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

Monday, January 14, 2013

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1 Informational Meeting

File Number: OMA-07-12-13

Case Type: Official Map Amendment Applicant: City of Rochester, DES

Address: N. River Street

Quadrant: NW

Section of Code: Chapter 76

Purpose: To abandon N. River Street extending between Portside Drive and

Corrigan Street, and to dedicate portions of two parcels (1000 N. River Street and 4752 Lake Avenue) as right-of-way in conjunction with the realignment of N. River Street to accommodate the port marina development; an action requiring City Planning Commission

recommendation to City Council.

SEQR: Completed

Case 2 Informational Meeting

File Number: M-03-12-13

Case Type: Zoning Map Amendment

Applicant: Michelle Sweetland, Ricole Property Management, LLC

Address: 1349, 1357-1359, 1365, 1375-1377, 1387, 1393-1399, 1405 Culver

Road and 1207-1219 Bay Street

Zoning District: R-1 Low Density Residential District

Quadrant: SE

Section of Code: 120-190C

Purpose: To amend the Zoning Map by rezoning the above eight properties from

R-1 Low Density Residential to R-1 Low Density Residential/Overlay Office (R-1/O-O); an action requiring City Planning Commission

recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

Case 3

File Number: E-025-12-13

Case Type: Special Permit - Renewal

Applicant: Donald Bush, Marshall Street Bar and Grill

Address: 81 Marshall Street

Zoning District: C-2 Community Center District

Quadrant: SE

Section of Code: 120-43K, 120-137

Purpose: To continue live entertainment at the Marshall Street Bar and Grill; an

action requiring City Planning Commission approval.

SEQR: Type 2

Case

File Number: E-026-12-13

Case Type: Special Permit - Renewal

Applicant: Geraldine Thomas, Serenity House

Property Address: 1105 Lake Avenue

Zoning District: R-3 High Density Residential District

Quadrant: NW

Section of Code: 120-27I, 120-140

Purpose: To continue the use of this building as a homeless residential facility for

women; an action requiring City Planning Commission approval.

SEQR: Type 2

Case 5

File Number: E-27-12-13
Case Type: Special Permit Applicant: Dwayne Ivery

Property Address: 1509 – 1511 E. Main Street

Zoning District: R-2/O-O Medium Density Residential District with Office Overlay

Quadrant: SE

Section of Code: 120-18N; 120-146.1

Purpose: To establish a take-out restaurant with hours of operation Monday-

Thursday 6:00 AM to 11:00 PM, Friday and Saturday 6:00 AM to 3:00 AM and Sunday 6:00 AM to 11:00 PM, on the first floor of this vacant nonconforming building; an action requiring Planning Commission

approval.

SEQR: Unlisted

Case 6

File Number: E-028-12-13
Case Type: Special Permit

Applicant: Marcus Luciano, J&M Collectibles

Property Address: 490 Monroe Avenue

Zoning District: C-2 Community Center District

Quadrant: SE

Section of Code: 120-43T; 120-146.1

Purpose: To establish a high-impact retail sales establishment in the form of a

collectibles and jewelry exchange business which requires a secondhand dealer's license; an action requiring City Planning

Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 7

File Number: E-029-12-13
Case Type: Special Permit

Applicant: Benjamin S. Vasquez, BSV Metal Finishers

Property Address: 750 St. Paul Street **Zoning District:** M-1 Industrial District

Quadrant: NE

Section of Code: 120-83N; 120-175

Purpose: To renew the previously approved towing business (Tow-Busters) and to

modify the previous conditions by extending the hours of operation for the outdoor vehicle storage from 10:00 PM to 24-hours; an action

requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 8

File Number: E-030-12-13
Case Type: Special Permit
Applicant: Rafael Minllety

Property Address: 2153 Clifford Avenue

Zoning District: R-1 Low Density Residential District

Quadrant: SE

Section of Code: 120-9G, 120-146.1

Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY,

with hours of operation from 6:00 AM to 9:00 PM, daily; an action

requiring City Planning Commission approval.

SEQR: Unlisted

Case 9

File Number: E-031-12-13
Case Type: Special Permit
Applicant: Taju Ahmed

Property Address: 335-337 Remington Street

Zoning District: R-1 Low Density Residential District

Quadrant: NE

Section of Code: 120-9G, 120-146.1

Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY,

with hours of operation from 6:00 AM to 9:00 PM, daily; an action

requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 10

File Number: E-032-12-13
Case Type: Special Permit

Applicant: Abdusamed Hussein 747 Joseph Avenue

Zoning District: R-2 Medium Density Residential District

Quadrant: NE

Section of Code: 120-18M, 120-146.1

Purpose: To establish a full-line food store with TOBACCO PRODUCTS ONLY,

with hours of operation from 6:00 AM to 9:00 PM, daily; an action

requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 11

File Number: E-033-12-13
Case Type: Special Permit
Applicant: Horace Parker

Property Address: 1160 N. Clinton Avenue

Zoning District: C-2 Community Center District

Quadrant: NE

Section of Code: 120-43T; 120-146.1

Purpose: To establish a high-impact convenience store offering for sale Beer,

Lotto and Tobacco products, with hours of operation from 6:00 AM to 1:00 AM Monday - Thursday, 6:00 AM to 2:00 AM Friday and Saturday, and 6:00 AM to 11:00 PM on Sunday; an action requiring City Planning

Commission approval.

SEQR: Unlisted

Case 12

File Number: E-34-12-13
Case Type: Special Permit
Applicant: Gregory Thompson

Property Address: 1534 N. Goodman Street

Zoning District: R-1 Low Density Residential District

Quadrant: SE

Section of Code: 120-9H; 120-146.1

Purpose: To establish a low-impact retail liquor store in this vacant, nonconforming

building with hours of operation from 11:00 AM to 9:00 PM Monday – Saturday, and 12:00 PM to 9:00 PM on Sunday; an action requiring City

Planning Commission approval.

SEQR: Unlisted