

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, NOVEMBER 14, 2016

I. MEETING WITH STAFF

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case 1
File Number: **OMA-03-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Dowling Place
Zoning District: CCD-R Center City District - River
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning Dowling Place; an action requiring City Planning Commission recommendation to City Council.

Case 2
File Number: **OMA-04-16-17** *Informational Meeting*
Case Type: Official Map Amendment
Applicant: City of Rochester, City Engineer
Address: Lundy's Lane
Zoning District: CCD-B Center City District- Base / M-1 Industrial District
Section of Code: Chapter 76
Purpose: To amend the Official Map of the City of Rochester by abandoning Lundy's Lane; an action requiring City Planning Commission recommendation to City Council.

Case 3
File Number: **S-01-16-17**
Case Type: Subdivision
Applicant: Charlotte Square Homes, LLC
Address: 80 Charlotte Street
Zoning District: CCD-E Center City District - East End
Section of Code: Chapter 128
Purpose: To subdivide one parcel into 11 parcels to facilitate the development of townhomes on Charlotte Street; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

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Case **4**
File Number: **E-015-16-17**
Case Type: Special Permit
Applicant: Solomon T. Alemu, South Wedge Hots and Subs
Address: 492 Monroe Avenue
Zoning District: C-2 Community Center District
Section of Code: 120-43A
Purpose: To extend the hours of operation for this take-out restaurant from 2:00AM to 3:00AM on Fridays and Saturdays; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-016-16-17**
Case Type: Special Permit
Applicant: Jose Navedo, Roc City Cafe
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential District
Section of Code: 120-191B(4)(C)
Purpose: To establish a restaurant in this vacant nonconforming commercial building with hours of operation between 5:00AM and 5:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **6**
File Number: **E-017-16-17**
Case Type: Special Permit
Applicant: Ridge Seneca Plaza, LLC
Address: 303 East Ridge Road
Zoning District: C-2 Community Center District
Section of Code: 120-43T
Purpose: To establish a secondhand dealer in an existing commercial plaza operating between the hours of 8:00AM and 11:00PM, daily; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

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Case 7
File Number: E-018-16-17
Case Type: Special Permit
Applicant: Ben Kulikowski, Tryon City Tavern
Address: 2278 East Main Street
Zoning District: C-2 Community Center District
Section of Code: 120-43K
Purpose: To establish live entertainment in this existing bar/restaurant; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 8
File Number: E-019-16-17
Case Type: Special Permit
Applicant: Francisco Andrade, Rochester Gas and Electric
Address: 1278 North Goodman Street, 1400 North Goodman Street
Zoning District: C-1 Neighborhood Center District, M-1 Industrial District
Section of Code: 120-35F, 120-83G
Purpose: To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 9
File Number: E-020-16-17
Case Type: Special Permit
Applicant: Hassan Robinson, Fountain of Youth Fitness, LLC
Address: 472 Atlantic Avenue
Zoning District: M-1 Industrial District
Section of Code: 120-83A(7), 120-173E(3)
Purpose: To establish a health club in a portion of this former manufacturing building, subject to a marketability analysis, and to consider an Alternative Parking Plan to address the 12 space parking requirement for the proposed use; actions requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

Case 10
File Number: E-021-16-17
Case Type: Special Permit
Applicant: Mark Fuller, DePaul Properties, Inc.
Address: 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street
Zoning District: R-1 Low Density Residential District, R-3 High Density Residential District
Section of Code: 120-9A, 120-27B, 120-131, 120-173E(2)(b)
Purpose: To establish ancillary parking lots at 168-172 Merrimac Street, 75 Cleveland Street, and 8 Frederick Street to serve the proposed two multifamily dwellings with a total of 150 residential units and to consider an Alternative Parking Plan to address the 34 space deficiency for the proposed multifamily dwellings; an action requiring City Planning Commission approval.
SEQR: Type I
Lead Agency: Director of Planning and Zoning

III. OTHER BUSINESS

None