## CITY OF ROCHESTER 30 CHURCH STREET

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

## **REVISED\***

## Monday, July 15, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 Informational Meeting

File Number: OMA-01-13-14

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

**Address:** 905, 925 South Avenue; 80-110 Manor Parkway

**Zoning District:** R-3 High Density Residential District

Quadrant: SE

Section of Code: Chapter 76

Purpose: To amend the Official Map of the City of Rochester by dedicating an

additional 4' strip of land as right-of-way along the north and south side of Manor Parkway at its east end, thereby increasing the width to 58' to allow for the reconstruction of Manor Parkway; an action requiring City

Planning Commission recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

Case 2 Informational Meeting

File Number: M-01-13-14

Case Type: Zoning Map Amendment

Applicant: Scott Chapman, 65 Arthur St. LLC Address: 1483 and 1487 N. Clinton Avenue C-2 Community Center District

Quadrant: NE

Section of Code: 120-190C

**Purpose:** To amend the Zoning Map by rezoning 1483 and 1487 N. Clinton

Avenue from C-2 (Community Center District) to M-1 (Industrial District); an action requiring City Planning Commission recommendation to City

Council.

SEQR: Unlisted Lead Agency: Mayor

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Case 3 Informational Meeting

File Number: M-02-13-14

Case Type: Zoning Map Amendment

**Applicant:** John Loiacono, Concord Electric

**Address:** 705, 707-711 Maple Street; 199, 205, 209-221, 225, 233 Ames Street

**Zoning District:** C-1 Neighborhood Center District

Quadrant: SW

Section of Code: 120-190C

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

C-1 (Neighborhood Center District) to M-1 (Industrial District); an action

requiring City Planning Commission recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

Case \* POSTPONED AT THE REQUEST File Number: M-03-13-14 OF THE APPLICANT

Case Type: Zoning Map Amendment

**Applicant:** Robert Morgan, 550 East Ave, LLC **Address:** 546 East Avenue and 7 Strathallan Park

**Zoning District:** R-3/O-O (High Density Residential with Office Overlay) and R-3 (High

**Density Residential)** 

Quadrant: SE

Section of Code: 120-190C

**Purpose:** To amend the Zoning Map by rezoning 546 East Avenue from R-3/O-O

(High Density Residential with Overlay Office) to R-3/O-B (High Density Residential with Overlay Boutique) and 7 Strathallan Park from R-3 (High Density Residential) to R-3/O-B (High Density Residential with Overlay Boutique); an action requiring City Planning Commission

recommendation to City Council.

SEQR: Unlisted Lead Agency: Mayor

Case 5 *HELD FROM JUNE 17, 2013* 

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

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Case 6

File Number: E-001-13-14
Case Type: Special Permit

**Applicant:** Chuck Peperak, McDonald's USA, LLC

**Property Address:** 275 Upper Falls Blvd

**Zoning District**: C-2 Community Center District

Quadrant: NE

Section of Code: 120-43G

Purpose: To modify a previously approved single lane drive-thru McDonald's

Restaurant by converting it to a side-by-side, double lane drive-thru

operation; an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: Director of Planning and Zoning

Case 7

File Number: E-002-13-14
Case Type: Special Permit

**Applicant:** Tim Dickinson, Power & Construction Group, Inc.

**Property Address:** 860 Maple Street **Zoning District:** M-1 Industrial District

Quadrant: SW

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

**Purpose:** To establish outdoor storage of electrical construction materials

accessory to an electric utility contractor business, Power & Construction

Group, Inc.; an action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission

Case 8

File Number: E-003-13-14
Case Type: Special Permit

**Applicant:** Jay Jaskiewicz, Upstate Farms

**Property Address:** 42 Fulton Avenue

**Zoning District:** R-1 Low Density Residential District

Quadrant: NW

**Section of Code:** 120-9A; 120-131

**Purpose:** To construct a 10 space ancillary parking lot at 42 Fulton Avenue to

serve the employees of Upstate Farms located at 45 Fulton Avenue; an

action requiring City Planning Commission approval.

SEQR: Unlisted

Lead Agency: City Planning Commission