

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, January 11, 2021

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 *Informational Meeting*
File Number: M-04-20-21
Case Type: Zoning Map Amendment
Address: 84 and 86 South Union Street
Zoning: R-3 High Density Residential District
Applicant: Dawn Williams-Fuller, Ambassador Union Street, LLC
Purpose: To amend the Zoning Map by rezoning the properties located at 84 and 86 South Union Street from R-3 High Density Residential to Center City - Base District to facilitate the adaptive reuse of a multifamily dwelling into a hotel; an action requiring City Planning Commission recommendation to the Rochester City Council.
Code Section: 120-190C
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 2
File Number: E-11-20-21
Case Type: Special Permit
Address: 105 Hillside Avenue
Zoning: O-S Open Space District
Applicant: City of Rochester, Department of Recreation and Human Services
Purpose: To establish a public recreation center (After School in the Park) in a fully enclosed building (Tay House); an action requiring City Planning Commission approval.
Code Section: 120-91 I
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 3
File Number: E-12-20-21
Case Type: Special Permit
Address: 121-125 Park Avenue
Zoning: R-2 Medium Density Residential District, O-B Overlay Boutique
Applicant: Randall Peacock
Purpose: To establish a 2,261 square foot restaurant in portion of the first and second floors of this building; an action requiring City Planning Commission approval.
Code Section: 120-106D
Enforcement: No
SEQR: 617.5 Type II (c)(18)

Case Number: 4
File Number: E-13-20-21
Case Type: Special Permit
Address: 235 Alexander Street
Zoning: R-3 High Density Residential District, O-B Overlay Boutique
Applicant: Bradford Strine
Purpose: To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; an action requiring City Planning Commission approval.
Code Section: 120-106D, 120-106E, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-14-20-21
Case Type: Special Permit
Address: 143-147 Webster Avenue
Zoning: R-1 Low Density Residential District
Applicant: Kimberly Roberson, Caring and Sharing Child Care Center
Purpose: To establish a 16 space ancillary parking lot to serve the day care center 'Caring and Sharing Child Care Center' located at 86-90 Webster Avenue; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 6
File Number: E-15-20-21
Case Type: Special Permit
Address: 385 East Ridge Road
Zoning: C-2 Community Center District
Applicant: Scott Garceau, Catholic Family Center
Purpose: To establish a residential care facility (Catholic Family Center) at the proposed newly constructed building on the parcel; an action requiring City Planning Commission approval.
Code Section: 120-43N, 120-146
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, January 8, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, January 11, 2020

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

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Monday, February 8, 2021

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 *Held by Staff from the January 11, 2021 Hearing*
File Number: E-11-20-21
Case Type: Special Permit
Address: 105 Hillside Avenue
Zoning: O-S Open Space District
Applicant: City of Rochester, Department of Recreation and Human Services
Request: To establish a public recreation center (After School in the Park) for temporary use at the existing fully enclosed building (Tay House); an action requiring City Planning Commission approval.
Code Section: 120-91 I
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 2 *Held by Staff from the January 11, 2021 Hearing*
File Number: E-13-20-21
Case Type: Special Permit
Address: 235 Alexander Street
Zoning: R-3 High Density Residential District, O-B Overlay Boutique
Applicant: Bradford Strine
Request: To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; actions requiring City Planning Commission approval.
Code Section: 120-106D, 120-106E, 120-173
Enforcement: No
SEQR: Unlisted, Negative Declaration Issued on December 28, 2020
Lead Agency: Manager of Zoning

Case Number: 3 *Held by Staff from the January 11, 2021 Hearing*
File Number: E-14-20-21
Case Type: Special Permit
Address: 143-147 Webster Avenue
Zoning: R-1 Low Density Residential District
Applicant: Kimberly Roberson, Caring and Sharing Child Care Center
Request: To establish a 16 space ancillary parking lot to serve the day care center 'Caring and Sharing Child Care Center' located at 86-90 Webster Avenue; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131
Enforcement: No
SEQR: Unlisted, Negative Declaration Issued on December 28, 2020
Lead Agency: Manager of Zoning

Held by Staff from the January 11, 2021 Hearing

Case Number: 4
File Number: E-15-20-21
Case Type: Special Permit
Address: 385 East Ridge Road
Zoning: C-2 Community Center District
Applicant: Scott Garceau, Catholic Family Center
Request: To establish a residential care facility (Catholic Family Center) at the proposed newly constructed building on the parcel; an action requiring City Planning Commission approval.
Code Section: 120-43N, 120-146
Enforcement: No
SEQR: Unlisted, Negative Declaration Issued on December 29, 2020
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-16-20-21
Case Type: Special Permit
Address: 160 Northaven Terrace
Zoning: R-1 Low Density Residential District
Applicant: William Ramos, Jr., New York Adult and Teen Challenge
Request: To establish a residential care facility (New York Adult and Teen Challenge) and to consider a Parking Demand Analysis; actions requiring City Planning Commission approval.
Code Section: 120-9F, 120-146, 120-173
Enforcement: No
SEQR: 617.5 Type II (c)(18)

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, February 5, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, February 8, 2020

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*Revised

Monday, March 8, 2021

1. MEETING WITH STAFF

Proposed Zoning Map Amendment by Connected Communities for Beechwood Neighborhood

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: S-02-20-21
Case Type: Subdivision
Address: 89 Genesee Street
Zoning: Institutional Planned Development #10 St. Mary's Hospital
Applicant: Hugh Thomas, Chief Administrative Officer, Rochester Regional Health
Request: To subdivide one parcel into four parcels to facilitate the establishment of a Long Term Acute Care Specialty Hospital, where two parcels will not have frontage or driveways 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: 2 *Removed by Staff
File Number: S-03-20-21
Case Type: Subdivision
Address: 200 Clifford Avenue and 55 Roth Street
Zoning: PD Planned Development District #3 Buena Vista
Applicant: Eugenio Marlin, Ibero American Development Corporation
Request: To subdivide 200 Clifford Avenue into two parcels, to subdivide 55 Roth Street into two parcels, and to subsequently resubdivide the two new parcels into one (Lot 3) to facilitate the Pueblo Nuevo Phase II Project, where Lot 3 will not have a legal 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: 3
File Number: E-17-20-21
Case Type: Special Permit
Address: 448 and 464 Portland Avenue
Zoning: M-1 Industrial District
Applicant: Jason Randall, Ramar Steel
Request: To establish outdoor storage of flatbed trailers in connection with the industrial operation conducted on the premises (Ramar Steel); an action requiring City Planning Commission approval.

Code Section: 120-83N, 120-175B(2)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Agenda
March 8, 2021
Page 2

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, March 5, 2020
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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: 767 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 767 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 on Page 4)); an action requiring City Planning Commission recommendation to City Council.

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

Enforcement: N/A

SEQR: Unlisted

Lead Agency: Mayor

Continues on next page...

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

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Monday, May 10, 2021

I. Meeting with Staff

- a. Zoning Alignment Project Update

II. Informational Meeting/Public Hearing

Case Number: 1 *Informational Meeting*
Case Type: Urban Renewal Plan Amendment
Addresses: 119, 126, 134, 138, 143, 144, 147, 151, 170, 173, 176, 179, 183, 184, 187, 191, 195, 199 Lewis Street and 251 North Union Street
Zoning: Marketview Heights Urban Renewal District
Applicant: Mayor, City of Rochester
Request: To amend the Marketview Heights Urban Renewal Plan; an action requiring City Planning Commission recommendation to City Council.
Code Section: 120-190C(3)(a)
Enforcement: N/A
SEQR: Unlisted
Lead Agency: Mayor

Case Number: 2 *Held by Commission from February 8, 2021 hearing*
File Number: E-13-20-21
Case Type: Special Permit
Address: 235 Alexander Street
Zoning: R-3 High Density Residential District, O-B Overlay Boutique
Applicant: Bradford Strine
Request: To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; actions requiring City Planning Commission approval.
Code Section: 120-106D, 120-106E, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Continues on next page...

Case Number: 3 *Held by applicant from April 12, 2021 hearing*
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 mixed-use building located at 673 Glide Street; an action requiring City Planning Commission approval.

Code Section: 120-43, 120-131
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 4 *Held by applicant from April 12, 2021 hearing*
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

Case Number: 5
File Number: E-24-20-21
Case Type: Special Permit
Address: 101 Wyand Crescent and 1050 Garson Avenue
Zoning: R-1 Low-Density Residential District
Applicant: Ricardo Cortes, Rochester Gas and Electric
Request: To establish a public utility (an electrical substation for RG&E); an action requiring City Planning Commission approval.

Code Section: 120-9E, 120-144, 120-167
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 6
File Number: E-25-20-21
Case Type: Special Permit
Address: 235 North Winton Road
Zoning: C-1 Neighborhood Center District
Applicant: Matt Lester, Winton Blossom Partners LLC
Request: To consider a Parking Demand Analysis for seven spaces which is in excess of 110% of the parking requirement for a proposed medical office, drive-through restaurant, and office/retail building being created as part of a mixed-use development project; 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-26-20-21
Case Type: Special Permit
Address: 673 Glide Street
Zoning: C-2 Community Center District
Applicant: Albert Sonny, Passchies Bar and Grill
Request: To consider an Alternative Parking Plan for 33 spaces to serve the public entertainment use at the bar/restaurant (Passchies Bar and Grill); an action requiring City Planning Commission approval.

Code Section: 120-173
Enforcement: Yes
SEQR: Type II 48-5B(27)

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, May 7, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, May 10, 2021

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PUBLIC HEARING: 6:00 PM

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Monday, June 14, 2021

I. Meeting with Staff

II. Public Hearing

Case Number: 1 *Held by applicant from May 10, 2021 hearing*
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

Case Number: 2 *Held by the Commission from May 10, 2021 hearing*
File Number: E-24-20-21
Case Type: Special Permit
Address: 101 Wyand Crescent and 1050 Garson Avenue
Zoning: R-1 Low-Density Residential District
Applicant: Ricardo Cortes, Rochester Gas and Electric (RG&E)
Request: To establish a public utility (an electric substation for RG&E); an action requiring City Planning Commission approval.
Code Section: 120-9E, 120-144, 120-167
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 3
File Number: E-27-20-21
Case Type: Special Permit
Address: 177 Dr Samuel McCree Way
Zoning: R-1 Low-Density Residential District
Applicant: Isse Abukar and Baraka Osman
Request: To establish a five (5) space ancillary parking lot to serve the mixed-use building located at 423 Jefferson Avenue; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131, 120-173, 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 4
File Number: E-28-20-21
Case Type: Special Permit
Address: 1080 East Avenue
Zoning: R-3 High Density Residential District
Applicant: Chad Flint
Request: To establish an outdoor market, a public and semipublic use, on the grounds of this Place of Worship from 3:00 p.m. to 8:00 p.m. on Mondays from June 21, 2021 to September 27, 2021; an action requiring City Planning Commission approval.

Code Section: 120-27F
Enforcement: No
SEQR: Type II Action per 617.5(c)(21)

Case Number: 5
File Number: E-29-20-21
Case Type: Special Permit
Address: 1438-1440 Clifford Avenue
Zoning: R-1 Low Density Residential
Applicant: Richard Fallon
Request: To reestablish retail sales and service, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.

Code Section: 120-191B(4)(C), 120-192B(1)(b)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 6
File Number: E-30-20-21
Case Type: Special Permit
Address: 419-427 Thurston Road
Zoning: R-1 Low-Density Residential District
Applicant: Maqboolan Bibi
Request: To modify the previously approved Special Permit (E-03-18-19) for the establishment of retail sales and service for a bakery and deli operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.

Code Section: 120-192B(5)
Enforcement: Yes
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 7
File Number: E-31-20-21
Case Type: Special Permit
Address: 775 Culver Road
Zoning: C-2 Community Center District
Applicant: Marquis Tisdale, Office Bar and Grill
Request: To consider an alternative parking plan for 206 spaces to serve the proposed bar/restaurant with outdoor seating, proposed public entertainment, and proposed amusement center and to establish an amusement center in conjunction with the proposed uses; actions requiring City Planning Commission approval.

Code Section: 120-173E(2)(b), 120-43C
Enforcement: Yes
SEQR: Type II actions 48-5B(27), 617.5(c)(18)

Case Number: 8
File Number: E-32-20-21
Case Type: Special Permit
Address: 57-59, 71, 77, 81, and 87 Anderson Avenue
Zoning: R-2 Medium Density Residential District
Applicant: Christopher Rapoza, The Lucky Flea
Request: To establish an outdoor market, a public and semipublic use, on the parking lot at the subject properties from 10:00 a.m. to 3:00 p.m. on Sundays from July 11, 2021 to July 25, 2021; an action requiring City Planning Commission approval.

Code Section: 120-18I
Enforcement: No
SEQR: Type II Action per 617.5(c)(21)

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, June 11, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, June 14, 2021

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Monday, July 12, 2021

I. Meeting with Staff

II. Public Hearing

Case Number: 1
File Number: E-001-21-22
Case Type: Special Permit
Address: 25 Cairn Street
Zoning: M-1 Industrial District, O-A Overlay Airport District
Applicant: James Hulse, Flower City Roll-Off
Request: To establish outdoor storage of 50 to 60 empty refuse containers ranging in size from 10 to 40 cubic yards with a maximum height of 8 feet; an action requiring City Planning Commission approval.
Code Section: 120-83N, 120-175B(2)
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Manager of Zoning

Additional Information

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

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CITY OF ROCHESTER

CITY PLANNING COMMISSION

The State Governor has terminated the coronavirus pandemic emergency orders that temporarily waived some Open Meetings Law requirements. Therefore, this public hearing will be conducted in-person rather than by video conference.

MEETING WITH STAFF: 5:00 p.m.
City Hall, Conference Room 223-B

PUBLIC HEARING: 6:00 p.m.
City Hall, Council Chambers, Room 302-A

***Revised**

Monday, August 9, 2021

- I. Meeting with Staff
- II. Informational Meeting/Public Hearing

Case Number: 1 *Informational Meeting*
 File Number: M-001-21-22
 Case Type: Zoning Map Amendment
 Address: 632-634 North Street
 Zoning: R-1 Low-Density Residential District
 Applicant: Tyrell Simmons
 Request: To amend the Zoning Map by rezoning the property at 632-634 North Street from R-1 Low Density Residential District to C-1 Neighborhood Center; an action requiring City Planning Commission recommendation to City Council.
 Code Section: 120-190C(3)(a)
 Enforcement: Yes, auto sales without approval.
 SEQR: Unlisted
 Lead Agency: Mayor

Case Number: 2 ***Held by Staff**
 File Number: E-002-21-22
 Case Type: Special Permit
 Address: 1452-1460 Clifford Avenue
 Zoning: R-1 Low-Density Residential District
 Applicant: Tayseer Alshaibi
 Request: To reestablish retail sales and service, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.
 Code Section: 120-191B(4)(C), 120-192B(1)(b)
 Enforcement: No
 SEQR: Unlisted
 Lead Agency: Manager of Zoning

Case Number: 3
 File Number: E-003-21-22
 Case Type: Special Permit
 Address: 500 University Avenue
 Zoning: Institutional Planned Development #13 Memorial Art Gallery
 Applicant: Debbie Foster, Memorial Art Gallery

Request: To establish an alternative sign program for the Memorial Art Gallery, a museum; an action requiring City Planning Commission approval.
Code Section: 120-177K, 120-192
Enforcement: No
SEQR: Type II Action per 48-5B(26)

Case Number: 4 ****Held by Staff***
File Number: E-004-21-22
Case Type: Special Permit
Address: 400 North Goodman Street
Zoning: M-1 Industrial
Applicant: Christopher Rapoza, The Lucky Flea
Request: To establish an outdoor market, a public and semipublic use, on the parking lot at the subject property from 10:00 a.m. to 3:00 p.m. on Sundays from August 15, 2021 to October 31, 2021; an action requiring City Planning Commission approval.
Code Section: 120-83F
Enforcement: No
SEQR: Type II Action per 617.5(c)(21)

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

Comment may be provided in-person at the informational meeting/public hearing or they may be supplied in writing by email or mail. The deadline to submit written comment is 5:00 PM; Friday, August 6, 2021.

Email: planningcommission@cityofrochester.gov

Mail: Zoning Office c/o Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

MEETING WITH STAFF: 5:00 p.m.
City Hall, Conference Room 223-B

PUBLIC HEARING: 6:00 p.m.
City Hall, Council Chambers, Room 302-A

** Revised*

Monday, September 13, 2021

- I. Meeting with Staff
- II. Informational Meeting/Public Hearing

Case Number: ~~_____~~1 **Application Withdrawn*
 File Number: ~~_____~~M-002-21-22
 Case Type: ~~_____~~Zoning Map Amendment (Informational Meeting)
 Address: ~~_____~~130 Pinnacle Road
 Zoning: ~~_____~~O-S Open Space District
 Applicant: ~~_____~~Director of Real Estate, City of Rochester
 Request: ~~_____~~To amend the Zoning Map by rezoning the property at 130 Pinnacle Road from O-S Open Space District to R-1 Low Density Residential District to facilitate the land sale and lot combination with the adjacent privately-owned property at 138 Pinnacle Road; an action requiring City Planning Commission recommendation to City Council.
 Code Section: ~~_____~~120-190G(3)(a)
 Enforcement: ~~_____~~No
 SEQR: ~~_____~~Type 1, 48-4B(1)(b)[2], 48-4B(1)(c), 48-4B(1)(d), 48-4F
 Lead Agency: ~~_____~~Mayor

Case Number: ~~_____~~2 **Application Held at the Request of the Applicant*
 File Number: ~~_____~~M-003-21-22
 Case Type: ~~_____~~Zoning Map Amendment (Informational Meeting)
 Addresses: ~~_____~~35 Shelbourne Road and 20 Elmerston Road
 Zoning: ~~_____~~R-1 Low Density Residential District
 Applicant: ~~_____~~Mike McCracken, Hospitality Syracuse
 Request: ~~_____~~To amend the Zoning Map by rezoning the properties at 35 Shelbourne Road and 20 Elmerston Road from R-1 Low Density Residential District to C-2 Community Center District to facilitate the lot combination of the subject properties with 1737 Mt. Hope Avenue, the demolition of a single family dwelling and a commercial building, and the redevelopment of the site for the new construction of a one story, 2,000 square foot, two-lane drive-through restaurant with associated parking lot; an action requiring City Planning Commission recommendation to City Council.
 Code Section: ~~_____~~120-190G(3)(a)
 Enforcement: ~~_____~~No
 SEQR: ~~_____~~Unlisted
 Lead Agency: ~~_____~~Manager of Zoning

Case Number: 3
File Number: E-005-21-22
Case Type: Special Permit
Address: 59 Wooden Street
Zoning: R-1 Low-Density Residential District
Applicant: Rev. Richard Douglass, South West Area Development Corporation
Request: To establish a community garden with a greenhouse, a public and semipublic use on vacant land at 59 Wooden Street; an action requiring City Planning Commission approval.

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

Case Number: 4
File Number: E-006-21-22
Case Type: Special Permit
Address: 247 North Goodman Street
Zoning: C-2 Community Center District
Applicant: Scott L. Fiske, RA, Pardi Partnership Architects
Request: To consider an alternative parking plan for 13 spaces to serve a proposed bar/restaurant at 247 North Goodman Street; an action requiring City Planning Commission approval.

Code Section: 120-173E(2)(b)
Enforcement: No
SEQR: Type II, 48-5B(27)
Lead Agency: N/A

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

Comment may be provided in-person at the informational meeting/public hearing or comment may be supplied in writing by email or mail. The deadline to submit written comment is 5:00 PM; Friday, September 10, 2021.

Email: planningcommission@cityofrochester.gov

Mail: Zoning Office c/o Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

CITY OF ROCHESTER

CITY PLANNING COMMISSION

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

MEETING WITH STAFF: 5:00 p.m.

Via Zoom Meeting, view Meeting here:

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

PUBLIC HEARING: 6:00 p.m.

Via Zoom Meeting, view Hearing here:

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

Monday, October 18, 2021

I. Meeting with Staff

II. Public Hearing

Case Number:	1	*Held by Applicant from September 13, 2021 Meeting
File Number:	M-003-21-22	
Case Type:	Zoning Map Amendment	*Informational Meeting
Addresses:	35 Shelbourne Road and 20 Elmerston Road	
Zoning:	R-1 Low-Density Residential District	
Applicant:	Mike McCracken, Hospitality Syracuse	
Request:	To amend the Zoning Map by rezoning the properties at 35 Shelbourne Road and 20 Elmerston Road from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the lot combination of the subject properties with 1737 Mt. Hope Avenue, the demolition of a single family dwelling and a commercial building, and the redevelopment of the site for the new construction of a one story, 2,000 square foot, two-lane drive-through restaurant with associated parking lot; an action requiring City Planning Commission recommendation to City Council.	
Code Section:	120-190C(3)(a)	
Enforcement:	No	
SEQR:	Unlisted	
Lead Agency:	Manager of Zoning	
Case Number:	2	
File Number:	M-004-21-22	
Case Type:	Zoning Map Amendment	*Informational Meeting
Address:	36 Council Street	
Zoning:	R-1 Low-Density Residential District	
Applicant:	Jason Randall, Ramar Steel	
Request:	To amend the Zoning Map by rezoning the vacant property at 36 Council Street from R-1 Low-Density Residential District to M-1 Industrial District to facilitate a forthcoming proposal for outdoor storage to serve Ramar Steel, a steel fabrication business; an action requiring City Planning Commission recommendation to City Council.	
Code Section:	120-190C(3)(a)	
Enforcement:	No	
SEQR:	Unlisted	
Lead Agency:	Manager of Zoning	

City Planning Commission Agenda

October 18, 2021

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Case Number: 3
File Number: E-007-21-22
Case Type: Special Permit
Address: 385-389 Webster Avenue
Zoning: R-1 Low-Density Residential District
Applicant: Alanna Scott, Unique S Trand'2
Request: To reestablish a beauty salon, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.

Code Section: 120-191B(4)(c), 120-192B(1)(b)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 4
File Number: E-008-21-22
Case Type: Special Permit
Address: 240 East Ridge Road
Zoning: R-1 Low-Density Residential District / Overlay – Office
Applicant: Erica Iveliss Ortiz, My First Little School
Request: To establish a daycare center; an action requiring City Planning Commission approval.

Code Section: 120-9, 120-135
Enforcement: No
SEQR: 617.5 Type II(c) (32)

Additional Information

Deadline to submit written comment: 5:00 p.m.; Friday, October 15, 2021
Deadline to register to speak at the virtual hearing: 12:00 p.m.; Monday, October 18, 2021

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

CITY OF ROCHESTER

CITY PLANNING COMMISSION

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PUBLIC HEARING: 6:00 p.m.

Via Zoom Meeting, view Hearing here:

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

Monday, November 15, 2021

I. Meeting with Staff

II. Public Hearing

Case Number: 1
File Number: M-005-21-22
Case Type: Zoning Map Amendment *Informational Meeting
Addresses: 222 and 226 Merchants Rd
Zoning: R-1 Low-Density Residential District
Applicant: Chris Wightman, Mer-Win Auto Service
Request: To amend the zoning map by rezoning the properties at 222 and 226 Merchants Rd from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the expansion of the existing vehicle repair station which includes the lot combination of the subject properties with 218 Merchants Rd, a 2,400 square foot building addition, and the creation of a 17-space parking lot; an action requiring City Planning Commission recommendation to City Council.
Code Section: 120-190C(3)(a)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 2
File Number: M-006-21-22
Case Type: Zoning Map Amendment *Informational Meeting
Address: 350 Benton St
Zoning: R-1 Low-Density Residential District
Applicant: Larry Wong, PEPIC LLC
Request: To amend the zoning map by rezoning the property at 350 Benton St from R-1 Low-Density Residential District to C-1 Neighborhood Center District to facilitate the establishment of a 20-space ancillary parking lot which includes the lot combination of the subject property with 1012 S Clinton Av; an action requiring City Planning Commission recommendation to City Council.
Code Section: 120-190C(3)(a)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Comment Information

Interested parties may comment on any particular case.

Deadline to submit written comment: 5:00 p.m.; Friday, November 12, 2021

Deadline to register to appear at the virtual hearing: 12:00 p.m.; Monday, November 15, 2021

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call (585) 428-7761.

CITY OF ROCHESTER

CITY PLANNING COMMISSION

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

MEETING WITH STAFF: 5:00 p.m.

Via Zoom Meeting, view Meeting here:

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PUBLIC HEARING: 6:00 p.m.

Via Zoom Meeting, view Hearing here:

<https://www.youtube.com/c/CityofRochesterVideos>

Monday, December 13, 2021

I. Meeting with Staff

II. Public Hearing

Case Number: 1
File Number: M-005-21-22 *Held from 11/15/21 Agenda
Case Type: Zoning Map Amendment *Informational Meeting
Addresses: 222 and 226 Merchants Rd
Zoning: R-1 Low-Density Residential District
Applicant: Chris Wightman, Mer-Win Auto Service
Request: To amend the zoning map by rezoning the properties at 222 and 226 Merchants Rd from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the enlargement of the existing vehicle repair station which includes the lot combination of the subject properties with 218 Merchants Rd, a 2,400 square foot building addition, and the creation of a 17-space parking lot; an action requiring City Planning Commission recommendation to City Council.

Code Section: 120-190C(3)(a)
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 2
File Number: M-007-21-22 *Informational Meeting
Case Type: Zoning Map Amendment
Address: 10 – 10.5 Jones Av
Zoning: R-1 Low-Density Residential District
Applicant: Paul Mahoney, Paradigm Environmental Services
Request: To amend the zoning map by rezoning the property at 10 – 10.5 Jones Av from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the redevelopment of a multifamily dwelling to a mixed use building; an action requiring City Planning Commission recommendation to City Council.

Code Section: 120-190C(3)(a)
Enforcement: No
SEQR: Unlisted
Lead Agency: Mayor

City Planning Commission Agenda

December 13, 2021

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Case Number: 3
File Number: M-006-21-22 *Held from 11/15/21 Agenda
Case Type: Zoning Map Amendment *Informational Meeting
Address: 350 Benton St
Zoning: R-1 Low-Density Residential District
Applicant: Larry Wong, PEPIC LLC
Request: To amend the zoning map by rezoning the property at 350 Benton St from R-1 Low-Density Residential District to C-1 Neighborhood Center District to facilitate the establishment of a 20-space ancillary parking lot which includes the lot combination of the subject property with 1012 S Clinton Av; an action requiring City Planning Commission recommendation to City Council.

Code Section: 120-190C(3)(a)
Enforcement: No
SEQR: Unlisted, Negative Declaration issued by Manager of Zoning on 12/3/21

Case Number: 4
File Number: E-009-21-22
Case Type: Special Permit
Addresses: 1012 South Clinton Av and 350 Benton St
Zoning: C-1 Neighborhood Center District (proposed)
Applicant: Larry Wong, PEPIC LLC
Request: To establish a 20 space ancillary parking lot to serve the properties located at 986-990, 978-982, 1023, 1031-1035, and 1045 S Clinton Av; an action requiring City Planning Commission approval.

Code Section: 120-35G, 120-131
Enforcement: Yes
SEQR: Unlisted, Negative Declaration issued by Manager of Zoning on 12/3/21

Case Number: 5
File Number: E-010-21-22
Case Type: Special Permit
Address: 36 Council St
Zoning: M-1 Industrial
Applicant: Jason Randall, Ramar Steel
Request: To establish outdoor storage at 36 Council St to serve the business Ramar Steel, a steel manufacturer located at the adjacent parcels of 432 and 464 Portland Av; an action requiring City Planning Commission approval.

Code Section: 120-83N, 120-175
Enforcement: No
SEQR: Unlisted, Negative Declaration issued by Manager of Zoning on 11/03/21

[Continues on next page]

City Planning Commission Agenda

December 13, 2021

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Case Number: 6
File Number: E-011-21-22
Case Type: Special Permit Renewal
Address: 444 Thurston Rd
Zoning: R-1 Low Density Residential
Applicant: Megan Houppert, Home Leasing
Request: To continue a temporary (24 month) 13 space ancillary parking lot to serve the 48-unit apartment building at 447 Thurston Rd; an action requiring City Planning Commission approval.

Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II (c)(32)

Comment Information

Interested parties may comment on any particular case.

Deadline to submit written comment: 5:00 p.m.; Friday, December 10, 2021

Deadline to register to appear at the virtual hearing: 12:00 p.m.; Monday, December 13, 2021

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call (585) 428-6510.