

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

**\*REVISED**

**MONDAY, MAY 16, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** **M-06-15-16**  
**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 combine with the existing church property 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:** **Mayor's Office**

**Case** 2  
**File Number:** **E-049-15-16**  
**Case Type:** Special Permit  
**Applicant:** Marybeth and Al Giglio, Harry G's NY Deli and Cafe  
**Address:** 676-680 South Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43K, 120-173E  
**Purpose:** To establish live entertainment in the existing bar/restaurant and to consider an Alternative Parking Plan to address the 17 space parking deficit created by the addition of live entertainment; an action requiring City Planning Commission approval.

**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

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**Case** **3**  
**File Number:** **E-050-15-16**  
**Case Type:** Special Permit  
**Applicant:** Jose A. Fontanez  
**Address:** 176 Child Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To reestablish a vehicle repair operation with hours of operation between 9:00AM and 6:00PM, Monday through Saturday; an action requiring City Planning Commission approval.  
**SEQR:** **Completed January 27, 2016**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **4**  
**File Number:** **E-051-15-16**  
**Case Type:** Special Permit  
**Applicant:** Bhim Biswa, Bhim Jewelry and Repair House  
**Address:** 695 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-146.1  
**Purpose:** To add secondhand jewelry to an existing jewelry store, thereby creating a high-impact retail operation; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-052-15-16**  
**Case Type:** Special Permit  
**Applicant:** Yvette Brown  
**Address:** 27 Reed Park  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9F, 120-146  
**Purpose:** To establish a residential care facility for a maximum of seven young women; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

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**Case** **6**  
**File Number:** **E-053-15-16**  
**Case Type:** Special Permit  
**Applicant:** William O'Dell, Romig's Tavern  
**Address:** 18 Bennington Drive  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43B  
**Purpose:** To establish an accessory outdoor seating/assembly area for the existing bar/restaurant with the outdoor area operating until 2:00AM, daily; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-054-15-16**  
**Case Type:** Special Permit  
**Applicant:** Solar Liberty Energy Systems, Inc.  
**Address:** 1655 Lexington Avenue  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83R, 120-148.2  
**Purpose:** To install a ballasted, ground-mounted solar array on a decommissioned landfill; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **8**  
**File Number:** **E-055-15-16**  
**Case Type:** Special Permit  
**Applicant:** Dwayne Lanzillo  
**Address:** 629 Oak Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43I, 120-173E(3)  
**Purpose:** To establish a private motorcycle club and to consider an Alternative Parking Plan for the 34 parking spaces required to establish the private club; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **9**  
**File Number:** **E-056-15-16**  
**Case Type:** Special Permit  
**Applicant:** Sister Grace Miller, House of Mercy  
**Address:** 285 Ormond Street  
**Zoning District:** M-1 Industrial  
**Section of Code:** 120-83D, 120-141  
**Purpose:** To expand the previously approved homeless shelter in a former manufacturing building; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **10**  
**File Number:** **E-057-15-16**  
**Case Type:** Special Permit  
**Applicant:** 10 Gold Street Properties, LLC  
**Address:** 16, 24 Gold Street and 17 Langslow Street  
**Zoning District:** **R-1 Low Density Residential District**  
**Section of Code:** 120-9A, 120-131  
**Purpose:** To develop a 47 space ancillary parking lot to serve the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue; an action requiring City Planning Commission approval.  
**SEQR:** **Completed April 11, 2016**  
**Lead Agency:** **Director of Planning and Zoning**

### III. OTHER BUSINESS

None