

CITY OF ROCHESTER  
30 CHURCH STREET

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

Revised\*

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

MONDAY, MAY 7, 2018

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

<b>Case</b>	<b>1</b>	<b><i>Informational Meeting</i></b>
<b>Case Type:</b>	Urban Renewal Plan Certification	
<b>Applicant:</b>	Mayor, City of Rochester (represented by Rick Rynski, BHD)	
<b>Address:</b>	780 Brown Street, 806-810 Brown Street, 160 Clifton Street, 68-92 Genesee Street, 5 Kensington Street, 8 Kensington Street, 13 Kensington Street, 19 Kensington Street, 4-12 West Avenue, 878 West Main Street, 904 West Main Street, 912-916 West Main Street, 918-922 West Main Street, 924-930 West Main Street, 932-938 West Main Street, 24 York Street, 32 York Street, 50 York Street.	
<b>Zoning District:</b>	R-2 Low Density Residential District, C-2 Community Center District	
<b>Section of Code:</b>	General Municipal Law, Article 15, Section 504, 130-2	
<b>Purpose:</b>	To certify that the proposed urban renewal plan for the Bull's Head Urban Renewal Area ("Plan") is consistent with the City's Comprehensive Plan, contains the required elements of an urban renewal plan, and encompasses an area that is appropriate for urban renewal, all pursuant to Article 15 of the NYS General Municipal Law, an action requiring the City Planning Commission to adopt and forward its certification to City Council; and to amend the Comprehensive Plan of the City of Rochester by adopting said Plan, an action requiring City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	<b>Type I</b>	
<b>Lead Agency:</b>	<b>Mayor's Office</b>	

<b>Case</b>	<b>2</b>	<b><i>Informational Meeting</i></b>
<b>File Number:</b>	<b>T-06-17-18</b>	
<b>Case Type:</b>	Text Amendment	
<b>Applicant:</b>	City Council	
<b>Zoning Districts:</b>	Citywide	
<b>Section of Code:</b>	120-190C	
<b>Purpose:</b>	To amend Chapter 120 of the Rochester Zoning Code by adding Article XV-A, Overlay Limited-Height District (O-LH); an action requiring City Planning Commission recommendation to City Council.	
<b>SEQR:</b>	<b>Type I</b>	
<b>Lead Agency:</b>	<b>Mayor's Office</b>	

**Case** 3 *Informational Meeting*  
**File Number:** M-12-17-18  
**Case Type:** Map Amendment – Overlay Limited-Height District  
**Applicant:** City Council  
**Zoning Districts:** C-1 Neighborhood Center District  
**Location:** Mt. Hope Avenue between May Street to the north and \*Gold Street to the south  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map for the properties at 1092, 1098, 1108, 1116, 1118-1120, 1132-1138, 1142, 1150, 1174, 1176, 1182, 1186-1188, 1190, 1196-1200 Mt. Hope Avenue; 25 May Street; 20, 21, 24, 25 Stewart Street and 10 Gold Street by adding the Overlay Limited-Height District (O-LH) to the existing C-1 Neighborhood Center District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Mayor’s Office

**Case** 4  
**File Number:** A-052-17-18 (L-003-17-18)  
**Case Type:** Landmark Designation  
**Applicant:** New Bethel CME Church  
**Address:** 270 Scio Street  
**Zoning District:** MH-URD Marketview Heights Urban Redevelopment District, R-2 Medium-Density Residential District  
**Section of Code:** 120-193  
**Request:** To designate the exterior and interior of the property as a Local Landmark; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 5 *Held from March 5, 2018*  
**File Number:** E-036-17-18  
**Case Type:** Special Permit  
**Applicant:** John Billone, Jr., Flower City Development  
**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

**Case** 6  
**File Number:** E-040-17-18  
**Case Type:** Special Permit - Renewal  
**Applicant:** Dan Nothnagle, Three Heads Brewing  
**Address:** 186 Atlantic Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-192B(3)(e)  
**Request:** To continue live entertainment on Thursday from 7:00PM to 10:00Pm, and on Friday and Saturday from 7:00PM to 11:00PM (set up may occur one hour before, and take down may occur one hour after these timeframes), per E-038-15-16; an action requiring City Planning Commission approval.  
**SEQR:** Completed, March 2016

**Case** 7  
**File Number:** E-041-17-18  
**Case Type:** Special Permit  
**Applicant:** Reenah Golden, The Avenue Black Box Theatre  
**Address:** 780 Joseph Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an Alternative Parking Plan for the proposed Theatre; an action requiring City Planning Commission approval.  
**SEQR:** Type II

III. OTHER BUSINESS

None