

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, JANUARY 9, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** M-06-16-17  
**Case Type:** Zoning Map Amendment  
**Applicant:** Michael G. Wegman  
**Address:** 102 Mt. Read Boulevard and 75 Independence Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 102 Mt. Read Boulevard and 75 Independence Street from R-1 Low Density Residential District to M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case** 2  
**File Number:** E-027-16-17  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohammad Suhweil, Metro PCS  
**Property Address:** 599 Chili Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operating a retail store in an existing nonconforming building with hours of operation from 9:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Type II [6 CRR-NY 617.5 (26)]

**Case** 3  
**File Number:** E-028-16-17  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohamed Mohamed  
**Property Address:** 752 West Broad Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operating a retail store in an existing nonconforming building with hours of operation from 7:00AM to 11:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Type II [6 CRR-NY 617.5 (26)]

**City Planning Commission**  
**January 9, 2017 Agenda**  
**Page 2**

**Case** **4**  
**File Number:** **E-029-16-17**  
**Case Type:** Special Permit  
**Applicant:** Abigail Hayes, Abby's Jewelry  
**Property Address:** 774 North Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-030-16-17**  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 359-377 Whitney Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83M,120-152, 120-153  
**Purpose:** To re-establish vehicle repair and add vehicle sales at 359 and 365 Whitney Street and to expand vehicle sales at 377 Whitney Street; actions requiring City Planning Commission approval.  
**SEQR:** **Type II [6 CRR-NY 617.5 (c) (7)]**

**Case** **6**  
**File Number:** **E-031-16-17**  
**Case Type:** Special Permit  
**Applicant:** John Roth, John's Tex Mex  
**Property Address:** 489 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan to address the six space parking deficit resulting from the conversion of a take-out to a sit-down restaurant; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48-5 (8) 27]**

**Case** 7  
**File Number:** E-032-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Property Address:** 36 Comfort Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5 (8) 25]

**Case** 8  
**File Number:** E-033-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Property Address:** 389 Gregory Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this mixed use building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5 (8) 25]

**Case** 9  
**File Number:** E-034-16-17  
**Case Type:** Special Permit  
**Applicant:** Joseph Martino, 1001 Lake Ave, LLC  
**Property Address:** 977-1017 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27F  
**Purpose:** To establish a charter school in the former Nazareth Academy building; an action requiring City Planning Commission approval.  
**SEQR:** Type II [6 CRR-NY 617.5 (c) (8)]

### III. OTHER BUSINESS

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, FEBRUARY 6, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** **OMA-05-16-17** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Haidt Place  
**Zoning District:** C-2 Community Center District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Haidt Place; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** **OMA-06-16-17** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Monroe Avenue and Charlotte Street  
**Zoning District:** CCD Center City District  
**Section of Code:** Chapter 76  
**Purpose:** To abandon portions of former rights-of-way along the former Inner Loop between Monroe Avenue and Charlotte Street, for the purpose of creating developable parcels; an action requiring City Planning Commission recommendation to City Council.

**Case** 3  
**File Number:** **OMA-07-16-17** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Portions of the following: 1 Manhattan Square Drive; 216 Monroe Avenue; 321 East Avenue; 292 East Avenue; and 68-70 North Union Street  
**Zoning District:** CCD Center City District  
**Section of Code:** Chapter 76  
**Purpose:** To dedicate a portion of the parcel located at 1 Manhattan Square Drive and six (6) permanent easements located at 216 Monroe Avenue, 321 East Avenue, 292 East Avenue, and 68-70 North Union Street for right-of-way enhancements related to the Inner Loop East Transformation Project; an action requiring City Planning Commission recommendation to City Council.

**Case** 4  
**File Number:** **M-07-16-17** *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Reza Hourmanesh, GRH  
**Address:** 618 Upper Falls Boulevard, 379 and 387 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the property located at 618 Upper Falls Boulevard from R-1 Low Density Residential District to C-2 Community Center District; and by rezoning the properties located at 379 and 387 Hudson Avenue from C-1 Neighborhood Center District to C-2 Community Center District; actions requiring City Planning Commission recommendation to City Council.

**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** 5  
**File Number:** **M-08-16-17** *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Quality Vision International  
**Address:** 50, 54, 60, 64, and 68 Herald Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 50, 54, 60, 64, and 68 Herald Street from R-1 Low Density Residential District to M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** 6  
**File Number:** **M-09-16-17** *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Renewal of Life C.O.G.I.C.  
**Address:** 26 Concord Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the property located at 26 Concord Street from R-1 Low Density Residential District to R-3 High Density Residential District; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** 7  
**File Number:** E-032-16-17 *No Action Vote at January 9<sup>th</sup> Hearing*  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless  
**Property Address:** 36 Comfort Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5B (25)]

**Case** 8  
**File Number:** E-035-16-17  
**Case Type:** Special Permit  
**Applicant:** Michael Papp, Regency Fence  
**Property Address:** 41 Culdorf Alley  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N, 120-175b(2)  
**Purpose:** To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5B (16)]

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, MARCH 6, 2017

**I. MEETING WITH STAFF**

Rehearing Request – 36 Comfort Street (E-032-16-17)

Cantenna Discussion

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **OMA-08-16-17** *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Albow Place and Sellinger Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Albow Place and Sellinger Street; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** **E-035-16-17** *Postponed from February 6<sup>th</sup> Hearing*  
**Case Type:** Special Permit  
**Applicant:** Michael Papp, Regency Fence  
**Property Address:** 41 Culdorf Alley  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N, 120-175b(2)  
**Purpose:** To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48-5B (16)]**

**Case** 3  
**File Number:** **E-036-16-17**  
**Case Type:** Special Permit – Renewal  
**Applicant:** Mark Andrea, Bathtub Billy's Bar and Grill  
**Property Address:** 668 West Ridge Road  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-51F; 120-137  
**Purpose:** To continue live entertainment Thursday, Friday and Saturday from 8:00PM to 1:30AM; an action requiring City Planning Commission approval.  
**SEQR:** **Completed, July 20, 2015**

**City Planning Commission  
March 6, 2017 Agenda  
Page 2**

**Case** **4**  
**File Number:** **E-037-16-17**  
**Case Type:** Special Permit  
**Applicant:** Blake Stewart, Pan-Cart, Inc.  
**Property Address:** 1531 East Main Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To establish a take-out restaurant on the first floor of this nonconforming mixed-use building with hours of operation from 11:00AM to 10:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-038-16-17**  
**Case Type:** Special Permit  
**Applicant:** T-Mobile Northeast LLC  
**Property Address:** 182 Avenue D  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-143A(4)a  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**Case** **6**  
**File Number:** **E-039-16-17**  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile d/b/a Verizon Wireless  
**Property Address:** 139 Westminster Road  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48-5B (25)]**

**Case** 7  
**File Number:** E-040-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile d/b/a Verizon Wireless  
**Property Address:** 446-450 Meigs Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5B (25)]

**Case** 8  
**File Number:** E-041-16-17  
**Case Type:** Special Permit  
**Applicant:** John Kabrovski, Rock Shrimp Co.  
**Property Address:** 4769-4779 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(6)  
**Purpose:** To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 9  
**File Number:** E-042-16-17  
**Case Type:** Special Permit  
**Applicant:** Bob and Tina Youst, Whiskey River Pub and Grill  
**Property Address:** 421-425 River Street  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(6), 120-77B(11)  
**Purpose:** To establish indoor and outdoor entertainment Monday through Thursday between the hours of 3:30PM and 2:00AM and Friday through Sunday between the hours of 12:00PM and 2:00AM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

III. OTHER BUSINESS

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, APRIL 3, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-09-16-17 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 81 North Plymouth Avenue  
**Zoning District:** Cascade Area Urban Renewal District/CCD-C Center City Cascade-Canal  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating 81 North Plymouth Avenue as right-of-way for a pedestrian walkway; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** E-043-16-17  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile Systems d/b/a Verizon Wireless  
**Property Address:** 36 Comfort Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5B (25)]

**Case** 3  
**File Number:** E-044-16-17  
**Case Type:** Special Permit  
**Applicant:** Daniel Nothnagle, Three Heads Brewery  
**Property Address:** 186 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish food trucks and recreational activities in the parking lot of the brewery; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 4  
**File Number:** E-045-16-17  
**Case Type:** Special Permit  
**Applicant:** Gregory Hopkins, G.L. Hopkins Enterprises  
**Property Address:** 121 Lincoln Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(9)  
**Purpose:** To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-046-16-17  
**Case Type:** Special Permit  
**Applicant:** Karrie Laughton, Lux Lounge  
**Property Address:** 666 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K, 120-173E  
**Purpose:** To establish live entertainment in the existing bar and to consider an Alternative Parking Plan to address the 49 space parking deficit created by the addition of live entertainment; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 6  
**File Number:** E-047-16-17  
**Case Type:** Special Permit  
**Applicant:** Aera Lee  
**Property Address:** 1259 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43Q, 120-147  
**Purpose:** To legalize the existing 13 unit rooming house, whose previous Special Permit has lapsed; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

III. OTHER BUSINESS  
None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, MAY 1, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

<b>Case</b>	<b>1</b>	<b><i>Informational Meeting</i></b>
<b>File Number:</b>	<b>PD #7 (Rochester Science Park)</b>	
<b>Case Type:</b>	Text Amendment	
<b>Applicant:</b>	City Planning Commission	
<b>Address:</b>	1920 South Avenue	
<b>Zoning District:</b>	PD #7 Rochester Science Park	
<b>Section of Code:</b>	120-190(C)	
<b>Purpose:</b>	To amend the Zoning Text of Planned Development District #7 (Rochester Science Park) by adding professional offices and firms to the list of permitted uses; an action requiring City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	<b>Unlisted</b>	
<b>Lead Agency:</b>	<b>Director of Planning and Zoning</b>	

<b>Case</b>	<b>2</b>	
<b>File Number:</b>	<b>E-048-16-17</b>	
<b>Case Type:</b>	Special Permit	
<b>Applicant:</b>	Jabr Almugannahi, Driving Park One Stop	
<b>Property Address:</b>	568 Driving Park Avenue	
<b>Zoning District:</b>	R-2 Medium Density Residential District	
<b>Section of Code:</b>	120-191B(4)(C)	
<b>Purpose:</b>	To re-establish a convenience store with hours of operation between 8:00AM and 10:00PM, daily; an action requiring City Planning Commission approval.	
<b>SEQR:</b>	<b>Unlisted</b>	
<b>Lead Agency:</b>	<b>City Planning Commission</b>	

**City Planning Commission**  
**May 1, 2017 Agenda**  
**Page 2**

**Case** **3**  
**File Number:** **E-049-16-17**  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 87 Kenilworth Terrace  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43D, 120-131  
**Purpose:** To legalize a 21 space ancillary parking lot at 87 Kenilworth Terrace to serve the 19 unit apartment building at 820 East Main Street; an action requiring City Planning Commission approval.  
**SEQR:** **Type I**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **4**  
**File Number:** **E-050-16-17**  
**Case Type:** Special Permit  
**Applicant:** Yolanda Williams  
**Property Address:** 57 Bartlett Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9C, 120-173E  
**Purpose:** To establish a daycare center in this existing two-story building, formerly used as a food distribution and dining establishment, and to consider an Alternative Parking Plan to address the three space parking deficit; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-051-16-17**  
**Case Type:** Special Permit  
**Applicant:** Radio Social, LLC  
**Property Address:** 390 Blossom Road  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish an outdoor recreational area accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-052-16-17**  
**Case Type:** Special Permit  
**Applicant:** Aera Lee  
**Property Address:** 44 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E  
**Purpose:** To consider an Alternative Parking Plan for the 10 required parking spaces resulting from the conversion of the first floor to an apartment and a place of worship; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-053-16-17**  
**Case Type:** Special Permit  
**Applicant:** Craig Ristuccia, Jetty at the Port, LLC  
**Property Address:** 1000 North River Street  
**Zoning District:** M-D Marina District  
**Section of Code:** 120-77.2C(3)  
**Purpose:** To establish outdoor live entertainment on the patio of an existing bar/restaurant; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-054-16-17**  
**Case Type:** Special Permit  
**Applicant:** MC Management LLC  
**Property Address:** 8C Prince Street  
**Zoning District:** R-3 High Density Residential District/ O-O Overlay-Office  
**Section of Code:** 120-27B, 120-131  
**Purpose:** To establish a 135 space ancillary parking lot to serve the hotel at 546 East Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Type I**  
**Lead Agency:** **Director of Planning and Zoning**

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: **5:15 PM – 6:30 PM**  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, JUNE 5, 2017

**I. MEETING WITH STAFF: 5:15 PM – 5:45 PM**

**1201 Elmwood Avenue: Introduction of the Rochester Psychiatric Center (Terrance Building site) Redevelopment and conversion from Institutional Planned Development District (IPD) to Planned Development District (PD).**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 *Postponed until July 10<sup>th</sup> Hearing*  
**File Number:** E-045-16-17  
**Case Type:** Special Permit  
**Applicant:** Gregory Hopkins, G.L. Hopkins Enterprises  
**Property Address:** 121 Lincoln Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(9)  
**Purpose:** To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 2 *Held from March 6, 2017 Hearing*  
**File Number:** E-041-16-17  
**Case Type:** Special Permit  
**Applicant:** John Kabrovski, Rock Shrimp Co.  
**Property Address:** 4769-4779 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(6)  
**Purpose:** To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**City Planning Commission**  
**June 5, 2017 Agenda**  
**Page 2**

**Case** **3**  
**File Number:** **E-055-16-17**  
**Case Type:** Landmark Designation  
**Applicant:** Presbytery of the Genesee Valley  
**Address:** 95 Averill Avenue  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-193  
**Purpose:** To designate the property (Calvary St. Andrews Church) as an individual landmark; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** **4**  
**File Number:** **E-056-16-17**  
**Case Type:** Special Permit  
**Applicant:** Vincenzo Giordano, R.A., City of Rochester DES  
**Property Address:** 115 Elmwood Avenue, Genesee Valley Park  
**Zoning District:** O-S Open Space District  
**Section of Code:** 120-91A, 120-91D  
**Purpose:** To construct a concession facility, remove the existing playground, and construct a new handicapped accessible playground; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-057-16-17**  
**Case Type:** Special Permit  
**Applicant:** Kristina Dinino-Jeffords, The Mad Hatter  
**Property Address:** 176 South Goodman Street  
**Zoning District:** R-2 Medium Density Residential District / Overlay-Boutique / East Avenue Preservation District  
**Section of Code:** 120-106D  
**Purpose:** To establish an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:30PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** 6  
**File Number:** E-058-16-17  
**Case Type:** Special Permit  
**Applicant:** Scott McEwan, Mustard Street Complex  
**Property Address:** 37 Breck Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N  
**Purpose:** To establish outdoor storage (storage pods) accessory to a warehouse; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-059-16-17  
**Case Type:** Special Permit  
**Applicant:** T-Mobile Northeast LLC  
**Property Address:** 1255 Portland Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-143A(2)(a)  
**Purpose:** To install a 'macro cell' wireless telecommunications facility on the rooftop of this commercial building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 8  
**File Number:** E-060-16-17  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 415-419 Thurston Road  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To establish a convenience store in this vacant, nonconforming building with hours of operation between 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** **9**  
**File Number:** **E-061-16-17**  
**Case Type:** Special Permit  
**Applicant:** Radio Social, LLC  
**Property Address:** 390 Blossom Road  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish outdoor music accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**III. OTHER BUSINESS**

**None**

MONDAY, JULY 10, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1 **Informational Meeting**  
**File Number:** PD #18 1201 Elmwood Avenue (M-01-17-18, T-01-17-18)  
**Case Type:** Planned Development District/Zoning Map Amendment/Text Amendment  
**Applicant:** 93 A Alden Road LLC  
**Property Address:** 1201 Elmwood Avenue  
**Zoning District:** IPD Rochester Psychiatric Center  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Zoning Text by establishing a 17.7 acre Planned Development District (PD #18 1201 Elmwood Avenue) by rezoning the above property from IPD Rochester Psychiatric Center to PD #18 1201 Elmwood Avenue; by adopting the proposed development concept plan associated with this PD, and by adding the PD #18 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** 2 **Informational Meeting**  
**File Number:** PD #19 Educational Success Campus (M-02-17-18, T-02-17-18)  
**Case Type:** Planned Development District/Zoning Map Amendment/Text Amendment  
**Applicant:** Joseph Martino, 1001 Lake Ave, LLC  
**Property Address:** 977-1017 Lake Avenue (formerly Nazareth Academy), 2 and 4-22 Lake View Park, 3 Fairview Heights  
**Zoning District:** R-1 Low Density Residential District, R-3 High Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map and Zoning Text by establishing a 6.27 acre Planned Development District (PD #19 Educational Success Campus) by rezoning 2 and 4-22 Lake View Park, and 3 Fairview Heights from R-1 Low Density Residential District to PD #19 Educational Success Campus; by rezoning 977-1017 Lake Avenue from R-3 High Density Residential District to PD #19 Educational Success Campus; by adopting the proposed development concept plan associated with this PD and by adding the PD #19 District Regulations to the Zoning Code; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning

**Case** **3** *Informational Meeting*  
**File Number:** **T-03-17-18**  
**Case Type:** Text Amendment  
**Applicant:** City Council  
**Property Address:** Citywide  
**Section of Code:** 120-190C; 120-188K; 120-188L  
**Purpose:** To amend the Zoning Code by increasing the mailed notification distance from 300 feet to 600 feet for informational meetings and public hearings; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Type II [Ch. 48-5B (30)]**

**Case** **4** *Informational Meeting*  
**File Number:** **M-03-17-18**  
**Case Type:** Zoning Map Amendment  
**Applicant:** James A. Boglioli, Esq., Delta Sonic Carwash Systems, Inc.  
**Address:** 960 and 956 West Ridge Road  
**Zoning District:** R-1 Low Density Residential District/ Overlay-Boutique  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 960 and 956 West Ridge Road from R-1 Low Density Residential District/ Overlay-Boutique to C-3 Regional Destination Center District for expansion of Delta Sonic; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5** *Held from April 3, 2017 Hearing*  
**File Number:** **E-045-16-17**  
**Case Type:** Special Permit  
**Applicant:** Gregory Hopkins, G.L. Hopkins Enterprises  
**Property Address:** 121 Lincoln Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(3); 120-83A(9)  
**Purpose:** To include bars, restaurants, and banquet facilities as permitted uses for 121 Lincoln Avenue (original list included in Special Permit Decision E-012-13-14), and to add live entertainment to this one tenant space; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-001-17-18**  
**Case Type:** Special Permit  
**Applicant:** Mike Burns, Shepherd's Heart Christian Fellowship  
**Property Address:** 3841 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27I; 120-140  
**Purpose:** To legalize the existing homeless residential care facility for up to ten (10) women, since the previous Special Permit approval has lapsed; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-002-17-18**  
**Case Type:** Special Permit  
**Applicant:** Abigail Hayes, Abby's Jewelry  
**Property Address:** 1152 North Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** **E-003-17-18**  
**Case Type:** Special Permit  
**Applicant:** Bernhard Howell  
**Property Address:** 581 Lyell Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-51J; 120-175  
**Purpose:** To establish outdoor storage at the rear of the property for construction equipment, equipment trailers, tractor trailers, and motor vehicles; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 9  
**File Number:** E-004-17-18  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless  
**Property Address:** 1500 Hudson Avenue  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-77.2C(3)  
**Purpose:** To install a 'small cell' wireless telecommunications facility on the side of this commercial building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48-5B (25)]

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, AUGUST 7, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** OMA-01-17-18 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 283 and 295 Beach Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating a portion of 283 and 295 Beach Avenue as right-of-way for a pedestrian walkway; an action requiring City Planning Commission recommendation to City Council.

**Case** 2  
**File Number:** OMA-02-17-18 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** Cambria Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning Cambria Street; an action requiring City Planning Commission recommendation to City Council.

**Case** 3  
**File Number:** T-04-17-18  
**Case Type:** Text Amendment  
**Applicant:** City Planning Commission  
**Address:** Citywide  
**Section of Code:** Various Sections of the Zoning Code  
**Purpose:** To make minor modifications to various sections of the Zoning Code in order to clarify and update terms and definitions; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** Type II

**Case** **4**  
**File Number:** **E-005-17-18**  
**Case Type:** Special Permit  
**Applicant:** Thomas Beaman, Jr., California Rollin II  
**Address:** 1000 North River Street  
**Zoning District:** M-D Marina District  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To continue seasonal outdoor entertainment (live small bands and recorded music), ending by 9:00PM, Thursday to Sunday, in an existing outdoor restaurant seating area; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** **5**  
**File Number:** **E-006-17-18**  
**Case Type:** Special Permit  
**Applicant:** Stu Chait, AIA, Chait Studios  
**Property Address:** 1296 Clifford Avenue  
**Zoning District:** R-1 Low Density Zoning District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To construct an ancillary parking lot for the existing motor vehicle repair operation located at 1298 Clifford Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **6**  
**File Number:** **E-007-17-18**  
**Case Type:** Special Permit  
**Applicant:** Jim Pappas, Jim Pappas Commercial Real Estate  
**Property Address:** 737 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83O  
**Purpose:** To establish a kennel for cats and dogs with an outdoor exercise area for the dogs; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 7  
**File Number:** E-008-17-18  
**Case Type:** Special Permit  
**Applicant:** Stu Chait, AIA, Chait Studios  
**Property Address:** 40 Silver Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83P  
**Purpose:** To establish outdoor storage of vehicles, accessory to a taxi business; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 8  
**File Number:** E-009-17-18  
**Case Type:** Special Permit  
**Applicant:** Mayid Yasin  
**Property Address:** 586 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43S, 120-152  
**Purpose:** To establish a vehicle repair station specializing in vehicle lock repair (vehicle locksmith); an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 9  
**File Number:** E-010-17-18  
**Case Type:** Special Permit  
**Applicant:** Irma Reiner, Linear Architecture  
**Property Address:** 740 and 748 East Main Street (Wendy's Restaurant)  
**Zoning District:** MH-URD/C-2 (Marketview Heights Urban Renewal District/Community Center District)  
**Section of Code:** 120-43G, 120-136  
**Purpose:** To modify the existing drive-thru operation by creating an additional order station and drive-thru lane; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 10  
**File Number:** E-011-17-18  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Property Address:** 618 Upper Falls Boulevard, 379 and 387 Hudson Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43R, 120-154  
**Purpose:** To establish a convenience store with accessory gas sales; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, SEPTEMBER 11, 2017

**\*REVISED**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 **Informational Meeting**  
**File Number:** OMA-03-17-18  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 390, 400, 422, 444 and 450 East Henrietta Road  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way 390, 400, 422, 444 and 450 East Henrietta Road for street improvement purposes; an action requiring City Planning Commission recommendation to City Council.

**Case** 2 **Informational Meeting**  
**File Number:** M-04-17-18  
**Case Type:** Zoning Map Amendment  
**Applicant:** Andrew A. Melia, Melia's Service Center  
**Address:** 1715, 1727, 1735, 1741, and 1749 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 1715, 1727, 1735, 1741, and 1749 Lyell Avenue from C-2 Community Center District to M-1 Industrial District to better align the zoning district with the existing uses; an action requiring City Planning Commission recommendation to City Council.

**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case** **3**  
**File Number:** **E-012-17-18**  
**Case Type:** Special Permit  
**Applicant:** Matthew Singleton, Skate Lovers  
**Property Address:** 1680 Lyell Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83H  
**Purpose:** To legalize a roller skating center in one tenant space in a manufacturing building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4** **\*WITHDRAWN**  
**File Number:** **E-013-17-18**  
**Case Type:** Special Permit  
**Applicant:** T-Mobile Northeast LLC  
**Property Address:** 119 Branch Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-143A1(a)  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this commercial structure that is less four stories; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48-5B (25)]**

**Case** **5**  
**File Number:** **E-014-17-18**  
**Case Type:** Special Permit  
**Applicant:** Kanwal Singh, Boulder Coffee Co. Café and Lounge  
**Property Address:** 561 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K, 120-137  
**Purpose:** To establish live entertainment at Boulder Coffee in the form of small musical ensembles and artistic shows; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 6  
**File Number:** A-016-17-18  
**Case Type:** Landmark Designation  
**Applicant:** Marie Via  
**Property Address:** 1100 South Goodman Street and 117-125 Highland Parkway  
**Zoning District:** IPD – Colgate Divinity  
**Section of Code:** 120-193  
**Purpose:** To designate for landmark status the interior of the Colgate Memorial Chapel and the exterior of the buildings and grounds comprising the campus prior to the 2014 subdivision; an action requiring City Planning Commission approval.

**SEQR:** Type II

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, OCTOBER 16, 2017  
REVISED\*

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** S-01-17-18  
**Case Type:** Subdivision  
**Applicant:** Rochester's Cornerstone Group, Ltd.  
**Address:** 559 Jay Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 128  
**Purpose:** To subdivide one parcel into eight parcels to facilitate the development of single family homes (Stadium Estates Phase II) on Jay Street; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** S-02-17-18  
**Case Type:** Subdivision  
**Applicant:** Rochester's Cornerstone Group, Ltd.  
**Address:** 244 and 246 Whitney Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** Chapter 128  
**Purpose:** To subdivide two parcels into five parcels to facilitate the development of single family homes (Stadium Estates Phase II) on Whitney Street; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 3  
**File Number:** S-03-17-18  
**Case Type:** Subdivision  
**Applicant:** Lynn Sullivan, Holy Sepulchre Cemetery and Ascension Garden  
**Address:** 2300 Lake Avenue  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** Chapter 128  
**Purpose:** To subdivide one parcel into two parcels to facilitate the expansion of Holy Sepulchre Cemetery; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** 4 **Informational Meeting**  
**File Number:** M-05-17-18  
**Case Type:** Zoning Map Amendment  
**Applicant:** Rob Cain, Pathstone Corporation  
**Address:** 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue  
**Zoning District:** PD #12 Eastman Business Park  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 50, 59, 70 Goodwill Street, 17 Woodside Street and 1991 Lake Avenue from PD #12 Eastman Business Park to R-3 High Density Residential District to facilitate the construction of a mixed-use development (The Eastman Reserve); an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case** 5 **Informational Meeting**  
**File Number:** M-06-17-18  
**Case Type:** Zoning Map Amendment  
**Applicant:** Peter Psyllos, The Distillery Restaurant, Inc.  
**Address:** 25 May Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the property located at 25 May Street from R-1 Low Density Residential District to C-1 Neighborhood Center District to facilitate the construction of an ancillary parking lot to serve the The Distillery (1142 Mt. Hope Avenue) and Pellegrino's (1118-1120 Mt. Hope Avenue) restaurants; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case** 6  
**File Number:** E-015-17-18  
**Case Type:** Special Permit- Renewal  
**Applicant:** Tallum Nguti  
**Address:** 717-719 South Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To continue operation of this bar/restaurant **closing at 10:00PM, daily\***; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** 7  
**File Number:** E-016-17-18  
**Case Type:** Special Permit  
**Applicant:** Tamara Kelley-Radcliffe, The Little People's Lounge  
**Property Address:** 178-180 Campbell Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9C, 120-135  
**Purpose:** To establish a daycare center in an existing nonconforming structure; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 8  
**File Number:** E-017-17-18  
**Case Type:** Special Permit  
**Applicant:** Eric Smart, Jefferson Avenue S.D.A. Church  
**Property Address:** 292-294, 296 Jefferson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To construct an ancillary parking lot to serve the place of worship located at 309-323 Jefferson Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**III. OTHER BUSINESS**

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, NOVEMBER 13, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1 *Informational Meeting*  
**File Number:** M-07-17-18  
**Case Type:** Zoning Map Amendment  
**Applicant:** Gensteel Industrial Complex, LLC  
**Address:** 1464 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning a portion of 1464 Lyell Avenue from C-2 Community Center District to M-1 Industrial District so that it may be combined with 1462 Lyell Avenue; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Completed**

**Case** 2 *Informational Meeting*  
**File Number:** M-08-17-18  
**Case Type:** Zoning Map Amendment  
**Applicant:** Ibero-American Development  
**Address:** 216 properties  
**Zoning District:** R-1 Low Density Residential District, C-2 Community Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the zoning map by rezoning the properties located at 419-563 Clifford Avenue (odd numbers), 8-70 Sullivan Street (even numbers), 15-65 Sullivan Street (odd numbers), 10-68 Hoeltzer Street (even numbers), 3-65 Hoeltzer Street (odd numbers), Rauber Street (all properties), 103-125 Evergreen Street (odd numbers), 106-134 Scrantom Street (even numbers), 109-133 Scrantom Street (odd numbers), Kappel Place (all properties), 12-30 Siebert Place (even numbers) from R-1 Low Density Residential District to R-2 Medium Density Residential District and the properties located at 759, 765, 777, 781 and a portion of 769-771 North Clinton Avenue from C-2 Community Center District to R-2 Medium Density Residential District to facilitate the construction of an infill adaptive reuse residential development; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**City Planning Commission  
November 13, 2017 Agenda  
Page 2**

**Case** **3**  
**File Number:** **E-018-17-18**  
**Case Type:** Special Permit - Renewal  
**Applicant:** Solomon T. Alemu, Southwedge Hots & Subs  
**Address:** 492 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To continue hours of operation for this take-out restaurant until 3:00 AM on Fridays and Saturdays; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**Case** **4**  
**File Number:** **E-019-17-18**  
**Case Type:** Special Permit  
**Applicant:** Gensteel Industrial Complex, LLC  
**Address:** 1462 Lyell Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83N, 120-175  
**Purpose:** To establish outdoor storage of contractor's equipment, materials and supplies; an action requiring City Planning Commission approval.  
**SEQR:** **Completed**

**Case** **5**  
**File Number:** **E-020-17-18**  
**Case Type:** Special Permit  
**Applicant:** Michael Philipson, Greentopia  
**Address:** 174 Whitney Street  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D  
**Purpose:** To establish a garden with accessory workshop; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 6  
**File Number:** E-021-17-18  
**Case Type:** Special Permit  
**Applicant:** Nhan Nguyen  
**Property Address:** 12 Greenwood Street  
**Zoning District:** R-3 High Density Residential District  
**Section of Code:** 120-27K  
**Purpose:** To establish a rooming house with five rooming units; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-022-17-18  
**Case Type:** Special Permit  
**Applicant:** Maria R. Walker, Maria's Fine Jewelry  
**Property Address:** 1456 Dewey Avenue (AKA 1464 Dewey Avenue)  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T  
**Purpose:** To establish a secondhand jewelry store, with hours of operation 10:00AM to 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-023-17-18  
**Case Type:** Special Permit  
**Applicant:** Bryan Hickman, E3 Rochester Real Estate LLC  
**Property Address:** 10, 12, and 14 Reed Park  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To expand the ancillary parking lot located at 11-13 Mark Street onto the parcels at 10, 12, and 14 Reed Park, thereby increasing the number of parking spaces from 28 to 48; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

III. OTHER BUSINESS

None

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, DECEMBER 11, 2017

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

**Case** 1  
**File Number:** E-024-17-18  
**Case Type:** Special Permit - Renewal  
**Applicant:** Joseph A. Polizzi, Papa Joe Rents, LLC  
**Address:** 550 West Ridge Road  
**Zoning District:** C-3 Regional Destination Center District  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To continue the rooming house established by Special Permit E-023-15-16; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-025-17-18  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH  
**Address:** 135-165 Murray Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83L, 120-142, 120-175B  
**Purpose:** To legalize a salvage yard for the storage, repair, and sale of refrigeration parts and commercial equipment, and to legalize outdoor storage of semi-trailers; actions requiring City Planning Commission approval.  
**SEQR:** Completed  
**Lead Agency:** Manager of Zoning

**Case** 3  
**File Number:** E-026-17-18  
**Case Type:** Special Permit  
**Applicant:** Michael K. Goode  
**Address:** 215 Alexander Street  
**Zoning District:** R-3 High Density Residential District / O-B Overlay-Boutique  
**Section of Code:** 120-106C  
**Purpose:** To establish a sit-down restaurant exceeding 650 square feet of net floor area devoted to customer seating and service in an existing commercial space; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 4  
**File Number:** E-027-17-18  
**Case Type:** Special Permit  
**Applicant:** Elizabeth Doucette, Friends of Legacy Station LLC  
**Property Address:** 1158 South Plymouth Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-35B  
**Purpose:** To establish a cultural park; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-028-17-18  
**Case Type:** Special Permit  
**Applicant:** Luke Dutton, 34 Elton LLC  
**Property Address:** 55 Elton Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18B, 120-131  
**Purpose:** 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; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**III. OTHER BUSINESS**

None