

City Planning Commission
Decision Grid
January 31, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/OMA-001-21-22</u> To amend the Official Map of the City of Rochester by abandoning the western portion of Chace St for approximately 164 feet beginning from Aab St to allow for safe access to the north side of The Flower City School No. 54; an action requiring a City Planning Commission recommendation to the Rochester City Council.</p>	Chace St	*6-0-0	Recommended Approval
<p><u>Case 2/E-012-21-22</u> To reestablish a grocery store, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m. daily; an action requiring City Planning Commission approval.</p>	423 Jefferson Av	7-0-0	Approved

City Planning Commission Members

Present: Flower, Harding, Marlin, Mauser (alternate), Pichardo, Watson, Williams

*Commission Pichardo recused themselves.

City Planning Commission
Decision Grid
February 28, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/E-013-21-22</u> public and semipublic use in the two buildings located at the northwest and southwest corners of the property. Work scope includes subdivision of western portion of the property.</p>	553 Humboldt St	6-0-0	Approved
<p><u>Case 2/E-014-21-22</u> To establish a Personal Wireless Telecommunications Facility (PWTF) by erecting a 100 foot telecommunications tower with nine antennas and 15 remote radio heads attached at the centerline elevation of 96 feet and an accessory facility for transmission equipment. PWTF to be located in a 2,235 square foot area in the southwest corner of the property.</p>	1242 N Goodman St	6-0-0	Held by the Commission

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Rebholz (alternate), Watson (chair)

Absent: Williams

City Planning Commission
Decision Grid
March 28, 2022

Case # / File #	Address	Record of Vote	Decision
<u>Case 1/ OMA-002-21-22</u> To amend the Official Map of the City of Rochester by abandoning Guerne St, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.	Guerne St	6-0-0	Recommended Approval
<u>Case 2/ OMA-003-21-22</u> To amend the Official Map of the City of Rochester by abandoning Holly Av, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.	Holly Av	6-0-0	Recommended Approval
<u>Case 3/ E-011-20-21</u> To establish a public recreation center (After School in the Park) for temporary use at the existing fully enclosed building (Tay House).	105 Hillside Av	6-0-0	Approved
<u>Case 4/ E-009-21-22</u> To establish a 17 space ancillary parking lot.	1012 S Clinton Av and 350 Benton St	6-0-0	Approved on Condition
<u>Case 5/ E-015-21-22</u> To establish a vehicle service station that can dispense fuel to six vehicles at one time on the undeveloped site and retail sales and service in the vacant building.	1291 Lyell Av	6-0-0	Approved
<u>Case 6/E-016-21-22</u> To consider a Parking Demand Analysis for a proposed restaurant with two drive-throughs. The project proposal includes 28 parking spaces where the zoning code has a maximum parking requirement of 11 spaces.	358 Lake Av	5-1-0	Approved

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Watson (chair), Williams

Condition

Case 4/ E-009-21-22

Approved on condition that:

- 1) A decorative fence no less than three feet and no more than four feet in height shall be used in conjunction with the proposed landscaping at the Benton St frontage.
- 2) The parking lot shall be lighted to give protection to persons using the lot after sundown. Lighting fixtures shall be designed, sized, and located so as not to cast direct rays of excessive brightness upon adjoining premises or cause glare hazardous to pedestrians or person using adjacent public streets. Lighting from dawn to dusk shall meet the Illumination Engineers Society of North America standards.

City Planning Commission
Decision Grid
~~April 25, 2022~~ May 2, 2022*
*Rescheduled

Case # / File #	Address	Record of Vote	Decision
<u>Case 1/ OMA-004-21-22</u> To amend the Official Map of the City of Rochester by abandoning Sellinger St, a City street and to incorporate it as a private driveway as part of the Los Flamboyanes redevelopment project.	Sellinger St	5-0-0	Recommended Approval
<u>Case 2/ OMA-005-21-22</u> To amend the Official Map of the City of Rochester by abandoning Albow Pl, a City street and to incorporate it as a private driveway as part of the Los Flamboyanes redevelopment project.	Albow Pl	5-0-0	Recommended Approval
<u>Case 3/ M-008-21-22</u> To amend the zoning map by rezoning the vacant land at 536 Central Av from M-1 Industrial District to CCD-B Center City Base District to facilitate the redevelopment of the site to a three-story, 41,435 square foot, 30-unit multifamily dwelling and 27-space off-street parking lot.	536 Central Av	4-0-0*	Recommended Approval
<u>Case 4/ E-017-21-22</u> To reestablish vehicle repair, a nonconforming use in a vacant nonconforming building operating between 6:00 a.m. and 9:00 p.m.	232 Portland Av	5-0-0	Approved
<u>Case 5/ E-018-21-22</u> To construct a 23-space ancillary parking lot at 17 and 19 Harwood St and a 19-space ancillary parking lot at 954 Monroe Av (42 spaces total) to serve the seven buildings at 17 and 19 Harwood St and 954, 962, 970, 976-982, 984-990 Monroe Av.	17, 19 Harwood St, and 954 Monroe Av	5-0-0	Approved on Condition
<u>Case 6/ E-019-21-22</u> To construct an 8,591 square foot, four unit, multifamily dwelling with an off-street parking lot on a vacant, 0.2 acre corner lot.	639 Bay St	4-0-0*	Held by Commission
<u>Case 7/ E-020-21-22</u> To construct a 10,240 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24 acre lot.	430 Garson Av	4-0-0*	Held by Commission
<u>Case 8/ E-021-21-22</u> To construct an 11,200 square foot, six-unit, multifamily dwelling with an off-street parking lot on a vacant, 0.24 acre lot.	263 Grand Av	4-0-0*	Held by Commission
<u>Case 9/ E-022-21-22</u> To construct a 12,960 square foot, eight-unit multifamily dwelling with an off-street parking lot on three vacant lots to be combined into one, corner lot.	12, 16 Lampson St and 263 Garson Av	4-0-0*	Held by Commission
<u>Case 10/ E-023-21-22</u>	299-303 and 305 Webster Av	4-0-0*	Held by Commission

To construct a 13,012 square foot, eight-unit, multifamily dwelling with an off-street parking lot on two vacant lots to be combined into one, corner lot.			
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*Commissioner Rebholz recused themselves

City Planning Commission Members

Present: Flower, Marlin (vice-chair), Pichardo, Rebholz (alternate), Watson (chair)

Absent: Harding, Williams

Conditions

Case 5/E-018-21-22

Approved on the following conditions:

- 1) Should the existing lighting ever be modified- any new lighting shall be in the bollard style and must not exceed the height of the fence.
- 2) One bicycle rack which can accommodate four bicycles shall be installed at one of the two proposed ancillary parking lots.

City Planning Commission
Decision Grid
June 27, 2022

Case # / File #	Address	Record of Vote	Decision
<u>Case 1/ OMA-006-21-22</u> To amend the Official Map of the City of Rochester by abandoning Melvin Alley, a City street, and to incorporate it with the Center City Courtyard project area located at 99 W. Main Street.	Melvin Alley	6-0-0	Recommended Approval
<u>Case 2/ OMA-007-21-22</u> To amend the Official Map of the City of Rochester by abandoning Scott Alley, a City street, and, to incorporate it with the Center City project area located at 99 W Main Street.	Scott Alley	6-0-0	Recommended Approval
<u>Case 3/ E-024-21-22</u> To construct a 10,240 square foot six- unit multifamily dwelling with an off-street parking lot on a vacant, 0.24-acre lot.	430 Garson Avenue	6-0-0	Approved
<u>Case 4/ E-025-21-22</u> To construct an 11,200 square foot, six-unit multifamily dwelling with an off street parking lot on 1 vacant, 0.24-acre lot.	263 Grand Avenue	6-0-0	Approved
<u>Case 5/ E-026-21-22</u> To construct a 12,290 square foot, eight-unit, multifamily dwelling with an off-street parking lot on three lots to be combined into one corner lot.	12 and 16 Lampson Street and 263 Garson Avenue	6-0-0	Approved
<u>Case 6/ E-027-21-22</u> To construct a 13,012 square foot, eight-unit, multifamily dwelling with an off-street parking lot on two vacant lots to be combined into one corner lot.	299-303 and 305 Webster Avenue	6-0-0	Approved
<u>Case 7/ E-021-21-22</u> To establish a two-lane drive-through not meeting certain additional requirements for specified uses and requirements applying to all districts and to consider a parking demand analysis for 14 spaces.	1737 Mt Hope Av	4-2-0	Approved
<u>Case 8/ E-028-21-22</u> To demolish an existing 1560 square foot minimart, canopy and pumps and remove underground tanks and re-install tanks, canopy and fuel pumps and construct a 2312 square foot convenience store and reestablish the vehicle service station with 6 pumps,	927-941 S. Clinton Avenue	6-0-0	Approved on Condition ¹
<u>Case 9/ E-029-21-22</u> To reestablish a nonconforming use, a recycling center (can redemption facility) in a vacant nonconforming structure with hours of operation limited to 9:00 a.m. to 5:00 p.m.	1467 E. Main Street	6-0-0	Temporary Approval for one year ²
<u>Case 10/ E-030-21-22</u> To construct a one-story, 5,600 square foot bank building with a four-lane drive-through and a 31 space parking lot, including the demolition of a one-story, 1806 square foot commercial building.	786 N Goodman Street	6-0-0	Approved

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Rebholz (alternate) Watson (chair)

Absent: Williams

Conditions:

¹Case 8 / E-028-21-22

Approved on the following conditions:

- 1) A low wall shall be constructed at the corner of S Goodman St and S Clinton Avenue, final design to be approved by the Manager of Zoning;
- 2) Two additional bike racks are provided on-site.

²Case 9 / E-029-21-22

Approved on condition:

- 1) The approval is temporary for a term of one year. In one year, the applicant shall return to the Commission to assess property conditions and operations for potential adverse neighborhood impacts.

City Planning Commission
Decision Grid
July 25, 2022

Case # / File #	Address	Record of Vote	Decision
Case 1/ E-001-22-23 To reestablish two nonconforming uses, salon and liquor store (retail sales and services), in a vacant nonconforming structure with hours of operation limited to Tuesday through Saturday 9:00 a.m. to 6:00 p.m. for the proposed beauty salon and Monday through Saturday from 10:00 a.m. to 8:00 p.m. and Sundays 12:00 p.m. to 8:00 p.m. for the proposed liquor store.	1008 Avenue D	5-0-0	Approved on Condition ¹
Case 2/ E-002-22-23 To expand indoor music to seven (7) days per week until 1:45AM, seasonal outdoor music to seven (7) days per week until 10:00PM, and outdoor recreation until 2:00AM daily; the applicant is requesting this Special Permit for 10 years or the life of the business.	421-425 River Street	5-0-0	Approved on Condition ²
Case 3/ E-003-22-23 To establish outdoor seating at "The Classic" restaurant, a use requiring a Special Permit in the O-B Overlay Boutique District.	263 Park Av	5-0-0	Approved

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Rebholz (alternate) Watson (chair)

Conditions:

¹Case 1 / E-001-22-23

Approved on the following conditions:

- 1) The parking area on site shall be resurfaced and restriped.
- 2) Landscaping treatment shall be installed on site to screen parking.

²Case 2 / E-002-22-23

Temporary special permit approved for five (5) years on condition that:

- 1) Indoor music may only occur seven (7) days per week until 1:45 AM.
- 2) Seasonal outdoor music may only occur seven (7) days per week until 10:00 PM.
- 3) Outdoor recreation may not be permitted.

Permanent special permit approved on condition that:

- 1) Indoor music may only occur Thursday through Saturday until 1:00 AM.
- 2) Seasonal outdoor music may only occur Thursday through Saturday until 10:00 PM.
- 3) Outdoor recreation may not be permitted.

City Planning Commission
Decision Grid
August 29, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-001-22-23</u> To amend the Official Map of the City of Rochester by abandoning Guernev St, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.</p>	Guernev St	4-0-0	Recommend Approval
<p><u>Case 2/ E-002-22-23</u> To amend the Official Map of the City of Rochester by abandoning Holly Av, a 134.75' x 50' undeveloped right-of-way. This proposed abandonment is to facilitate a redevelopment project in Town of Greece.</p>	Holly Av	4-0-0	Recommend Approval
<p><u>Case 3/ E-003-22-23</u> To amend the Zoning Code and Business Permits Code to allow and regulate Adult-Use Dispensaries and Adult-Use Consumption Lounges in certain zoning districts in accordance with the State Cannabis Law.</p>	Citywide	4-0-0	Recommend Approval
<p><u>Case 3/ E-003-22-23</u> To consider an alternative parking plan for twelve spaces to serve a proposed book store and café.</p>	836-838 S Clinton Av	4-0-0	Approved
<p><u>Case 3/ E-003-22-23</u> To consider an alternative parking plan for twenty spaces to serve a proposed bakery and bar.</p>	641-645 Park Av	4-0-0	Approved
<p><u>Case 3/ E-003-22-23</u> To modify the previously approved Special Permit (E-03-18-19) for the establishment of retail sales and service for a carry-out fish fry restaurant operating from 9:30 a.m. to 7:30 p.m.; an action requiring City Planning Commission approval.</p>	419-427 Thurston Rd	4-0-0	Approved

City Planning Commission Members

Present: Harding, Marlin (vice-chair), Rebholz (alternate) Watson (chair)

Absent: Flower, Pichardo

City Planning Commission
Decision Grid
September 26, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-007-22-23</u> To establish a 33 space ancillary parking lot to service a proposed restaurant and lounge located at 1443 E Main St; an action requiring City Planning Commission approval.</p>	1429 E Main St	5-0-0	Approved on Condition*
<p><u>Case 2/ E-008-22-23</u> To establish an 8 space ancillary parking lot for staff located at 12 Jefferson Av and a 27 space ancillary parking lot for visitors located at 54 Jefferson Av to service the proposed Susan B. Anthony Interpretive Center located at 33 Jefferson Av; an action requiring City Planning Commission approval.</p>	33 Jefferson Av	5-0-0	Approved

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Watson (chair)

***Case 1/ E-007-22-23**: Approved on condition that a bike rack that can accommodate a minimum of four bicycles be installed on site at time of completion.

City Planning Commission
Decision Grid
October 24, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ M-001-22-23</u> To amend the zoning map by rezoning 30, 35, 64, 65, & 68 Luther Circle from R-1 Low Density Residential to R-3 High Density Residential to facilitate the rehabilitation of the Fairfield Village townhouses and the addition of ADA-accessible units.</p>	30, 35, 64, 65, & 68 Luther Circle	7-0-0	Recommended
<p><u>Case 2/ M-002-22-23</u> To amend the zoning map by rezoning 2120 St Paul Street from R-1 Low Density Residential to C-2 Community Center to facilitate the demolition of an existing 8-unit senior residential building and the construction of a new 15-unit apartment building with accessible units.</p>	2120 St Paul St	7-0-0	Recommended rezoning to R-3
<p><u>Case 3/ E-014-21-22</u> To establish a Personal Wireless Telecommunications Facility (PWTF) by erecting a 100 foot telecommunications tower with nine antennas and 15 remote radio heads attached at the centerline elevation of 96 feet and an accessory facility for transmission equipment. PWTF to be located in a 2,235 square foot area in the southwest corner of the property.</p>	1242 N Goodman St	0-7-0	Denied

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Watson (chair), Roby-Davison, Carleton

City Planning Commission
Decision Grid
November 28, 2022

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ OMA-001-22-23</u> To amend the Official Map of the City of Rochester as follows: City owned parcel to be dedicated and combined with the adjacent South Avenue Right-of-Way in order to create a right turn lane for the South Avenue & Elmwood Avenue 131-K Reconstruction Project; an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">955 Elmwood Avenue, formerly portion of 1600 South Avenue</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Recommended</p>
<p><u>Case 2/ OMA-002-22-23</u> To amend the Official Map of the City of Rochester as follows: Abandonment of a portion of River Street Right-of-Way to be sold to the adjacent parcel owner at 520 River Street (United States Coast Guard); an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">River Street Right-of-Way adjacent to 520 River Street</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Recommended</p>
<p><u>Case 3/E-012-22-23</u> To establish outdoor activity, including a fire pit, background entertainment, and limited entertainment, on an accessory patio for a banquet facility; an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">390 Blossom Road (AKA Suite 02111 at 50 Carson Road)</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved on Condition*</p>

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Watson (chair), Carleton, Roby-Davison

***Case 3/ E-012-22-23:** Approved on the following conditions:

1. Outdoor patio occupancy shall not exceed 56 persons.
2. Outdoor patio hours of operation shall be limited to 8:00 am 11:30 pm, with background and limited entertainment ending at 10:00 pm.
3. Limited entertainment shall include acoustic music only.
4. The existing tree located on the site shall be maintained or replaced.

City Planning Commission
Decision Grid
December 19, 2022

Case # / File #	Address	Record of Vote	Decision
Case 1/ E-011-22-23 To legalize use of the property as a three-family residence not meeting dwelling unit conversion standards.	30 Merriman St.	NA – withdrawn by staff	NA
Case 2/ E-013-22-23 To establish a nonconforming use as auto sales (online retail sales and service) in a 1,076 square foot vacant building with operating hours Monday-Friday 9:00 AM-2:00PM; Saturday 10:00AM-1:00PM for the purchase and pick-up of online orders.	676 Bay St.	7-0-0	Approved on Condition*
Case 3/ E-014-22-23 To establish a banquet facility and neighborhood hotel as an adaptive reuse of this landmark property. Project includes interior renovations to the non-landmarked interior, minor landscaping changes and an exterior seating area with fire pit.	95 Averill St.	7-0-0	Approved on Condition* And with Waiver^
Case 4/ E-015-22-23 To establish a sixteen space ancillary parking lot and accessory storage shed in the rear yard to serve the adjacent banquet hall at 95 Averill avenue (case no. 3 above).	58 Hickory St.	7-0-0	Approved on Condition*

City Planning Commission Members

Present: Flower, Harding, Marlin (vice-chair), Pichardo, Watson (chair), Roby-Davison, Carleton

* **E-013-22-23:** Conditions: no more than five (5) vehicles are stored on site at any time; No more than three (3) of the five (5) vehicles are to be stored outside; limited to retail sales only. *The fence and additional exterior storage space shown on the plans are not included as part of this approval and will be subject to compliance with the code.*

* **E-014-22-23:** Conditions: Provide site management with a 24 hour/7 days a week contact person(s) available to guests and the public.

^ **E-014-22-23:** Waived 120-130B: No exterior alterations shall be allowed which are necessitated solely by the introduction of this adaptive use in the landmark. *This waiver does not constitute approval of the proposed exterior changes. These proposed exterior changes require a certificate of appropriateness from the Rochester Preservation Board.*

* **E-015-22-23:** Conditions: Provide 4' screening along Hickory Street that is code compliant.