

**City Planning Commission Minutes
January 25, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|---|--|---|
| <p>Case 1/File T-02-15-16 To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations as related to digital advertising signs (billboards): 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.</p> | Citywide | | <p style="text-align: center;">Case postponed to allow for additional work/research on the amendments. Future Hearing date to be determined.</p> |
| <p>Case 2/M-03-15-16 To amend the Zoning Map by rezoning the properties at 700, 710, 712, 718, 722, 732-734, 740, 748, 756, 770 East Main Street and 140 North Union Street from Marketview Heights Urban Renewal District/ Center City District – Main Street to Marketview Heights Urban Renewal District/C-2 Community Center District, 138, 140.5, 142, 144, 146, 148 150-152, 154-156 North Union Street from Marketview Heights Urban Renewal District/R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District and 21 Kenilworth Terrace from R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District.</p> | 700, 710, 712, 718, 722, 732-734, 740, 748, 756, 770 East Main Street, 138, 140, 140.5, 142, 144, 146, 148 150-152, 154-156 North Union Street, 21 Kenilworth Terrace | 6-0-0 | <p style="text-align: center;">Recommend Approval</p> |
| <p>Case 3/E-022-15-16 To re-establish a bar/restaurant in the commercial space on the first floor of this mixed-use building located at 532 Upper Falls Boulevard and to develop an ancillary parking lot located at 528 Upper Falls Boulevard, 3 and 5 Henry Street to serve the proposed bar/restaurant.</p> | 532 Upper Falls Boulevard, 528 Upper Falls Boulevard, 3 and 5 Henry Street | 6-0-0 | <p style="text-align: center;">Approval on Condition</p> |
| <p>Case 4/E-029-15-16 To establish a nine space ancillary parking lot to serve the residential uses at 110, 114 and 116 Field Street.</p> | 110 and 116 Field Street | 6-0-0 | <p style="text-align: center;">Approval on Condition</p> |
| <p>Case 5/E-030-15-16 To establish a low-impact take-out restaurant with hours of operation 11:00AM to 9:00PM, daily.</p> | 1 Alonzo Street | 6-0-0 | <p style="text-align: center;">Approval</p> |
| <p>Case 6/E-031-15-16 To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant.</p> | 1489 North Street | Adjourned until February 22, 2016 | |
| <p>Case 7/E-032-15-16 To establish a high-impact retail store with hours of operation 9:00AM to 7:00PM, daily.</p> | 1505 Lake Avenue | 6-0-0 | <p style="text-align: center;">Deny</p> |
| <p>Case 8/E-033-15-16 To install 'micro cell' wireless telecommunications facilities on the rooftops of existing buildings.</p> | 139 Westminster Road, 118 Berkeley Street, 676 South Avenue | Adjourned | |
| | | 6-0-0 | <p style="text-align: center;">Approve</p> |
| | | 6-0-0 | <p style="text-align: center;">Approve</p> |

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Bruce, Hogan

Conditions:

Case 3/E-022-15-16

Approval on condition that the 3' aluminum architectural decorative fence shall be installed along the north property line for a distance of 20' from the northeast corner. The 6' wood fence shall then be installed along the remaining length of the north property line.

Case 4/E-029-15-16

Approval on condition that;

- 1) The applicant shall comply with the recommendations from the Site Plan Review Committee, except that the applicant shall choose the material for the fence along the south property line.
- 2) Easements between 114 Field Street and each of the adjacent parcels at 110 and 116 Field Street shall be completed and filed with the County Clerk to ensure ancillary parking and access to it is maintained in the future should any of the three sites be sold to a new owner.

| | | | |
|----------------------|--|---|---|
| DISTRIBUTION: | Mayor's Office D. Algarin V. Wehbring Permit Office | NBD Commissioner's Office J. Artuso G. Kirkmire | NSC Administrators A. Guzzetta Zoning Staff |
|----------------------|--|---|---|

**City Planning Commission Minutes
February 22, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|----------------------|--|---|
| <u>Case 1/ E-031-15-16</u> To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant. | 1489 North Street | 6-0-0 | Approve on Condition |
| <u>Case 2/E-034-15-16</u> To establish a high-impact secondhand jewelry store, with hours of operation 10:00AM to 6:00PM, Monday through Saturday. | 1581 Dewey Avenue | 3-3-0 | No Action Vote (Case will be placed on the March 21, 2016 Agenda) |
| <u>Case 3/E-035-15-16</u> To establish a low-impact retail meal preparation business, with hours of operation 7:00AM to 8:00PM, daily. | 215 Alexander Street | 6-0-0 | Approve on Condition |
| <u>Case 4/E-036-15-16</u> To establish a career and technical center for the adjacent charter school (University Preparatory School for Young Men). | 1302 Lake Avenue | Held until the March 21, 2016 Hearing | |

Planning Commission Members Present: Watson, Rebholz, Marlin, Bruce, Mayer, Hogan

Conditions:

Case 1/ E-031-15-16

Approved on condition that the applicant shall only have signage on the North Street frontage.

Case 3/ E-035-15-16

Approved on condition that the applicant shall place a sign on the building directing customers to parking located at the rear of the property.

DISTRIBUTION:

Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
March 21, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|--|---------------------------------|---|--|
| <u>Case 1/File M-04-15-16</u> To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to facilitate the expansion of the parking lot for the church located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue). | 127 Flower Street | Withdrawn | |
| <u>Case 2/E-34-15-16</u> To establish a high-impact secondhand jewelry store, operating between the hours of 10:00AM and 6:00PM, Monday through Saturday. | 1581 Dewey Avenue | 4-1-0 | Temporary Approval until March 31, 2017 |
| <u>Case 3/E-036-15-16</u> To establish a career and technical education center for the adjacent charter school (University Preparatory School for Young Men). | 1302 Lake Avenue | 5-0-0 | Approved on Condition |
| <u>Case 4/E-037-15-16</u> To expand the existing Delta Sonic vehicle service operation and associated high-impact retail store. | 718 East Main Street, et al. | 5-0-0 | Approved |
| <u>Case 5/E-038-15-16</u> To establish live entertainment in an existing tasting room consisting of jazz, rock and bluegrass bands, between the hours of 6:00PM and 12:00AM, daily. | 186 Atlantic Avenue | Postponed until April 18, 2016 Hearing | |
| <u>Case 6/E-039-15-16</u> To consider an Alternative Parking Plan for seven parking spaces for a proposed sit-down restaurant. | 752 South Goodman Avenue | 5-0-0 | Approved |
| <u>Case 7/E-040-15-16</u> To establish a Full-Line Food Store, operating between the hours of 6:00AM and 9:00PM, daily. | 1275 East Main Street | 5-0-0 | Approved |
| <u>Case 8/E-041-15-16</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this commercial building. | 815 South Clinton Avenue | 5-0-0 | Approved |
| <u>Case 9/E-042-15-16</u> To consider an Alternative Parking Plan for eight parking spaces for the proposed sit-down restaurant. | 691 Park Avenue | 5-0-0 | Approved |

**Planning Commission Members Present: Watson, Rebholz, Mayer, Bruce, Hogan
Absent: Marlin**

Case 3/E-036-15-16

Approved on condition that:

- The southernmost entrance on Lake Avenue for the UPrep Campus is to be removed, the curb cut closed, the asphalt parking area regraded with topsoil, and grass planted, per drawing C-1 dated 1/21/2016.
- The enrollment at UPrep, including the career and technical education center, shall not exceed 450 students.

DISTRIBUTION:

Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
April 18, 2016**

*Please note Case 3, and Cases 5-11 were deliberated April 20, 2016.

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|---|-----------------------|---|
| <p><u>Case 1/File OMA-03-15-16</u> To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way for street improvement purposes, 360 Webster Avenue and 500-530 Webster Avenue.</p> | 360 Webster Avenue and 500-530 Webster Avenue | 6-0-0 | Recommend Approval |
| <p><u>Case 2/SP-004-15-16</u> To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding redevelopment of the existing service station which includes: demolishing the existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishing a 6,000 square foot, 24-hour, high-impact retail store in a portion of the existing adjacent building at 340-360 Culver Road; retaining the rights to the 24-hour vehicle service station including fuel sales and carwash; and adding a second carwash bay at 1219 University Avenue.</p> | 1219 University Avenue and 340-360 Culver Road | 6-0-0 | Upheld Director's Decision on Condition |
| <p><u>Case 3/M-05-15-16</u> To amend the Zoning Map by rezoning the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District.</p> | 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, 1143 Joseph Avenue | 0-6-0 | Recommend Denial |
| <p><u>Case 4/PD #16</u> To amend the Zoning Map and Zoning Text of Planned Development District #16 by incorporating 600 East Avenue into the District, amending the current development concept plan, and amending the PD#16 District Regulations in the Zoning Code.</p> | 546, 566, 586, 600 East Avenue and 7 Strathallan Park | 6-0-0 | Recommend Approval on Condition |
| <p><u>Case 5/E-038-15-16</u> To establish live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily, and to consider a shared parking agreement with 10 Norwood Street to address the parking deficit created by the proposed live entertainment.</p> | 186 Atlantic Avenue | 6-0-0 | Temporary Approval until April 30, 2018 On Condition |
| <p><u>Case 6/E-043-15-16</u> To establish a 6,743 square foot sit-down restaurant, and to consider a shared parking agreement with 186 Atlantic Avenue.</p> | 10 Norwood Street | 6-0-0 | Approved on Condition |
| <p><u>Case 7/E-044-15-16</u> To increase the hours of the previously approved live entertainment to 5:00PM to 12:00AM, daily.</p> | 4705 Lake Avenue | 6-0-0 | Approved |
| <p><u>Case 8/E-045-15-16</u> To establish an Alternative Sign Program, and to consider an Alternative Parking Plan for the ten parking spaces required for the conversion of this existing take-out restaurant to a sit-down restaurant.</p> | 503 Monroe Avenue | 0-6-0 | Denied |

| | | | |
|---|---------------------------------|----------------------|------------------------|
| <p><u>Case 9/E-046-15-16</u> To establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue, and to legalize a community center at 441 Parsells Avenue.</p> | <p>437-441 Parsells Avenue</p> | <p>5-0-0*</p> | <p>Approved</p> |
| <p><u>Case 10/E-047-15-16</u> To legalize 12 apartments in this former school building that were previously used for the visiting ministries of the bible college.</p> | <p>208 North Goodman Street</p> | <p>6-0-0</p> | <p>Approved</p> |
| <p><u>Case 11/E-048-15-16</u> To establish an Alternative Sign Program for the Port Terminal Building.</p> | <p>1000 North River Street</p> | <p>6-0-0</p> | <p>Approved</p> |

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Bruce, Hogan
***Commissioner Rebholz recused himself**

Case 2/SP-004-15-16

Upheld the Site Plan Review Approval on condition that the door from Malcho’s high-impact retail store which opens into the hallway is a solid door and set up as an emergency exit only. Please note, this is the interior door from Malcho’s with access to the existing door on Culver Road.

Case 4/PD #16

Recommend approval on condition that the proposed changes by Bureau of Planning and Zoning Staff are included, along with the addition of the requirement that the buildings in subareas 2, 3, and 4 not exceed 72 feet in height.

Case 5/E-038-15-16

Temporary Approval until April 30, 2018 on condition that:

- Live entertainment shall only be permitted on Thursday from 7:00PM to 10:00PM, and on Friday and Saturday from 7:00PM to 11:00PM (set up may occur one hour before, and take down may occur one hour after these timeframes).
- A shared parking agreement for 36 parking spaces be submitted to the Bureau of Planning and Zoning staff.

Case 6/E-043-15-16

Approved on condition that the outdoor deck shall not be open to patrons of the restaurant after 12:00AM, Sunday through Thursday, and after 2:00AM on Friday and Saturday.

DISTRIBUTION:

Mayor’s Office
 D. Algarin
 V. Wehbring
 Permit Office

NBD Commissioner’s Office
 J. Artuso
 G. Kirkmire

NSC Administrators
 A. Guzzetta
 Zoning Staff

**City Planning Commission Minutes
May 16, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|---|-----------------------|---|
| <p><u>Case 1/File M-06-15-16</u> To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to combine with the existing church property located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue).</p> | 127 Flower Street | 6-0-0 | Recommend Approval |
| <p><u>Case 2/E-049-15-16</u> To establish live entertainment in the existing bar/restaurant and to consider an Alternative Parking Plan to address the 17 space parking deficit created by the addition of live entertainment.</p> | 676-680 South Avenue | 6-0-0 | Approved |
| <p><u>Case 3/E-050-15-16</u> To re-establish a vehicle repair operation with hours of operation between 9:00AM and 6:00PM, Monday through Saturday.</p> | 176 Child Street | 6-0-0 | Approved on Condition |
| <p><u>Case 4/E-051-15-16</u> To add secondhand jewelry to an existing jewelry store, thereby creating a high-impact retail operation.</p> | 695 South Clinton Avenue | 6-0-0 | Two Year Temporary Approval until May 31, 2018 |
| <p><u>Case 5/E-052-15-16</u> To establish a residential care facility for a maximum of seven young women.</p> | 27 Reed Park | 6-0-0 | Approved |
| <p><u>Case 6/E-053-15-16</u> To establish an accessory outdoor seating/assembly area for the existing bar/restaurant with the outdoor area operating until 2:00AM, daily.</p> | 18 Bennington Drive | 6-0-0 | Approved on Condition |
| <p><u>Case 7/E-054-15-16</u> To install a ballasted, ground-mounted solar array on a decommissioned landfill.</p> | 1655 Lexington Avenue | 6-0-0 | Approved |
| <p><u>Case 8/E-055-15-16</u> To establish a private motorcycle club and to consider an Alternative Parking Plan for the 34 parking spaces required to establish the private club.</p> | 629 Oak Street | 6-0-0 | Approved |
| <p><u>Case 9/E-056-15-16</u> To expand the previously approved homeless shelter in a former manufacturing building.</p> | 285 Ormond Street | 6-0-0 | Approved |
| <p><u>Case 10/E-057-15-16</u> To develop a 49 space ancillary parking lot to serve the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue.</p> | 16,24 Gold Street and 17 Langslow Street | 0-6-0 | Denied |

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Bruce, Hogan

Conditions

Case 3/E-050-15-16

The applicant shall:

- 1) Install a pipe bumper rail (between curb cut entrances) on the lot line to separate the parking area from the sidewalk to reduce the potential for vehicular and pedestrian conflicts.
- 2) Restore the storefront windows by removing the T-111 wood paneling and installing glass that is transparent.
- 3) There shall be no outdoor storage.

Case 4/E-053-15-16

The outdoor seating/assembly area shall only be utilized until 1:00AM, daily.

| | | | |
|----------------------|--|---|---|
| DISTRIBUTION: | Mayor's Office D. Algarin V. Wehbring Permit Office | NBD Commissioner's Office J. Artuso G. Kirkmire | NSC Administrators A. Guzzetta Zoning Staff |
|----------------------|--|---|---|

**City Planning Commission Minutes
July 11, 2016**

*Deliberations held on July 13, 2016

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|--|--|---------------------------------|
| <p><u>Case 1/T-02-15-16</u> 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.</p> | Citywide | Held by City Planning Commission until August 8, 2016 Hearing | |
| <p><u>Case 2/T-01-16-17</u> To amend the Zoning Code of the City of Rochester related to retail uses, including the elimination of the high-impact retail sales and service use category in order to comply with preempting State laws and the elimination of the full-line food store and specialty store use categories, by deleting or modifying the following regulations: Article XVIII, Additional Requirements for Specified Uses, Section 120-146.1, Retail sales and service and pawnbrokers; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-199, Nonconforming use; Article XIX, City-Wide Design Guidelines and Standards, Section 120-158 City-wide design guidelines; District-specific permitted, special permit, limited and prohibited use rules contained in Articles III (R-1), IV (R-2), V (R-3), VI (C-1), VII (C-2), VIII (C-3), IX (CCD), X (V-C), XI (M-1), XVI (U-R), and the Appendices for Planned Development District Nos. 9 Canalside Business Center, 15 Culver Road Armory, and 16 Century-Strathallan; and Article XXVI, Definitions, Section 120-208, Definitions.</p> | Citywide | 5-0-0 | Recommend Approval on Condition |
| <p><u>Case 3/M-01-16-17</u> To amend the Zoning Map by rezoning the properties at 360, 370, 377, 388, 396, 430, 423, and 433 Mt. Read Boulevard, 18 Riddle Street, and 19 Garland Avenue from R-1 Low Density Residential District to C-3 Regional Destination Center District.</p> | 360, 370, 377, 388, 396, 430, 423, and 433 Mt. Read Boulevard, 18 Riddle Street, and 19 Garland Avenue | Withdrawn by Applicant | |
| <p><u>Case 4/E-060-15-16</u> To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline.</p> | 228 South Avenue | Withdrawn by Staff Revised drawings meet Zoning Code Requirements | |
| <p><u>*Case 5/ E-061-15-16</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.</p> | 853-855 Meigs Street | 4-0-1** | Approved |
| <p><u>Case 6/E-001-16-17</u> To develop a nine space ancillary parking lot at 16 and 24 Gold Street; to legalize a 27 space ancillary parking lot at 17 Langslow Street; and to consider an Alternative Parking Plan for six parking spaces for the proposed residential apartment building located at 1176-1188 Mount Hope Avenue.</p> | 16, 24 Gold Street and 17 Langslow Street | 0-5-0 | Denied |

| | | | |
|--|--|------------------------|-------------------------------------|
| <p><u>Case 7/E-002-16-17</u> To establish an 18 space ancillary parking lot in conjunction with the redevelopment of an existing parking lot that will serve the proposed 13,000+/- square foot grocery store (Abundance Cooperative Market) that will reoccupy an existing commercial building.</p> | <p>553-557 and 561-565 South Avenue</p> | <p>4-0-0***</p> | <p>Approved on Condition</p> |
| <p><u>*Case 8/E-003-16-17</u> To establish a community center in this vacant building to provide educational, recreational, athletic programs and social events for area residents.</p> | <p>1096 Joseph Avenue</p> | <p>5-0-0</p> | <p>Approved</p> |
| <p><u>*Case 9/E-004-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this building that is less than four stories.</p> | <p>552 Meigs Street</p> | <p>5-0-0</p> | <p>Approved on Condition</p> |

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Gaudioso
Absent: Bruce, Hogan
****Commissioner Mayer abstained**
*****Commissioner Rebholz recused himself**

CONDITIONS:

Case 2/T-01-16-17

The City Planning Commission recommended approval on condition that secondhand dealers be removed from the list of prohibited uses in the Center City District.

Case 7/E-002-16-17

Approved on condition that;

- 1) 553-557 South Avenue not be developed as parking and remains as green space.
- 2) The applicant work with Site Plan Review staff to relocate the dumpster so that it is not in proximity to the nearby residential uses.

Case 9/E-004-16-17

Approved on condition that the fence surrounding the ground equipment be 6' board on board.

DISTRIBUTION:

Mayor's Office
 D. Algarin
 V. Wehbring
 Permit Office

NBD Commissioner's Office
 J. Artuso
 G. Kirkmire

NSC Administrators
 A. Guzzetta
 Zoning Staff

**City Planning Commission Minutes
August 8, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|--|--|---------------------------------|
| <p><u>Rehearing Request/ E-059-15-16</u> To construct a three-story, 50-unit apartment building in conjunction with conversion of an existing office building into 26 apartments with support offices and a small café; and the development of a parking lot.</p> | 1307-1337 East Main Street | 4-1-0 | Denied |
| <p><u>Case 1/T-02-15-16</u> 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.</p> | Citywide | On Hold Pending Additional Research | |
| <p><u>Case 2/OMA-01-16-17</u> To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive</p> | 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive | 6-0-0 | Recommend Approval |
| <p><u>Case 3/M-02-16-17</u> To amend the Zoning Map by rezoning the properties at 396, 402, 404-408 Hudson Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; and 101, 111, 121, 127, 168-172 Merrimac Street and 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59 and 75 Cleveland Street and 8 Frederick Street from R-1 Low Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing and ancillary parking for a DePaul project.</p> | 396, 402, 404-408 Hudson Avenue, 101, 111, 121, 127, 168-172 Merrimac Street, 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street, 8 Frederick Street | 5-0-0* | Recommend Approval on Condition |
| <p><u>Case 4/M-03-16-17</u> To amend the Zoning Map by rezoning the properties at 128 Merrimac Street and 15 Wadsworth Street from R-1 Low Density Residential District to M-1 Industrial District; and 19, 62, 68, 72, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 131, 135, 145, 151, 153 Merrimac Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street from R-1 Low Density Residential District to R-3 High Density Residential District to prepare these properties, many of which are city owned, for the possibility of future development.</p> | 128, 131, 135, 145, 151, 152 Merrimac Street, 19, 62, 68, 72, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street | 6-0-0 | Recommend Approval on Condition |

August 8, 2016

CPC Minutes

Page 2

| | | | |
|--|---|--|--------------------|
| Case 5/ M-04-16-17 To amend the Zoning Map by rezoning the vacant property at 1009-1011 Jay Street from R-1 Low Density Residential District to M-1 Industrial District to facilitate the development of a self-storage facility. | 1009-1011 Jay Street | 6-0-0 | Recommend Approval |
| Case 6/E-005-16-17 To consider an alternative parking plan for 16 parking spaces for the proposed restaurant and gift shop | 815-819 South Clinton Avenue | Postponed until the September 12, 2016 Hearing at the Request of the Applicant | |
| Case 7/E-006-16-17 To establish a charter school in a former school building at 27 Zimbrich Street for grades 2-12 with 400 students initially, and by 2020 for grades K-9 with a total of 750 students; and to legalize the 69 space ancillary parking lot at 44 Zimbrich Street historically associated with the school building | 27 and 44 Zimbrich Street | 6-0-0 | Approved |
| Case 8/E-007-16-17 To establish a charter school in a former school building at 85 St. Jacob Street with a total of 490 students in grades K-4 and to legalize a 9 space ancillary parking lot at 75-77 Carter Street historically associated with the school building | 85 St. Jacob Street and 75-77 Carter Street | 6-0-0 | Approved |

Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan, Bruce, Mayer, Gaudioso
Absent: Marlin

***Commissioner Rebholz recused himself**

CONDITIONS:

Case 3/M-02-16-17

Recommend approval on condition that all properties be rezoned to R-2 Medium Density Residential District.

Case 4/M-03-16-17

Recommend approval on condition that those properties proposed to be rezoned to R-3 High Density Residential District are rezoned to R-2 Medium Density Residential District.

DISTRIBUTION:

Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
September 12, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|--|--|-----------------------|---------------------------|
| <p><u>Case 1/OMA-02-16-17</u> To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way a portion of 23 Pinnard Street for street improvement purposes as part of the Cobbs Hill Drive Reconstruction/Rehabilitation project.</p> | 23 Pinnard Street | 7-0-0 | Recommend Approval |
| <p><u>Case 2/M-05-16-17</u> To amend the Zoning Map by rezoning the properties at 1307, 1311, 1313 1317, 1337 East Main Street and 48 Breck Street from R-2 Medium Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing.</p> | 1307, 1311, 1313 1317, 1337 East Main Street and 48 Breck Street | 6-0-1* | Recommend Approval |
| <p><u>Case 3/E-005-16-17</u> To consider an Alternative Parking Plan for 16 parking spaces for the proposed restaurant and gift shop.</p> | 815-819 South Clinton Avenue | 7-0-0 | Approved |
| <p><u>Case 4/E-008-16-17</u> To establish a community center for client services, property oversight and community space, to serve the existing Stadium Estates and the proposed Stadium Estates II projects.</p> | 364 and 370 Jay Street | 6-0-1* | Approved |
| <p><u>Case 5/ E-009-16-17</u> To consider an Alternative Parking Plan for eight parking spaces for the proposed place of worship.</p> | 747 Joseph Avenue | 7-0-0 | Approved |
| <p><u>Case 6/E-010-16-17</u> To consider an Alternative Parking Plan for nine parking spaces for the proposed place of worship.</p> | 688 Maple Street | 7-0-0 | Approved |

Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan, Bruce, Mayer, Gaudio

*Commissioner Rebholz recused himself.

DISTRIBUTION: Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
October 17, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|---|---|---|--------------------------------------|
| <u>Case 1/E-011-16-17</u> To establish a sit-down restaurant with accessory take-out and retail sales on the first floor of this nonconforming mixed-use building with hours of operation from 10:00AM to 10:00PM, daily; and to legalize ancillary parking lots at 1568 and 1572 East Main Street to serve the proposed use. | 1568, 1572, and 1578 East Main Street | APPROVED | 6-0-0 |
| <u>Case 2/E-012-16-17</u> To legalize a non-conforming one-story structure located at the rear of this property for use as a private gym. | 12 Bloomingdale Street | APPROVED ON CONDITION | 6-0-0 |
| <u>Case 3/E-013-16-17</u> To establish live entertainment in the proposed bar/restaurant; to consider an Alternative Parking Plan to address the 47 space parking deficit created by the addition of live entertainment; and to operate an accessory outdoor seating/assembly area operating between 11:00PM and 2:00AM, daily. | 1551 Mt. Hope Avenue | DENIED: Live Entertainment and Alternative Park Plan DENIED: Outdoor Seating/Assembly Area operating between 11:00PM and 2:00AM, daily | 2-4-0 0-6-0 |
| <u>Case 4/E-014-16-17</u> To establish parking in excess of 110% by constructing a 55 space parking lot for the future Corporate Security Center for Avangrid (RG&E). | 755 Brooks Avenue | Withdrawn by Applicant | |

Planning Commission Members Present: Watson, Marlin, Hogan, Bruce, Mayer, Gaudio
Absent: Rebholz

CONDITIONS:

Case 2/E-012-16-17

Approved on condition that:

- 1) there shall be no commercial use of the gym;
- 2) there shall be a maximum of 4 users at any one time;
- 3) the hours of operation shall be limited to noon to 8:00 pm Monday through Saturday, and
- 4) there shall be no impacts affecting the quiet enjoyment of the property in general.

DISTRIBUTION:

| | | |
|----------------|---------------------------|--------------------|
| Mayor's Office | NBD Commissioner's Office | NSC Administrators |
| D. Algarin | J. Artuso | A. Guzzetta |
| V. Wehbring | G. Kirkmire | Zoning Staff |
| Permit Office | | |

**City Planning Commission Minutes
November 14, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|--|--|---------------------------|--|
| <u>Case 1/OMA-03-16-17</u> To amend the Official Map of the City of Rochester by abandoning Dowling Place. | Dowling Place | 6-0-0 | Recommend Approval Subject to Conditions |
| <u>Case 2/OMA-04-16-17</u> To amend the Official Map of the City of Rochester by abandoning Lundy's Lane. | Lundy's Lane | 6-0-0 | Recommend Approval Subject to Conditions |
| <u>Case 3/S-01-16-17</u> To subdivide one parcel into 11 parcels to facilitate the development of townhomes on Charlotte Street. | 80 Charlotte Street | 5-0-1* | Approved subject to all of the Conditions and Recommendations Stated by the Referral Agencies |
| <u>Case 4/E-015-16-17</u> To extend the hours of operation for this take-out restaurant from 2:00AM to 3:00AM on Fridays and Saturdays. | 492 Monroe Avenue | 5-1-0 | Temporary Approval until November 30, 2017 |
| <u>Case 5/E-016-16-17</u> To establish a restaurant in this vacant nonconforming commercial building with hours of operation between 5:00AM and 5:00PM, daily. | 822 Clifford Avenue | 6-0-0 | Temporary Approval until November 30, 2019 |
| <u>Case 6/E-017-16-17</u> To establish a secondhand dealer in an existing commercial plaza operating between the hours of 8:00AM and 11:00PM, daily. | 303 East Ridge Road | 6-0-0 | Approved |
| <u>Case 7/E-018-16-17</u> To establish live entertainment in this existing bar/restaurant. | 2278 East Main Street | 6-0-0 | Temporary Approval until November 30, 2018 on Condition |
| <u>Case 8/E-019-16-17</u> To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed. | 1278 and 1400 North Goodman Street | Withdrawn by Staff | |
| <u>Case 9/E-020-16-17</u> To establish a health club in a portion of this former manufacturing building, subject to a marketability analysis, and to consider an Alternative Parking Plan to address the 12 space parking requirement for the proposed use. | 472 Atlantic Avenue | 6-0-0 | Approved |
| <u>Case 10/E-021-16-17</u> To establish ancillary parking lots at 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street to serve the proposed two multifamily dwellings with a total of 150 residential units and to consider an Alternative Parking Plan to address the 34 space deficiency for the proposed multifamily dwellings | 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street | 5-0-1* | Approved on Condition |

**Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan, Bruce, Gaudioso
Absent: Mayer**

***Commissioner Rebholz recused himself**

November 14, 2016

CPC Minutes

Page 2

CONDITIONS:

Case 7/E-018-16-17

- 1) Live entertainment shall be limited to Wednesday through Sunday between the hours of 8:00PM and 12:00AM.
- 2) The window on the south side of the building shall be screened or draped in a manner to prevent the direct glare of lighting onto adjacent residential properties during all live entertainment.

Case 10/E-021-16-17

- 1) The fences on Frederick Street and Cleveland Street shall be reduced to 3' or removed.
- 2) The fence on Merrimac Street and the fence closest to North Street shall be reduced to 3' or removed.

DISTRIBUTION:

Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
December 12, 2016**

| CASE # / FILE # | ADDRESS | RECORD OF VOTE | DECISION |
|--|---------------------------|----------------|--|
| <u>Case 1/E-022-16-17</u> To continue operation of this grocery store Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM. | 743 South Plymouth Avenue | 7-0-0 | Approved |
| <u>Case 2/E-023-16-17</u> To establish live entertainment and an amusement facility in an existing bar/restaurant. | 4768 Lake Avenue | 7-0-0 | Approved |
| <u>Case 3/E-024-16-17</u> To establish an approximately 9,000 square foot bar/restaurant with live entertainment in a portion of this former manufacturing building, subject to a Marketability Analysis, and to consider an Alternative Parking Plan to address the 319 space parking requirement for the proposed use. | 800 St. Paul Street | 0-6-0* | Denied |
| <u>Case 4/E-025-16-17</u> To establish a church and a community center with live entertainment, and to consider an Alternative Parking Plan to address the 50 parking space requirement for the proposed uses. | 389 Gregory Street | 7-0-0 | Approved |
| <u>Case 5/E-026-16-17</u> To continue the extended hours of operation at this restaurant for TAKE-OUT ONLY from 11:00 PM to 2:00 AM. | 985 South Clinton Avenue | 7-0-0 | Temporary Approval until December 2021 |

Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan, Bruce, Mayer, Gaudio

***Commissioner Marlin recused himself.**

| | | | |
|----------------------|--|---|---|
| DISTRIBUTION: | Mayor's Office D. Algarin V. Wehbring Permit Office | NBD Commissioner's Office J. Artuso G. Kirkmire | NSC Administrators A. Guzzetta Zoning Staff |
|----------------------|--|---|---|