

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 5, 2018

*REVISED (2/16/18)

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	
File Number:	OMA-05-17-18	<i>Informational Meeting</i>
Case Type:	Official Map Amendment	
Applicant:	City of Rochester	
Addresses:	12.4 acres of parcel 135.18-2-1, 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street	
Zoning Districts:	O-S Open Space, R-1 Low Density Residential District	
Section of Code:	Chapter 76	
Purpose:	To amend the Official Map of the City of Rochester by alienating 12.4 acres of park land located within parcel 135.18-2-1 and dedicating 12.4 acres of land as park land located at 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street, as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	County of Monroe	

Case 2 *Informational Meeting*
File Number: M-09-17-18
Case Type: Zoning Map Amendment
Applicant: City of Rochester
Addresses: 12.4 acres of parcel 135.18-2-1 ~~1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street~~
Zoning Districts: O-S Open Space, R-1 Low Density Residential District, M-1 Industrial District
Section of Code: 120-190C
Purpose: To amend the zoning map to rezone the 12.4 acres of parcel 135.18.-2-1 (denoted above) from O-S Open Space District to M-1 Industrial District; ~~and by rezoning the properties located at 1318 South Plymouth Avenue, and portions of 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place, and 102 Violetta Street from R-1 Low Density Residential District to O-S Open Space District;~~ as part of the park land trade previously approved by City Council and the State Legislature to develop the public safety training facility at 1190 Scottsville Road; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: S-04-17-18
Case Type: Subdivision
Applicant: City of Rochester
Address: 12.4 acres of parcel 135.18.-2-1
Zoning District: O-S Open Space
Section of Code: Chapter 128
Purpose: To subdivide parcel 135.18.-2-1 into two parcels; the first parcel will be 12.4 acres, and the remainder will comprise the second parcel as part of the process for developing the public safety training facility located at 1190 Scottsville Road; an action requiring City Planning Commission approval.
SEQR: Type I
Lead Agency: County of Monroe

Case 4
File Number: **S-05-17-18** **WITHDRAWN**
Case Type: Subdivision
Applicant: City of Rochester
Addresses: 1320 South Plymouth Avenue, 13 Cottage Street, 100 Riverview Place,
and 102 Violetta Street
Zoning District: R-1 Low Density Residential District
Section of Code: Chapter 128
Purpose: To subdivide portions of the parcels listed above to facilitate the dedication
of park land to effectuate the previously approved park land trade between
City Council and the State Legislature; an action requiring City Planning
Commission approval.
SEQR: **Type I**
Lead Agency: **County of Monroe**

Case 5
File Number: **E-033-17-18**
Case Type: Special Permit - Renewal
Applicant: Saban Soylemez, Lakesiders Bar and Grill
Address: 4783-4785 Lake Avenue
Zoning District: H-V Harbortown Village
Section of Code: 120-192B(4)(e)
Purpose: To continue live entertainment, specifically trivia games, karaoke, DJs,
and small bands, in a bar/restaurant with hours of operation from 2:00PM
to 2:00AM, daily, established by Special Permit E-038-14-15; an action
requiring City Planning Commission approval.
SEQR: **Type II**

Case 6
File Number: **E-034-17-18**
Case Type: Special Permit
Applicant: Thomas Nary
Property Address: 1451 Lyell Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T
Purpose: To establish a secondhand store dealing in electronics and jewelry, with
hours of operation 11:00AM to 9:00PM, daily; actions requiring City
Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-035-17-18**
Case Type: Special Permit
Applicant: Brian Williams
Address: 622 Lexington Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(c)
Purpose: To establish a take-out restaurant with hours of operation from 9:00AM to 10:00PM, daily, in this nonconforming mixed-use building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-036-17-18**
Case Type: Special Permit
Applicant: John Billone, Jr., Flower City Development
Property Address: 360 Alexander Street
Zoning District: R-2 Medium Density Residential District
Section of Code: 120-18B; 120-131
Purpose: To construct a 19 space ancillary parking lot at 360 Alexander Street to serve as employee and valet parking for the bar/restaurant located at 384 East Avenue; an action requiring City Planning Commission approval.
SEQR: **Type I**
Lead Agency: **Manager of Zoning**

III. OTHER BUSINESS

None