

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**

Via Zooming Meeting, view Meeting here:  
<https://www.youtube.com/CityOfRochesterNY>

**PUBLIC HEARING: 6:00 PM**

Via Zooming Meeting, view Hearing here:  
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WEDNESDAY, January 6, 2021

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case:** 1  
**File Number:** A-028-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Richard Osgood, Bero Architecture  
**Address:** 900 East Avenue, George Eastman Museum  
**Zoning District:** PD#14 Planned Development District – George Eastman House  
East Avenue Preservation District  
Local Landmark  
**Section of Code:** 120-194  
**Purpose:** To repair and replace portions of 27 wood window dormers on the George Eastman House.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 2  
**File Number:** A-029-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Carol Wynne, St. Frances Xavier Cabrini Parish  
Jennifer Ahrens, Bero Architecture  
**Address:** 860 E Main Street (\*AKA 864\*)  
**Zoning District:** C-2 Community Center District  
Local Landmark  
**Section of Code:** 120-194  
**Purpose:** To renovate an emergency exit entryway vestibule and stairs at the west side of the property. This project includes a reconfiguration of the existing walkway and stairs, replacement railings, a new door, and new outdoor lighting.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 3  
**File Number:** A-030-20-21  
**Case Type:** Certificate of Appropriateness

**Rochester Preservation Board**

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**Applicant(s):** Robin Shutte, City of Rochester  
Martha Lyon, Martha Lyon Landscape Architecture  
**Address:** 1133 Mount Hope Avenue, Mount Hope Cemetery  
**Zoning District:** O-S Open Space District  
Mount Hope/Highland Park Preservation District  
**Section of Code:** 120-194  
**Purpose:** To review alterations proposed to specific portions of Mount Hope Cemetery. This project includes a redesign of portions of the park for the placement of new landscaping, pedestrian paths, and columbarium's.  
**Enforcement:** No  
**SEQR:** **Type II Chapter 48-5B(7)**

**Case:** 4  
**File Number:** A-031-20-21  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Jim Colombo, Skylight Signs  
**Address:** 470 W Main Street  
**Zoning District:** C-2 Community Center District  
Susan B. Anthony Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install a 10.6 square foot, non-illuminated projecting sign for "Mocha Center, Trillium Health", and; to review two previously installed awning canopies.  
**Enforcement:** No  
**SEQR:** **Type II Chapter 48-5B(22)(f)**

**Case:** 5  
**File Number:** A-032-20-21  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Gregg Hamberger, Property Manager  
**Address:** 1000 East Avenue  
**Zoning District:** R-3 High-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove the 7 existing front yard driveway lights, and install 3 new LED pole lights at the same location of this multi-family apartment building.  
**Enforcement:** No  
**SEQR:** **Type II NYCRR 617.5(c)(1)**

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, January 5, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, January 6, 2021

For more information, visit: <https://www.cityofrochester.gov/presboard/> or call: (585) 428-6510

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**WEDNESDAY, February 3, 2021**

**\*\*Revised January 24, 2021\*\***

**I. MEETING WITH STAFF**

Extension of Time Request – 1010 East Avenue (A-048-17-18)

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<i><b>HELD from the</b></i>
<b>File Number:</b>	<b>A-021-20-21</b>	<i><b>December 2, 2020 Hearing</b></i>
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Mary Scipioni, Project Consultant David Norbut, Property Owner	
<b>Address:</b>	324 Culver Road & 1240 East Avenue	
<b>Zoning District:</b>	R-1 Low-Density Residential District East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To legalize the installation of a 10' x 16' accessory shed structure at the rear yard of this single-family dwelling, and; to remove an existing patio and landscape area in the rear yard and install a new 570 square foot bluestone patio which will include a fountain and landscape area.	
<b>Enforcement:</b>	Yes	
<b>SEQR:</b>	<b>Type II Chapter 48-5B(22)(h) &amp; NYCRR 617.5(c)(12)</b>	

<b>Case:</b>	<b>2</b>	
<b>File Number:</b>	<b>A-033-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	David Strong, Asbury First United Methodist Church Chuck Hanrahan, Asbury First United Methodist Church	
<b>Address:</b>	1010 East Avenue	
<b>Zoning District:</b>	R-3 High-Density Residential District East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To install 27, 4' x 8' raised planting beds for use as a community vegetable garden at the rear yard of this church property. <b>This project includes the removal of four (4) mature trees in the rear yard.</b>	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	<b>Type II Chapter 48-5B(22)(h)</b>	

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**Case:** 3  
**File Number:** A-034-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Beth & Lyle Prairie, Property Owners  
Chris Gionta, Rochester Colonial  
**Address:** 1053-1055 Park Avenue  
**Zoning District:** R-2 Medium-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove 34 of the 40 existing wood windows on this two-family dwelling, and to replace them with 34 solid fiberglass replacement windows.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 4  
**File Number:** A-035-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Steve Alperin, Plan Preparer  
Edith Weiss, Property Owner  
**Address:** 1127 East Avenue  
**Zoning District:** R-3 High-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To legalize the replacement of two (2) wood overhead garage doors and a wood side entry door with two (2) 8' x 10' stamped steel garage doors and a steel side entry door on the 2-bay garage at the rear of this multi-family dwelling.  
**Enforcement:** Yes  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, February 2, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, February 3, 2021

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**WEDNESDAY, March 3, 2021**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**File Number:** A-036-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Randall Peacock, Architect  
Adrian & Jordan Morgenstern, 121 Park, LLC  
**Address:** 121-125 Park Avenue  
**Zoning District:** R-2 Medium-Density Residential District  
O-B Overlay Boutique District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To renovate the façade of this 3 story commercial building, including the replacement of existing solid vinyl windows with aluminum-clad windows, placement of windows in previously enclosed openings, the construction of an exterior stairwell, exterior lighting, a kiosk sign board, roofing, and the review of a previously placed air conditioning unit on the west side of the second floor.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**File Number:** A-037-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Paul Randazzese, Riverstone Homes LLC  
**Address:** 20 Dartmouth Street  
**Zoning District:** R-2 Medium-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove two sliding glass doors at the rear addition of this single family home, and to infill the eastern side of the addition to match the existing exterior building wall and finishes, and to install an exterior composite, wood window at the north wall of this addition.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

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**File Number:** A-038-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Adam Hamilton, Poke Sushi LLC  
Allegra Lucci, Property Management Agent  
676-680 South Avenue  
**Zoning District:** C-2 Community Center District  
South Avenue/Gregory Street Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install a 9 SF, externally illuminated hanging sign reading, "Poke Sushi" at the southern tenant space, and to review a 10 SF, externally illuminated sign and a 1 SF window sign previously installed at the northern tenant space reading, "Harry G's New York Delicatessen".  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(f)

**File Number:** A-039-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Katy Garfinkle, LKJ LLC  
David Burrows, Project Architect  
**Address:** 101 Westminster Road  
**Zoning District:** R-2 Medium-Density Residential District  
East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To legalize the replacement of an historic wood and painted second story porch railings with the proposal of a new porch railing design, and to replace previously removed landscaping in the front yard with new landscape plantings proposed as part of a landscape plan for the front yard of this multi-family dwelling.  
**Enforcement:** Yes  
**SEQR:** Type II Chapter 48-5B(a)

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, March 2, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, March 3, 2021

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WEDNESDAY, April 7, 2021

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<i>*Return case from the February 3 2021 Hearing.</i>
<b>File Number:</b>	<b>A-035-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Steve Alperin, Plan Preparer Edith Weiss, Property Owner	
<b>Address:</b>	1127 East Avenue	
<b>Zoning District:</b>	R-3 High-Density Residential District East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To legalize the replacement of two (2) wood overhead garage doors and a wood side entry door with two (2) 8' x 10' stamped steel garage doors and a steel side entry door on the 2-bay garage at the rear of this multi-family dwelling.	
<b>Enforcement:</b>	Yes	
<b>SEQR:</b>	<b>Type II Chapter 48-5B(22)(a)</b>	

<b>Case:</b>	<b>2</b>	
<b>File Number:</b>	<b>A-040-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Jeff Bell, Morgan Properties David Cox, P.E., Passero Associates	
<b>Address:</b>	1640 East Avenue	
<b>Zoning District:</b>	R-3 High-Density Residential District; O-O Overlay Office District; East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To demolish two concrete block (CMU) garage structures for 20 parking spaces, and to place 25 surface parking spaces in their space at the rear of this multi-family apartment building. This project includes new pedestrian sidewalks, new chain-link fencing, minor landscaping, parking lot lighting, and a dumpster enclosure.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	<b>Unlisted</b>	

<b>Case:</b>	<b>3</b>
<b>File Number:</b>	<b>A-041-20-21</b>
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>

**Rochester Preservation Board**

**April 7, 2021 Agenda**

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**Applicant(s):** Richard Mauser, RA, RAM Architects  
Patricia Bedard, City of Rochester  
Martin Pettibone, City of Rochester  
**Address:** 80 Culver Road, The Cobbs Hill Upper Gatehouse  
**Zoning District:** O-S Open Space District; Local Landmark  
**Section of Code:** 120-194  
**Purpose:** To replace the roof and flashing materials on the northern structure of the Cobbs Hill Upper Gatehouse.  
**Enforcement:** No  
**SEQR:** **Type II Chapter 48-5B(7) & 48-B(22)(a)**

**Case:** 4  
**File Number:** **A-042-20-21**  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Dan Habza, Project Architect  
Grace Klein, Property Owner  
**Address:** 15 Arnold Park  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove a chimney at the southern side of this single-family home and replace roofing and siding materials at this location in-kind.  
**Enforcement:** No  
**SEQR:** **Type II Chapter 48-5B(22)(a)**

**Case:** 5  
**File Number:** **A-043-20-21**  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Kelly Witkowicz, Bark Avenue Dog  
Jeanette Bourcy, Bark Avenue Dog  
**Address:** 171 Park Avenue  
**Zoning District:** R-2 Medium-Density Residential District; O-B Overlay Boutique District  
**Section of Code:** 120-194  
**Purpose:** To legalize an air conditioning condenser at the south side of this property, and to install a 4 foot tall, 15 SF, monument sign at the front of the building along Park Avenue reading, "Bark Avenue Dog".  
**Enforcement:** Yes  
**SEQR:** **Type II NYCRR 617.5(c)(12) & Chapter 48-5B(f)**

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, April 6, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, April 7, 2021

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**WEDNESDAY, May 5, 2021**

**\*\*Revised 4/20/2021\*\***

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<i>*Return case from the February 3, 2021 Hearing.</i>
<b>File Number:</b>	<b>A-034-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Beth & Lyle Prairie, Property Owners Chris Gionta, Rochester Colonial	
<b>Address:</b>	1053-1055 Park Avenue	
<b>Zoning District:</b>	R-2 Medium-Density Residential District East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To remove 34 of the 40 existing wood windows on this two-family dwelling, and to replace them with 34 solid fiberglass replacement windows.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	<b>Type II Chapter 48-5B(22)(a)</b>	

<b>Case:</b>	<b>2</b>	
<b>File Number:</b>	<b>A-046-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	David Pschierer, Project Applicant Suzanne Philips, Property Owner	
<b>Address:</b>	670 Beach Avenue	
<b>Zoning District:</b>	R-1 Low-Density Residential District; Beach Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To install a standby generator in the east side yard of this single family home, and to plant landscape screening along the fence line of the side yard.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	<b>Type II NYCRR 617.5(c)(12) &amp; Chapter 48-5B(22)(h)</b>	

<b>Case:</b>	<b>3</b>	
<b>File Number:</b>	<b>A-047-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Jeff Knier, Betlem Residential John Cake, Property Owner	

**Rochester Preservation Board**

**May 5, 2021 Agenda**

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**Address:** 951 Park Avenue  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install three (3) heat pump condensers in the front yard of this single family home along Calumet Street, and to plant landscaping and 4' tall solid fence sections for screening. This project also requires an Area Variance.  
**Enforcement:** No  
**SEQR:** **Type II NYCRR 617.5(c)(12) & Chapter 48-5B(22)(h)**

**Case:** 4  
**File Number:** **A-048-20-21**  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Sandra & Thomas Shaw, Property Owners  
**Address:** 111 Douglas Road  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install **four (4)** aluminum skylight windows on the rear roof of the accessory garage/shed structure on site, and to install a single fiberglass window at the south side, second story of this structure.  
**Enforcement:** No  
**SEQR:** **Type II Chapter 48-5B(22)(a)**

**Case:** 5  
**File Number:** **A-049-20-21**  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Don Symer & Jim Aimers, Property Owners  
**Address:** 6 Arnold Park  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove two (2) trees, an asphalt driveway and site landscaping, and to replace with two (2) new trees, a decorative stamped asphalt driveway, and new landscaping.  
**Enforcement:** No  
**SEQR:** **Type II NYCRR 617.5(c)(12) Chapter 48-5B(f)**

**Case:** 6  
**File Number:** **A-050-20-21**  
**Case Type:** **Certificate of Appropriateness**  
**Applicant(s):** Dan Tydings, Property Owner  
**Address:** 1151 Park Avenue  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To legalize the replacement of three (3) wood basement windows with glass block on this two-family home, and to remove four (4) other wood basement windows,

**Rochester Preservation Board**

**May 5, 2021 Agenda**

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aluminum storms, and security bars for the installation of glass block windows in their place.

**Enforcement:**

Yes

**SEQR:**

**Type II Chapter 48-5B(22)(a)**

**Case:**

7

**File Number:**

**A-051-20-21**

**Case Type:**

**Certificate of Appropriateness**

**Applicant(s):**

Randall Peacock, Architect

Adrian & Jordan Morgenstern, 121 Park, LLC

**Address:**

121-125 Park Avenue

**Zoning District:**

R-2 Medium-Density Residential District; O-B Overlay Boutique District; East Avenue Preservation District

**Section of Code:**

120-194

**Purpose:**

To install a new anodized aluminum storefront on the Meigs Street façade of this mixed use building, and to install four (4) new recessed light fixtures in the vestibules of each of the existing and proposed storefronts.

**Enforcement:**

No

**SEQR:**

**Type II Chapter 48-5B(22)(a)**

**Additional Information**

Deadline to Submit Written Comment:

5:00 PM; Tuesday, May 4, 2021

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12:00 PM; Wednesday, May 5, 2021

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**WEDNESDAY, June 2, 2021**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case:** 1  
**File Number:** A-002-19-20  
**Case Type:** Certificate of Appropriateness – Amendment  
**Applicant(s):** Tom Palumbo, Project Engineer  
Kim Brumer, East House Canal Street LLC  
**Address:** 67 & 89 Canal Street  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To amend a previously approved Certificate of Appropriateness for the redevelopment of this property for the new installation of light-wells, transformer units, signage, and other site improvements to this property.  
**Enforcement:** No  
**SEQR:** Type 1 NYCRR 617.4(b)(9) & 617.4(b)(6)(vi)

**Case:** 2  
**File Number:** A-055-20-21  
**Case Type:** Conceptual Review  
**Applicant(s):** Chuck Smith, Project Architect  
**Address:** 759 Park Avenue  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To conceptually review the development of a vacant portion of this parcel for the construction of a 9,276sf gymnasium addition to an existing school.  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case:** 3  
**File Number:** A-056-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Scott Dueker, Project Architect  
**Address:** 68 East Boulevard  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District

**Rochester Preservation Board**

**June 2, 2021 Agenda**

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**Section of Code:** 120-194  
**Purpose:** To construct an outdoor/indoor chimney at the rear of this single family townhouse.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 4  
**File Number:** A-057-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Richard Osgood, Project Architect  
**Address:** 900 East Avenue, The George Eastman House  
**Zoning District:** PD#14 George Eastman House; Local Landmark; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To alter the Terrace Gardens sidewalk, and to replace and restore components of Terrace Garden pergola, Rock Garden grape arbor, and West Garden loggia at the George Eastman House.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a) & NYCRR 617.5(c)(9)

**Case:** 5  
**File Number:** A-058-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Michael Barone, Grace Road Church  
Dale Lagon, Project Consultant  
**Address:** 440 East Avenue  
**Zoning District:** CCD-E City Center District – East End; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install four (4) 48” x 30” x 66” air conditioning condenser units on the roof of a single story addition at the rear of this building.  
**Enforcement:** No  
**SEQR:** Type II NYCRR 617.5(c)(9)

**Additional Information**

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**WEDNESDAY, July 7, 2021**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case:** 1  
**File Number:** A-001-21-22  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Minister Franklin D. Florence, Central Church of Christ  
Clark Bono, Project Contractor  
**Address:** 101 South Plymouth Avenue, Central Church of Christ  
**Zoning District:** CCD- B Center City Base District; Local Landmark  
**Section of Code:** 120-194  
**Purpose:** To remove and replace an existing slate and asphalt roof with new materials of a different design.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 2  
**File Number:** A-002-21-22  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Rob Thomas, Property Owner  
**Address:** 642 Beach Avenue  
**Zoning District:** R-1 Low-Density Residential District; Beach Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To review the previous removal of trees, and to propose the placement of new plantings including Arbor Vitae plantings in the front yard of this single family home.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(b) & (h)

**Case:** 3  
**File Number:** A-003-21-22  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Teresa F. Valdez, Property Owner  
**Address:** 1567 East Avenue  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194

**Rochester Preservation Board**

**July 7, 2021 Agenda**

**Page 2**

**Purpose:** To remove an aluminum sliding glass patio door and aluminum windows in four (4) window areas on the front and rear of this single-family townhouse, and to install new vinyl or fiberglass replacements.

**Enforcement:** No

**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 4

**File Number:** A-004-21-22

**Case Type:** Certificate of Appropriateness

**Applicant(s):** Gregory Gayle, Upstate Property Developers  
Roger B. Langer, Project Architect

**Address:** 510-514 West Main Street

**Zoning District:** C-2 Community Center District; Susan B. Anthony Preservation District

**Section of Code:** 120-194

**Purpose:** To repair and replace the first floor commercial storefront of this mixed use commercial building, and to replace all windows on the building with aluminum-clad wood windows and vinyl windows.

**SEQR:** Type II Chapter 48-5B(22)(a)

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, July 6, 2021

Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, July 7, 2021

For more information, visit: <https://www.cityofrochester.gov/presboard/> or call: (585) 428-6510

The State Governor has terminated the coronavirus pandemic emergency orders that temporarily waived some Open Meetings Law requirements. Therefore, this public hearing will be conducted in-person rather than by video conference.

**MEETING WITH STAFF: 5:00 p.m.**

City Hall, Conference Room 223-B

**PUBLIC HEARING: 6:00 p.m.**

City Hall, Council Chambers, Room 302-A

**WEDNESDAY, August 4, 2021**

***\*Revised 8/03/2021\****

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<b><i>*Return case from the May 5,2021 Hearing</i></b>
<b>File Number:</b>	<b>A-047-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Jeff Knier, Betlem Residential John Cake, Property Owner	
<b>Address:</b>	951 Park Avenue	
<b>Zoning District:</b>	R-1 Low-Density Residential District; East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To install three (3) heat pump condensers in the front yard of this single family home along Calumet Street, and to plant landscaping and 4' tall solid fence screening. This project also requires an Area Variance.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II NYCRR 617.5(c)(12) & Chapter 48-5B(22)(h)	

<b>Case:</b>	<b>2</b>	
<b>File Number:</b>	<b>A-005-21-22</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Jeff Saeger, 441 East Ave LLC	
<b>Address:</b>	441 East Avenue	
<b>Zoning District:</b>	R-3 High-Density Residential District; O-O Overlay Office District; East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To redesign the rear entry to the building for installation of a new entry vestibule, canopy, and railings, reconfigure the front parking area, and to install new building mounted and building number signage, and to replace sign boards on an existing and previously approved monument sign structure.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II Chapter 48-5B(22)(a), (b) & (f)	

**Rochester Preservation Board**  
**August 4, 2021 Agenda**  
**Page 2**

**Case:** 3  
**File Number:** A-006-21-22  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Joe Maymo, Property Owner  
**Address:** 1154 Park Avenue  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To demolish an existing four-car garage and construct a new two-car garage in its place at the rear yard of this single family home.  
**Enforcement:** No  
**SEQR:** Type II NYCRR 617.5(c)(12)

**Additional Information:**

For more information, visit: <https://www.cityofrochester.gov/planningcommission>.

Comment may be provided in-person at the informational meeting/public hearing or they may be supplied in writing by email or mail. The deadline to submit written comment is 5:00 PM; **Tuesday, August 3, 2021.**

**Email:** [preservationboard@cityofrochester.gov](mailto:preservationboard@cityofrochester.gov)

**Mail:** Zoning Office c/o Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

The State Governor has terminated the coronavirus pandemic emergency orders that temporarily waived some Open Meetings Law requirements. Therefore, this public hearing will be conducted in-person rather than by video conference.

**MEETING WITH STAFF: 5:00 p.m.**

City Hall, Conference Room 223-B

**PUBLIC HEARING: 6:00 p.m.**

City Hall, Council Chambers, Room 302-A

WEDNESDAY, September 1, 2021

*\*Revised: 9/01/2021*

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<b><i>*Return case from the July 7, 2021 Hearing</i></b>
<b>File Number:</b>	<b>A-004-20-21</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Gregory Gayle, Upstate Property Developers Roger B. Langer, Project Architect	
<b>Address:</b>	510-514 West Main Street	
<b>Zoning District:</b>	C-2 Community Center District; Susan B. Anthony Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To demolish a rear garage and reconstruct a building addition at this location, and to complete other replacements and alterations to exterior elements of the premises, including but not limited to: roofing and gutters, steel stairs, deck and railings, clapboard siding, canopies, lighting, fencing, doors, finishes, signage, and landscaping. Window and storefront replacements previously approved.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II Chapter 48-5B(22)(a)	

<b>Case:</b>	<b>2</b>	<b><i>**Postponed to a future hearing by the applicant**</i></b>
<b>File Number:</b>	<b>A-007-21-22</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Len Bower, The Crescent on East Ave - HOA Douglas McCord, Landscape Architect	
<b>Address:</b>	1468 East Avenue, The Crescent	
<b>Zoning District:</b>	R-3 High-Density Residential District; O-O Overlay Office District; East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To propose a phased replacement of eight (8) Green Ash trees, located in front of the attached single-family homes on site with Bosque Elm trees, and to repair and replace portions of the adjacent concrete pedestrian sidewalks in-kind.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II NYCRR 617.5(c)(8) & Chapter 48-5B(22)(b)	

**Rochester Preservation Board**  
**September 1, 2021 Agenda**  
**Page 2**

**Case:** 3  
**File Number:** A-008-21-22  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Adrian Winter, Property Manager  
Mark Siwec, Anthony Matthews LLC  
**Address:** 56 Berkeley Street  
**Zoning District:** R-3 High-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove an existing slate roof on this multi-family apartment building, and replace it with asphalt shingles.  
**Enforcement:** No  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Additional Information:**

For more information, visit: <https://www.cityofrochester.gov/presboard/>

Comment may be provided in-person at the informational meeting/public hearing or they may be supplied in writing by email or mail. The deadline to submit written comment is 5:00 PM; Tuesday, August 31, 2021.

**Email:** [preservationboard@cityofrochester.gov](mailto:preservationboard@cityofrochester.gov)

**Mail:** Zoning Office c/o Rochester Preservation Board, 30 Church St. Rm. 125-B, Rochester, NY 14614

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

**MEETING WITH STAFF: 5:00 p.m.**  
Via Zoom Meeting, view Meeting here:  
<https://www.youtube.com/CityOfRochesterNY>

**PUBLIC HEARING: 6:00 p.m.**  
Via Zoom Meeting, view Meeting here:  
<https://www.youtube.com/CityOfRochesterNY>

WEDNESDAY, October 6, 2021

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

<b>Case:</b>	<b>1</b>	<b><i>*Return case from the July 7, 2021 Hearing</i></b>
<b>File Number:</b>	<b>A-001-21-22</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Minister Franklin D. Florence, Central Church of Christ Clark Bono, Project Contractor	
<b>Address:</b>	101 South Plymouth Avenue, Central Church of Christ	
<b>Zoning District:</b>	CCD- B Center City Base District; Local Landmark	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To remove and replace an existing slate and asphalt roof with new materials of a different design.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II Chapter 48-5B(22)(a)	

<b>Case:</b>	<b>2</b>	<b><i>*Return case from the August 4, 2021 Hearing</i></b>
<b>File Number:</b>	<b>A-005-21-22</b>	
<b>Case Type:</b>	<b>Certificate of Appropriateness</b>	
<b>Applicant(s):</b>	Jeff Saeger, 441 East Ave LLC	
<b>Address:</b>	441 East Avenue	
<b>Zoning District:</b>	R-3 High-Density Residential District; O-O Overlay Office District; East Avenue Preservation District	
<b>Section of Code:</b>	120-194	
<b>Purpose:</b>	To redesign the rear entry to the building for installation of a new entry vestibule, canopy, and railings, reconfigure the front parking area, and to install new building mounted and building number signage, and to replace sign boards on an existing and previously approved monument sign structure.	
<b>Enforcement:</b>	No	
<b>SEQR:</b>	Type II Chapter 48-5B(22)(a), (b) & (f)	

**Rochester Preservation Board**

**October 6, 2021 Agenda**

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**Case:** 3  
**File Number:** A-009-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Dr. David Kaufman, Property Owner  
Neal Barman, Project Designer  
**Address:** 50 Hawthorne Street  
**Zoning District:** R-1 Low-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To install brick and stone piers and hedge plantings at the front yard lot line, and to replace a stone patio with flagstone, brick, and a wisteria arbor in the rear yard of this single family home.  
**Enforcement:** No  
**SEQR:** Type II NYCRR 617.5(c)(9) & Chapter 48-5B(22)(b) and (h)

**Case:** 4  
**File Number:** A-010-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Theodore Forsyth & Ali Fernaays, Property Owners  
Serge Tsvasman, Project Architect  
**Address:** 79 Atkinson Street  
**Zoning District:** R-3 High-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To remove four existing wood windows and replace them with new solid wood windows of similar design at the sides and rear of this single family home.  
**SEQR:** Type II Chapter 48-5B(22)(a)

**Case:** 5  
**File Number:** A-011-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Teodoro R. Mariano, Property Owner  
**Address:** 273 Alexander Street  
**Zoning District:** R-3 High-Density Residential District; O-B Overlay Boutique District; East Avenue Preservation District  
**Section of Code:** 120-194  
**Purpose:** To demolish a garage and extend an existing wood fence at the rear of this mixed use building.  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Rochester Preservation Board

**Case:** 6  
**File Number:** A-012-20-21  
**Case Type:** Certificate of Appropriateness  
**Applicant(s):** Jennifer Ahrens, Project Architect  
**Address:** 19 Arnold Park  
**Zoning District:** R-2 Medium-Density Residential District; East Avenue Preservation District  
**Section of Code:** 120-194

**Rochester Preservation Board**  
**October 6, 2021 Agenda**  
**Page 3**

**Purpose:** To remove an existing rear stair and walkway area and replace it with a new manufactured stone stair with steel railings and a stone walkway, and to install a wood framed canopy with copper roofing over the rear stair of this single family home.

**Enforcement:** No

**SEQR:** Type II Chapter 48-5B(22)(a)

  

**Case:** 7

**File Number:** A-013-20-21

**Case Type:** Certificate of Appropriateness

**Applicant(s):** John Maggio, Property Owner  
Art Ientilucci, Project Consultant  
Joe O'Donnell, Project Architect

**Address:** 200 Park Avenue

**Zoning District:** R-2 Medium-Density Residential District; O-B Overlay Boutique District; East Avenue Preservation District

**Section of Code:** 120-194

**Purpose:** To convert an existing four-car garage into a commercial building which includes exterior alterations to the existing garage structure, and site alterations including landscaping, stone piers, pedestrian walkways, and the relocation of two side yard air conditioning units to the rear yard.

**SEQR:** Type II Chapter 48-5B(22)(a), (b), and (h)

**Additional Information:**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, October 5, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, October 6, 2021

For more information, visit: <https://www.cityofrochester.gov/presboard/> or call: (585) 428-6510

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**

**Via Zoom Meeting, view Meeting here:**  
<https://www.youtube.com/CityOfRochesterNY>

**Public Hearing Begins: 6:00 PM**

**Via Zoom Meeting, view Hearing here:**  
<https://www.youtube.com/CityOfRochesterNY>

**^Revised to reflect correct file number**

**Wednesday, November 3, 2021**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1 **\*Adjourned from 10/6/21 Hearing**  
 File Number: A-001-21-22  
 Case Type: Certificate of Appropriateness  
 Address: 101 South Plymouth Avenue  
 Zoning District: CCD-B Center City Base District; Local Landmark  
 Applicant(s): Minister Franklin D. Florence, Central Church of Christ  
 Clark Bono, Project Contractor  
 Purpose: To remove and replace an existing slate and asphalt roof with new materials of a different design.  
 Code Section: 120-194  
 Enforcement: No  
 SEQR: Type II (48-5B(22)(a))  
 Lead Agency: N/A

**Case:** 2  
 File Number: **A-016-21-22^**  
 Case Type: Certificate of Appropriateness  
 Address: 266 Park Avenue  
 Zoning District: R-2 Medium-Density Residential District, Overlay Boutique, East Avenue Preservation District  
 Applicant: Vasko Dimovski, Business Owner  
 Purpose: To legalize the installation of an externally illuminated 12 sf projecting sign and SunSetter retractable awning for "Park's Plates & Shakes."  
 Code Section: 120-194  
 Enforcement: Yes  
 SEQR: Type II (48-5B(22)(f))  
 Lead Agency: N/A

**Case:** 3  
 File Number: **A-017-21-22^**  
 Case Type: Certificate of Appropriateness  
 Address: 309 Jefferson Avenue  
 Zoning District: R-2 Medium-Density Residential District, Local Landmark  
 Applicant: Jennifer Ahrens, Project Architect  
 Purpose: To construct a flat-roofed canopy covering over the existing accessible entrance on the north elevation of the Jefferson Avenue SDA Church.  
 Code Section: 120-194  
 Enforcement: No  
 SEQR: Type II (48-5B(22)(a))  
 Lead Agency: N/A

**Case:** 4  
File Number: A-018-21-22^  
Case Type: Certificate of Appropriateness  
Address: 6 Madison Street  
Zoning District: C-2 Community Center District, Susan B. Anthony Preservation District  
Applicant: Miguel Rosario, Property Owner and Contractor  
Purpose: To remove an existing door on the side/north elevation of the second floor and fill in with brick to match existing, to install two Douglas Fir exterior doors (one on the west/front elevation and one on the side/south elevation), and to install 18 double-hung, aluminum clad wood windows on the west, south, and north elevation.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Case:** 5  
File Number: A-019-21-22^  
Case Type: Certificate of Appropriateness  
Address: 47 Madison Street  
Zoning District: R-2 Medium-Density Residential District, Susan B. Anthony Preservation District  
Applicant(s): Maria Manley, Property Owner  
Ryan Jarles, Landmark Society (Project Consultant)  
Purpose: To remove an existing Norway Maple tree on the south side of a single family home.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(b))  
Lead Agency: N/A

**Case:** 6  
File Number: A-020-21-22^  
Case Type: Certificate of Appropriateness  
Address: 232 Mill Street  
Zoning District: CCD-R Center City Riverfront District, High Falls Preservation District  
Applicant: Geoffrey Gugel, City of Rochester Water Bureau  
Purpose: To replace an existing interior generator with an exterior diesel generator within an enclosed storage area on the west side of the site.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: No

**Case: 7**  
File Number: A-021-21-22^  
Case Type: Certificate of Appropriateness  
Address: 2 Menlo Place  
Zoning District: R-1 Low-Density Residential District, Mt. Hope/Highland Park Preservation District  
Applicant: Pilar Dubuc-Penney, Property Owner  
Purpose: To replace 9 existing double-hung windows on the first floor of a two-family dwelling, four on the Menlo Place elevation and five on the Mt. Hope Avenue elevation.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Case: 8**  
File Number: A-022-21-22^  
Case Type: Certificate of Appropriateness  
Address: 987 East Avenue  
Zoning District: R-3 High-Density Residential District, East Avenue Preservation District  
Applicant: Dr. Vito Quatela, Property Owner  
Purpose: To legalize and install a series of HVAC mini-split units, as well as install a dryer vent, all on the exterior of a multi-family dwelling.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Additional Information**

Deadline to Submit Written Comment: 5:00 PM; Tuesday, November 2, 2021  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Wednesday, November 3, 2021

For more information, visit: <https://www.cityofrochester.gov/presboard> or call: (585) 428-6637.

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**

**Via Zoom Meeting, view Meeting here:**  
<https://www.youtube.com/CityOfRochesterNY>

**Public Hearing Begins: 6:00 PM**

**Via Zoom Meeting, view Hearing here:**  
<https://www.youtube.com/CityOfRochesterNY>

\*Revised

**Wednesday, December 1, 2021\***

**I. Meeting with Staff**

- a. Browns Race right-of-way reconstruction
- b. 39 State Street nomination

**II. Public Hearing**

**Case: 1 \*Held from 11/3/21 Hearing**  
 File Number: A-022-21-22  
 Case Type: Certificate of Appropriateness  
 Address: 987 East Avenue  
 Zoning District: R-3 High-Density Residential District, East Avenue Preservation District  
 Applicant: Dr. Vito Quatela, Property Owner  
 Purpose: To legalize and install a series of HVAC mini-split units, as well as install a dryer vent, all on the exterior of a multi-family dwelling.  
 Code Section: 120-194  
 Enforcement: No  
 SEQR: Type II (48-5B(22)(a))  
 Lead Agency: N/A

**Case: 2**  
 File Number: A-023-21-22  
 Case Type: Certificate of Appropriateness  
 Address: 2 Menlo Place  
 Zoning District: R-1 Low-Density Residential District, Mt. Hope/Highland Park Preservation District  
 Applicant: Pilar Dubuc-Penney, Property Owner  
 Purpose: To replace a series of existing double-hung windows on the second and third floors of a two-family dwelling.  
 Code Section: 120-194  
 Enforcement: No  
 SEQR: Type II (48-5B(22)(a))  
 Lead Agency: N/A

**Case: 3**  
 File Number: A-024-21-22  
 Case Type: Certificate of Appropriateness  
 Address: 34 Vick Park B  
 Zoning District: R-2 Medium-Density Residential District, East Avenue Preservation District  
 Applicant: Robert Rissone, Property Owner  
 Purpose: To legalize the front porch steps and railings, and the painting of the porch which was previously not painted, on the front of a multi-family dwelling.  
 Code Section: 120-194  
 Enforcement: Yes  
 SEQR: Type II (48-5B(22)(a))  
 Lead Agency: N/A

**Case: 4**  
File Number: A-025-21-22  
Case Type: Certificate of Appropriateness  
Address: 657 East Avenue  
Zoning District: Planned Development District #4, East Avenue Preservation District  
Applicant: Lisa Ireland, Rochester Museum & Science Center  
Purpose: To establish an alternative sign program for the Rochester Museum & Science Center.  
Code Section: 120-177, 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Case: 5**  
File Number: A-026-21-22  
Case Type: Certificate of Appropriateness  
Address: 7 Arnold Park  
Zoning District: R-2 Medium-Density Residential District, East Avenue Preservation District  
Applicant: Scott Jennings, Rochester Zen Center  
Purpose: To replace 13 windows on the Rochester Zen Center building.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Case: 6**  
File Number: A-027-21-22  
Case Type: Certificate of Appropriateness  
Address: 208 Mill Street  
Zoning District: CCD-B Center City Base District, High Falls Preservation District  
Applicant: Todd Clicquennoi, Property Manager  
Purpose: To install a new door, landing, railing and stairs on the south elevation on the first floor in order to provide a means of egress from a proposed apartment.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Case: 7** **\*Removed from Agenda**  
File Number: A-028-21-22  
Case Type: Certificate of Appropriateness  
Address: 16 Strathallan Park  
Zoning District: R-3 High-Density Residential District, East Avenue Preservation District  
Applicant: Gage W. Bush, Property Owner  
Purpose: To install a pool in the rear yard of a single family dwelling.  
Code Section: 120-194  
Enforcement: No  
SEQR: Type II (48-5B(22)(a))  
Lead Agency: N/A

**Additional Information**

Deadline to Submit Written Comment:

5:00 PM; Tuesday, November 30, 2021

Deadline to Register to Provide Spoken Comment:

12:00 PM; Wednesday, December 1, 2021

For more information, visit: <https://www.cityofrochester.gov/presboard> or call: (585) 428-6637.