

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, JULY 9, 2018

I. MEETING WITH STAFF

Rehearing Request: To request a rehearing for 63 Steko Avenue (E-044-17-18) regarding the establishment of a homeless residential facility.

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: E-044-17-18
Case Type: Special Permit - rehearing
Applicant: Stu Chait AIA, Chait Studios
Address: 63 Steko Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83E; 120-140
Purpose: To rehear and modify the approval to establish a homeless residential facility in a former manufacturing building; an action requiring City Planning Commission approval.
SEQR: Type II

Case 2 *Informational Meeting*
Case Type: Urban Renewal Plan Certification
Applicant: Mayor, City of Rochester (represented by Rick Rynski, BHD)
Address: 2, 4, 6-6.5, 7, 8, 9, 10, 12, 14, 15 Algonquin Terrace; 780, 806-810 Brown Street; 160 Clifton Street; 34-36, 40-42, 46-48, 52, 56, 66, 70 Colvin Street; 11, 14, 18, 21, 22, 25, 28, 36, 41, 47, 52, 54, 62, 64, 72, 73-75, 78, 82, 86, 104, 108, 112, 114, 118 Danforth Street; 21, 25, 29, 33, 39, 41-43 Essex Street; 51, 53-55, 56, 57-59, 58, 61, 62 Hortense Street; 5, 8, 19, 21 Kensington Street; 239 Silver Street; 819-827, 835-855, 878, 904, 906-910, 912-916, 918-922, 924-930, 932-938 West Main Street; 4-12, 40, 56 West Avenue; 24, 27, 32, 35, 37, 43-55, 50, 61, 65-67, 71-73 York Street.
Zoning District: R-2 Low Density Residential District, C-2 Community Center District
Section of Code: General Municipal Law, Article 15, Section 504, 130-2
Purpose: 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.
SEQR: Type I
Lead Agency: Mayor's Office

Case 3
File Number: OMA-01-18-19 *Informational Meeting*
Case Type: Official Map Amendment
Applicant: Marcia and Allen Stern
Address: College Avenue from North Goodman Street to Prince Street.
Zoning District: C-2 Community Center District
Section of Code: 76-4C
Purpose: To memorialize College Avenue, located between North Goodman Street and Prince Street, as "Gary Stern Way"; an action requiring City Planning Commission recommendation to City Council.
SEQR: **Type II**

Case 4
File Number: E-001-18-19
Case Type: Special Permit
Applicant: Jennifer Muniga, Cameron Community Ministries
Address: 32 Cameron Street
Zoning District: R-3 High Density Residential District
Section of Code: 120-27; 120-173E
Purpose: To change the use of the property from a two-family dwelling to a teen center in conjunction with Cameron Street Ministries located at 42-48 Cameron Street, and to consider an Alternative Parking Plan; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 5
File Number: E-002-18-19
Case Type: Special Permit
Applicant: Lyjha Wilton
Address: 375 Averill Avenue (Rochester Beer Park)
Zoning District: C-2 Community Center District
Section of Code: 120-43B; 120-43K; 120-137; 120-173E
Purpose: To establish live entertainment until 11:00PM, daily; to establish accessory outdoor seating/assembly areas between the hours of 11:00PM and 2:00AM; and to consider an Alternative Parking Plan; actions requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case 6
File Number: E-003-18-19
Case Type: Special Permit
Applicant: Reza Hourmanesh, GRH
Address: 419-427 Thurston Road
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To change the use of a vacant, 2-bay vehicle repair facility to a retail sales and service use (bakery and deli) with hours of operation between 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: Type II