

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 p.m.-6:30 p.m.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

JANUARY 11, 2010  
(Revised 01/06/10)

I. Meeting with Staff

II. Informational/Public Hearing

**Case** 1  
**File Number:** L-001-09-10  
**Case Type:** Landmark Designation  
**Applicant:** Sherri Dukes  
**Address:** 271 Hamilton Street  
**Zoning District:** R-2 Medium Density Residential  
**Quadrant:** Southeast  
**Section of Code:** 120-193  
**Purpose:** To designate a single family dwelling and the property at 271 Hamilton Street as a local landmark; an action requiring Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-040-09-10  
**Case Type:** Special Permit  
**Applicant:** Dwayne Ivery  
**Address:** 1509-1511 E. Main Street  
**Zoning District:** R-2 Medium Density Residential/O-O Overlay Office  
**Quadrant:** Southeast  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To establish a take-out restaurant with hours of operation Monday-Thursday 9am-11pm, Friday and Saturday 9:00 a.m. to 3:00 a.m. and Sunday 9:00 a.m. to 10:00 p.m., and a beauty salon with hours of operation from 7:00 a.m.-11:00 p.m. on the first floor of a vacant nonconforming structure, an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 3  
**File Number:** E-041-09-10  
**Case Type:** Special Permit  
**Applicant:** Duane Messerschmidt  
**Address:** 1322-1370 Lyell Avenue (Lyell/Mt. Read Plaza)  
**Zoning District:** C-2  
**Quadrant:** Northwest  
**Section of Code:** 120-43(K); 120-137  
**Purpose:** To add live entertainment to an existing bar/restaurant (Deweys) Wednesday-Saturday from 9:00 p.m. to 1:30 a.m. and on Sundays from Noon -10:00 p.m.; an action requiring City Planning Commission approval  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

# City Planning Commission Agenda

January 11, 2010

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**Case** 4  
**File Number:** E-042-09-10  
**Case Type:** Special Permit  
**Applicant:** Deverin Dillon  
**Address:** 171 Clifton Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Southwest  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To establish a grocery store with hours of operation from 6:00 a.m. to 11:00 p.m. on the first floor of a vacant nonconforming structure; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-043-09-10  
**Case Type:** Special Permit  
**Applicant:** Kevin Wratni, Big Deal Pizzeria  
**Address:** 473-477 Monroe Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43A  
**Purpose:** To extend the closing hours of operation at Big Deal Pizzeria from 2:00 a.m. to 4:00 a.m., and to review an alternative parking plan to meet the parking requirements associated with the legalization of a change of use from a take-out to a sit-down restaurant; actions requiring Planning Commission Approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 6  
**File Number:** E-044-09-10  
**Case Type:** Special Permit  
**Applicant:** Lisa Bunce, Park Avenue Pub  
**Address:** 644-658 Park Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43(K); 120-137  
**Purpose:** To add live entertainment at Park Avenue Pub until 12:00 midnight, an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

CITY OF ROCHESTER  
30 CHURCH STREET

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

FEBRUARY 8, 2010

Informational/Public Hearing

**Case** 1  
**File Number:** OMA-06-09-10  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, Dept. of Environmental Services  
**Address:** 569-579 Portland Avenue  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map by dedicating a portion of the property at 569-571 Portland Avenue at the intersection of Carter Street as public right-of-way to realign the intersection in conjunction with the Safe Routes to School Program; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** M-05-09-10/T-01-09-10  
**Case Type:** Zoning Map and Text Amendments  
**Applicant:** University of Rochester  
**Address:** 601 Elmwood Avenue  
**Zoning District:** Institutional Planned Development #5 (IPD#5)  
**Quadrant:** SE  
**Section of Code:** 120-190C; 120-122  
**Purpose:** To amend the Zoning Map by rezoning the University of Rochester River, Medical Center and South Campuses from Institutional Planned Development #5 (IPD#5) to Planned Development District #10 (PD#10); and to amend the Zoning Code by adding the PD#10 district regulations to the Zoning Text; actions requiring Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**Case** 3  
**File Number:** M-06-09-10/T-02-09-10/OMA-07-09-10  
**Case Type:** Zoning Map, Zoning Text and Official Map Amendments  
**Applicant:** City of Rochester/Eastman Kodak Company  
**Address:** 1669 Lake Avenue  
**Zoning District:** M-1 Industrial and T-P Transitional Parking  
**Quadrant:** NW  
**Section of Code:** 120-190C; 120-122  
**Purpose:** **To amend the Zoning Map by rezoning the lands formerly known as Kodak Park from M-1 Industrial and T-P Transitional Parking to Planned Development District #12-Eastman Business Park (PD#12), C-3 Regional Destination and O-S Open Space; to amend the Zoning Code by adding the PD#12 district regulations to the Zoning Text, and; to re-dedicate Eastman Avenue between Lake Avenue and Goodwill Street as public right-of-way; actions requiring Planning Commission recommendation to City Council.**  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**Case** 4  
**File Number:** E-048-09-10  
**Case Type:** Special Permit  
**Applicant:** Alan Knauf, Esq. for The Summit Federal Credit Union  
**Address:** 2315 E. Main Street  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43G; 120-136; 120-43A  
**Purpose:** **To add a 24-hour ATM to an existing bank double drive-through and to reactivate the driveway through due to a period of vacancy; actions requiring Planning Commission approval.**  
**SEQR:** Type II

**CITY OF ROCHESTER  
30 CHURCH STREET**

**CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A**

**MARCH 15, 2010**

**I. MEETING WITH STAFF**

**II. Informational/Public Hearing**

**Case** 1  
**File Number:** OMA-08-09-10  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, Dept. of Environmental Services  
**Address:** Mt. Hope Avenue  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map by dedicating various parcels of land on Mt. Hope Avenue between Elmwood Avenue and Rossiter Road as public right-of-way in conjunction with the Mt. Hope Avenue Improvement Project; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-050-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Joseph Coon, Highland Hospital  
**Address:** 875 South Avenue  
**Zoning District:** Institutional Planned Development #5 (IPD#5)  
**Quadrant:** SE  
**Section of Code:** 120-9A  
**Purpose:** To provide parking for the Greek Orthodox Church Annual Greek Festival in the Highland Hospital Employee Parking garage; an action requiring Planning Commission approval.  
**SEQR:** Type II  
**Lead Agency:**

**Case** 3  
**File Number:** E-049-09-10  
**Case Type:** Special Permit  
**Applicant:** David Hartman  
**Address:** 780-814 S. Clinton Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43; 120-137  
**Purpose:** **To add live entertainment to a proposed bar/restaurant known as the Firehouse Saloon (formerly Snuffy Magee's); an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 4  
**File Number:** E-051-09-10  
**Case Type:** Special Permit  
**Applicant:** Kirk Bethel, Spin Caffe  
**Address:** 735-739 Park Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-173E  
**Purpose:** **To review an alternative parking plan associated with the legalization of a sit-down restaurant (Spin Caffe); an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

### III. Other Business

1. To discuss the Notice of Decision granted with marketability analysis for the Price Rite site at 1230 University Avenue with regard to new development on the site which differs from the original proposal.

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

APRIL 19, 2010

I. MEETING WITH STAFF

II. Informational/Public Hearing

**Case** 1  
**File Number:** E-052-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Omar Suro, La Copa Ultra Lounge  
**Address:** 235 W. Ridge Road  
**Zoning District:** C-3 Regional Destination District  
**Quadrant:** Northwest  
**Section of Code:** 120-51F; 120-192  
**Purpose:** To continue live entertainment at “La Copa Ultra Lounge”; an action requiring Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-053-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohamed Saleh, Ballers Clothing  
**Address:** 599 Chili Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Southwest  
**Section of Code:** 120-191B; 120-192  
**Purpose:** To continue operating a clothing and footwear store “Ballers” Sunday-Thursday 9:00 am to 9:00 pm and Friday and Saturday 9:00 am to 10:00 pm, and to consider extending the closing hours one additional hour every day of the week; an action requiring Planning Commission approval.  
**SEQR:** Type II

**Case** 3  
**File Number:** E-054-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Ali Almansoob, Glide Food Market  
**Address:** 190-192 Glide Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Northwest  
**Section of Code:** 120-191B; 120-192  
**Purpose:** To continue operating a grocery store “Glide Food Mart” with hours of operation from 8:00 am to 11:00 pm; an action requiring Planning Commission approval.  
**SEQR:** Type II

**City Planning Commission Agenda**

**April 19, 2010**

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**Case 4**  
**File Number:** E-055-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Jose Minlley, Owner  
**Address:** 1008 Avenue D  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Northeast  
**Section of Code:** 120-191B; 120-192  
**Purpose:** **To continue operating a clothing store “Legends Kids” with hours of operation from 7:00 am to 9:00 pm; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case 5**  
**File Number:** E-056-09-10  
**Case Type:** Special Permit  
**Applicant:** Jose Minlley, Owner  
**Address:** 2153 Clifford Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Southeast  
**Section of Code:** 120-191B  
**Purpose:** **To establish a convenience store and deli in a vacant nonconforming structure; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 6**  
**File Number:** E-057-09-10  
**Case Type:** Special Permit  
**Applicant:** Mary Jane Cedar, Owner  
**Address:** 607 Lexington Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Northwest  
**Section of Code:** 120-191B  
**Purpose:** **To establish commercial uses limited to retail sales, beauty salon or office in a vacant nonconforming structure for marketing purposes; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**



## City Planning Commission Agenda

April 19, 2010

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**Case** 7  
**File Number:** E-058-09-10  
**Case Type:** Special Permit  
**Applicant:** Ashley Baker, Esq., Nixon Peabody for Verizon Wireless  
**Address:** 4575 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Quadrant:** Northwest  
**Section of Code:** 120-143A(3)(a)  
**Purpose:** **To install twelve (12) antennas on the roof of a 15-story building for Verizon Wireless; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case** 8  
**File Number:** M-07-09-10  
**Case Type:** Zoning Map Amendment  
**Applicant:** Tony Pilato, Owner  
**Address:** 5, 7, 9 and 11 Sigel Street and 17-25 Bay Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** Northeast  
**Section of Code:** 120-190C  
**Purpose:** **To amend the Zoning Map by rezoning the properties at 5, 7, 9 and 11 Sigel Street from R-2 Medium Density Residential District and 17-25 Bay Street from C-1 Neighborhood Center District to C-2 Community Center District; an action requiring Planning Commission recommendation to City Council.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case** 9  
**File Number:** OMA-09-09-10  
**Case Type:** Official Map Amendment  
**Applicant:** Rochester City School District  
**Address:** Lavigne Alley  
**Quadrant:** Northwest  
**Section of Code:** Chapter 76  
**Purpose:** **To amend the Official Map by abandoning a 487 sq. ft. portion of the dead end of Lavigne Alley approximately 90 feet north of the north line of Montrose Street to be incorporated into the play area at School #57; an action requiring Planning Commission recommendation to City Council.**

**City Planning Commission Agenda**

**April 19, 2010**

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**Case 10**  
**File Number:** E-059-09-10  
**Case Type:** Special Permit  
**Applicant:** Fatehia Qasem  
**Address:** 657 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Northeast  
**Section of Code:** 120-191B  
**Purpose:** **To establish a grocery store on the first floor of a vacant nonconforming structure with hours of operation 8:00 am to 11:00 pm; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 11**  
**File Number:** E-060-09-10  
**Case Type:** Special Permit  
**Applicant:** John Coraggioso, Donuts Delight-Salvatores  
**Address:** 1700 Culver Road  
**Zoning District:** C-1 Neighborhood Center District  
**Quadrant:** Northeast  
**Section of Code:** 120-173; 120-35I  
**Purpose:** **To establish an Alternative Sign Program for the Donuts Delight-Salvatore's building and to legalize an accessory outdoor seating area; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case 12**  
**File Number:** E-061-09-10  
**Case Type:** Special Permit  
**Applicant:** John Coraggioso, Donuts Delight-Salvatores  
**Address:** 1720 Culver Road  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Northeast  
**Section of Code:** 120-191B; 120-9A; 120-131  
**Purpose:** **To re-establish office and accessory storage in a vacant nonconforming structure and establish an ancillary parking lot to serve Donuts Delight-Salvatore's at 1700 Culver Road; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**City Planning Commission Agenda**

**April 19, 2010**

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**Case** 13  
**File Number:** E-007-07-08  
**Case Type:** Special Permit  
**Applicant:** Andrea Parros, The Owl House  
**Address:** 75 Marshall Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** Southeast  
**Section of Code:** 120-192B(5)  
**Purpose:** **To modify a previously approved Special Permit which established the hours of operation for a proposed restaurant as 6:00 am to 11:00 pm for indoor seating and 10:00 am to 9:00 pm Sunday-Thursday and 10:00 am to 10:00 pm Friday and Saturday by extending the indoorseating hours to 12:00 am daily and the outdoor seating hours to 8:00 am to 10:00 pm daily; an action requiring Planning Commission approval.**

**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MAY 17, 2010

**I. MEETING WITH STAFF**

- A presentation will be given by Mark Gregor, Department of Environmental Quality, on the Port of Rochester project.

**II. Informational Meeting/Public Hearing**

**Case** 1 **INFORMATIONAL MEETING**  
**File Number:** OMA-10-09-10  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester  
**Address:** Unnamed Alley (Midtown Redevelopment Area)  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map by abandoning Unnamed Alley at the former Midtown Plaza (behind 249-253 and 255-257 East Main Street), a landlocked public right-of-way to be incorporated into the Midtown Redevelopment Area; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2 **INFORMATIONAL MEETING**  
**File Number:** E-066-09-10  
**Case Type:** Special Permit  
**Applicant:** Fred Rainaldi, Whitney Baird Associates LLC  
**Address:** 145 Culver Road  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** SE  
**Section of Code:** 120-191B  
**Purpose:** To establish commercial uses in the vacant NYS Armory Building and to review the parking needs to support the proposed uses; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 3  
**File Number:** E-053-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Mohamed Saleh, Ballers Clothing  
**Address:** 599 Chili Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-191B; 120-192  
**Purpose:** **To continue operating a clothing and footwear store “Ballers” Sunday-Thursday 9:00 AM to 9:00 PM and Friday and Saturday 9:00 AM to 10:00 PM, and to consider extending the closing hours one additional hour every day of the week; an action requiring Planning Commission approval. (HELD from the April 19, 2010 Public Hearing)**  
**SEQR:** Type II

**Case** 4  
**File Number:** E-059-09-10  
**Case Type:** Special Permit  
**Applicant:** Fatehia Qasem  
**Address:** 657 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-191B  
**Purpose:** **To establish a grocery store on the first floor of a vacant nonconforming structure with hours of operation 8:00 AM to 11:00 PM; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** M-08-09-10  
**Case Type:** Zoning Map Amendment  
**Applicant:** Joseph Graves, Rochester Museum & Science Center  
**Address:** 213-215 Oxford Street  
**Zoning District:** PD#4 Rochester Museum & Science Center  
**Quadrant:** SE  
**Section of Code:** 120-190C  
**Purpose:** **To amend the Zoning Map by rezoning the property at 213-215 Oxford Street from Rochester Museum & Science Center Planned Development District (PD#4) to R-2 Medium Density Residential District; an action requiring Planning Commission recommendation to City Council.**  
**SEQR:** Unlisted  
**Lead Agency:** Mayor

**Case** 6  
**File Number:** E-063-09-10  
**Case Type:** Special Permit  
**Applicant:** Mustafa Almansuri, Monroe Convenience  
**Address:** 1136 Monroe Avenue  
**Zoning District:** C-1 Neighborhood Center  
**Quadrant:** SE  
**Section of Code:** 120-35K  
**Purpose:** **To extend the hours of operation at “Monroe Convenience” from 7:00 AM to 11:00 PM to 6:00 AM to 2:00 AM; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** E-064-09-10  
**Case Type:** Special Permit  
**Applicant:** Alex Antoneinko  
**Address:** 1002 Joseph Avenue  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B  
**Purpose:** **To establish a convenience store in a vacant nonconforming structure with hours of operation from 7:00 AM to 11:00 PM; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 8  
**File Number:** E-065-09-10  
**Case Type:** Special Permit  
**Applicant:** John Diamantopoulos  
**Address:** 363 Park Avenue  
**Zoning District:** C-1 Neighborhood Center  
**Quadrant:** SE  
**Section of Code:** 120-35H  
**Purpose:** **To establish the “Half Pint Pub” with hours of operation from 12:00 Noon to 11:00 PM; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

III. Other Business

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

JUNE 14, 2010  
(Revised June 10, 2010)

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

**Case** 1  
**File Number:** OMA-11-09-10 **INFORMATIONAL MEETING**  
**Case Type:** Official Map Amendment  
**Applicant:** Mark Ballerstein, Rochester Greater Regional Transportation Authority (RGRTA)  
**Address:** Mortimer Street  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by abandoning a portion of the Mortimer Street right-of-way between St. Paul Street and N. Clinton Avenue to facilitate the proposed RGRTA bus terminal project; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** RGRTA

**Case** 2  
**File Number:** E-067-09-10  
**Case Type:** Special Permit  
**Applicant:** Rosalie Wratni, Big Deal Pizzeria  
**Address:** 473-477 Monroe Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** SE  
**Section of Code:** 120-43A  
**Purpose:** To extend the closing hours of operation of a sit-down restaurant "Big Deal Pizzeria" from 2:00 AM to 4:00 AM; an action requiring Planning Commission Approval. (HELD from the January 11, 2010 Public Hearing)  
**SEQR:** Type II

**City Planning Commission**  
**June 14, 2010**  
**Agenda**  
**Page 2**

**Case 3**  
**File Number:** E-062-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Juan Justiniano, Upper Falls Take Out  
**Address:** 58 Lowell Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To continue operating a grocery store with take-out foods “Upper Falls Take-out” with hours of operation from 8:00 AM to 10:00 PM; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case 4**  
**File Number:** E-068-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Philip Domicello  
**Address:** 462-466 North Street  
**Zoning District:** C-2 Community Center  
**Quadrant:** NE  
**Section of Code:** 120-43S; 120-152  
**Purpose:** **To continue operating an auto repair facility; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case 5**  
**File Number:** E-069-09-10 **POSTPONED UNTIL JULY 19, 2010**  
**Case Type:** Special Permit  
**Applicant:** Philip Domicello  
**Address:** 476 North Street  
**Zoning District:** M-1 Industrial  
**Quadrant:** NE  
**Section of Code:** 120-83C(1)  
**Purpose:** **To establish outdoor contractor’s storage and an ancillary parking area to service 488 North Street; actions requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**



**Case** 6  
**File Number:** E-070-09-10  
**Case Type:** Special Permit  
**Applicant:** Ali A. Ahmed, Community Food Center  
**Address:** 743 S. Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** SW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To change the use from limited retail to a new retail operation with hours of operation Sunday-Thursday 7:00 AM to 11:00 PM and Friday and Saturday 6:00 AM to 1:00 AM in a nonconforming structure; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 7  
**File Number:** E-071-09-10  
**Case Type:** Special Permit  
**Applicant:** Ashley Baker, Esq., Nixon Peabody for Verizon Wireless  
**Address:** 254 Alexander Street  
**Zoning District:** R-2 Medium Density Residential  
**Quadrant:** SE  
**Section of Code:** 120-143A(6)(a)  
**Purpose:** **To install twelve (12) antennas on the roof of Kirkhaven Nursing Home for Verizon Wireless; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case** 8  
**File Number:** E-072-09-10  
**Case Type:** Special Permit  
**Applicant:** Eric Szulgit  
**Address:** 2012 E. Main Street  
**Zoning District:** R-2/O-B Medium Density Residential/Overlay-Boutique  
**Quadrant:** SE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish electrical contractor's storage in the nonconforming structure at the rear of the property; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 9**  
**File Number:** E-073-09-10  
**Case Type:** Special Permit  
**Applicant:** Bill Covey, Volunteers of America  
**Address:** 283-321 Flower City Park  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NW  
**Section of Code:** 120-9G; 120-146  
**Purpose:** **To establish a temporary 24-hour supervised, 24-bed residential care facility on the first floor rear, and second and third floors of the Sacred Heart Convent for Volunteers of America until February 28, 2011; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 10**  
**File Number:** E-074-09-10  
**Case Type:** Special Permit  
**Applicant:** Dervon Richman, Jerkers Original Take-out Jamaican Restaurant  
**Address:** 106 Locust Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a take-out restaurant with hours of operation from 11:00 AM to 9:00 PM Monday-Saturday in a vacant nonconforming structure; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 11**  
**File Number:** E-075-09-10 **APPLICATION WITHDRAWN**  
**Case Type:** Special Permit  
**Applicant:** Jeff Reddish, Jeremiah's Tavern  
**Address:** 16-18 and 30 Belmont Street  
**Zoning District:** R-2 Medium Density Residential  
**Quadrant:** SE  
**Section of Code:** 120-18B; 120-131  
**Purpose:** **To establish ancillary parking behind the houses at 16-18 and 30 Belmont Street to serve "Jeremiah's Tavern" at 1104 Monroe Avenue; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case** 12  
**File Number:** E-076-09-10  
**Case Type:** Special Permit  
**Applicant:** Rodney Prosser, Lakeside Engineering P.C.  
**Address:** 572-580 Lyell Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NW  
**Section of Code:** 120-43R; 120-154  
**Purpose:** **To expand the gas sales operation at 568 Lyell Avenue which includes the partial demolition of the structure at 572-580 Lyell Avenue; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case** 13  
**File Number:** E-077-09-10  
**Case Type:** Special Permit  
**Applicant:** Michael Boyd, Lu and Mike's Barbershop  
**Address:** 190-192 Glide Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NW  
**Section of Code:** 120-192B(4)(c)  
**Purpose:** **To establish a barbershop in a vacant first floor storefront (Maple Street side) with hours of operation Monday-Saturday 9:00 AM to 9:00 PM; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 14  
**File Number:** T-03-09-10 **INFORMATIONAL MEETING**  
**Case Type:** Zoning Text Amendment  
**Applicant:** City Planning Commission  
**Address:** City-Wide  
**Section of Code:** 120-190C  
**Purpose:** **To amend Chapter 120, the Zoning Code of the city of Rochester, by making minor modifications to a variety of regulations including: lot coverage, site plan review, roll down shutters, noise, junkyards, vehicle repair and towing, and other clarifications and cleanup item; an action requiring City Planning Commission recommendation to City Council.**  
**SEQR:** Type II

**City Planning Commission**

**June 14, 2010**

**Agenda**

**Page 6**

**Case** 15  
**File Number:** E-066-09-10  
**Case Type:** Special Permit  
**Applicant:** Fred Rainaldi, Whitney Baird Associates LLC  
**Address:** 145 Culver Road  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** SE  
**Section of Code:** 120-191B  
**Purpose:** **To establish commercial uses in the vacant NYS Armory Building and to review the parking needs to support the proposed uses; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**III. Other**

- 1) Request for rehearing at 1035 Monroe Avenue (E-063-09-10) at Monroe Convenience to extend the hours of operation.
- 2) Distribution of the Draft Environmental Impact Statement (DEIS) for Wegmans Food Markets, Inc. for the East Avenue Wegmans Redevelopment proposal. Public comments are due by August 6, 2010. The Planning Commission will discuss and prepare comments at the July 19, 2010 meeting.
- 3) Request for extension of Cluster/Subdivision approval for 95 Barrington Street, the Barrington Park Townhouse project.
- 4) Review of a revised concept drawing for 1230 University Avenue involving a Tim Hortons and an additional commercial building to fill the site once proposed to be used as a 14,800 square foot pharmacy with a drive-through.

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

JULY 19, 2010

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

**Case** 1  
**File Number:** E-062-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Juan Justiniano, Upper Falls Take Out  
**Address:** 58 Lowell Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To continue operating a grocery store with take-out foods  
"Upper Falls Take-out" with hours of operation from 8:00 AM to  
10:00 PM; an action requiring Planning Commission approval.  
(POSTPONED from the June 14, 2010 Public Hearing)  
**SEQR:** Type II

**Case** 2  
**File Number:** E-068-09-10  
**Case Type:** Special Permit - Renewal  
**Applicant:** Philip Domicello  
**Address:** 462-466 North Street  
**Zoning District:** C-2 Community Center  
**Quadrant:** NE  
**Section of Code:** 120-43S; 120-152  
**Purpose:** To continue operating an auto repair facility; an action  
requiring Planning Commission approval. (HELD from the  
June 14, 2010 Public Hearing)  
**SEQR:** Type II

**Case** 3  
**File Number:** E-069-09-10  
**Case Type:** Special Permit  
**Applicant:** Philip Domicello  
**Address:** 476 North Street  
**Zoning District:** M-1 Industrial  
**Quadrant:** NE  
**Section of Code:** 120-83C(1)  
**Purpose:** **To establish outdoor contractor's storage and an ancillary parking area to service 488 North Street; actions requiring Planning Commission approval. (HELD from the June 14, 2010 Public Hearing)**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Manager of Zoning**

**Case** 4  
**File Number:** E-071-09-10  
**Case Type:** Special Permit  
**Applicant:** Ashley Baker, Esq., Nixon Peabody for Verizon Wireless  
**Address:** 254 Alexander Street  
**Zoning District:** R-2 Medium Density Residential  
**Quadrant:** SE  
**Section of Code:** 120-143A(6)(a)  
**Purpose:** **To install twelve (12) antennas and an equipment shed on the roof of Kirkhaven Nursing Home for Verizon Wireless; an action requiring Planning Commission approval. (HELD from the June 14, 2010 Public Hearing)**  
**SEQR:** **Type II**

**Case** 5  
**File Number:** E-073-09-10  
**Case Type:** Special Permit  
**Applicant:** Bill Covey, Volunteers of America  
**Address:** 283-321 Flower City Park  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NW  
**Section of Code:** 120-9G; 120-146  
**Purpose:** **To establish a temporary 24-hour supervised, 24-bed residential care facility on the first floor rear, and second and third floors of the Sacred Heart Convent for Volunteers of America until February 28, 2011; an action requiring Planning Commission approval. (HELD from the June 14, 2010 Public Hearing)**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 6  
**File Number:** E-074-09-10  
**Case Type:** Special Permit  
**Applicant:** Dervon Richman, Jerkers Original Take-out Jamaican Restaurant  
**Address:** 106 Locust Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a take-out restaurant with hours of operation from 11:00 AM to 9:00 PM Monday-Saturday in a vacant nonconforming structure; an action requiring Planning Commission approval. (HELD from the June 14, 2010 Public Hearing)**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 7  
**File Number:** OMA-06-08-09  
**Case Type:** Official Map Amendment  
**Applicant:** Paul Way, Department of Environmental Services  
**Address:** E. Henrietta Road (Mt. Hope to South Avenue)  
**Quadrant:** SW  
**Section of Code:** Chapter 76  
**Purpose:** **To amend the Official Map by dedicating a portion of several corner parcels as public right-of-way for the installation of ADA compliant sidewalk ramps as part of the E. Henrietta Road Improvement Project; an action requiring Planning Commission recommendation to City Council.**  
**SEQR:** Unlisted

**Case** 8  
**File Number:** T-03-09-10 **INFORMATIONAL MEETING**  
**Case Type:** Zoning Text Amendment  
**Applicant:** City Planning Commission  
**Address:** City-Wide  
**Section of Code:** 120-190C  
**Purpose:** **To amend Chapter 120, the Zoning Code of the city of Rochester, by making minor modifications to a variety of regulations including: lot coverage, site plan review, roll down shutters, noise, junkyards, vehicle repair and towing, and other clarifications and cleanup item; an action requiring City Planning Commission recommendation to City Council. (INFORMATIONAL MEETING HELD OPEN FROM THE JUNE 14, 2010 MEETING)**  
**SEQR:** Type II

**Case 9**  
**File Number:** E-001-10-11  
**Case Type:** Special Permit  
**Applicant:** Anthony Pilato  
**Address:** 5, 7-9 and 11 Sigel Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43S; 120-152; 120-43D; 120-131; 120-173D  
**Purpose:** **To construct a 2-bay auto repair facility (Detail Shop) and to review a Parking Demand Analysis for providing more than 110% of the required parking associated with the establishment of an ancillary parking lot to provide parking for the properties at 222-224 Portland Avenue and 17-35 Bay Street; actions requiring Planning Commission approval.**

**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case 10**  
**File Number:** E-002-10-11  
**Case Type:** Special Permit  
**Applicant:** Christopher DiMascio, Winfield Grill  
**Address:** 632, 654, 660 and 659 N. Winton Road  
**Zoning District:** C-1 Neighborhood Center and C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-35G; 120-43D; 120-131  
**Purpose:** **To establish ancillary parking at 632, 654, 660 and 659 N. Winton Road to serve various businesses in the area, which includes the demolition of two residential structures at 654 and 660 N. Winton Road; an action requiring Planning Commission approval.**

**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case 11**  
**File Number:** OMA-01-10-11  
**Case Type:** Official Map Amendment  
**Applicant:** Patrick Dutton, Riverview Lofts LLC  
**Address:** 228-236 South Avenue  
**Zoning District:** CCD-R Center City District - Riverfront  
**Quadrant:** SW  
**Section of Code:** Chapter 76  
**Purpose:** **To amend the Official Map of the City of Rochester by abandoning a portion of the Capron Street right-of-way; an action requiring Planning Commission recommendation to City Council.**

**SEQR:** Unlisted  
**Lead Agency:** DES



**City Planning Commission**

**July 19, 2010**

**Agenda**

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**III. Other**

1. To consider a request for a time limit extension on a Special Permit until August 12, 2011, at 1630 Dewey Avenue for the construction of a homeless residential facility.
2. Prepare written comments on the Draft Environmental Impact Statement (DEIS) for the East Avenue Wegmans Redevelopment proposal. Public comments are due by August 6, 2010.

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

AUGUST 16, 2010

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

**Case** 1  
**File Number:** E-003-10-11  
**Case Type:** Special Permit - Renewal  
**Applicant:** Philip Scardino  
**Address:** 1252 N. Goodman Street  
**Zoning District:** C-1 Neighborhood Center District  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c); 120-192B(4)(e)  
**Purpose:** To continue the hours of operation at “Molly Hatchets” on Fridays and Saturdays until 2:00 AM; an action requiring Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-004-10-11  
**Case Type:** Special Permit - Renewal  
**Applicant:** Reza Hourmanesh  
**Address:** 717 S. Plymouth Avenue  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** SW  
**Section of Code:** 120-191(B)(4)(c); 120-192B(4)(e)  
**Purpose:** To continue the hours of operation at the “Renaissance Café” until 12:00 AM Monday-Wednesday and until 2:00 AM Thursday-Sunday and to consider extending the hours of operation to 2:00 AM Monday-Wednesday; an action requiring Planning Commission approval.  
**SEQR:** Unlisted

**City Planning Commission  
August 16, 2010  
Agenda  
Page 2**

**Case 3**  
**File Number:** E-062-09-10  
**Case Type:** Special Permit - Rehearing  
**Applicant:** Mustafa Almansuri  
**Address:** 1136 Monroe Avenue  
**Zoning District:** C-1 Neighborhood Center  
**Quadrant:** SE  
**Section of Code:** 120-35K; 120-1880  
**Purpose:** **To extend the closing hours of operation at “Monroe Convenience” from 11:00 PM to 12:00 AM; an action requiring Planning Commission approval.**  
**SEQR:** **Type II**

**Case 4**  
**File Number:** E-005-10-11  
**Case Type:** Special Permit  
**Applicant:** John Diamantopoulos  
**Address:** 363 Park Avenue (aka 284 Oxford Street)  
**Zoning District:** C-1 Neighborhood Center District  
**Quadrant:** SE  
**Section of Code:** 120-35H  
**Purpose:** **To modify a previous Special Permit (E-065-09-10) granting approval of the establishment of the “Half Pint Pub” with hours of operation from 12:00 Noon to 11:00 PM by reviewing the plans for the demolition and construction of a new building; an action requiring Planning Commission approval.**  
**SEQR:** **Type I**  
**Lead Agency:** **Manager of Zoning**

**Case 5**  
**File Number:** E-006-10-11  
**Case Type:** Special Permit  
**Applicant:** Mark Fuller, DePaul Community Services  
**Address:** 810, 816, 822-832 University Avenue and 19 Elton Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18L; 120-146  
**Purpose:** **To increase the number of beds at the 24-hour supervised residential care facility from 37 to 59 by constructing a 2-story building at the rear of 810 and 816 University Avenue and renovating the two dwellings at the same address; and, to review a parking demand analysis to support the use; an action requiring Planning Commission approval.**  
**SEQR:** **Type I**  
**Lead Agency:** **Manager of Zoning**

**City Planning Commission**  
**August 16, 2010**  
**Agenda**  
**Page 3**

**Case** **6**  
**File Number:** E-007-10-11  
**Case Type:** Special Permit  
**Applicant:** Taya Asad  
**Address:** 8 Bay Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a clothing store with hours of operation from 9:00 AM to 9:00 PM in a vacant nonconforming storefront; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** OMA-02-10-11 **INFORMATIONAL MEETING**  
**Case Type:** Official Map Amendment  
**Applicant:** David Ellender  
**Address:** Dodridge Street  
**Quadrant:** NW  
**Section of Code:** Chapter 76  
**Purpose:** **To amend the Official Map of the City of Rochester by abandoning a 20' x 39' portion of the dead end of Dodridge Street north of Leroy Street; an action requiring Planning Commission recommendation to City Council.**  
**SEQR:** **Type II**

**Case** **8**  
**File Number:** E-008-10-11  
**Case Type:** Special Permit  
**Applicant:** Pearlie Beckles  
**Address:** 849 N. Goodman Street  
**Zoning District:** R-1 Low Density Residential  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a take-out restaurant and catering business with accessory outdoor seating with hours of operation from 6:00 AM to 9:00 PM, Monday-Saturday in the vacant first floor storefront; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

SEPTEMBER 20, 2010

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

**Case** 1  
**File Number:** M-05-07-08/T-01-10-11  
**Case Type:** Zoning Map and Text Amendment  
**Applicant:** Anthony Costello and Son (Spencer) Development, LLC  
**Address:** 350, 422, 444 and 450 E. Henrietta Road, 401 and 445 Westfall Road and a portion of land along the Erie Canal known as O-Canal-Land-St.  
**Zoning District:** Institutional Planned Development #12 (IPD#12) and O-S Open-Space  
**Quadrant:** SE  
**Section of Code:** 120-190e; 192-122  
**Purpose:** To amend the Zoning Map by rezoning six parcels from Institutional Planned Development #12 (IPD #12) and one parcel from O-S Open-Space to Planned Development District #11-CityGate (PD #11); and to amend the Zoning Code by adding the PD #11 district regulations to the Zoning Text; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**Case** 2  
**File Number:** E-009-10-11  
**Case Type:** Special Permit  
**Applicant:** Christian Duerr, Architect  
**Address:** 515-521 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43G  
**Purpose:** To establish a drive-through (pick-up) window for a proposed take-out restaurant; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** Manager of Zoning

**Case 3**  
**File Number:** E-010-10-11  
**Case Type:** Special Permit  
**Applicant:** Christopher Spinelli, ROC Brewing Co.  
**Address:** 56 S. Union Street  
**Zoning District:** R-3 High Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a microbrewery with a tasting room and retail sales with hours of operation from 8:00 AM to 9:00 PM, Monday-Saturday; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 4**  
**File Number:** E-011-10-11  
**Case Type:** Special Permit  
**Applicant:** James Vaccaro  
**Address:** 93 Jones Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To legalize use of a 2-story structure as a storage facility; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 5**  
**File Number:** E-012-10-11  
**Case Type:** Special Permit  
**Applicant:** Eric Patchke, Catholic Diocese of Rochester  
**Address:** 901-925 Portland Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9E  
**Purpose:** **To establish a high school for the Rochester Academy Charter School in the former St. Andrews Catholic School building; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**City Planning Commission**  
**September 20, 2010**  
**Agenda**  
**Page 3**

**Case** 6  
**File Number:** E-013-10-11  
**Case Type:** Special Permit  
**Applicant:** Joseph Munno, University Preparatory School for Young Men  
**Address:** 180 Raines Park  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-9E  
**Purpose:** **To establish the 7<sup>th</sup> and 8<sup>th</sup> grade University Preparatory School for Young Men in the former Sisters of St. Joseph Nazareth Hall School building; an action requiring Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 P.M. - 6:30 P.M.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

OCTOBER 18, 2010

**I. MEETING WITH STAFF**

- A presentation will be given by Gary Kirkmire, Director of Code Compliance and Inspections regarding code enforcement and follow up as it pertains to the decisions granted by the Planning Commission.

**II. Informational Meeting/Public Hearing**

<b>Case</b>	<b>1</b>	
<b>File Number:</b>	OMA-03-10-11	<b>INFORMATIONAL MEETING</b>
<b>Case Type:</b>	Official Map Amendment	
<b>Applicant:</b>	The Cabot Group	
<b>Address:</b>	Chippewa Street	
<b>Quadrant:</b>	SE	
<b>Section of Code:</b>	Chapter 76	
<b>Purpose:</b>	<b>To amend the Official Map of the City of Rochester by abandoning Chippewa Street between Mt. Read Blvd. and the City Rochester/Town of Greece municipal boundary; an action requiring City Planning Commission recommendation to City Council.</b>	
<b>SEQR:</b>	Type II	

<b>Case</b>	<b>2</b>	
<b>File Number:</b>	E-004-10-11	
<b>Case Type:</b>	Special Permit - Rehearing	
<b>Applicant:</b>	Reza Hourmanesh for J. Wright	
<b>Address:</b>	717 S. Plymouth Avenue	
<b>Zoning District:</b>	R-1 Low-Density Residential District	
<b>Quadrant:</b>	SW	
<b>Section of Code:</b>	120-191B(4)(c); 120-188O	
<b>Purpose:</b>	<b>Rehearing request to consider hours of operation from Monday-Thursday 7:00 AM to 1:00 AM and Friday-Sunday, 7:00 AM to 2:00 AM at the "Renaissance Café"; an action requiring City Planning Commission approval.</b>	
<b>SEQR:</b>	Type II	



**Case** 3  
**File Number:** E-014-10-11  
**Case Type:** Special Permit - Renewal  
**Applicant:** Louis Atkins, Genesee Scrap & Tin  
**Address:** 80 Steel Street  
**Zoning District:** M-1 Industrial District  
**Quadrant:** NW  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** **To continue a junkyard operation (Genesee Scrap & Tin); an action requiring City Planning Commission approval.**  
**SEQR:** **Type II**

**Case** 4  
**File Number:** E-015-10-11  
**Case Type:** Special Permit - Renewal  
**Applicant:** Christopher Joy, Southwedge Colony Bar & Grille  
**Address:** 503 South Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** **To continue offering live entertainment and outdoor seating (no music outdoors) until 2:00 AM at "Southwedge Colony Bar & Grille"; an action requiring City Planning Commission approval.**  
**SEQR:** **Type II**

**Case** 5  
**File Number:** E-016-10-11  
**Case Type:** Special Permit  
**Applicant:** Michael Baroody, Transcend Wireless for Clearwire  
**Address:** 615 University Avenue  
**Zoning District:** R-3 High-Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-143A(1); 120-143A(6)  
**Purpose:** **To install 3 (three) panel antennas and 1 (one) dish antenna on penthouse for Clearwire; an action requiring City Planning Commission approval.**  
**SEQR:** **Type II**

**City Planning Commission**  
**October 18, 2010**  
**Agenda**  
**Page 3**

**Case** **6**  
**File Number:** E-017-10-11  
**Case Type:** Special Permit  
**Applicant:** Scott Cresswell  
**Address:** 510 Monroe Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43K; 120-137  
**Purpose:** **To add live entertainment to an existing lounge Tuesday-Friday until 1:00 AM; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** E-018-10-11  
**Case Type:** Special Permit  
**Applicant:** Charles Lentine  
**Address:** 580 Jay Street  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To establish a grocery store with hours of operation from 7 AM to 11 PM; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **8**  
**File Number:** E-019-10-11  
**Case Type:** Special Permit  
**Applicant:** Sing Poon, K. C. Tea & Noodles  
**Address:** 373 S. Goodman Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43K  
**Purpose:** **To add live entertainment (bands and Tango lessons) at “K.C. Tea & Noodles” on Thursday, Friday and Saturday until 2:00 AM and Sunday until 12:00 AM; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 9**  
**File Number:** E-020-10-11  
**Case Type:** Special Permit  
**Applicant:** Stephen Gullace, Donovan Matthew  
**Address:** 161 Brunswick Street  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9E  
**Purpose:** **To construct a gymnasium to serve the Rochester Hebrew School at 759 Park Avenue; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 10**  
**File Number:** E-021-10-11  
**Case Type:** Special Permit  
**Applicant:** Paul Shur  
**Address:** 1096 Joseph Avenue  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** **To legalize commercial use of nonconforming property; an action requiring Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case 11**  
**File Number:** E-022-10-11  
**Case Type:** Special Permit  
**Applicant:** Geraldine Thomas Houston  
**Address:** 1105 Lake Avenue  
**Zoning District:** R-3 High-Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-27J; 120-140  
**Purpose:** **To establish a homeless residential facility; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

<b>Case</b>	<b>12</b>
<b>File Number:</b>	E-023-10-11
<b>Case Type:</b>	Special Permit
<b>Applicant:</b>	Brad Weaver
<b>Address:</b>	92 Halstead Street
<b>Zoning District:</b>	R-1 Low-Density Residential District
<b>Quadrant:</b>	SE
<b>Section of Code:</b>	120-9A; 120-131
<b>Purpose:</b>	<b>To construct a 22 space ancillary parking lot to serve RTG Dental Lab at 120 Halstead Street; an action requiring City Planning Commission approval.</b>
<b>SEQR:</b>	<b>Unlisted</b>
<b>Lead Agency:</b>	<b>City Planning Commission</b>

**CITY OF ROCHESTER  
30 CHURCH STREET**

**CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:00 PM - 6:30 PM  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A**

**NOVEMBER 15, 2010**

**I. MEETING WITH STAFF**

**II. Informational Meeting/Public Hearing**

**Case 1**  
**File Number:** OMA-03-10-11 **APPLICATION WITHDRAWN**  
**Case Type:** Official Map Amendment  
**Applicant:** The Cabot Group on behalf of Bob Johnson Chevrolet  
**Address:** Chippewa Street  
**Quadrant:** SE  
**Section of Code:** Chapter 76  
**Purpose:** **To amend the Official Map of the City of Rochester by abandoning Chippewa Street between Mt. Read Blvd. and the City of Rochester/Town of Greece municipal boundary; an action requiring City Planning Commission recommendation to City Council. (HELD from the October 18, 2010 meeting)**  
**SEQR:** Type II

**Case 2**  
**File Number:** E-020-10-11  
**Case Type:** Special Permit  
**Applicant:** Stephen Gullace, Donovan Matthews Co., on behalf of the Rochester Hebrew School  
**Address:** 161 Brunswick Street  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9E  
**Purpose:** **To construct a gymnasium to serve the Rochester Hebrew School at 759 Park Avenue; an action requiring City Planning Commission approval. (HELD from the October 18, 2010 meeting)**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case 3**  
**File Number:** E-022-10-11  
**Case Type:** Special Permit  
**Applicant:** Geraldine Thomas Houston  
**Address:** 1105 Lake Avenue  
**Zoning District:** R-3 High-Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-27J; 120-140  
**Purpose:** **To establish a homeless residential facility; an action requiring City Planning Commission approval. (POSTPONED from October 18, 2010 meeting)**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case 4**  
**File Number:** E-024-10-11  
**Case Type:** Special Permit  
**Applicant:** Richard Flynn, Wintonaire  
**Address:** 628 N. Winton Road  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-43K; 120-137  
**Purpose:** **To add live entertainment to the “Wintonaire” daily until 1:00 AM; an action requiring City Planning Commission approval.**  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**III Other:**

- To consider a Rehearing request for Special Permit #E-017-10-11 at 510 Monroe Avenue, to add live entertainment to the Rehab Lounge.

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM - 6:30 PM  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

DECEMBER 13, 2010

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

**Case** 1  
**File Number:** E-020-10-11  
**Case Type:** Special Permit  
**Applicant:** Stephen Gullace, Donovan Matthews Co., on behalf of the Rochester Hebrew School  
**Address:** 161 Brunswick Street  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-9E  
**Purpose:** To construct a gymnasium to serve the Rochester Hebrew School at 759 Park Avenue; an action requiring City Planning Commission approval. (POSTPONED from the November 15, 2010 meeting)  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 2 **POSTPONED UNTIL JANUARY 10, 2011**  
**File Number:** M-01-10-11 **INFORMATIONAL MEETING**  
**Case Type:** Zoning Map Amendment  
**Applicant:** Andrew Nohle, Meier Supply Co., Inc.  
**Address:** 442-444 & 446-448 Atlantic Avenue; 15 and 21 Greenleaf Street  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 442-444 and 446-448 Atlantic Avenue and 15 and 21 Greenleaf Street from R-2 Medium Density Residential to M-1 Industrial; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor

**Case** 3  
**File Number:** E-017-10-11  
**Case Type:** Special Permit - Rehearing  
**Applicant:** Scott Creswell, Rehab Lounge  
**Address:** 510 Monroe Avenue  
**Zoning District:** C-1 Community Center District  
**Quadrant:** SE  
**Section of Code:** 120-188O  
**Purpose:** Rehearing request to consider adding live entertainment at the "Rehab Lounge" on Monday and Tuesday from 7:00 p.m. to 12:00 a.m. and Wednesday-Friday 8:00 p.m. to 1:00 a.m.; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 4  
**File Number:** E-025-10-11  
**Case Type:** Special Permit  
**Applicant:** Cynthia Ross, Owner  
**Address:** 4 Fairview Heights  
**Zoning District:** R-1 Low-Density Residential District  
**Quadrant:** NW  
**Section of Code:** 120-9B; 120-132  
**Purpose:** To establish a bed and breakfast in a single family dwelling; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-026-10-11  
**Case Type:** Special Permit  
**Applicant:** Allison Mayer, The Living Room Café  
**Address:** 1114-1116 Monroe Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Quadrant:** SE  
**Section of Code:** 120-35I  
**Purpose:** To change the use from a take-out to a sit-down restaurant (The Living Room Café) and to review an alternative parking plan to meet the parking requirements associated with the request; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission



**City Planning Commission  
December 13, 2010  
Agenda  
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<b>Case</b>	<b>6</b>
<b>File Number:</b>	S-01-10-11
<b>Case Type:</b>	Subdivision
<b>Applicant:</b>	John Summers
<b>Address:</b>	116 W. Main Street
<b>Zoning District:</b>	CCD-M Center City District-Main Street/CCD-C Center City District-Cascade Canal District
<b>Quadrant:</b>	SW
<b>Section of Code:</b>	Chapter 128
<b>Purpose:</b>	<b>To subdivide the 1.5 acre parcel at 116 W. Main Street into 28 parcels for a 27-unit townhouse development; an action requiring City Planning Commission approval.</b>
<b>SEQR:</b>	<b>Type I</b>
<b>Lead Agency:</b>	<b>Director of Planning and Zoning</b>