

*Revised

Thursday, June 17, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *Removed from Agenda
File Number: V-053-20-21
Case Type: Area Variance
Address: 17 Industrial Street
Zoning District: CCD-M Center City District Main Street/Cascade Urban Renewal District
Applicant: Daniel Brennan, Counsel for Property Owner
Purpose: To replace an existing static billboard on the southwest elevation of the building with a digital billboard, not meeting certain sign, nonconforming use, and nonconforming sign requirements.
Code Section: 120-177, 120-199, 120-202
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 2
File Number: V-054-20-21
Case Type: Area Variance
Address: 805-807 Bay Street
Zoning District: R-1 Low-Density Residential Districts
Applicant: Jean Mastowski, Property Owner
Purpose: To enclose an existing open front porch on the front of a two-family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-055-20-21
Case Type: Use Variance
Address: 91 Prince Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Scott Piaseczny, Property Owner
Purpose: To establish the use of the property as a three-family dwelling, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 4
File Number: V-056-20-21
Case Type: Area Variance
Address: 235 Alexander Street
Zoning District: R-3 High-Density Residential District/Overlay Boutique District
Applicant: Bradford Strine, Business Owner
Purpose: To change use of the rear carriage house to a bar and restaurant, including a first floor building addition, not meeting certain lot, area and yard requirements.
Code Section: 120-28
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 5
File Number: V-057-20-21
Case Type: Area Variance
Address: 65-67 Thurston Road
Zoning District: R-1 Low-Density Residential District
Applicant: Gary Nestler, Property Owner
Purpose: To legalize the removal of a two-story, open front porch on the front of a two family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 6
File Number: V-058-20-21
Case Type: Area Variance
Address: 214 & 216 Central Park and 37 Niagara Street*
Zoning District: PMV Public Market Village District
Applicant: Nick Coulter, PCHO Housing Options, Inc.
Purpose: To convert an existing commercial building into a multi-family dwelling, not meeting certain dwelling unit conversion standards or certain off-street parking requirements.
Code Section: 120-76*, 120-166, 120-173,
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 7
File Number: V-059-20-21
Case Type: Area Variance
Address: 29-31 Ontario Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Roger Langer, Project Architect
Purpose: To convert existing nonresidential floor area to a residential unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment:

5:00 PM; Wednesday, June 16, 2021

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, June 17, 2021

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.