

CITY OF ROCHESTER
30 CHURCH STREET

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

**** REVISED**

Monday, November 18, 2013

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	<i>Informational Meeting</i>
File Number:	T-01-13-14/ M-06-13-14	
Case Type:	Zoning Text Amendment and Zoning Map Amendment	
Applicant:	City Planning Commission	
Address:	75 Properties within the Area bounded by University Avenue, Carpenter Alley, Gibbs Street and Grove Street	
Zoning District:	Center City District - Grove Place (CCD-G), and Center City District – Main Street (CCD-M)	
Quadrant:	SW	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Text by adding Center City District – Grove Place Residential (CCD-GR) regulations to Chapter 120, the Zoning Code, and to rezone 74 of the above 75 properties from CCD-G to CCD-GR, and one property from CCD-M to CCD-GR; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Unlisted	
Lead Agency:	Mayor's Office	

Case	2	
File Number:	E-018-13-14	
Case Type:	Special Permit	
Applicant:	Christopher Williams	
Address:	1348 Culver Road	
Zoning District:	C-2 Community Center District	
Quadrant:	SE	
Section of Code:	120-43C	
Purpose:	To establish an amusement center with six video gaming stations for up to 24 players in this vacant commercial space; an action requiring City Planning Commission approval.	
SEQR:	Unlisted	
Lead Agency:	City Planning Commission	

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Case **3**
File Number: **E-019-13-14**
Case Type: Special Permit
Applicant: Avram Berman
Address: 435 Westfall Road
Zoning District: R-3/O-B High Density Residential District with Boutique Overlay
Quadrant: SE
Section of Code: 120-106C
Purpose: To establish a bar/restaurant exceeding 650 sq. ft. of floor area in a vacant barn building, including accessory outdoor seating and assembly, (live entertainment is not permitted); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-020-13-14**
Case Type: Special Permit
Applicant: Kerri Vaughn, Tango Café and Dance Studio
Address: 389 Gregory Street
Zoning District: C-2 Community Center District
Quadrant: SE
Section of Code: 120-43K, 120-137
Purpose: To expand the Tango Café and Dance Studio into the second floor apartment on the east side of the building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5 **** **WITHDRAWN BY APPLICANT**
File Number: **E-021-13-14**
Case Type: Special Permit
Applicant: Revenda McKnight
Address: 1119 Joseph Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9C, 120-135
Purpose: To establish a NYS licensed daycare center for approximately 35 children ages 6 weeks to 13 years old in a former office building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case 6
File Number: E-022-13-14
Case Type: Special Permit
Applicant: Rita C. Gaither, Pearl Ministries
Address: 51 Springfield Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Section of Code: 120-9F, 120-146
Purpose: To establish a residential care facility in a former convent for up to 14 male high school students, ages 15-20, who are at risk of dropping out of high school; an action requiring Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 7 ** **WITHDRAWN BY STAFF**
File Number: E-023-13-14 **NO SPECIAL PERMIT REQUIRED**
Case Type: Special Permit
Applicant: Tiffany S. Gaither, Pearl Ministries
Address: 1009 St. Paul Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Section of Code: 120-9C, 120-135
Purpose: To establish a NYS licensed daycare center for approximately 16 children ages 6 weeks to 13 years old in a former group home; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission