

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, December 16, 2013

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** E-022-13-14 **ADJOURNED FROM NOVEMBER 18, 2013**  
**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 require a stable living environment to finish high school\**; an action requiring Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 2  
**File Number:** E-024-13-14  
**Case Type:** Special Permit  
**Applicant:** Reza Hourmanesh, GRH Architecture and Construction  
**Address:** 1275 E. Main Street  
**Zoning District:** R-2/O-O Medium Density Residential District with Office Overlay  
**Quadrant:** SE  
**Section of Code:** 120-18M, 120-146.1  
**Purpose:** To establish a full line food store with a take-out food component in a nonconforming building, offering for sale tobacco products only, with hours of operation from 6:00AM to 12:00AM daily; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

\* description amended at the request of the applicant based on the testimony presented.

**City Planning Commission  
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**Case** **3**  
**File Number:** **E-025-13-14**  
**Case Type:** Special Permit  
**Applicant:** Nidia Santiago, 809 Sports Bar  
**Address:** 150 E. Ridge Road  
**Zoning District:** C-2 Community Center District  
**Quadrant:** NE  
**Section of Code:** 120-43K, 120-137  
**Purpose:** To add live entertainment to an existing bar in the form of DJ's and dancing; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-026-13-14**  
**Case Type:** Special Permit  
**Applicant:** James and Yvette Brown, Bundle of Joy Daycare  
**Address:** 464 - 480 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9C, 120-135  
**Purpose:** To construct a one story, 4,720 sq. ft. day care center for approximately 40 children; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5**  
**File Number:** **E-027-13-14**  
**Case Type:** Special Permit  
**Applicant:** Bryan Hickman, E3 Rochester, Inc.  
**Address:** 8-14, 11, 13, & 18 Mark Street; 16 Reed Park, & 540 Hudson Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** NE  
**Section of Code:** 120-9D  
**Purpose:** To establish the PUC Achieve Charter School Mark Street Campus for Grades 5-8 with a maximum occupancy of 500 students in the former St. Bridget's Church building, and to approve the ancillary parking associated with the proposed redevelopment; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**