

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, MARCH 21, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **M-04-15-16** **WITHDRAWN**
Case Type: Zoning Map Amendment
Applicant: Rev. Jose Marrero, Pentecostal Holiness Church
Address: 127 Flower Street
Zoning District: R-1 Low Density Residential District
Section of Code: 120-190C
Purpose: To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to facilitate the expansion of the parking lot for the church located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue); an action requiring City Planning Commission recommendation to City Council.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case 2 **No Action Vote at the**
File Number: **E-034-15-16** **February 22, 2015 Hearing**
Case Type: Special Permit
Applicant: Abigail Hayes
Address: 1581 Dewey Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43T, 120-146.1
Purpose: To establish a high-impact secondhand jewelry store, operating between the hours of 10:00AM and 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.
SEQR: **Completed February 22, 2016**

Case 3
File Number: E-036-15-16
Case Type: Special Permit
Applicant: Jerry Testa, Testa Construction, Inc.
Address: 1302 Lake Avenue
Zoning District: R-3 High Density Residential District
Section of Code: 120-27F
Purpose: To establish a career and technical education center for the adjacent charter school (University Preparatory School for Young Men); an action requiring City Planning Commission approval.
SEQR: **Completed February 22, 2016**

*Held from the
February 22, 2016 Hearing*

Case 4
File Number: E-037-15-16
Case Type: Special Permit
Applicant: James A. Boglioli, Esq. on behalf of Delta Sonic Carwash Systems, Inc.
Address: 718 East Main Street, et al.
Zoning District: C-2 Community Center District / Marketview Heights Urban Renewal District
Section of Code: 120-43R, 120-154, 120-43T, 120-146.1
Purpose: To expand the existing Delta Sonic vehicle service operation and associated high-impact retail store; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case 5
File Number: E-038-15-16
Case Type: Special Permit
Applicant: Dan Nothnagle, Three Heads Brewing
Address: 186 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83A(9), 120-137
Purpose: To establish live entertainment in an existing tasting room consisting of jazz, rock and bluegrass bands, between the hours of 6:00PM and 12:00AM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-039-15-16**
Case Type: Special Permit
Applicant: Yewbnesh kebede, Addis-Ababa Restaurant
Address: 752 South Goodman Street
Zoning District: C-1 Neighborhood Center District
Section of Code: 120-173E(3)
Purpose: To consider an Alternative Parking Plan for seven parking spaces for a proposed sit-down restaurant; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (27)]**

Case **7**
File Number: **E-040-15-16**
Case Type: Special Permit
Applicant: Abdul Musa, Fatboy Supermart, Inc.
Address: 1275 East Main Street
Zoning District: R-2 Medium Density Residential District / Overlay-Office District
Section of Code: 120-18M, 120-146.1
Purpose: To establish a Full-Line Food Store, operating between the hours of 6:00AM and 9:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-041-15-15**
Case Type: Special Permit
Applicant: Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless
Address: 815 South Clinton Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-143 A(2)
Purpose: To install a 'micro cell' wireless telecommunications facility on the rooftop of this commercial building; an action requiring City Planning Commission approval.
SEQR: **Type II [Ch. 48 (25)]**

Case 9
File Number: E-042-15-16
Case Type: Special Permit
Applicant: Tom Beaman, California Rollin II Express
Address: 691 Park Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-173E(3)
Purpose: To consider an Alternative Parking Plan for eight parking spaces for the proposed sit-down restaurant; an action requiring City Planning Commission approval.
SEQR: Type II [Ch. 48 (27)]

III. OTHER BUSINESS

None