

CITY OF ROCHESTER  
30 CHURCH STREET

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

**\*REVISED**

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

**MONDAY, AUGUST 8, 2016**

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1 ***Held from July 11, 2016***  
**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:** OMA-01-16-17  
**Case Type:** Official Map Amendment  
**Applicant:** City of Rochester, City Engineer  
**Address:** 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive  
**Zoning District:** PD #10 University of Rochester City Campus, C-V Collegetown Village District, O-S Open Space  
**Section of Code:** Chapter 76  
**Purpose:** To amend the Official Map of the City of Rochester by acquiring by permanent easement for street improvement purposes as part of the Elmwood Avenue Cycle Track Project the following parcels or portions thereof; 250 Elmwood Avenue, 400 Elmwood Avenue, 420 Elmwood Avenue, 430 Elmwood Avenue, 490 Elmwood Avenue, 645/655 Elmwood Avenue, 665 Elmwood Avenue 1133 Mt. Hope Avenue, 1305-1355 Mt. Hope Avenue, 110-170 Crittenden Blvd., 30 Celebration Drive; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type II

**Case** 3  
**File Number:** M-02-16-17 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Mark Fuller, DePaul Properties  
**Address:** 396, 402, 404-408 Hudson Avenue, 101, 111, 121, 127, 168-172 Merrimac Street, 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street, 8 Frederick Street  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 396, 402, 404-408 Hudson Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District; and 101, 111, 121, 127, 168-172 Merrimac Street and 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59 and 75 Cleveland Street and 8 Frederick Street from R-1 Low Density Residential District to R-3 High Density Residential District to facilitate the development of multi-family housing and ancillary parking for a DePaul project; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Type I  
**Lead Agency:** Director of Planning and Zoning

**Case** 4  
**File Number:** M-03-16-17 *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** City Planning Commission  
**Address:** 128, 131, 135, 145, 151, 153, 168-172 Merrimac Street, 19, 62, 68, 72, 75, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street, 8-Frederick-Street  
**Zoning District:** R-1 Low Density Residential District, C-1 Neighborhood Center District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the properties at 128 Merrimac Street and 15 Wadsworth Street from R-1 Low Density Residential District to M-1 Industrial District; and 19, 62, 68, 72, 75, 78, 84, and 90 Cleveland Street, 15, 17, 19, 21, 23, 23.5, 25, 27, 29, 30, 31, 33 Wadsworth Street, 131, 135, 145, 151, 153, 168-172 Merrimac Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North Street, 8-Frederick-Street from R-1 Low Density Residential District to R-3 High Density Residential District to prepare these properties, many of which are city owned, for the possibility of future development; actions requiring City Planning Commission recommendation to City Council.  
**SEQR:** Unlisted  
**Lead Agency:** Mayor's Office

**Case** **5**  
**File Number:** **M-04-16-17** *Informational Meeting*  
**Case Type:** Zoning Map Amendment  
**Applicant:** Christopher Brett  
**Address:** 1009-1011 Jay Street  
**Zoning District:** R-1 Low Density Residential District  
**Section of Code:** 120-190C  
**Purpose:** To amend the Zoning Map by rezoning the vacant property at 1009-1011 Jay Street from R-1 Low Density Residential District to M-1 Industrial District to facilitate the development of a self-storage facility; an action requiring City Planning Commission recommendation to City Council.  
**SEQR:** **Unlisted**  
**Lead Agency:** **Mayor's Office**

**Case** **6**  
**File Number:** **E-005-16-17**  
**Case Type:** Special Permit  
**Applicant:** Mike Gebre  
**Address:** 815-819 South Clinton Avenue  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-173E(3)  
**Purpose:** To consider an alternative parking plan for 16 parking spaces for the proposed restaurant and gift shop; an action requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **7**  
**File Number:** **E-006-16-17**  
**Case Type:** Special Permit  
**Applicant:** Eugenio Maria de Hostos Charter School, DiMarco Constructors  
**Address:** 27 Zimbrich Street, 44 Zimbrich Street  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D, 120-131  
**Purpose:** To establish a charter school in a former school building at 27 Zimbrich Street for grades 2-12 with 400 students initially, and by 2020 for grades K-9 with a total of 750 students; and to legalize the 69 space ancillary parking lot at 44 Zimbrich Street historically associated with the school building; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** 8  
**File Number:** E-007-16-17  
**Case Type:** Special Permit  
**Applicant:** True North St. Jacob Street, LLC, Uncommon Schools  
**Address:** 85 St. Jacob Street **and 75-77 Carter Street**  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-9D, **120-131**  
**Purpose:** To establish a charter school in a former school building **at 85 St Jacob Street** with a total of 490 students in grades K-4 **and to legalize a 9 space ancillary parking lot at 75-77 Carter Street historically associated with the school building**; an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

### III. OTHER BUSINESS

None