:30 PM</b>	

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Hogan  
Absent: Brock**



**City Planning Commission Decision Grid  
November 18, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>T-01-13-14/ M-06-13-14</u></b> To amend the Zoning Text by adding the Center City District – Grove Place Residential (CCD-GR) regulations to Chapter 120, the Zoning Code, and to rezone 74 of the above 75 properties from CCD-G to CCD-GR, and one property from CCD-M to CCD-GR.	75 Properties within the Grove Place Neighborhood bounded by University Avenue, Carpenter Alley, Gibbs Street and Grove Street	<b>5-0-0</b>	<b>RECOMMEND APPROVAL</b>
<b><u>E-018-13-14</u></b> To establish an amusement center with six video gaming stations for up to 24 players in this vacant commercial space.	1348 Culver Road	<b>5-0-0</b>	<b>APPROVE FOR TWO YEARS UNTIL DECEMBER 31, 2015</b>
<b><u>E-019-13-14</u></b> To establish a bar/restaurant exceeding 650 sq. ft. of floor area in a vacant barn building, including accessory outdoor seating and assembly, (live entertainment is not permitted).	435 Westfall Road	<b>5-0-0</b>	<b>APPROVE</b>
<b><u>E-020-13-14</u></b> To expand the Tango Café and Dance Studio into the second floor apartment on the east side of the building.	389 Gregory Street	<b>5-0-0</b>	<b>APPROVE</b>
<b><u>E-021-13-14</u></b> To establish a NYS licensed daycare center for approximately 35 children ages 6 weeks to 13 years old in a former office building.	1119 Joseph Avenue	<b>WITHDRAWN BY APPLICANT</b>	
<b><u>E-022-13-14</u></b> To establish a residential care facility in a former convent for up to 14 male high school students, ages 15-20, who are at risk of dropping out of high school.	51 Springfield Avenue	<b>ADJOURNED UNTIL THE DECEMBER 16, 2013 HEARING</b>	
<b><u>E-023-13-14</u></b> To establish a NYS licensed daycare center for approximately 16 children ages 6 weeks to 13 years old in a former group home.	1009 St. Paul Street	<b>WITHDRAWN BY STAFF – NO SPECIAL PERMIT REQUIRED</b>	

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Hogan  
Absent: Brock**

<b>DISTRIBUTION:</b>	T. Richards B. Christopher Zoning Staff	C. Carballada A. Guzzetta Permit Office	D. Algarin V. Wehbring NSC Administrators	J. Artuso G. Kirkmire
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**City Planning Commission Decision Grid  
December 16, 2013**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>E-022-13-14</u></b> To establish a residential care facility in a former convent for up to 14 male high school students, ages 15-20, who require a stable living environment to finish high school; an action requiring Planning Commission approval.	51 Springfield Avenue	5-0-0	<b>APPROVE FOR TWO YEARS UNTIL DECEMBER 31, 2015</b>
<b><u>E-024-13-14</u></b> To establish a full line food store with a take-out food component in a nonconforming building, offering for sale tobacco products only, with hours of operation from 6:00AM to 12:00AM daily; an action requiring City Planning Commission approval.	1275 E. Main Street	5-0-0	<b>APPROVE WITH CONDITION</b>
<b><u>E-025-13-14</u></b> To add live entertainment to an existing bar in the form of DJ's and dancing; an action requiring City Planning Commission approval.	150 E. Ridge Road	0-5-0	<b>DENY</b>
<b><u>E-026-13-14</u></b> To construct a one story, 4,720 sq. ft. day care center for approximately 40 children; an action requiring City Planning Commission approval.	464 - 480 Hudson Avenue	5-0-0	<b>APPROVE</b>
<b><u>E-027-13-14</u></b> To establish the PUC Achieve Charter School Mark Street Campus for Grades 5-8 with a maximum occupancy of 500 students in the former St. Bridget's Church building, and to approve the ancillary parking associated with the proposed redevelopment; an action requiring City Planning Commission approval.	8-14, 11, 13, 15* & 18 Mark Street; 16 Reed Park, & 540 Hudson Avenue  (* Added at the hearing)	5-0-0	<b>APPROVE WITH CONDITION</b>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Hogan  
Absent: Brock**

**CONDITIONS:**

**E-024-13-14 (1275 E. Main Street):**

- 1) Hours of Operation are 6:00am to 9:00 pm daily.

**E-027-13-14 (8-14, 11, 13, 15 & 18 Mark Street, 16 Reed Park and 540 Hudson Avenue):**

- 1) Temporary Approval for as long as there are only two grades at the school with a maximum of 250 students.