

**City Planning Commission Minutes
August 8, 2016**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Rehearing Request/ E-059-15-16</u> 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.</p>	1307-1337 East Main Street	4-1-0	Denied
<p><u>Case 1/T-02-15-16</u> 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.</p>	Citywide	On Hold Pending Additional Research	
<p><u>Case 2/OMA-01-16-17</u> 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</p>	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	6-0-0	Recommend Approval
<p><u>Case 3/M-02-16-17</u> 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.</p>	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	5-0-0*	Recommend Approval on Condition
<p><u>Case 4/M-03-16-17</u> 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, 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 Merrimac Street, 144, 148, 156, 160, 164 Gilmore Street, 745, 755, 759, 763, 769 North 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.</p>	128, 131, 135, 145, 151, 152 Merrimac Street, 19, 62, 68, 72, 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	6-0-0	Recommend Approval on Condition

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Case 5/ M-04-16-17 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.	1009-1011 Jay Street	6-0-0	Recommend Approval
Case 6/E-005-16-17 To consider an alternative parking plan for 16 parking spaces for the proposed restaurant and gift shop	815-819 South Clinton Avenue	Postponed until the September 12, 2016 Hearing at the Request of the Applicant	
Case 7/E-006-16-17 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	27 and 44 Zimbrich Street	6-0-0	Approved
Case 8/E-007-16-17 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	85 St. Jacob Street and 75-77 Carter Street	6-0-0	Approved

Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan, Bruce, Mayer, Gaudioso
Absent: Marlin

***Commissioner Rebholz recused himself**

CONDITIONS:

Case 3/M-02-16-17

Recommend approval on condition that all properties be rezoned to R-2 Medium Density Residential District.

Case 4/M-03-16-17

Recommend approval on condition that those properties proposed to be rezoned to R-3 High Density Residential District are rezoned to R-2 Medium Density Residential District.

DISTRIBUTION:

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NBD Commissioner's Office
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