

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

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

MONDAY, JANUARY 25, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1 *Held from December 21, 2015*
File Number: T-02-15-16 *Informational Meeting*
Case Type: Text Amendments
Applicant: City Planning Commission
Zoning District: Citywide
Section of Code: 120-177M; 120-202; 120-208
Purpose: To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.
SEQR: Type I
Lead Agency: Mayor's Office

Case 2 *Informational Meeting*
File Number: M-03-15-16
Case Type: Zoning Map Amendment
Applicant: Delta Sonic Car Wash
Address: 700, 710, 712, 722, 732-734 East Main Street, 138, 140, 140.5, 142, 144, 146, 148 150-152 North Union Street, 21 Kenilworth Terrace
Zoning District: MHURD/CCD-M, MHURD/R-2
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the properties at 700, 710, 712, 722, 732-734 East Main Street from Marketview Heights Urban Renewal District/ Center City District – Main Street to Marketview Heights Urban Renewal District/C-2 Community Center District, 138, 140, 140.5, 142, 144, 146, 148 150-152 North Union Street from Marketview Heights Urban Renewal District/R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District and 21 Kenilworth from R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District; an action requiring City Planning Commission recommendation to City Council.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case **3** *Adjourned from the*
File Number: **E-022-15-16** *November 16, 2015 hearing*
Case Type: Special Permit
Applicant: Lisa Reed
Address: 532 Upper Falls Boulevard, 528 Upper Falls Boulevard, 3 and 5 Henry Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(c), 120-9A
Purpose: To re-establish a bar/restaurant in the commercial space on the first floor of this mixed-use building located at 532 Upper Falls Boulevard and to develop an ancillary parking lot located at 528 Upper Falls Boulevard, 3 and 5 Henry Street to serve the proposed bar/restaurant; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-029-15-16**
Case Type: Special Permit
Applicant: Dan Green
Address: 110 and 116 Field Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9A, 120-131
Purpose: To establish an ancillary parking lot to serve the residential uses at 110, 114 and 116 Field Street; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case **5**
File Number: **E-030-15-16**
Case Type: Special Permit
Applicant: Paul Marciano
Address: 1 Alonzo Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-9G, 120-146.1
Purpose: To establish a low-impact take-out restaurant with hours of operation 11:00AM to 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 6
File Number: E-031-15-16
Case Type: Special Permit
Applicant: Josie Sheppard, Chickenhead LLC
Address: 1489 North Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (26)]**

Case 7
File Number: E-032-15-16
Case Type: Special Permit
Applicant: Nasir Ahmad, Vanessa Mini Mart
Address: 1505 Lake Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T, 120-146.1
Purpose: To establish a high-impact retail store with hours of operation 9:00AM to 7:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case 8
File Number: E-033-15-16
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 139 Westminster Road (R-2), 118 Berkeley Street (R-3), 676 South Avenue (C-2)
Zoning District: R-2 Medium Density Residential District, R-3 High Density Residential District, C-2 Community Center District
Section of Code: 120-143 A(1)
Purpose: To install 'micro cell' wireless telecommunications facilities on the rooftops of existing buildings; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

III. OTHER BUSINESS

None