

CITY OF ROCHESTER

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:00 PM

Via Zoom Meeting, view Meeting here:

<https://www.youtube.com/CityOfRochesterNY>

PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:

<https://www.youtube.com/CityOfRochesterNY>

Monday, April 12, 2021

I. Meeting with Staff

- a. Adopt Commission Rules and Procedures
- b. Zoning Alignment Project Update

II. Informational Meeting/Public Hearing

Case Number: 1 Informational Meeting

File Number: OMA-02-20-21

Case Type: Official Map Amendment

Address: 37-59 Delevan Street

Zoning: CCD-B Center City Base District

Applicant: Peter Pape

Request: To amend the Official Map by removing a highway reservation to facilitate future development; an action requiring City Planning Commission recommendation to City Council.

Code Section: 76-4

Enforcement: N/A

SEQR: Type II 48-5 (20)(b)

Case Number: 2 Informational Meeting

File Number: M-05-20-21

Case Type: Zoning Map Amendment

Addresses: 770 Properties located in the Beechwood Neighborhood

Zoning: R-1 Low Density Residential District

Applicant: City Planning Commission

Request: To amend the Zoning Map by rezoning 770 properties in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District (map and address list available at the City Planning Commission website (web address below)); an action requiring City Planning Commission recommendation to City Council.

Code Section: 120-190C(3)(a)

Enforcement: N/A

SEQR: Unlisted

Lead Agency: Mayor

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Case Number: 3
File Number: S-03-20-21
Case Type: Subdivision
Address: 200 Clifford Avenue
Zoning: PD Planned Development District #3 Buena Vista
Applicant: Ibero American Development Corporation
Request: To subdivide 200 Clifford Avenue into two parcels to facilitate the Pueblo Nuevo Phase II Project, where one of the newly subdivided parcels will not have frontage or a driveway on an existing, improved public street; an action requiring City Planning Commission approval.

Code Section: 128-5H(3)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 4
File Number: E-18-20-21
Case Type: Special Permit
Address: 20 Rohr Street
Zoning: R-1 Low Density Residential District
Applicant: Chris Scott
Request: To establish a warehouse for personal use, a nonconforming use in an existing building, not designed for a permitted use in the R-1 Low Density Residential District, with hours of operation limited to 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.

Code Section: 120-191B(4)(C)[1]
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-19-20-21
Case Type: Special Permit
Address: 685 Glide Street
Zoning: C-2 Community Center District
Applicant: John Farah, Sr.
Request: To establish a nine space ancillary parking lot to serve the bar and restaurant with proposed limited entertainment (Passchies Bar and Grill) located at 673 Glide Street; an action requiring City Planning Commission approval.

Code Section: 120-43, 120-131
Enforcement: No
SEQR: Type II 617.5 (c)(32)

Case Number: 6
File Number: E-20-20-21
Case Type: Special Permit
Address: 250 Lake Avenue
Zoning: C-3 Regional Destination Center
Applicant: Trish Rissone, ESL Federal Credit Union
Request: To consider a Parking Demand Analysis for 19 spaces which is in excess of 110% of the parking requirement to serve a proposed bank with drive-through; an action requiring City Planning Commission approval.

Code Section: 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 7
File Number: E-21-20-21
Case Type: Special Permit
Address: 293-295 Gregory Street
Zoning: C-2 Community Center District
Applicant: Mike Thibault, Groove Juice Swing, LLC
Request: To consider an Alternative Parking Plan for 11 spaces to serve the proposed public and semipublic use (Groove Juice Swing) with public entertainment; an action requiring City Planning Commission approval.

Code Section: 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 8
File Number: E-22-20-21
Case Type: Special Permit
Address: 420 Hudson Avenue
Zoning: M-1 Industrial District
Applicant: Reza Hourmanesh, GRH Architecture, Engineering, and Construction
Request: To establish retail sales and service in a single-story building originally designed for industrial purposes; an action requiring City Planning Commission approval.

Code Section: 120-83A(1)
Enforcement: Yes
SEQR: Type II 617.5 (c)(32)

Case Number: 9
File Number: E-23-20-21
Case Type: Special Permit
Address: 432 Chili Avenue
Zoning: R-1 Low Density Residential District
Applicant: John Claypool, Rochester Prep
Request: To expand a previously approved charter school (Rochester Prep) from 315 students to 420; an action requiring City Planning Commission approval.

Code Section: 120-9D
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, April 9, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, April 12, 2021

For more information, visit: <https://www.cityofrochester.gov/planningcommission>.