

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, June 17, 2013

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 **HELD FROM APRIL 22, 2013**  
**File Number:** E-047-12-13  
**Case Type:** Special Permit  
**Applicant:** Jeffrey Reddish, Jeremiah's  
**Property Address:** 16-18 and 30 Belmont Street  
**Zoning District:** R-2 Medium Density Residential District  
**Quadrant:** SE  
**Section of Code:** 120-18B, 120-131  
**Purpose:** To expand the existing rear yard parking lots at 1104, 1114 and 1120 Monroe Avenue, which are located in a C-1 District, by constructing additional parking at 16-18 and 30 Belmont Street for a total of 47 spaces to serve the commercial and residential uses on these five properties; an ancillary parking lot requiring City Planning Commission approval in this R-2 District.  
**SEQR:** Unlisted  
**Lead Agency:** Director of Planning and Zoning

**Case** 2  
**File Number:** E-058-12-13  
**Case Type:** Special Permit  
**Applicant:** Luis Rodriguez, Out of the Darkness  
**Property Address:** 169 St. Bridgets Drive  
**Zoning District:** Open Space  
**Quadrant:** NE  
**Section of Code:** 120-191B.(4)(c)  
**Purpose:** To establish a residential care facility for up to six women (and their children) transitioning from incarceration to independent living; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** **3**  
**File Number:** **E-059-12-13**  
**Case Type:** Special Permit  
**Applicant:** Mike Ryan, Rochester Gas & Electric  
**Property Address:** 1278 N. Goodman Street  
**Zoning District:** C-1 Neighborhood Center Commercial and M-1 Industrial District  
**Quadrant:** SE  
**Section of Code:** 120-35F, 120-83G  
**Purpose:** To expand RG&E substation #49 onto the adjacent property at 1400 N. Goodman Street by way of an easement for the purpose of replacing two existing transformers with two new transformers in the easement area; an action requiring City Planning Commission approval.

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

**Case** **4**  
**File Number:** **E-060-12-13**  
**Case Type:** Special Permit  
**Applicant:** Cindy Witt, Rochester Gas & Electric  
**Property Address:** 115 & 125 Hastings Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NW  
**Section of Code:** 120-43L  
**Purpose:** To expand RG&E substation #95 by installing a new transformer with an oil containment foundation; an action requiring City Planning Commission approval.

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

**Case** **5**  
**File Number:** **E-061-12-13**  
**Case Type:** Special Permit  
**Applicant:** Benjamin Brown, Remy's Bar  
**Property Address:** 1456 N. Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43K, 120-137  
**Purpose:** To add live entertainment to the existing bar, Remy's, in the form of DJ's and live bands; an action requiring City Planning Commission approval.

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

**Case** 6  
**File Number:** PDD #11 – CityGate  
**Case Type:** Zoning Map Amendment/Text Amendment  
**Applicant:** Anthony J. Costello & Son Development  
**Address:** 401 and 445 Westfall Road; 350, 422, 444, and 450 E. Henrietta Road  
**Zoning District:** PDD #11 - CityGate  
**Quadrant:** SE  
**Section of Code:** 120-190C  
**Purpose:** To amend the Development Concept Plan (DCP) for PDD #11 – CityGate to accommodate and facilitate the development of mixed residential, nonresidential and recreational uses on this 44 acre site which will include the construction of a 150,000 sq. foot commercial building; to amend the corresponding PDD #11 District Regulations; and to rezone the property at 445 Westfall Road from PDD #11 to R-3/O-B High Density Residential/Overlay Boutique; actions requiring City Planning Commission recommendation to City Council.

**SEQR:** Type 1  
**Lead Agency:** TBD

**Case** 7 **POSTPONED AT THE REQUEST OF THE APPLICANT**  
**File Number:** E-057-12-13  
**Case Type:** Special Permit  
**Applicant:** Robert Morgan, Morgan Management  
**Address:** 911-913 (aka 933) University Avenue  
**Zoning District:** PD #14 - George Eastman House  
**Quadrant:** SE  
**Section of Code:** PD #14 C.(1)  
**Purpose:** To construct a three and four story, 102 unit apartment building with indoor parking, in association with the overall redevelopment of the property which also includes the demolition of the Monroe Voiture clubhouse building and the proposed construction of a replacement two-story clubhouse building and accessory parking lot; a multifamily dwelling requiring City Planning Commission approval in PD #14.

**SEQR:** Type 1  
**Lead Agency:** Director of Planning and Zoning