

**City Planning Commission Grid
January 8, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-04-17-18</u> To amend the Official Map of the City of Rochester by dedicating a nine (9) foot wide strip of School 43 property for additional Lyell Avenue right-of-way to accommodate the New York State Department of Transportation Mount Read Boulevard project.</p>	1305 Lyell Avenue	7-0-0*	Recommend Approval
<p><u>Case 2/ T-05-17-18</u> To amend the Zoning Code of the City of Rochester by modifying the regulations pertaining to entertainment uses.</p>	Citywide	Held by City Planning Commission	
<p><u>Case 3/ E-028-17-18</u> To expand the ancillary parking lot located at 55 Elton Street, thereby increasing the number of parking spaces from 29 to 39, and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve 34 Elton Street.</p>	55 Elton Street	6-1-0*	Approved
<p><u>Case 4/ E-029-17-18</u> To continue the rooming house established by Special Permit E-027-11-12.</p>	1171 Lyell Avenue	7-0-0*	Approved on Condition for two years until January 31, 2020
<p><u>Case 5/ E-030-17-18</u> To continue outdoor entertainment Friday, Saturday, and Sunday between the hours of 5:00PM and 10:00PM established by Special Permit E-041-16-17.</p>	4769 Lake Avenue	7-0-0*	Approved on Condition for one year until January 31, 2019
<p><u>Case 6/ E-031-17-18</u> To construct a 10 space ancillary parking lot at 42 Fulton Avenue to serve the employees of Upstate Farms located at 45 Fulton Avenue.</p>	42 Fulton Avenue	7-0-0**	Approved on Condition
<p><u>Case 7/ E-032-17-18</u> To establish outdoor storage uses for construction equipment, equipment trailers, tractor trailers, and motor vehicles on these two vacant lots.</p>	575 and 585 Lyell Avenue	7-0-0**	Approved
<p><u>Case 8/ SP-033-16-17</u> To demolish an existing 60 unit, six building multifamily residential complex and to redevelop the site in three phases. The final project build-out includes demolition of existing buildings and construction of two, three-story buildings with 37 units each, and three, two-story buildings with eight townhouse style units in each resulting in a final build-out of 98 dwelling units in five buildings.</p>	645 Norris Drive	Held by City Planning Commission	

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

***Commissioner Carroll voted.**

****Commissioner Marlin voted.**

CONDITIONS:

Case 4/ E-029-17-18

Approved for two years until January 31, 2020 on condition that the applicant submit documentation identifying the resident manager.

Case 5/ E-030-17-18

Approved for one year until January 31, 2019 on condition that:

- 1) The parameters of the existing sound measurement plan shall be adjusted so that the 'RED' level is 100 dBC and 90 dBA, respectively.
- 2) Data from the sound measurement device continue to be sent to the Neighborhood Service Center.
- 3) The location of the sound measurement device shall be the same location as the 2017 outdoor entertainment season. This location shall be documented and submitted to the City Planning Commission at the time of renewal of the Special Permit.

Case 6/ E-031-17-18

Approve on condition that:

- 1) A 4' decorative fence be installed in the front yard on Fulton Avenue and Lorimer Street.
- 2) A 6' stockade fence be installed along the rear and side lot lines.
- 3) The proposed fence between 42 Fulton Avenue and 8 Lorimer Street be placed 2' from the lot line to provide additional space between the two properties to ensure that 8 Lorimer Street is able to maintain the rear of the existing residential structure.
- 4) Landscaping be installed between the public right-of-way and the 4' decorative fence on the Fulton Avenue and Lorimer Street frontages.
- 5) Parking lot lighting shall not exceed 12' in height. The number and location of lighting shall be determined by a photometric plan and approved by the Manager of Zoning.

**City Planning Commission Grid
March 5, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-05-17-18</u> To amend the Official Map of the City of Rochester by alienating 12.4 acres of park land located within parcel 135.18-2-1 and dedicating 12.4 acres of land as park land located at 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street, as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road.</p>	<p>12.4 acres of parcel 135.18-2-1, 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Recommend Approval</p>
<p><u>Case 2/ M-09-17-18</u> To amend the zoning map to rezone the 12.4 acres of parcel 135.18.-2-1 (denoted above) from O-S Open Space District to M-1 Industrial District; as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road</p>	<p>12.4 acres of parcel 135.18-2-1</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Recommend Approval</p>
<p><u>Case 3/ S-04-17-18</u> To subdivide parcel 135.18.-2-1 into two parcels; the first parcel will be 12.4 acres, and the remainder will comprise the second parcel as part of the process for developing the public safety training facility located at 1190 Scottsville Road.</p>	<p>12.4 acres of parcel 135.18-2-1</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>Case 4/ S-05-17-18</u> To subdivide portions of the parcels listed above to facilitate the dedication of park land to effectuate the previously approved park land trade between City Council and the State Legislature.</p>	<p>1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street</p>	<p style="text-align: center;">Withdrawn by Staff</p>	
<p><u>Case 5/ E-033-17-18</u> To continue live entertainment, specifically trivia games, karaoke, DJs, and small bands, in a bar/restaurant with hours of operation from 2:00PM to 2:00AM, daily, established by Special Permit E-038-14-15.</p>	<p>4783-4785 Lake Avenue</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved on Condition</p>
<p><u>Case 6/ E-034-17-18</u> To establish a secondhand store dealing in electronics and jewelry, with hours of operation 11:00AM to 9:00PM, daily.</p>	<p>1451 Lyell Avenue</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved for Two Years until March 31, 2020 on Condition</p>
<p><u>Case 7/ E-035-17-18</u> To establish a take-out restaurant with hours of operation from 9:00AM to 10:00PM, daily, in this nonconforming mixed-use building.</p>	<p>622 Lexington Avenue</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>Case 8/ E-036-17-18</u> To construct a 19 space ancillary parking lot at 360 Alexander Street to serve as employee and valet parking for the bar/restaurant located at 384 East Avenue.</p>	<p>360 Alexander Street</p>	<p style="text-align: center;">Held by City Planning Commission</p>	

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

March 5, 2018

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CONDITIONS:

Case 5/ E-033-17-18

Approved on condition that all exterior doors, except for the front door located near Lake Avenue, shall remain closed at all times during all live entertainment.

Case 6/ E-034-17-18

Approved for two years until March 31, 2020 on condition that the hours of operation be 11:00AM until 7:00PM, daily.

City Planning Commission Grid
April 2, 2018

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-06-17-18</u> To amend the Official Map of the City of Rochester by abandoning a portion of Circle Street to facilitate the Pike Campus Renovation project.</p>	Portion of Circle Street	6-0-0	Recommend Approval
<p><u>Case 2/ M-10-17-18</u> To amend the Zoning Map by rezoning the properties located at 4 and 8 Birch Crescent from R-2 Medium Density Residential District to C-2 Community Center District to facilitate the Pike Campus Renovation project.</p>	4 and 8 Birch Crescent	6-0-0	Recommend Approval
<p><u>Case 3/ M-11-17-18</u> To amend the Zoning Map by rezoning the properties located at 16, 20, 26, 32, and 42-48 Cameron Street from R-1 Low Density Residential District to C-1 Neighborhood Center District for the possible future expansion of Cameron Community Ministries located at 42-48 Cameron Street.</p>	16, 20, 26, 32, and 42-48 Cameron Street	0-6-0	Recommend Denial
<p><u>Case 4/ SP-033-16-17</u> To demolish an existing 60 unit, six building multifamily residential complex and to redevelop the site in three phases. The final project build-out includes demolition of existing buildings and construction of two, three-story buildings with 37 units each, and three, two-story buildings with eight townhouse style units in each resulting in a final build-out of 98 dwelling units in five buildings.</p>	645 Norris Drive	4-2-0	Approved on Condition
<p><u>Case 5/ E-037-17-18</u> To continue indoor music Thursday through Saturday until 1:00AM, outdoor music Thursday through Saturday until 10:00PM, and outdoor recreation until 2:00AM, daily, per E-042-16-17.</p>	421-425 River Street	6-0-0	Approved for Five Years until April 30, 2023
<p><u>Case 6/ E-038-17-18</u> To continue an amusement center with 25 games operating from 11:30AM to 2:00AM, daily, per E-054-14-15.</p>	830 South Clinton Avenue	6-0-0	Approved
<p><u>Case 7/ E-039-17-18</u> To construct a 22 space ancillary parking lot to serve The Distillery Restaurant (1142 Mt. Hope Avenue) and Pellegrino's Restaurant (1118-1120 Mt. Hope Avenue).</p>	1092 Mt Hope Avenue and 25 May Street	6-0-0	Approved on Condition
<p><u>Case 8/ OMA-07-17-18</u> To amend the Official Map of the City of Rochester by dedicating various parcels previously owned jointly with NYSDOT as part of the Inner Loop to City right-of-way.</p>	Various locations along the former Inner Loop	6-0-0	Recommend Approval

Planning Commission Members Present: Watson, Marlin, Hogan, Mayer, Gaudioso, Pichardo

Absent: Bruce

April 2, 2018

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CONDITIONS:

Case 4/ SP-033-16-17

Approved on condition that:

- 1) fiber cement panels used for the project shall be natural colors;
- 2) trim and peak details be added to the townhouse gables;
- 3) windows be added to the two end walls of the easternmost and westernmost townhome walls;
- 4) balcony railings are altered to increase transparency;
- 5) a roof over the outdoor terrace stairs is added to shield residents from the weather and keep the stairs free from rain and snow; and
- 6) two dumpster are located on the project site, one on the east side and one on the west side.

Case 7/ E-039-17-18

Approved on condition that upon demolition of the former Westfall Florist Building, the applicant shall seed and landscape the northwest portion of 1092 Mt. Hope Avenue until a development plan is approved.

**City Planning Commission Grid
May 7, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ Urban Renewal Plan Certification</u> To certify that the proposed urban renewal plan for the Bull's Head Urban Renewal Area ("Plan") is consistent with the City's Comprehensive Plan, contains the required elements of an urban renewal plan, and encompasses an area that is appropriate for urban renewal, all pursuant to Article 15 of the NYS General Municipal Law, an action requiring the City Planning Commission to adopt and forward its certification to City Council; and to amend the Comprehensive Plan of the City of Rochester by adopting said Plan.	780 Brown Street, 806-810 Brown Street, 160 Clifton Street, 68-92 Genesee Street, 5 Kensington Street, 8 Kensington Street, 13 Kensington Street, 19 Kensington Street, 4-12 West Avenue, 878 West Main Street, 904 West Main Street, 912-916 West Main Street, 918-922 West Main Street, 924-930 West Main Street, 932-938 West Main Street, 24 York Street, 32 York Street, 50 York Street	Plan Certification 0-7-0	Disapproval
		Amendment of Comprehensive Plan 0-7-0	Recommend Denial
<u>Case 2/ T-06-17-18</u> To amend Chapter 120 of the Rochester Zoning Code by adding Article XV-A, Overlay Limited-Height District (O-LH).	Citywide	7-0-0	Recommend Approval
<u>Case 3/ M-12-17-18</u> To amend the Zoning Map for the properties at 1092, 1098, 1108, 1116, 1118-1120, 1132-1138, 1142, 1150, 1174, 1176, 1182, 1186-1188, 1190, 1196-1200 Mt. Hope Avenue; 25 May Street; 20, 21, 24, 25 Stewart Street and 10 Gold Street by adding the Overlay Limited-Height District (O-LH) to the existing C-1 Neighborhood Center District.	Mt. Hope Avenue between May Street to the north and Gold Street to the south	7-0-0	Recommend Approval
<u>Case 4/ A-052-17-18 (L-003-17-18)</u> To designate the exterior and interior of the property as a Local Landmark.	270 Scio Street	7-0-0	Approved
<u>Case 5/ E-036-17-18</u> To construct a 19 space ancillary parking lot at 360 Alexander Street to serve as employee and valet parking for the bar/restaurant located at 384 East Avenue.	360 Alexander Street	7-0-0	Approved on Condition
<u>Case 6/ E-040-17-18</u> To continue live entertainment on Thursday from 7:00PM to 10:00Pm, and on Friday and Saturday from 7:00PM to 11:00PM (set up may occur one hour before, and take down may occur one hour after these timeframes), per E-038-15-16.	186 Atlantic Avenue	7-0-0	Approved
<u>Case 7/ E-041-17-18</u> To consider an Alternative Parking Plan for the proposed Theatre.	780 Joseph Avenue	7-0-0	Approved

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

CONDITIONS:

Case 5/ E-036-17-18

Approved on condition that:

- 1) the sideyard setback on the north side of the property shall be a total of 18'.
- 2) pedestrian scale lighting, approved by the Manager of Zoning, shall be installed.

**City Planning Commission Grid
June 4, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ E-042-17-18</u> To continue an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:00PM daily, per E-057-16-17.	170 – 176 South Goodman Street	7-0-0	Approved
<u>Case 2/ E-043-17-18</u> To establish live entertainment in an existing bar to include karaoke, a DJ and small bands until 2:00 AM daily, and to continue an amusement center with 4 games.	938 South Clinton Avenue	7-0-0	Approved on Condition
<u>Case 3/ E-044-17-18</u> To establish a homeless residential facility in a former manufacturing building.	63 Steko Avenue	7-0-0	Approved for 5 Years until January 30, 2023
<u>Case 4/ E-045-17-18</u> To establish day care for cats in an existing veterinary hospital.	32 Somerton Street	7-0-0	Approved
<u>Case 5/ E-046-17-18</u> To construct a 34,000sf health club (LA Fitness Signature Club) and to construct a 268 space parking lot, in excess of 110% of the required parking for a health club.	78 Rockwood Street	7-0-0	Approved
<u>Case 6/ E-047-17-18</u> To construct a three space ancillary parking lot to serve the two family dwelling at 70 Atkinson Street (approximately 300ft away).	37 Eagle Street	7-0-0	Approved on Condition

Planning Commission Members Present: Watson, Marlin, Hogan, Bruce, Gaudio, Pichardo, Carroll

CONDITIONS:

Case 2/ E-043-17-18

Approved on condition that:

- 1) Live entertainment shall be permitted Sunday-Thursday until 11:00PM and Friday and Saturday until 1:00AM

Case 6/ E-047-17-18

Approved on condition that:

- 1) No fence shall be installed on the western lot line.
- 2) The applicant shall delineate the parking lot from the grass area, method to be approved by the Manager of Zoning.

**City Planning Commission Grid
July 9, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
Case 1/ E-044-17-18 To rehear and modify the approval to establish a homeless residential facility in a former manufacturing building.	63 Steko Avenue	7-0-0	Approved
Case 2/ Urban Renewal Plan Certification To certify that the proposed urban renewal plan for the Bull's Head Urban Renewal Area ("Plan") is consistent with the City's Comprehensive Plan, contains the required elements of an urban renewal plan, and encompasses an area that is appropriate for urban renewal, all pursuant to Article 15 of the NYS General Municipal Law; and to amend the Comprehensive Plan of the City of Rochester by adopting said Plan.	835-855 West Main Street et. al	Plan Certification: 7-0-0 Comprehensive Plan Amendment 7-0-0	Qualified Approval with Recommendations for Modifications Recommended Approval on Condition
Case 3/ OMA-01-18-19 To memorialize College Avenue, located between North Goodman Street and Prince Street, as "Gary Stern Way";	College Avenue from North Goodman Street to Prince Street	7-0-0	Recommend Approval
Case 4/ E-001-18-19 To change the use of the property from a two-family dwelling to a teen center in conjunction with Cameron Street Ministries located at 42-48 Cameron Street, and to consider an Alternative Parking Plan.	32 Cameron Street	7-0-0	Approved
Case 5/ E-002-18-19 To establish live entertainment until 11:00PM, daily; to establish accessory outdoor seating/ assembly areas between the hours of 11:00PM and 2:00AM; and to consider an Alternative Parking Plan; actions requiring City Planning Commission approval.	375 Averill Avenue (Rochester Beer Park)	Live Entertainment: 6-1-0 Alternative Parking Plan: 7-0-0 Front Seating/Assembly: 0-7-0 Interior Seating/Assembly: 7-0-0	Approved on Condition for 1 year until 7/31/2019 Approved on Condition for 1 year until 7/31/2019 Denied Approved on Condition for 1 year until 7/31/2019
Case 6/ E-003-18-19 To change the use of a vacant, 2-bay vehicle repair facility to a retail sales and service use (bakery and deli) with hours of operation between 6:00AM and 9:00PM, daily.	419-427 Thurston Road	7-0-0	Approved on Condition

Planning Commission Members Present: Watson, Marlin, Bruce, Mayer, Gaudio, Pichardo, Carroll

July 9, 2018

CPC Grid

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CONDITIONS:

Case 2/ Urban Renewal Plan Certification

See Notice of Decision for details of Plan Certification Approval with Recommendations for Modifications, and Comprehensive Plan Amendment Recommendation Conditions.

Case 5/ E-002-18-19

Live Entertainment

Approved for 1 year until 7/31/2019 on condition that:

- 1) Live entertainment shall only be permitted Thursday-Saturday until 11:00PM and Sunday until 7:00PM.
- 2) The stage shall be moved from the proposed parking space location to the patio.
- 3) Music played through outdoor speakers shall only be allowed during the live entertainment periods listed above.

Alternative Parking Plan

Approved for 1 year until 7/31/2019 on condition that:

- 1) Existing parking within the courtyard shall only be used as parking, as proposed, and not for additional seating.
- 2) Spaces for 25 vehicles are provided at the additional parking lots owned by the applicant.
- 3) Signage is placed within the Beer Park and at the parking lot(s) to inform people of the additional parking locations.

Interior Seating/Assembly from 11:00PM to 2:00AM

Approved for 1 year until 7/31/2019 on condition that:

- 1) No outdoor games after 11:00PM.

Case 6/ E-003-18-19

Approved on condition that:

- 1) The business remains consistent with the floor plan that was submitted and is used as a bakery/deli as proposed.

**City Planning Commission Grid
September 10, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ M-01-18-19</u> To amend the Zoning Map by rezoning the properties located at 5 and 15 Flint Street from R-1 Low Density Residential District to R-3 High Density Residential District pursuant to the recommendations contained in the Vacuum Oil Brownfield Opportunity Area Vision Plan.</p>	5 and 15 Flint Street	5-2-0	Recommend Approval
<p><u>Case 2/ PD #20 Pediatric and Family Services (M-02-18-19, T-01-18-19)</u> To amend the Zoning Map and Zoning Text by establishing a 15.14 acre Planned Development District by rezoning the above property from IPD Rochester Psychiatric Center to PD #20 Pediatric and Family Services; by adopting the proposed development concept plan associated with this PD, and by adding the PD #20 District Regulations to the Zoning Code.</p>	1850-1900 South Avenue	Held by City Planning Commission pending submission of revisions and additional information	
<p><u>Case 3/ E-04-18-19</u> To establish an ancillary parking lot to serve an existing bar/restaurant at 366-380 Thurston Road (Eclipse Bar & Lounge), and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve the bar/restaurant.</p>	167 Milton Street	Held by City Planning Commission pending submission of additional information	
<p><u>Case 4/ E-05-18-19</u> To establish a four-space ancillary parking lot to serve the multifamily residence at 1196-1200 Mt Hope Avenue.</p>	36 Gold Street	7-0-0	Approved on Condition
<p><u>Case 5/ E-06-18-19</u> To establish a take-out restaurant with hours of operation Sunday-Thursday from 6:00AM to 11:00PM, and Friday and Saturday from 8:00AM to 3:00AM in a vacant nonconforming storefront.</p>	1509-1511 East Main Street	7-0-0	Temporary Approval for 18 months until March 31, 2020 on Condition
<p><u>Case 6/ E-07-18-19</u> To establish vehicle sales and storage with accessory detailing to serve the proposed internet-based car sales office/warehouse (Carvana).</p>	737 Atlantic Avenue	7-0-0	Approved on Condition
<p><u>Case 6/ E-08-18-19</u> To expand an existing 24-hr medically monitored and supervised substance abuse treatment facility (homeless residential facility) by adding 2,649sf which includes the addition of 15 beds and a nurses' station.</p>	1344 University Avenue	7-0-0	Approved

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

September 10, 2018

CPC Grid

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CONDITIONS:

Case 4/ E-05-18-19

Approved on condition that:

- 1) The fence located at the rear of the property is repaired.
- 2) Landscaping is installed on the east side of the property in the side yard adjacent to 40 Gold Street from the southeast corner of the house to the proposed fence.
- 3) Lighting nearest the parking spaces, approved by the Manager of Zoning, is installed.

Case 5/ E-06-18-19

Approved for 18 MONTHS until 3/31/2020 on condition that the hours of operation shall be Sunday through Thursday between 6:00AM and 9:00PM; and Friday and Saturday 8:00AM and 11:00PM.

Case 6/ E-07-18-19

Approved on condition that:

- 1) An 8' solid fence is installed along the east property line to screen all operations from the adjacent residential properties.
- 2) The existing chainlink fence that is adjacent to the proposed solid fence is removed.
- 3) A maximum of 70 vehicles (including employee vehicles and transport trucks) can be stored outside at any one time.

**City Planning Commission Grid
October 15, 2018**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ PD #20 Pediatric and Family Services (M-02-18-19, T-01-18-19)</u> To amend the Zoning Map and Zoning Text by establishing a 15.14 acre Planned Development District by rezoning the above property from IPD Rochester Psychiatric Center to PD #20 Pediatric and Family Services; by adopting the proposed development concept plan associated with this PD, and by adding the PD #20 District Regulations to the Zoning Code.</p>	<p>1850-1900 South Avenue</p>	<p style="text-align: center;">6-0-0</p>	<p style="text-align: center;">Recommend Approval</p>
<p><u>Case 2/ E-04-18-19</u> To expand an existing residential care facility by adding a two-story, 1,914sf addition that includes space for bedrooms, meeting rooms, a common kitchen, office space and an elevator.</p>	<p>24 Jones Avenue</p>	<p style="text-align: center;">6-0-0</p>	<p style="text-align: center;">Approved</p>

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

City Planning Commission Grid November 19, 2018

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ E-10-18-19</u> To re-establish retail sales and service on the first floor of this nonconforming mixed-use building.	58 Lowell Street	6-0-0	Approved
<u>Case 2/ E-11-18-19</u> To establish live work space in an existing multi-family dwelling.	510 Park Avenue	Held by City Planning Commission until January 14, 2019 Hearing	
<u>Case 3/ E-12-18-19</u> To establish outdoor storage of construction material for an electrical contractor (Caccamise Electric).	138 Joseph Avenue	6-0-0	Approved on Condition

Planning Commission Members Present: Watson, Marlin, Bruce, Gaudioso, Pichardo, Carroll

Conditions:

Case 3/ E-12-18-19

Approved on Condition that:

- 1) An 8' chainlink fence shall be located along the Joseph Avenue frontage.
- 2) Remove the barbed wire on the existing chainlink fence.
- 3) Additional landscaping shall be planted along the Joseph Avenue frontage between the 8' chainlink fence and the sidewalk.
- 4) The materials storage area shall be completely screened from view with a 6' stockade fence.

