

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 8, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: OMA-04-17-18 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: 1305 Lyell 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 nine (9) foot wide strip of School 43 property for additional Lyell Avenue right-of-way to accommodate the New York State Department of Transportation Mount Read Boulevard project; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: T-05-17-18 *Informational Meeting*
Case Type: Text Amendment
Applicant: Mayor's Office
Zoning District: Citywide
Section of Code: 120-190C
Purpose: To amend the Zoning Code of the City of Rochester by modifying the regulations pertaining to entertainment uses; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case **3**
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**

*Held from
December 11, 2017 Hearing*

Case **4**
File Number: **E-029-17-18**
Case Type: Special Permit - Renewal
Applicant: Aera Lee
Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-191B(4)(c)
Purpose: To continue the rooming house established by Special Permit E-027-11-12; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **5**
File Number: **E-030-17-18**
Case Type: Special Permit - Renewal
Applicant: John Kabrovski, Rock Shrimp Co.
Property Address: 4769-4779 Lake Avenue
Zoning District: H-V Harbortown Village District
Section of Code: 120-191B(4)(c)
Purpose: To continue outdoor entertainment Friday, Saturday, and Sunday between the hours of 5:00PM and 10:00PM established by Special Permit E-041-16-17; an action requiring City Planning Commission approval.
SEQR: **Type II**

Case **6**
File Number: **E-031-17-18**
Case Type: Special Permit
Applicant: Phil Domicello, Domicello Ent.
Property Address: 42 Fulton Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A; 120-131
Purpose: To construct a 10 space ancillary parking lot at 42 Fulton Avenue to serve the employees of Upstate Farms located at 45 Fulton Avenue; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-032-17-18**
Case Type: Special Permit
Applicant: Bernhard Howell, Dakota Medical Transportation
Property Address: 575 and 585 Lyell Avenue
Zoning District: C-3 Regional Destination Center District
Section of Code: 120-51J, 120-175
Purpose: To establish outdoor storage uses for construction equipment, equipment trailers, tractor trailers, and motor vehicles on these two vacant lots; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **SP-033-16-17**
Case Type: Deed Requirement
Applicant: Peggy Hill, Rochester Management, Inc.
Property Address: 645 Norris Drive
Zoning District: R-3 High Density Residential District
Section of Code: 120-192B
Purpose: To demolish an existing 60 unit, six building multifamily residential complex and to redevelop the site in three phases. The final project build-out includes demolition of existing buildings and construction of two, three-story buildings with 37 units each, and three, two-story buildings with eight townhouse style units in each resulting in a final build-out of 98 dwelling units in five buildings; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Manager of Zoning**

III. OTHER BUSINESS

None