

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, JUNE 13, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** OMA-04-15-16 *Informational Meeting*  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 315, 321-331, 343, 354, 368-370, 373-375, 374-376, and 380 Driving Park Avenue, and 875, 877 and 881 Dewey Avenue  
**Zoning District:** R-1 Low Density Residential District, Dewey Driving Park Urban Renewal District-South  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by dedicating 315, 321-331, 343, 354, 368-370, 373-375, 374-376, and 380 Driving Park, and 875, 877 and 881 Dewey Avenue for right-of-way purposes for the realignment of Dewey Avenue and Driving Park Avenue ; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 2  
**File Number:** M-07-15-16 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Joseph Santacroce, Northeast Property Management  
**Address:** 90 St. John's Park  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the property at 90 St. John's Park from R-1 Low Density Residential District to H-V Harbortown Village District; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**City Planning Commission**  
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**Case** **3**  
**File Number:** **E-058-15-16**  
**Case Type:** Special Permit  
**Applicant:** Jorge C. Hernandez and Ofelia Ferrer  
**Address:** 1269 North Clinton Avenue  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9G, 120-146.1  
**Purpose:** To establish a low-impact grocery store with takeout, operating Monday through Saturday between 9:00AM and 7:00PM; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **4**  
**File Number:** **E-059-15-16**  
**Case Type:** Special Permit  
**Applicant:** Kimberly Russell, Home Leasing  
**Address:** 1307-1337 East Main Street  
**Zoning District:** R-2 Medium Density Residential District  
**Section of Code:** 120-18H ~~120-20, 120-166~~  
**Purpose:** **To construct a three-story, 50-unit apartment building in conjunction with conversion of an existing office building into 26 apartments with support offices and a small café; and the development of a parking lot; an action requiring City Planning Commission approval.**  
**SEQR:** **Unlisted**  
**Lead Agency:** **Director of Planning and Zoning**

**Case** **5**  
**File Number:** **E-060-15-16**  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 228 South Avenue  
**Zoning District:** CCD-R Center City District-Riverfront District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline; an action requiring City Planning Commission approval.  
**SEQR:** **Type II [Ch. 48 (25)]**

**Case** 6  
**File Number:** E-061-15-16  
**Case Type:** Special Permit  
**Applicant:** Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless  
**Address:** 853-855 Meigs Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-143A(1)(a)  
**Purpose:** To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (25)]

**Case** 7  
**File Number:** E-062-15-16  
**Case Type:** Special Permit  
**Applicant:** Sharif Mhiji, Grape and Orange Minimart  
**Address:** 111 Orange Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-9G  
**Purpose:** To establish a low-impact grocery 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-063-15-16  
**Case Type:** Special Permit  
**Applicant:** Brian Van Etten, The Playhouse // Swillburger  
**Address:** 830 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-177K  
**Purpose:** To establish an Alternative Sign Program for 'The Playhouse // Swillburger,' a restaurant and amusement center; an action requiring City Planning Commission approval.  
**SEQR:** Type II [Ch. 48 (26)]

**III. OTHER BUSINESS**

None