



**CITY PLANNING COMMISSION
STAFF REPORT
December 12, 2016**

Special Permit - Renewal

Case #1:

Staff Reviewer: Jill Wiedrick

File Number: E-022-16-17

Case Type: Special Permit - Renewal

Applicant: Waleed Almansoob, Express Community Food

Address: 743 S. Plymouth Avenue

Zoning District: R-1 Low Density Residential District

Section of Code: 120-191B(4)(C)

Request: To continue operation of this grocery store Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM; an action requiring City Planning Commission approval.

Analysis:

The subject property is a one-story commercial structure located at the southwest corner of S. Plymouth and Columbia Avenues. The applicant would like to continue operating a grocery store in this storefront with the following hours of operation: Monday – Saturday 7:00 AM to 9:00 PM; Sunday 7:00 AM to 7:00 PM.

This store was granted a temporary Special Permit in 2015 to operate what was previously defined as a full-line food store. The use was approved for one year on condition that:

- 1) The applicant shall install additional lighting on the building to illuminate the property.
- 2) The applicant shall place trash receptacles on the property to ensure that patrons have a location on site to dispose of refuse.
- 3) The applicant shall install additional cameras on the property to ensure the safety of patrons.

Please note that the Zoning Code no longer regulates what can be sold in retail stores. Therefore, this Special Permit renewal shall be evaluated as a retail store located in a residential district.

Please see the attached call for service from June 2015 until November 2016.

743 S. Plymouth Avenue
E-022-16-17
Page 2

Site Plan and Environmental Review:

Site Plan Review is not required for this proposal. The proposed action is a Type II [6 CRR-NY 617.5 (26)].

Applicant's statement concerning how request conforms to Special Permit Standards:

See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 743 S Plymouth Ave. #

2. APPLICANT: Waleed Almansoub COMPANY NAME: _____

ADDRESS: Plymouth Express Community Food CITY: Rochester ZIP CODE: 14608

PHONE: 585-752-0728 FAX: _____

E-MAIL ADDRESS Waleda26@yahoo.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: R-1 Low Density Residential

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

A Full-liner food store with hours of operation Monday through Saturday
7:00 Am to 9:00 Pm, Sunday 7:00 Am to 7:00 Pm.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) Completed

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Waleed DATE: 11-20-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

Rightfully all what has been agreed about has been put into action
in the correct form.

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

The building will be highly maintained and supervised in order to satisfy
both the city and neighborhood ~~accommodations~~ accommodations.
the

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

Any plans or future co-ownership will have to come through a consensus
with the city and neighborhood before any actions take place.

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

Highly respect any essential ~~and~~ future purposes that would require
any assistance or use within the property.

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

The building will be strictly cautious of any influential or powerful
cultural history to maintain its purpose.



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Planning
and Zoning

June 26, 2014- 2015

Mr. Waleed Amansoob
Plymouth Express Community Food
67 Toni Terrace
Rochester, New York 14624

NOTICE OF DECISION

In the matter of the request for a Special Permit to: convert a low-impact retail store to a full-line food store with hours of operation Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM.

ON THE PREMISES AT: 743 South Plymouth Avenue

ZONING DISTRICT: R-1 Low Density Residential

APPLICATION NUMBER: E-063-14-15

VOTE: 5-1-0

PLEASE TAKE NOTICE that at the City Planning Commission meeting held on June 15, 2015, the Planning Commission, as Lead Agency, issued a negative declaration for the proposed action, determining no significant effect on the environment in accordance with Article 8 of the New York State Environmental Conservation Law and Chapter 48 of the Rochester Municipal Code, and said application was **APPROVED FOR ONE YEAR UNTIL JUNE 30, 2016 WITH THE FOLLOWING CONDITIONS;**

- 1) **The applicant shall install additional lighting on the building to illuminate the property.**
- 2) **The applicant shall place trash receptacles on the property to ensure that patrons have a location on site to dispose of refuse.**
- 3) **The applicant shall install additional cameras on the property to ensure the safety of patrons.**

PLEASE NOTE Pursuant to Section 120-192B(7) of the City Code, a Special Permit shall become null and void one (1) year after the date on which it was issued unless a Building Permit is obtained and maintained. **Please call Jill Wiedrick at 428-6914 to complete this process.**

CITY PLANNING COMMISSION

C. Mitchell Rowe
Secretary, City Planning Commission

RECEIVED
CITY OF ROCHESTER
PLANNING/COUNCIL OFFICE
2015 JUN 30 AM 10:07



Resolution and Findings of Fact:

This decision is based on the following findings of fact with regard to the five criteria required for evaluation of an application for Special Permit:

A. The proposed development will be in harmony with the goals, standards and objectives of the Comprehensive Plan.

- 1) The R-1 Low-Density Residential District is intended to maintain residential areas at relatively low densities. The R-1 District is a distinct urban area and each neighborhood within it is unique in character, composition and style. Although it is characterized predominantly by owner-occupied, single-family detached and attached homes and a diverse mix of other pre-existing higher-density residential uses, it also contains existing structures that were built for non-residential uses such as retail sales and service. Each R-1 neighborhood is unique in character composition and scale.
- 2) The goals and objectives of the Comprehensive Plan are reflected in the 2003 Zoning Code which requires special permit approval to establish a full-line food store in a nonconforming nonresidential structure.
- 3) Per Section 120-192 of the 2003 Zoning Code, the Planning Commission can approve the application for a special permit with conditions and/or for a specified time period. The Commission determined that to ensure the use will not have a substantial or undue adverse impact upon adjacent properties, it is reasonable to grant a one (1) year temporary approval requiring the applicant to return to the CPC in June 2016 for a renewal of the Special Permit where operational aspects of the use will be reviewed in a public hearing setting.

B. The proposed use will not have a substantial or undue adverse effect upon adjacent properties.

- 1) The applicant would like to convert the existing low-impact retail store to a full-line food store that sells tobacco. The hours of operation would be the same as the existing low impact retail store; Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM.
- 2) The applicant is currently operating as a low-impact retail store that does not sell beer, lotto, tobacco or smoking paraphernalia. This use was established by Special Permit. In October 2014, the Special Permit was renewed for a period of two years until October 31, 2016.
- 3) As per Section 120-208, a full-line food store is a retail sales and service establishment that offers for sale a full selection of food products, including at least a variety of fresh produce, and not offering for sale products from more than one of the following categories: tobacco, beer/wine coolers and lottery. The applicant submitted receipts for vendors, as well as photographs and a floor plan, to demonstrate compliance with this definition.

- 4) Testimony, both oral and written, indicated that the applicant is a good business operator and that he takes care of the property. Further, it was indicated by testimony that the applicant currently offers an assortment of merchandise and food that meets the needs of the local neighborhood.
- 5) Although there was testimony in support of the proposed use, there was also oral and written testimony that was in opposition. Those in opposition cited the number of calls for service, trash around the property that is distributed by wind and other elements to surrounding properties, as well as safety concerns such as no lighting outside after dark and the need for more cameras.
- 6) The City Planning Commission determined that it was appropriate to approve the application to establish a full-line food store for a period of one year until June 30, 2016 with conditions, after reviewing the submitted application, documentation submitted at the hearing, written testimony, as well as listening to oral testimony at the public hearing regarding the establishment of a full-line food store.
- 7) The City Planning Commission noted that the applicant provided documentation (receipts and photographs) that demonstrated that a wide assortment of products and merchandise was sold in the store, including fresh fruits and vegetables, thus meeting the definition found in the Zoning Code of the City of Rochester. As a result, the City Planning Commission determined that the sale of tobacco and smoking paraphernalia only was allowed as part of the operation of the proposed full-line food store.
- 8) The City Planning Commission noted that the owners of the existing low-impact retail store have made an effort to work with the surrounding community. Noting the concerns of those in opposition, specifically related to crime and trash, the City Planning Commission placed conditions on the approval to ensure that the proposed full-line food store, selling only tobacco products and smoking paraphernalia, does not have a substantial or undue adverse effect upon adjacent properties. The following conditions shall apply to the temporary approval;
 - 1) The applicant shall install additional lighting on the building to illuminate the property.
 - 2) The applicant shall place trash receptacles on the property to ensure that patrons have a location on site to dispose of refuse.
 - 3) The applicant shall install additional cameras on the property to ensure the safety of patrons.
- 9) By approving the full-line food store for a period of one year until June 30, 2016, the applicant is given the opportunity to demonstrate that the use can be operated in such a manner as to not pose negative impacts upon adjacent properties. The applicant is required to return to the City Planning Commission in June 2016, so that the City Planning Commission may evaluate the operational aspects of the use and its impact on adjacent properties in a public hearing setting.

C. The proposed use will be developed so as not to interfere with the development and use of neighboring properties.

To ensure that the full-line food store is developed so as not to interfere with the development use of neighboring properties, the City Planning Commission placed

the conditions, as noted above, on the temporary approval for one year until June 30, 2016.

D. The proposed use will be served by essential public facilities and services.

There are sufficient utilities and services to meet the demands of the proposed use.

E. The proposed use will not result in the destruction or damage of any natural, scenic or historic feature of significant importance.

There are no natural, scenic or historic features of significant importance on the site or in close proximity of the subject property that would be affected by this proposed use.

BASED ON THESE FACTS AND FINDINGS, BE IT RESOLVED that the City Planning Commission **APPROVES FOR ONE YEAR UNTIL JUNE 30, 2016 WITH CONDITIONS** the application **E-063-14-15 by Waleed Almansoob** to convert a low-impact retail store to a full-line food store with hours of operation Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM at **743 South Plymouth Avenue**.

This decision was based on the following testimony and evidence:

Supporting Testimony:

Tracy Jong, Attorney representing applicant
Yvette Singletary, representing applicant
Yaser Muthau
Greg Norsen
Joe D'Alessandro

Opposing Testimony:

Gwendolyn Kelley
Dorothy Hall
Deloris Black
John DeMott
A. Brown
Dorian Hall
Dorothy Johnson
Barb Ashford

Evidence:

Staff Report
Special Permit Application and Standards
Letter of Intent
Special Permit Supplemental Statement
Floor Plan of Store
Map showing uses around location
Receipts for merchandise
Survey Map
Interior Photographs
Exterior photographs of the site

Aerial photograph of site
Location Map
Calls for Service, submitted by applicant, June 15, 2015
Map showing distance between stores, submitted by Dorial Hall, June 15, 2015
Letter in Opposition from PLEX, dated June 15, 2015
Letter in Opposition from Gwendolyn Kelley, dated June 15, 2015
Letter of Support from Sector 4 CDC, dated October 6, 2014
Letter of Support from Cottage Street Block Club, June 13, 2015
Letter of Support from Marvin K. Maye, dated June 12, 2015
Email of Support from Anthony D'Alessandro, dated June 14, 2015
Email of Support from Greg Norsen, dated June 14, 2015
Email of Support from Joe D'Alessandro, dated June 15, 2015
Petition of Support with 82 signatures submitted June 15, 2015
Petition of Opposition with 82 signatures submitted June 15, 2015
Short Environmental Assessment Form Parts I and II
Notice of Environmental Determination dated June 15, 2015
Personal Appearance Notice
Notification Labels
Speakers' List

Record of Vote:

D. Watson	Approve for one year until June 30, 2016 with conditions
S. Rebholz	Approve for one year until June 30, 2016 with conditions
E. Marlin	Approve for one year until June 30, 2016 with conditions
H. Hogan	Absent
T. Bruce	Deny
S. Mayer	Approve for one year until June 30, 2016 with conditions
A. Richards	Approve for one year until June 30, 2016 with conditions

**CITY OF ROCHESTER
NOTICE OF ENVIRONMENTAL DETERMINATION**

Issued in accordance with Article 8 of the New York State Environmental Conservation Law and Chapter 48 of the Rochester Municipal Code.

NEGATIVE DECLARATION: The proposed action is one which will not have a significant effect on the environment.

ACTION: Classification: Unlisted
Description: Special Permit Determination

PROJECT: Location: 743 South Plymouth Avenue
Applicant: Waleed Almansoob, Plymouth Express Community Food
Description: To convert a low-impact retail store to a full-line food store with hours of operation Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM.

REASON(S) FOR DETERMINATION: The project site does not contain sensitive natural features (e.g. wetlands, steep slopes, erodible soils, wildlife habitat, etc.) No significant impacts are anticipated with respect to water or air quality. Community facilities/services (e.g. water supply, energy supplies, public safety, waste disposal and transportation) are adequate to accommodate and serve the proposed project. The project will not affect historic or archaeological resources. The project is compatible with the area and adjacent uses.

LEAD AGENCY: City Planning Commission

AGENCY CONTACT PERSON: Jill Wiedrick, Senior City Planner
Bureau of Planning and Zoning, (585) 428-6914

DATE ISSUED: June 15, 2015

This declaration and supporting information is on file and available for public inspection with the Bureau of Buildings & Zoning, Room 125-B, City Hall.

FILE REFERENCE NUMBER: E-063-14-15

DISTRIBUTION: Planning Commission
Case File



Rochester Police Department Calls For Service



The information contained in this report is disseminated from the Monroe Crime Analysis Center(MCAC). It is intended for official use only by law enforcement personnel.

[Click Here to View Raw Data in Table Format.](#)

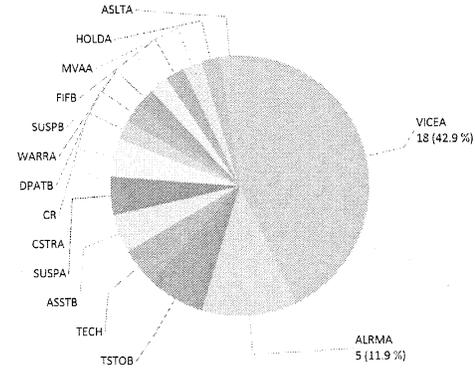
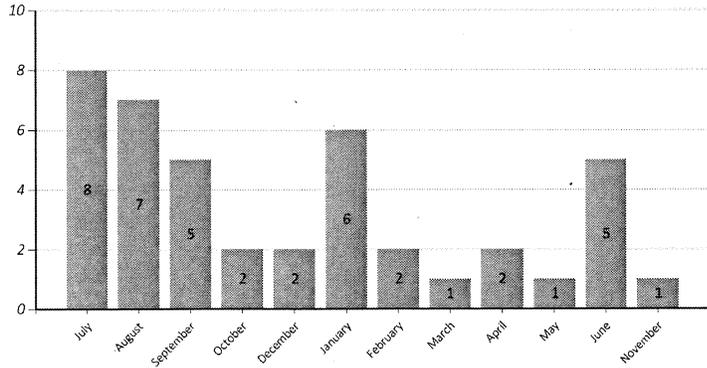
Parameters

Date range: 6/1/2015 - 11/22/2016
Location range: 743 - 743 of PLYMOUTH
Street Direction: , S
Total # of houses: 1
Total # of days: 522
Total # of calls: 42

Call Types:

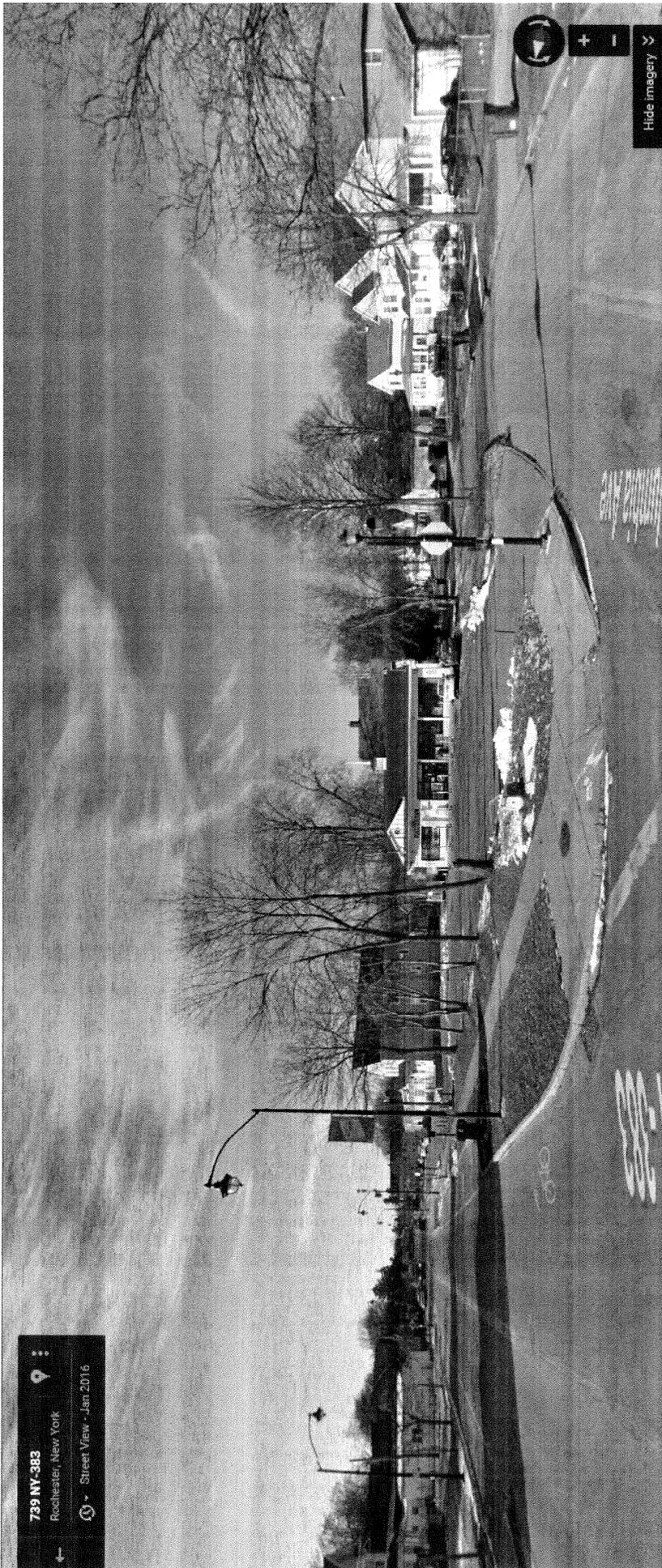
***, 1078A, 311, ABDCA, AIRA, ALRMA, ANMLA, ANMLB, ANOYA, ANOYB, ARSTA, ASLTA, ASLTB, ASSTA, ASSTB, BOATA, BOMBA, BURGA, BURGB, C KWLA, CR, CRMSA, CRMSB, CSTR, CSTRB, DCONA, DCONB, DETAI, DPATB, DRWNA, DSPRB, EMSA, EMSB, ESCPA, FACIT, FGHTA, FIFB, FIREA, FMTR A, FMTRB, FORGA, FORGB, FUMSA, HOLDA, HRASA, HURAS, HUPB, HZMTA, INVSA, JUMPA, LARCA, LARCB, MENCA, MENCB, MISCA, MISCB, MSPRA, MSPRB, MVAA, MVAB, MVVA, MVVAB, MVVPT, NBTRA, NBTRB, NTFYB, OOPSB, OOS, PARKB, POLIA, PROP, PROPB, QSIA, RAPEA, RAPEB, ROBB, ROBBA, ROBBS, SCHLB, SHOTA, SHOTB, SPECB, SPOTA, SPURS, STABA, SUICA, SUSPA, SUSPB, SVEHA, SVEHB, TECH, TLOOB, TPURS, TRAFB, TRAI, TRSPA, TRSPB, TSTOB, UNKA, VFIRE, VICEA, VICEB, WAGON, WARRA, WARRB, WEAPA, WIREA, XFERA

Parameters



Total	Full Address	Location Info	Event DT	Cleared DT	CR #	Call Type	Situation Found	Action Description	PRI
42	743 PLYMOUTH S AV		2016-11-09 (953)	2016-11-09 (1012)	292434	MVAA: MVA INJURIES UNKNOWN	55: "Cant locate"	12: UTL COMPLAINANT	1
			2016-10-04 (1605)	2016-10-04 (1619)	259835	TSTOB: TRAFFIC STOP	67: Traffic viol	40: SERVICES RENDERD	1
		STORE	2016-09-30 (1355)	2016-09-30 (1436)	256153	CSTR: CUST TROUBLE IN PROG/JUST OCC	55: "Cant locate"	30: GONE ON ARRIVAL	1
		COMMUNITY FOOD CNTR BUSN/360.5925	2016-09-26 (2100)	2016-09-26 (2118)	252752	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		DELI	2016-09-03 (1758)	2016-09-03 (1759)	230356	VICEA: VICE ACTIVITY IN PROG	58: All OK	42: MATTERS ADJUSTED	1
		COMM FOOD CTR - 360.5925	2016-08-09 (2119)	2016-08-09 (2127)	206276	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		COMMUNITY FOOD CENTER /3605925	2016-08-07 (924)	2016-08-07 (952)	203658	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		PLYMOUTH EXPRESS FOOD	2016-08-06 (2021)	2016-08-06 (2048)	203150	CSTR: CUST TROUBLE IN PROG/JUST OCC	55: "Cant locate"	30: GONE ON ARRIVAL	1
		BUS* COMMUNITY FOOD CENTER /3605925	2016-08-05 (1339)	2016-08-05 (1454)	201763	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		COMMUNITY FOOD CENTER 3605925	2016-08-02 (2248)	2016-08-02 (2336)	199286	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
			2016-07-21 (1745)	2016-07-21 (1746)	187296	TECH: TECH UNIT REQ	***: Situation Found Not Specified	10: EVIDENCE & PHOTO REPORT	3
			2016-07-04 (1717)	2016-07-04 (1717)	170426	ASSTB: ASSISTANCE REQUEST	90: Request for info	40: SERVICES RENDERD	2
			2016-06-29 (1809)	2016-06-29 (1814)	165323	TSTOB: TRAFFIC STOP	67: Traffic viol	47: CITATIONS ISSUED	1
		EXPRESS DELI	2016-06-15 (1231)	2016-06-15 (1316)	150659	VICEA: VICE ACTIVITY IN PROG	85: Disorderly person	29: DISPERSED/SENT ON	1
		PLYMOUTH EXPRESS	2016-05-31 (1347)	2016-05-31 (1404)	135011	VICEA: VICE ACTIVITY IN PROG	98: Narco activity	29: DISPERSED/SENT ON	1
		IN FRONT OF	2016-04-17 (1504)	2016-04-17 (1544)	091672	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
		PLYMOUTH EXPRESS	2016-04-05 (1726)	2016-04-05 (1814)	080866	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
		PLYMOUTH COMMUNITY DELI - OUTSIDE LOC	2016-03-30 (1756)	2016-03-30 (1825)	075857	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
			2016-02-14 (1623)	2016-02-14 (1703)	035590	SUSPB: SUSP INCIDENT RPT	88: Susp person/con/veh OK	26: SUSP PERSON-ALL OK	2
		PLYMOUTH COMMUNITY CENTER	2016-02-04 (1828)	2016-02-04 (1911)	028156	VICEA: VICE ACTIVITY IN PROG	88: Susp person/con/veh	42: MATTERS ADJUSTED	1
		PLYMOUTH COMMUNITY DELI	2016-01-31 (1512)	2016-02-01 (19)	024527	ASLTA: ASSAULT IN PROG/JUST OCC	51: Report of crime	1: CRIME REPORT	1P
			2016-01-30 (1711)	2016-01-30 (1713)	023712	SUSPA: SUSP INCIDENT IN PROG/JUST OCC	88: Susp person/con/veh	42: MATTERS ADJUSTED	1
			2016-01-17 (1333)	2016-01-17 (1345)	013541	DPATB: DIRECTED PATROL	73: Crime prev activity	21: DIRECTED PATROL	4
			2016-01-13 (1654)	2016-01-13 (1712)	010506	ASSTB: ASSISTANCE REQUEST	59: Misc incident	42: MATTERS ADJUSTED	2
			2016-01-09 (1745)	2016-01-09 (1805)	007361	TSTOB: TRAFFIC STOP	67: Traffic viol	40: SERVICES RENDERD	1

42	743 PLYMOUTH S AV	2016-01-07 (1953)	2016-01-07 (1959)	005724	SUSPA: SUSP INCIDENT IN PROG/JUST OCC	88: Susp person/con/veh	40: SERVICES RENDERD	1
		2015-12-31 (2217)	2015-12-31 (2217)	341972	FIFB: FIELD INF FORM	58: All OK	8: FIF REPORT	4
		2015-12-31 (1619)	2015-12-31 (1702)	341542	TECH: TECH UNIT REQ	***: Situation Found Not Specified	10: EVIDENCE & PHOTO REPORT	3
		2015-10-22 (1533)	2015-10-22 (1541)	280280	WARRA: WARRANT SUSP PRESENT	55: "Cant locate"	30: GONE ON ARRIVAL	1
	COMM FOOD CNTR	2015-09-28 (1038)	2015-09-28 (1041)	258159	HOLDA: ROBBERY ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1P
		2015-09-17 (1318)	2015-09-17 (1455)	247469	VICEA: VICE ACTIVITY IN PROG	85: Disorderly person	29: DISPERSED/SENT ON	1
	EXPRESS COMMUNITY DELI	2015-08-29 (1526)	2015-08-29 (1552)	228530	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
		2015-08-01 (1544)	2015-08-01 (1619)	199289	VICEA: VICE ACTIVITY IN PROG	88: Susp person/con/veh	29: DISPERSED/SENT ON	1
		2015-07-31 (1511)	2015-07-31 (1706)	198177	VICEA: VICE ACTIVITY IN PROG	96: Vice activity	29: DISPERSED/SENT ON	1
		2015-07-29 (1013)	2015-07-29 (1013)	195838	CR: CREATE CR #	51: Report of crime	1: CRIME REPORT	4
		2015-07-28 (1708)	2015-07-28 (1800)	195196	VICEA: VICE ACTIVITY IN PROG	58: All OK	40: SERVICES RENDERD	1
	CORNER STORE	2015-07-24 (2213)	2015-07-24 (2222)	191457	VICEA: VICE ACTIVITY IN PROG	88: Susp person/con/veh	25: SUSP VEH-ALL OK	1
	IN FRNT OF PLYMOUTH COMMUNITY DELI	2015-07-11 (1415)	2015-07-11 (1539)	177413	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
		2015-07-01 (1516)	2015-07-01 (1606)	166827	VICEA: VICE ACTIVITY IN PROG	98: Narco activity	29: DISPERSED/SENT ON	1
	DELI	2015-06-30 (1559)	2015-06-30 (1617)	165831	VICEA: VICE ACTIVITY IN PROG	88: Susp person/con/veh	29: DISPERSED/SENT ON	1
	EXPRESS FOOD - MINI MART	2015-06-18 (1644)	2015-06-18 (1715)	153527	VICEA: VICE ACTIVITY IN PROG	88: Susp person/con/veh	29: DISPERSED/SENT ON	1
	INFRNT - MINI MART STORE	2015-06-06 (1349)	2015-06-06 (1355)	140953	VICEA: VICE ACTIVITY IN PROG	85: Disorderly person	40: SERVICES RENDERD	1



739 NY-383
Rochester, New York
Street View - Jan 2016

Hide imagery >>



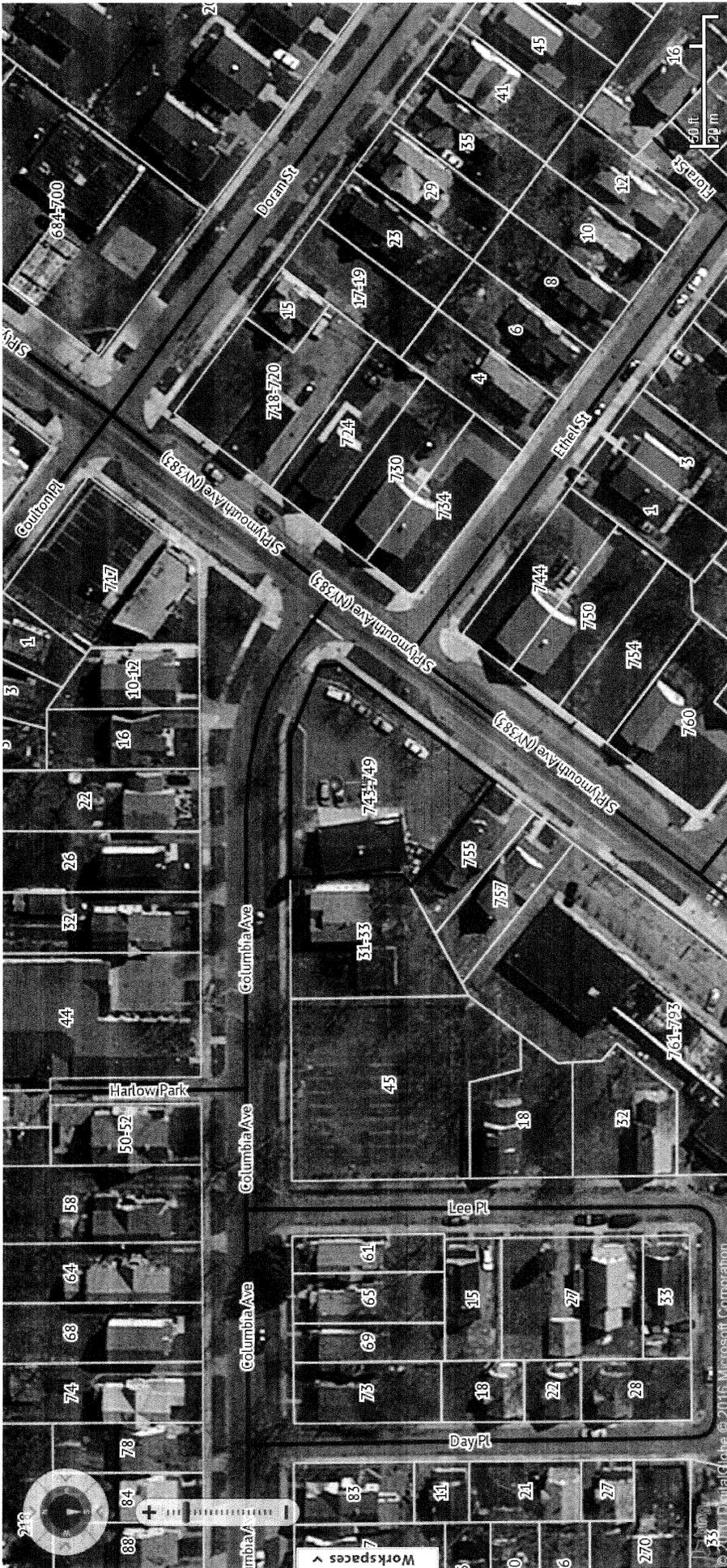
743 New York 383, Rochester, N

Bartlett St
Columbia Ave
743 South
Plymouth
New York

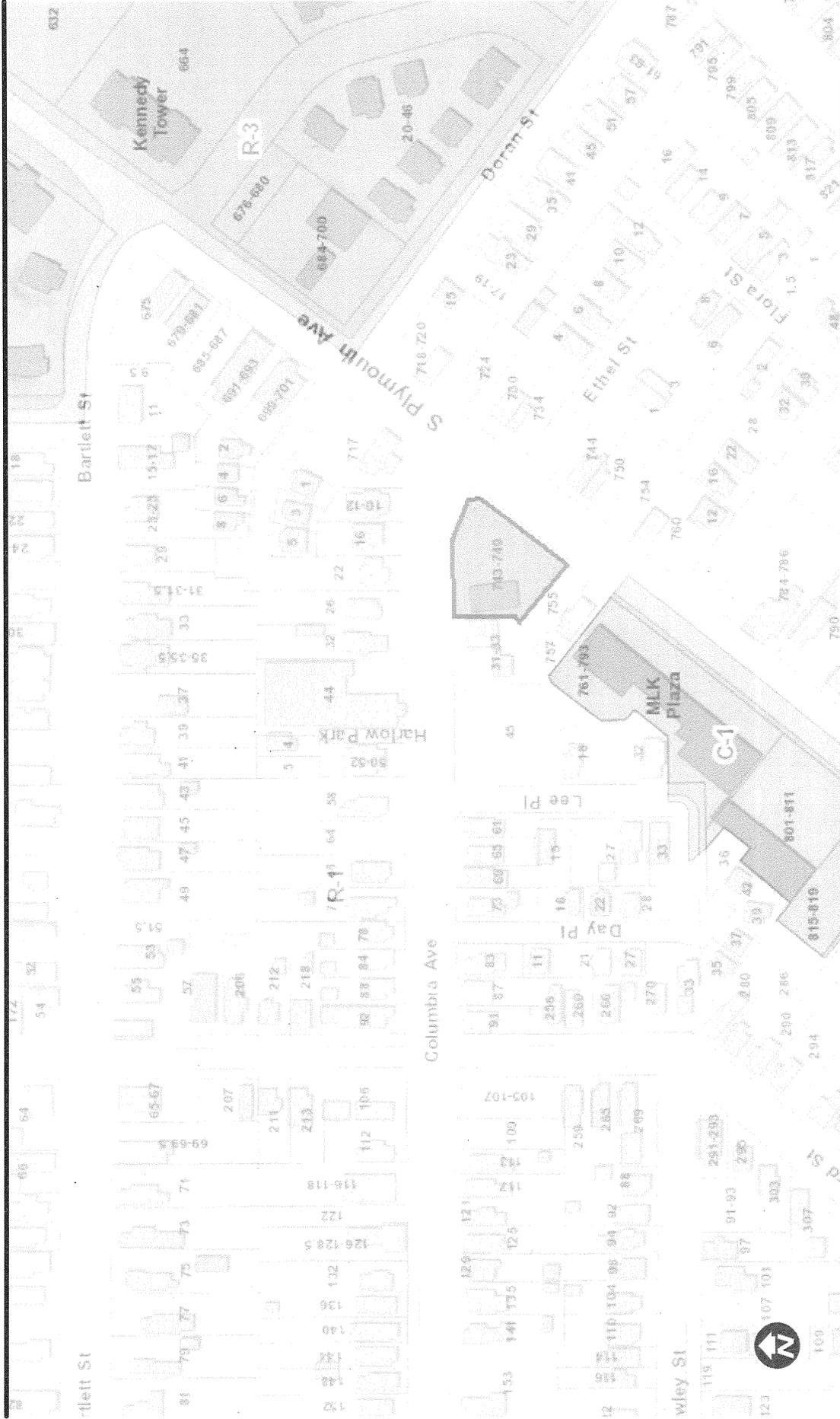
Satellite

Google

Image capture: Jan 2016 © 2016 Google Terms Report a problem



743-749 S PLYMOUTH AV



November 23, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



**CITY PLANNING COMMISSION
STAFF REPORT
December 12, 2016**

Special Permit

Case #2:

Staff Reviewer: Jill Wiedrick

File Number: E-023-16-17

Case Type: Special Permit

Applicant: Bruce C. Sarfaty, Jr., Water Front Restaurant and Bar

Address: 4768 Lake Avenue

Zoning District: H-V Harbortown Village District

Section of Code: 120-177B(11), 120-137, 120-77B(9)

Request: To establish live entertainment and an amusement facility in an existing bar/restaurant; actions requiring City Planning Commission approval.

Analysis:

The subject property is located near the corner of Lake Avenue and Corrigan Street. The most recent occupancy posting notes that the occupancy is 40 persons in the bar area and 99 persons in the dining area.

The bar/restaurant operates between the hours of 4:00PM and 2:00AM, Monday through Friday and between the hours of 12:00PM and 2:00AM, Saturday and Sunday.

The applicant proposes to have live entertainment daily until 12:00AM. Live entertainment will consist of comedy, small bands, a DJ, a pianist or guitarist during dinner. Live entertainment will utilize the small stage in the dining area.

The applicant also proposes to establish an amusement facility which will consist of two pool tables and three dart boards.

Code Compliance:

In accordance with Section 120-177B(11), providing live entertainment requires a Special Permit in the H-V District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-137 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

- a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

The bar/restaurant does not face adjacent residentially developed property.

- b) The applicant shall provide a number of off street parking spaces equal to ½ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

As noted above, the occupancy has been posted as 40 persons maximum in the bar area and 99 persons maximum in the dining area. However, there is no parking requirement in the Harbortown Village District.

Site Plan and Environmental Review:

Site Plan Review is not required for this proposal. The City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to rendering a decision.

Applicant's statement concerning how request conforms to Special Permit Standards:

See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 4768 LAKE AVE
2. APPLICANT: BRUCE C. SARFATY JR COMPANY NAME: WATER FRONT RESTAURANT & BAR
ADDRESS: 287 EDEN LANE CITY: ROCHESTER ZIP CODE: 14616
PHONE: 585-737-5706 FAX: _____
E-MAIL ADDRESS WATERFRONTRESTAURANT@YAHOO.COM
- INTEREST IN PROPERTY: Owner _____ Lessee Other _____
3. PLAN PREPARER: _____
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____
4. ATTORNEY: _____
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____
E-MAIL ADDRESS _____
5. ZONING DISTRICT: H-V
6. DETAILED PROJECT DESCRIPTION (additional information can be attached):
live entertainment + amusement facility

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Bruce C. Sarfaty Jr DATE: 10-10-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

Both the facility and the proposed usage of a sports related food and beverage restaurant is consistent with the current area, its businesses and the intent of both the residents and local business to bring more individuals to the Charlotte area additional growth will benefit the growth of the area

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

The area surrounding the restaurant has significant parking and major roads leading to and from area, All infrastructure and or utilities are more than adequate for this location, there will be no additional traffic that would be a concern for the welfare, safety or general nuisance to the neighborhood

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

The building has been in existence for many years and operated as a restaurant and will continue to do so. The issuance of the license will be operated by an individual who has both several years experience in food & beverage as well as a NYS Licensed Security officer, thus focusing on the growth of clientele in area

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

The building is located on a major highway and has been for many years thus it has all the infrastructure well established for water, electric, sewers drainage, significant parking and for many years had no problems. its a well established location

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

There will be no visual or physical negative effect to the area, its natural beauty and has been a well established building and business for several years. The request for this permit is to enhance both our restaurant as well as promote the growth to the area in Charlotte, helping with the priority for the City of Rochester

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">WATER FRONT RESTAURANT & BAR</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">4768 LAKE AVE ROCHESTER N.Y. 14612</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">LIVE MUSIC / DART BOARDS / POOL TABLES</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">BRUCE COLLINS SARFATY JR</p>		Telephone: 585 - 737-5706	
Address: <p style="text-align: center; font-size: 1.2em;">287 EDEN LANE</p>		E-Mail: WATERFRONTRESTAURANT@YAHOO.COM	
City/PO: <p style="text-align: center; font-size: 1.2em;">ROCHESTER</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">14616</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>BRUCE COLLINS SARFATY JR</u>		Date: <u>10-10-16</u>
Signature: <u><i>Bruce C. Sarfaty</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

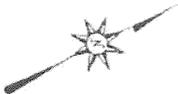
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

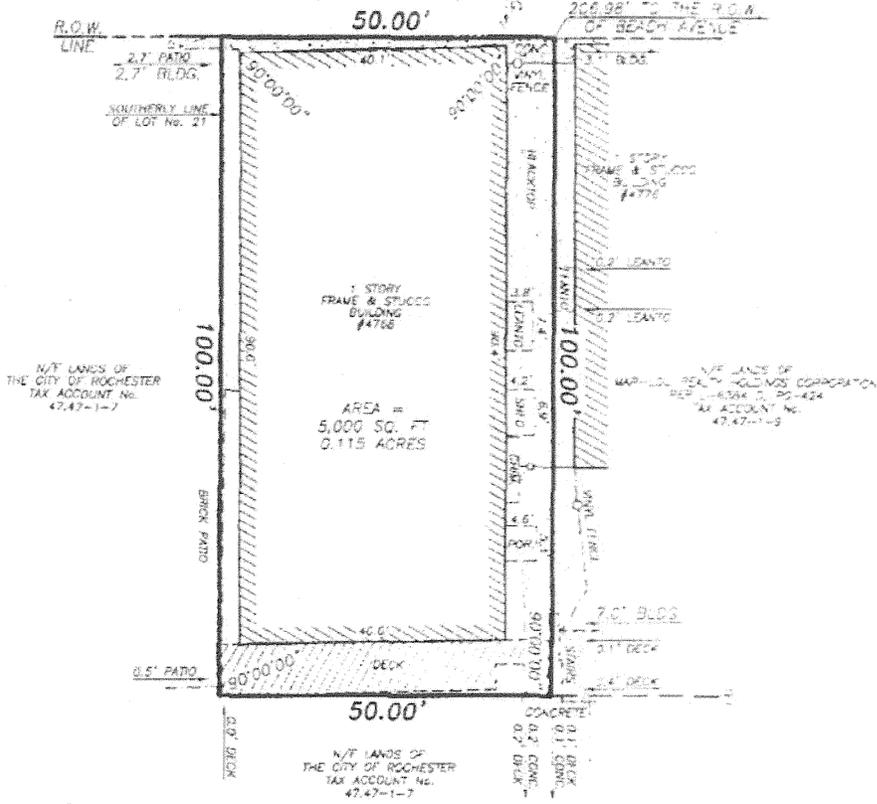
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET



LAKE AVENUE
(F.K.A. BROADWAY)
(99' WIDE R.O.W.)



CERTIFICATION:

I, ANDREW M. HODGE, HEREBY CERTIFY TO:
 -THE UPSTATE NATIONAL BANK,
 -ITS SUCCESSORS AND/OR ASSIGNS
 -PHILLIPS LYFELC LLP
 -REGIONAL TITLE & ABSTRACT CORP.
 -PANZARIELLO P.C.
 -THE MICHAEL PANZARIELLO CORPORATION
 THAT THIS MAP WAS MADE IN ACCORDANCE WITH THE
 REQUIREMENTS OF AN INSTRUMENTAL SURVEY
 COMPLETED ON MARCH 15, 2016
 AND REFERENCES LISTED HEREIN.

REFERENCES:

- 1.) LIBER 8787 OF DEEDS, PAGE 171.
- 2.) ABSTRACT OF TITLE NOT PROVIDED.

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD
 NOT REFERENCED IN ABSTRACT OF TITLE
 2.) THE USE OF THIS MAP IN CONNECTION WITH AN AFFIDAVIT OF NO CHANGES
 RELEASES THE SURVEYOR OF ALL RESPONSIBILITY.

(Signature)
 N.Y.S. LAND SURVEYOR
 DATE: 3/15/16

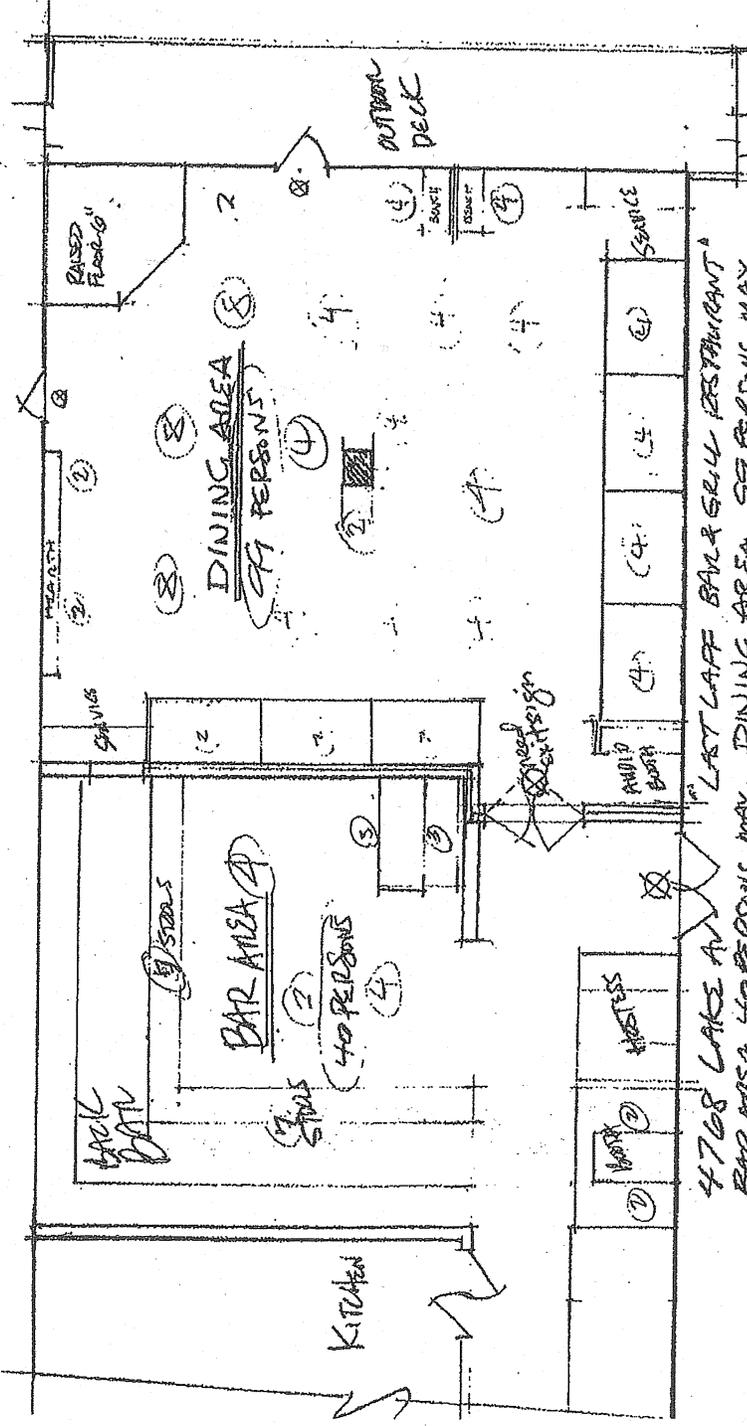
TITLE: **INSTRUMENT SURVEY MAP**
4768 LAKE AVENUE
 BEING PART OF LOT No. 21,
 THIRD DIVISION, TOWNSHIP No. 2, SHORT RANGE,
 CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

This instrument is subject to a survey map bearing a licensed land surveyor's seal in compliance of Section 1204, sub-section 2, of the New York State Education Law.
 Only copies from the original of this survey created with an original of the land surveyor's seal are valid and shall be considered to be valid true copies.
 Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors. Said certifications shall not apply to the person for whom this survey is prepared, and on his behalf to the USA, including governmental agency and lending institution stated herein, and to the employees of the lending institution. Certifications are not transferable to additional institutions or subsequent users.



TRIPLE POINT LAND SURVEYING, LLC.
 16 EAST MAIN STREET, SUITE 322
 ROCHESTER, NEW YORK 14614
 PHONE (585) 263-9900
 FAX (585) 263-3357
 TRIPLEPOINTLANDSURVEYING.COM

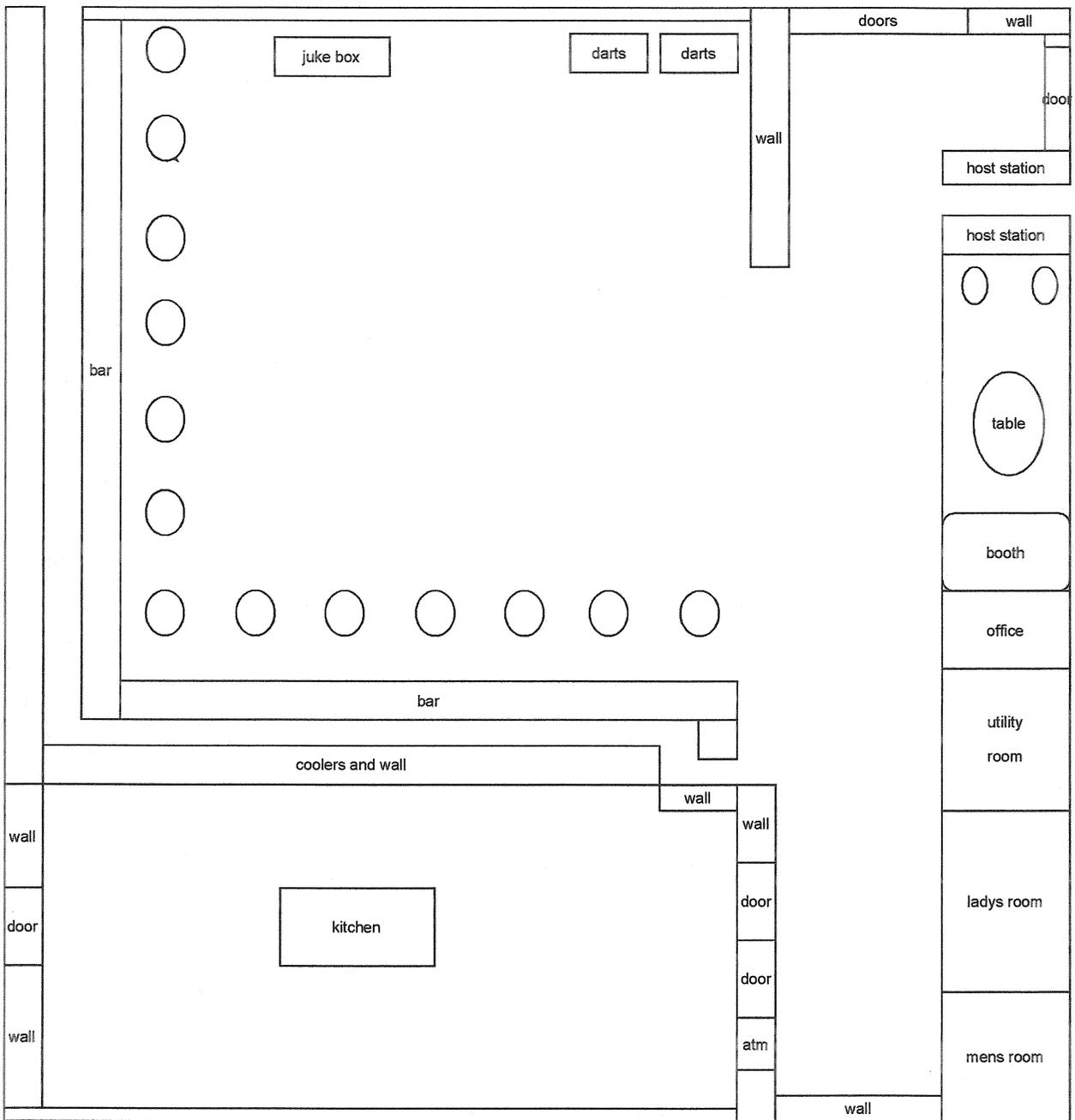
SCALE: 1" = 20'	TAX ACCOUNT: 47.47-1-8	JOB NO.:	DATE:
		0185-16	MARCH 15, 2016

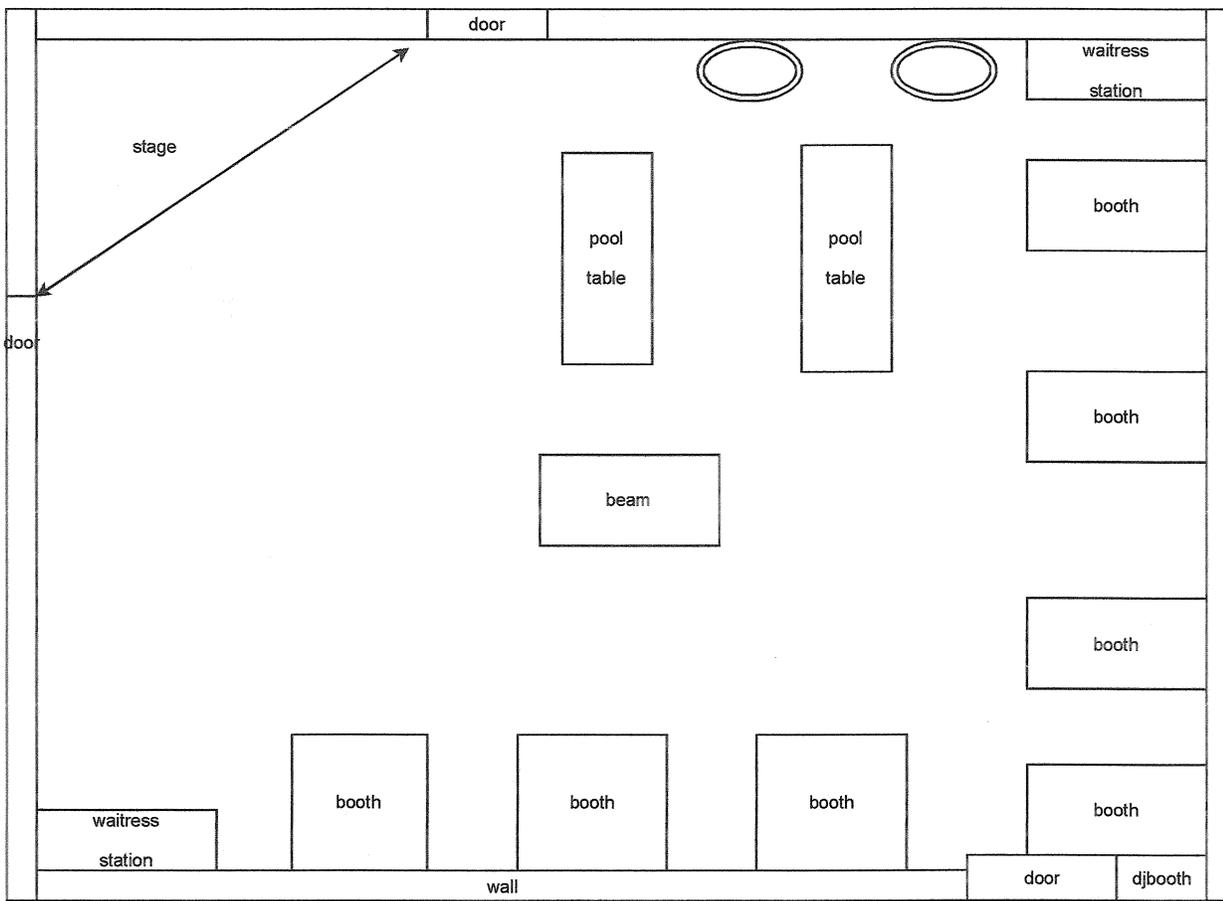


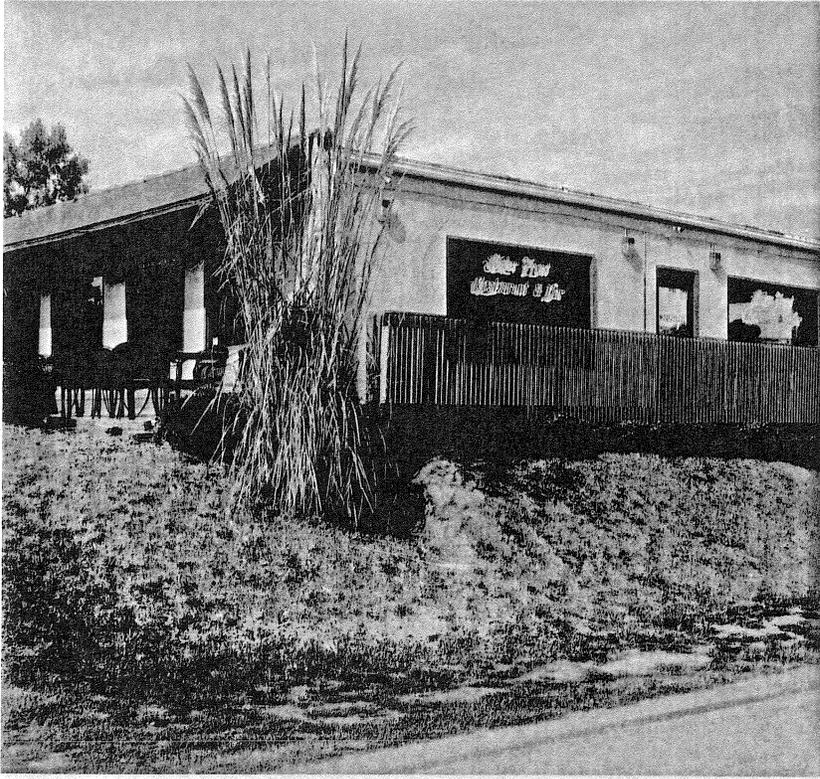
4768 LAKE AV.
 BAR AREA 40 PERSONS MAX. DINING AREA 79 PERSONS MAX
 MAY 2011

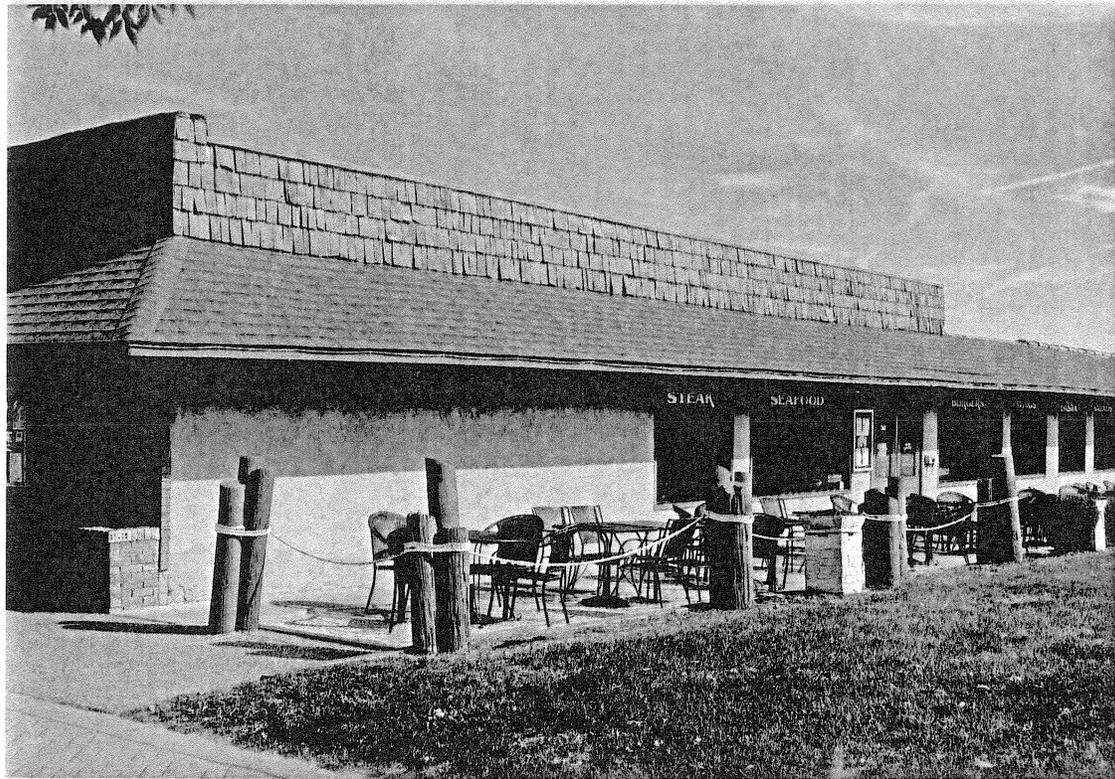
4768 LAKE AV.
 LAST LAFF BAR & GRILL RESTAURANT
 BAR AREA ONLY 40 PERSONS MAX

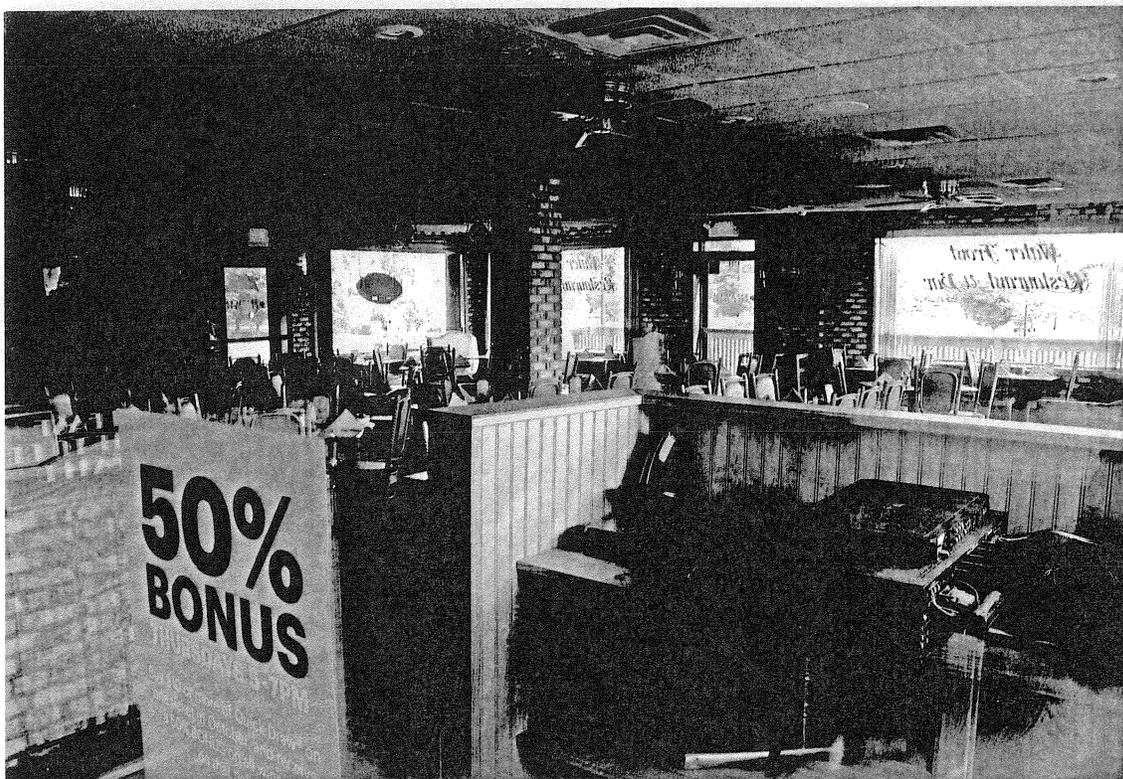
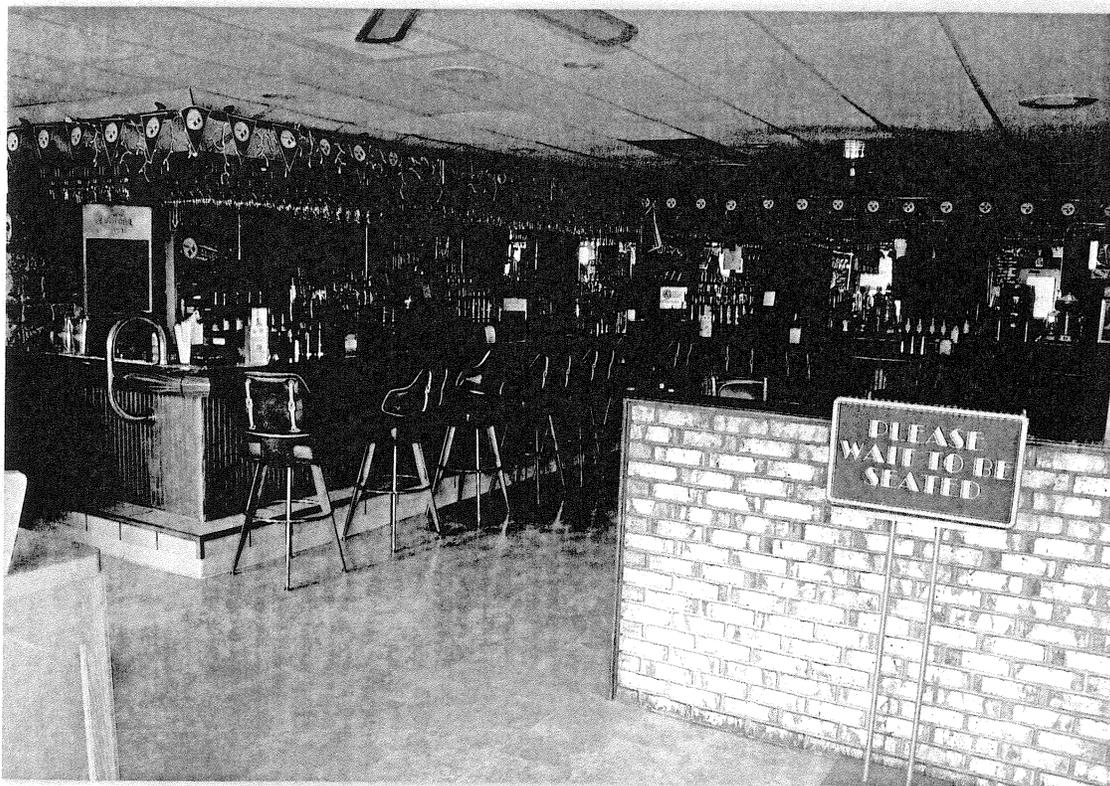
V. L. INNES
 INSPECTOR
 MAY 2011
 SIGN PLACEMENT

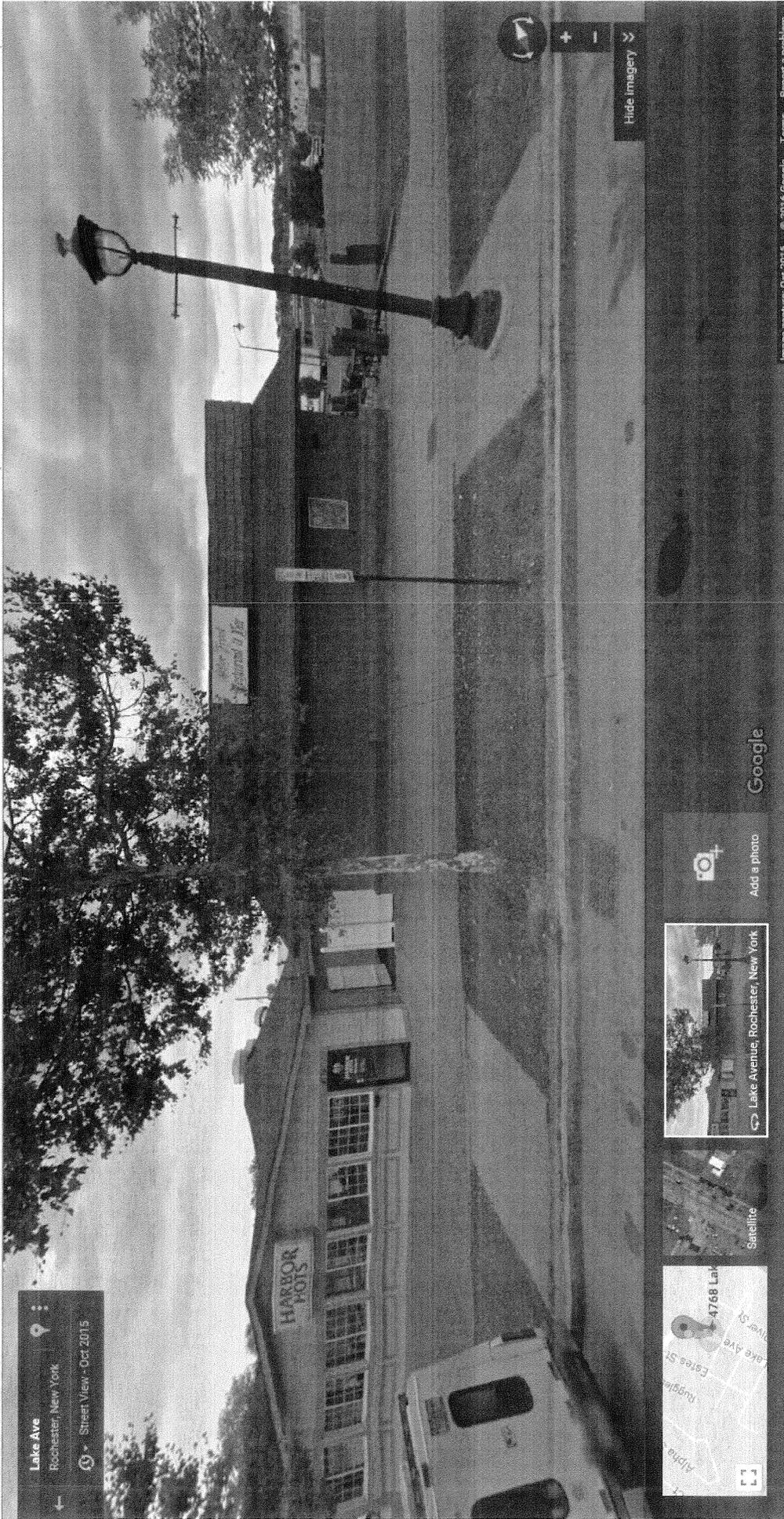












Lake Ave
Rochester, New York
Street View - Oct 2015

Hide Imagery >>

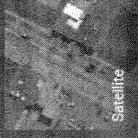
Google



Add a photo



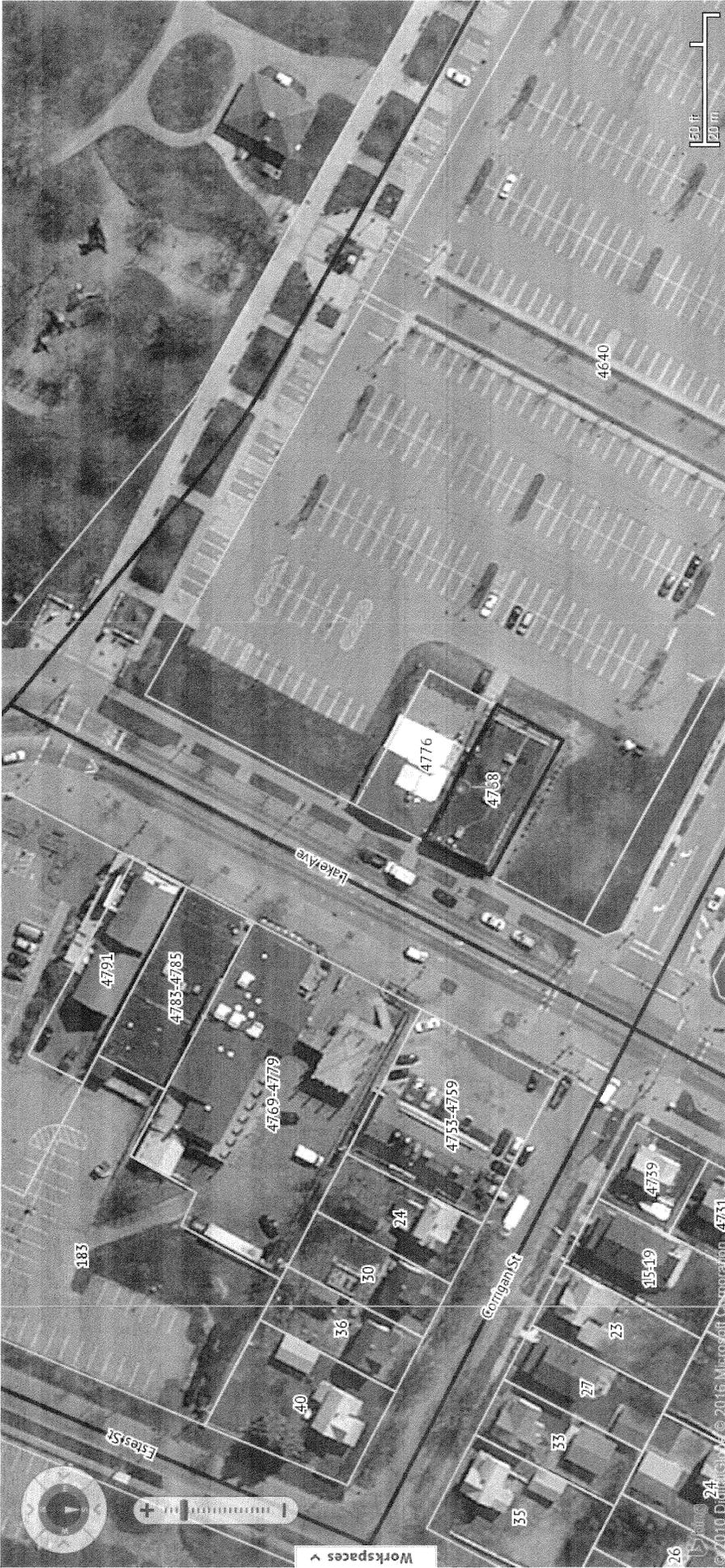
Lake Avenue, Rochester, New York



Satellite



4768 Lake Ave
Rochester, New York



© 2016 DigitalGlobe © 2016 Microsoft Corporation 4731
map: Aerial (2016)

Workspaces



**CITY PLANNING COMMISSION
STAFF REPORT
December 12, 2016**

Special Permit

Case #3:

Staff Reviewer: Jill Wiedrick

File Number: E-024-16-17

Case Type: Special Permit

Applicant: Gary Williams, GJC Inc. 3

Address: 800 St. Paul Street

Zoning District: M-1 Industrial District

Section of Code: 120-83A(3), 120-83A(9), 120-173E(3), 120-192

Request: To establish an approximately 9,000 square foot bar/restaurant with live entertainment in a portion of this former manufacturing building, subject to a Marketability Analysis, and to consider an Alternative Parking Plan to address the 319 space parking requirement for the proposed use; actions requiring City Planning Commission approval.

Analysis:

The subject property is located at the corner of St. Paul Street and Hart Street. The most recent certificate of occupancy indicates that this building is a multi-tenant structure with a mix of manufacturing and warehouse uses.

The applicant proposes to establish an approximately 9,000 square foot bar/restaurant with live entertainment in a portion of this building. Live entertainment will consist of bands and solo acts. The applicant proposes live entertainment to occur approximately two times per month, no earlier than 6:00PM and to conclude at 2:00AM.

Code Compliance:

In accordance with 120-183A, a Marketability Analysis is required. Please see the attached documentation from the building owner that details efforts to secure tenants for this portion of the former manufacturing building.

In accordance with Section 120-83A(9), providing live entertainment requires a Special Permit in the M-1 District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-137 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

- a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

The building has no windows that face adjacent residentially zoned and developed property.

- b) The applicant shall provide a number of off-street parking spaces equal to ½ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

The maximum occupancy of this proposed bar/restaurant is 639 people which requires 319 parking spaces. Please see the attached Alternative Parking Plan.

Site Plan and Environmental Review:

Site Plan Review is not required for this proposal. The City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to rendering a decision.

Applicant's statement concerning how request conforms to Special Permit Standards:

See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 800 St Paul
2. APPLICANT: Cathy Williams COMPANY NAME: GJC INC 3
ADDRESS: 94 Dolman Dr CITY: Roch ZIP CODE: 14624
PHONE: (585) 298-3326 FAX: _____
E-MAIL ADDRESS Chaise@frontiernet.net
- INTEREST IN PROPERTY: Owner _____ Lessee X Other _____
3. PLAN PREPARER: Jim Bingham
ADDRESS: 2269 Lyell Ave CITY: Roch ZIP CODE: 14606
PHONE: (585) 683-9647 FAX: (585) 247-4794
4. ATTORNEY: _____
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____
E-MAIL ADDRESS _____
5. ZONING DISTRICT: _____
6. DETAILED PROJECT DESCRIPTION (additional information can be attached): TU
ESTABLISH LIVE ENTERTAINMENT
7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature] DATE: 10/12/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: [Signature]

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

we intend to use our facility as an entertainment destination that will employ more than 60 full and part time positions.

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

our proposed use will not effect any adjacent property, neighborhood traffic conditions, parking, utilities and public health, safety and general welfare.

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

our proposed hours of operations will be in accordance with the New York state, Monroe county, Rochester district regulations

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

our proposed use will not effect the safety or any insidene use for our facility and its purpose for our vision and mission statement

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

our proposed use will not result in any destruction, loss, or damage to the historic features of the environment.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): <i>800 ST. Paul St.</i>			
Brief Description of Proposed Action: <i>To ESTABLISH LIVE ENTERTAINMENT</i>			
Name of Applicant or Sponsor: <i>Christopher Bullace</i>		Telephone: <i>585-330-7173</i>	
Address: <i>160 Despatch Dr.</i>		E-Mail: <i>Chris@donorsonmatthews.com</i>	
City/PO: <i>East Rochester NY</i>		State: <i>New York</i>	Zip Code: <i>14445</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan? <i>SPECIAL PERMIT</i>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Cary Williams</u>		Date: <u>10/13/16</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

Suntru Associates

690 St. Paul Street, Rochester, New York 14605

Phone (585) 232-5500 Fax (585) 232-5509

November 17, 2016

Jill Wiedrick
Senior City Planner
30 Church St. Room 125B
Rochester, New York 14614

Dear Jill,

My name is Chris Gullace and I am one of the owners of Suntru Associates which is a New York State limited liability Company that owns and manages the building located at 800 St. Paul Street in the City of Rochester. We have recently leased approximately 9,500 sq. ft. of the building to Gary (Gus) Williams for the purpose of operating a night club. The section of the building that he plans to use is on the corner of Hart St. and St. Paul. This section of the building had been used in the past as an office and was built out as such. We have been unsuccessful in procuring a new office tenant as the location presents a challenge for many possible suiters. Additionally, this section of the building does not lend itself to use as a warehouse due to it not being dock level, which also makes it a challenge for industrial tenants who often need the use of a loading dock for shipping and receiving. Consequently, we have begun to consider more retail type uses and have entertained a few prospective tenants in recent months. Mr. Williams is the first of which to actually want to lease the space and although the use of the space as a nightclub presents some challenges for the City as well as ourselves I have had a chance to discuss the business plan in detail with Gus and he has been able to answer all of our questions and address our concerns. I hope this letter provides you with the information you are looking for, however if you require more information or would like to discuss anything further please do not hesitate to call me at 585-330-7173.

Regards,

Christopher Gullace

Suntru Associates

160 Despatch Drive, East Rochester, New York 14445
Phone (585) 218-0102 Fax (585) 218-0104

To whom it may concern,

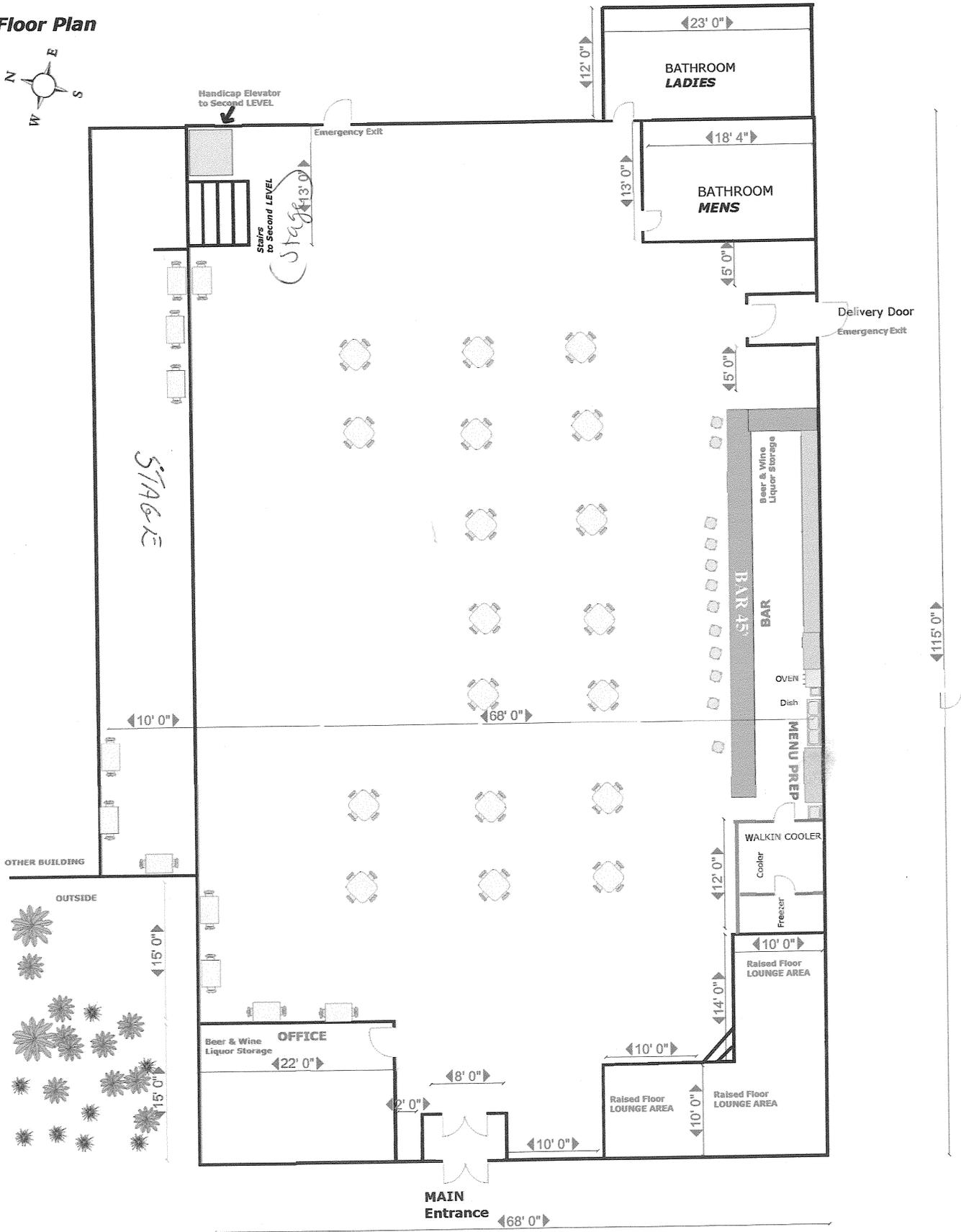
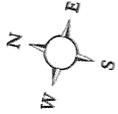
Suntru Associates is the owner of the building located at 800 St. Paul Street in the City of Rochester New York. The owners of Suntru Associates also own the parking lots at 805, 845, 770 and 690 St Paul Street. All of these lots will be for parking during the hours of operation of Minq Lounge, which will be located in 800 St. Paul Street.

Sincerely,

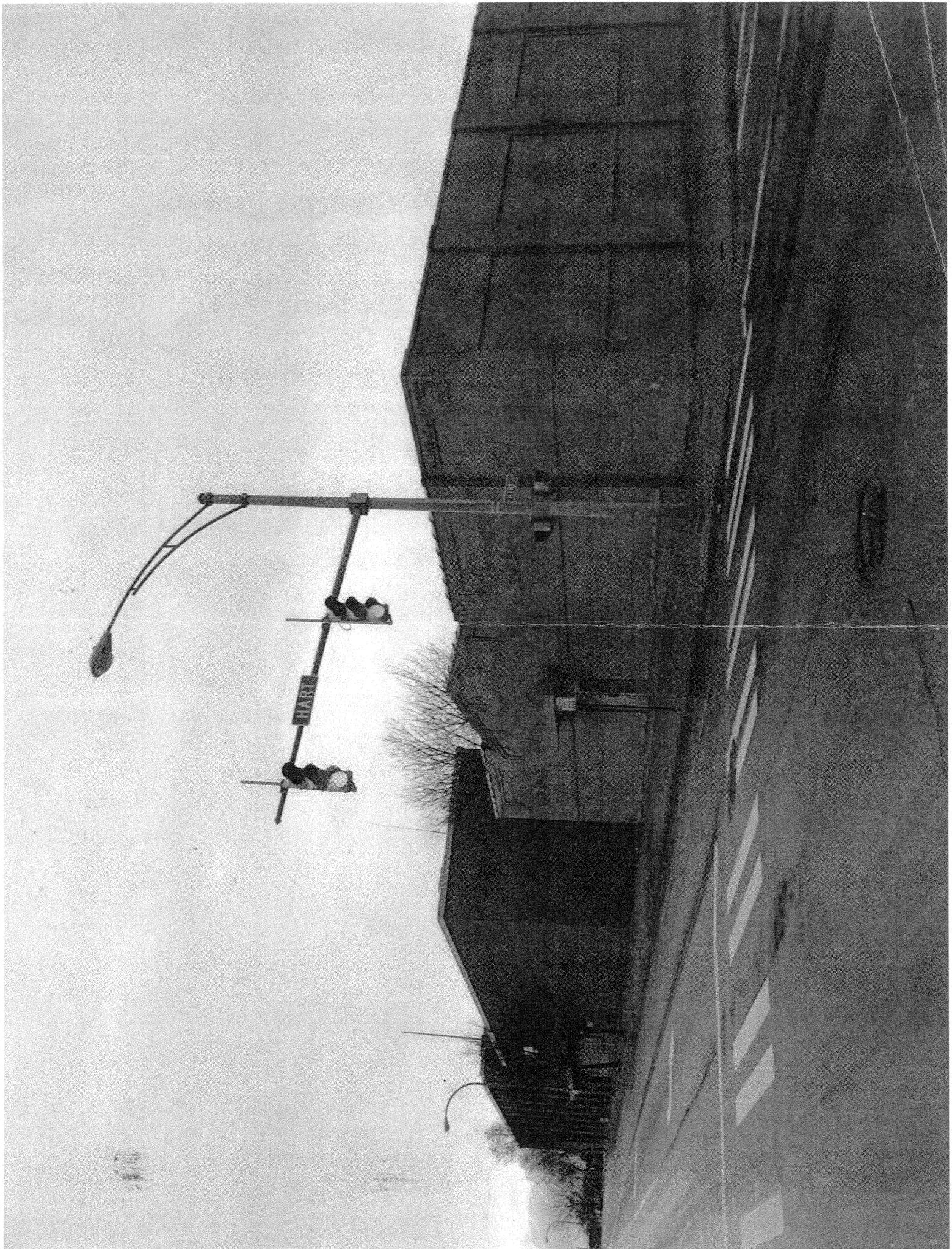
A handwritten signature in cursive script, appearing to read "Christopher Gullace", written in black ink.

Christopher Gullace
Managing Partner

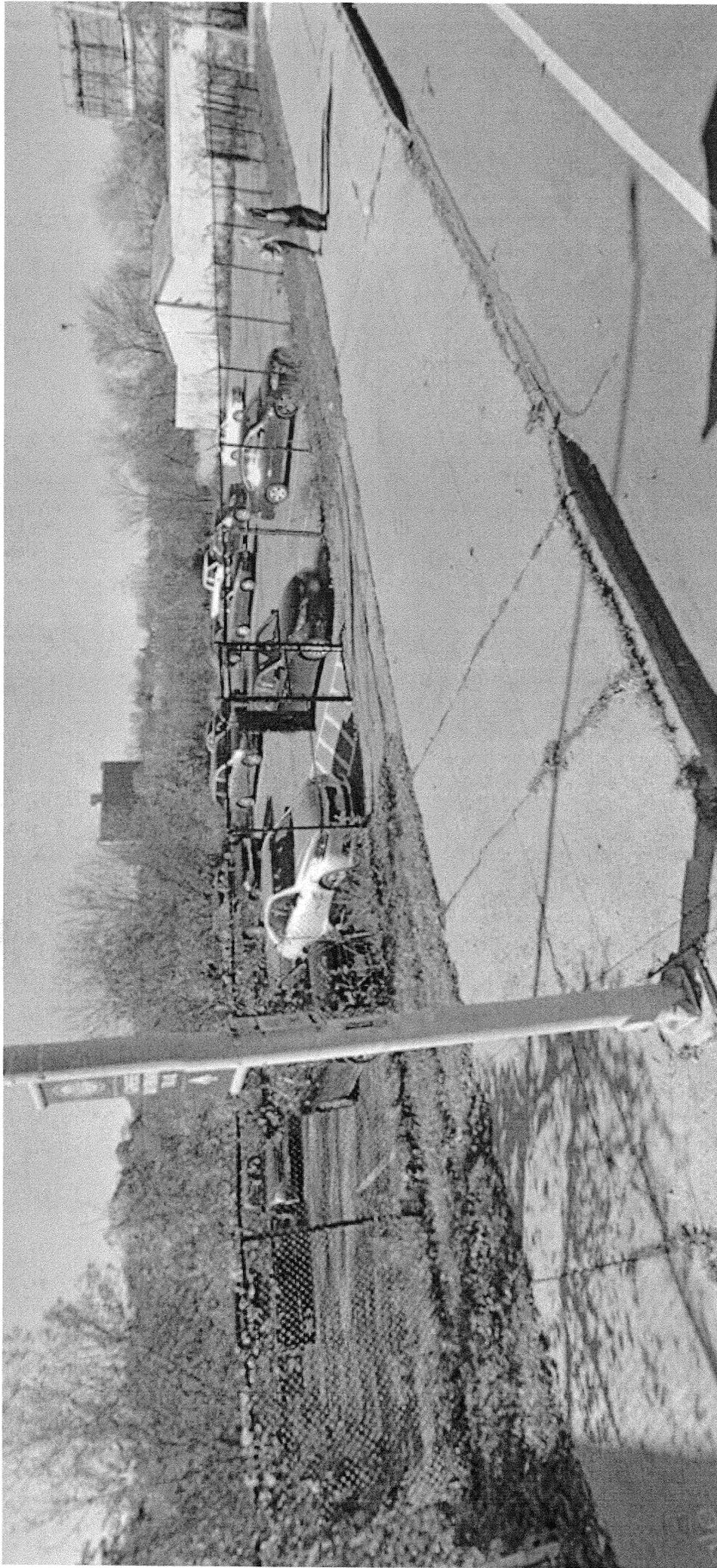
Floor Plan



800 St Paul St, Rochester, NY 14605



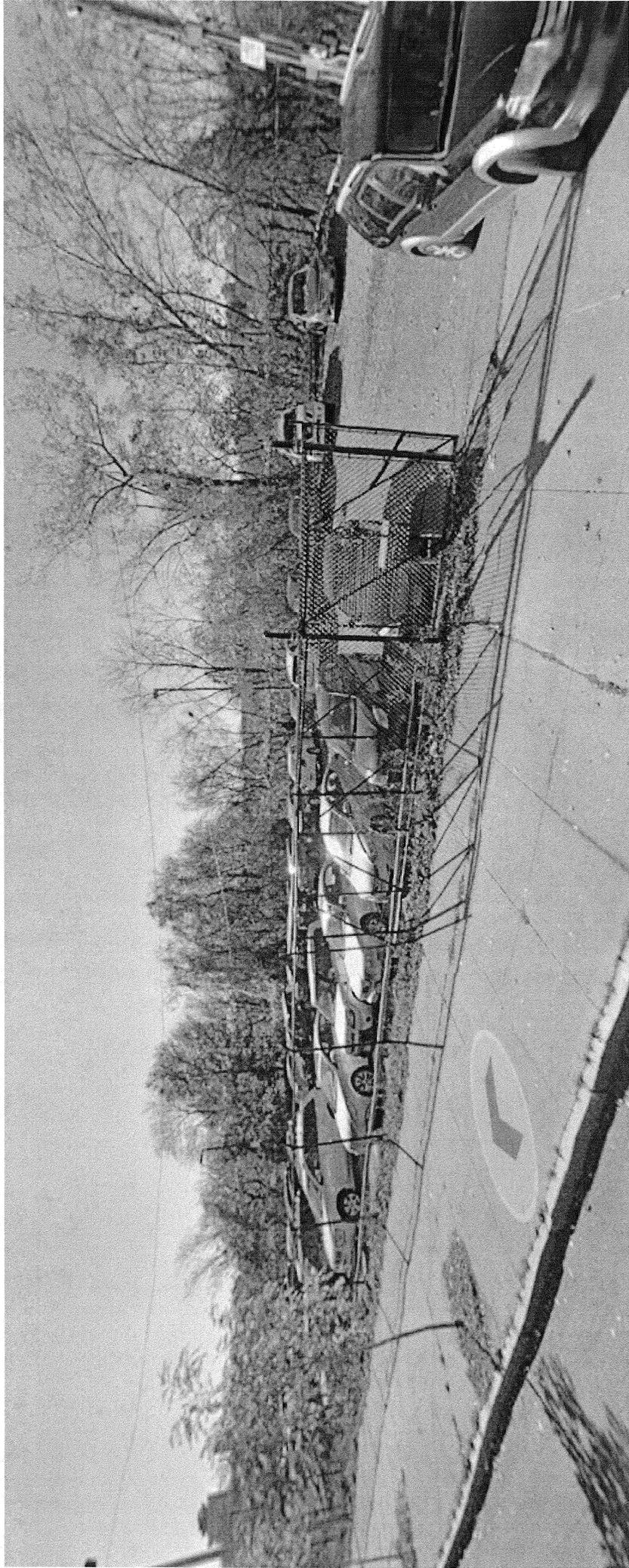
PARKING LOT A



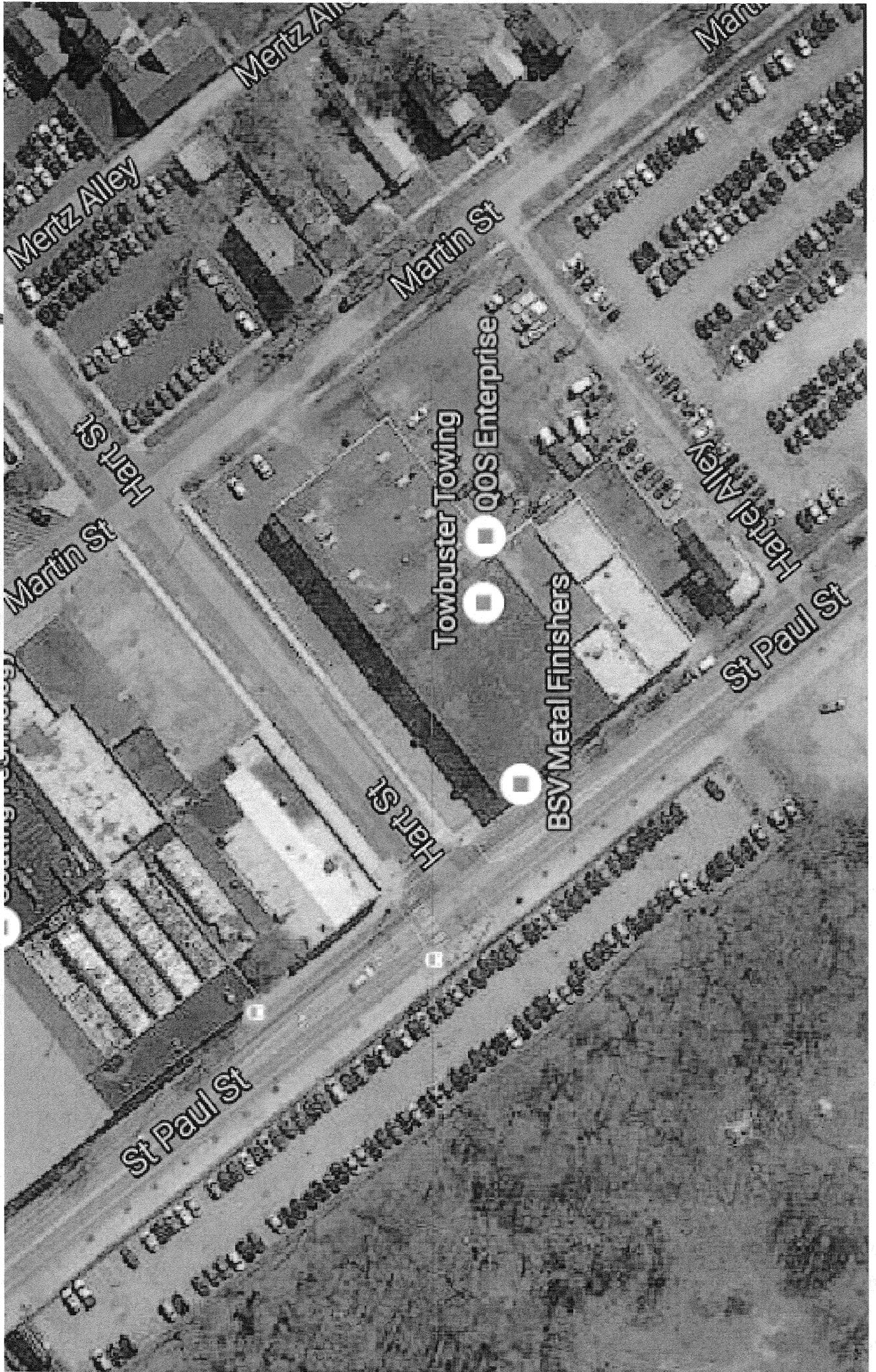
PARKING LOT A (56 PARKING SLOTS)



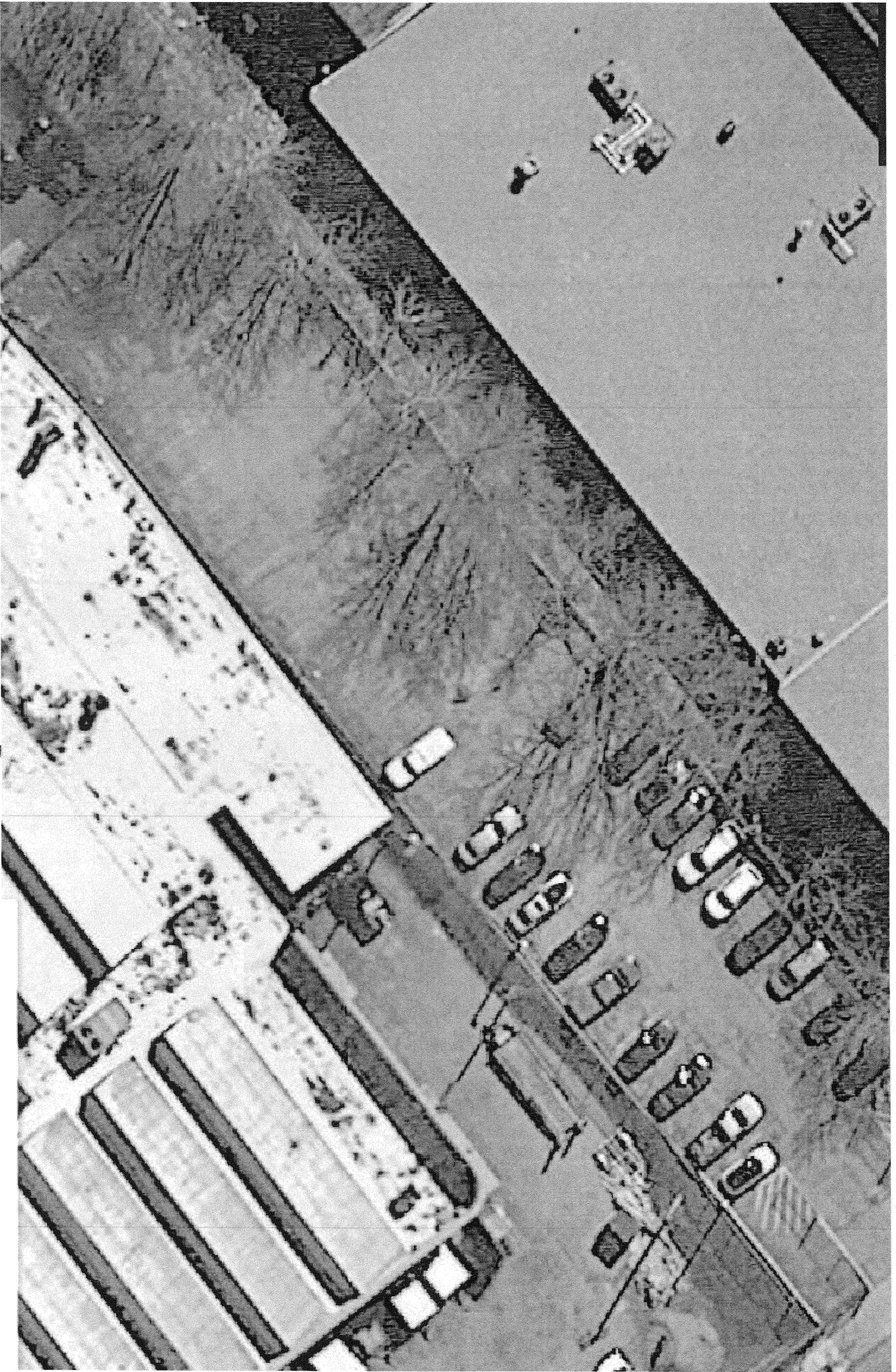
PARKING LOT B



PARKING LOT B (120 PARKING SLOTS)



PARKING LOT C (60 PARKING SLOTS)



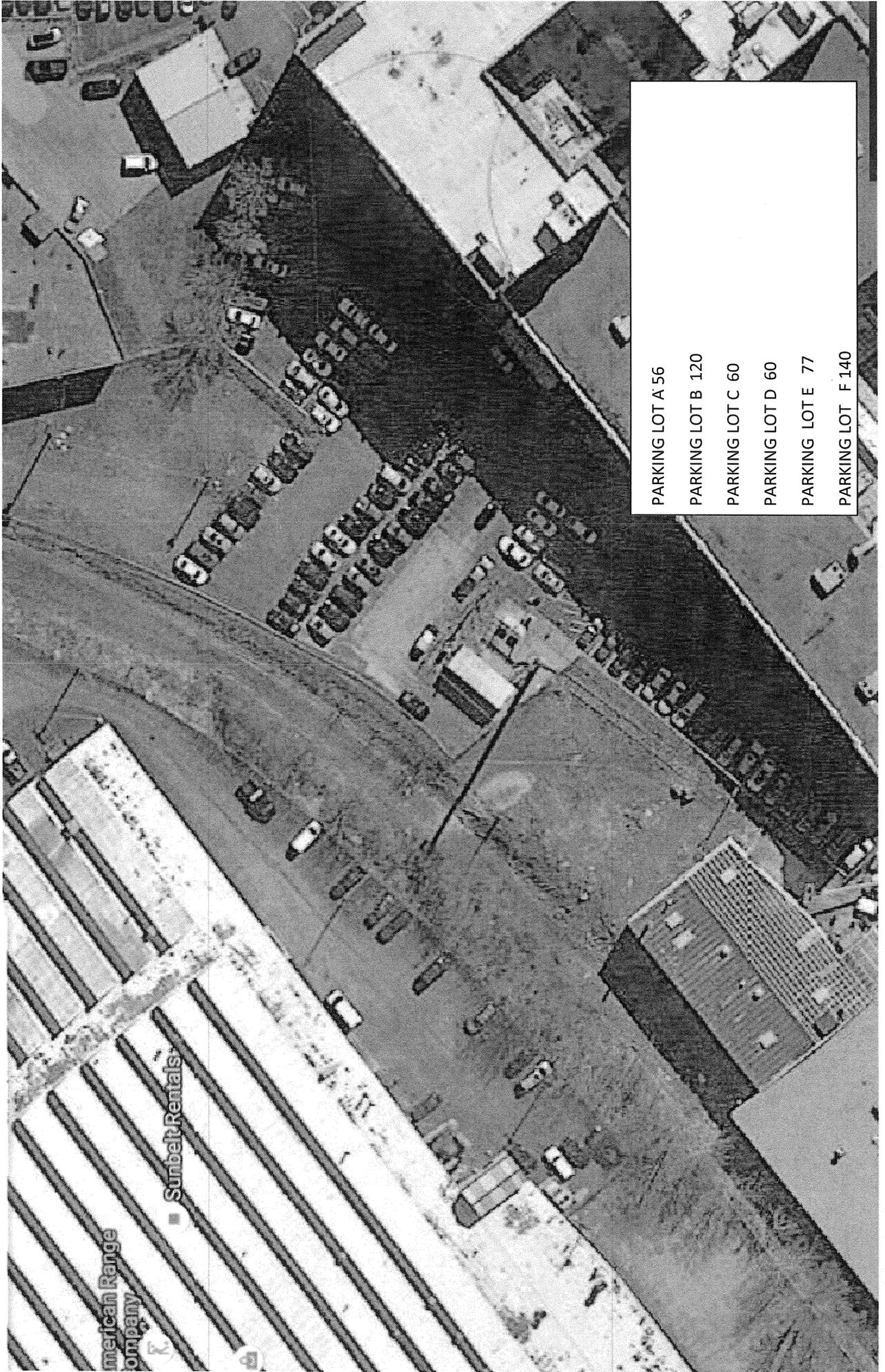
PARKING LOT D (60 PARKING SLOTS)

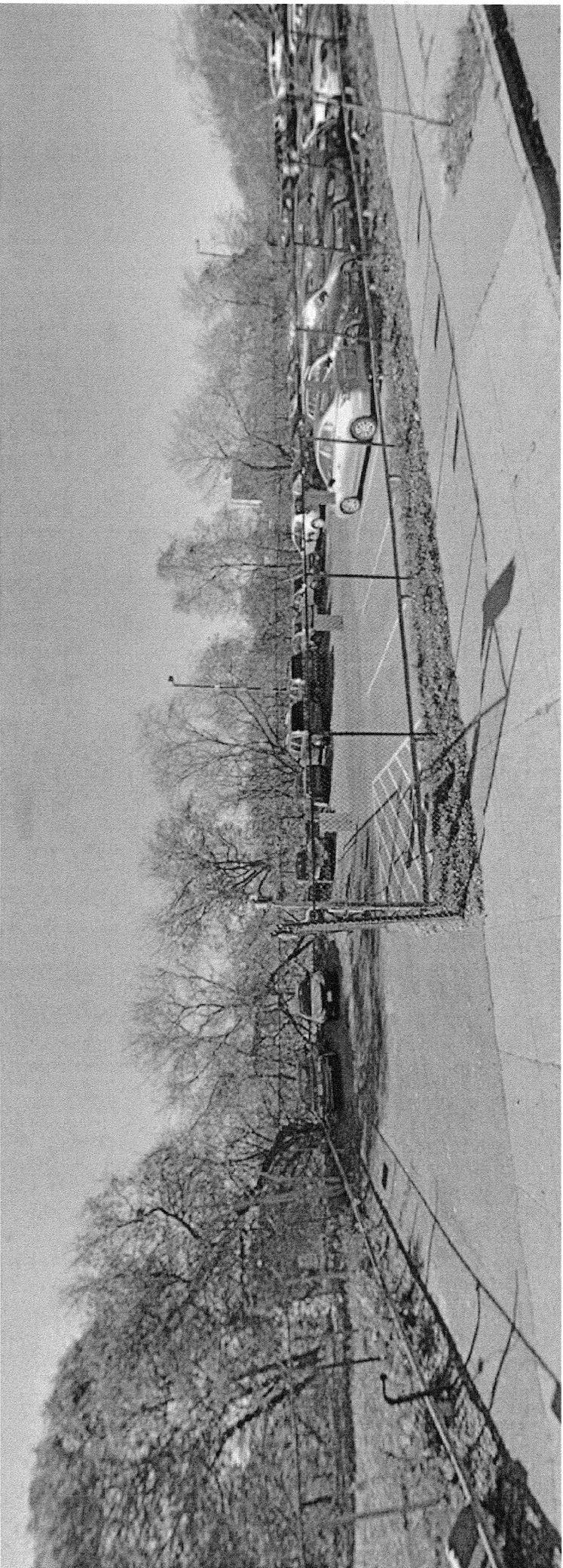


PARKING LOT E (77 PARKING SLOTS)

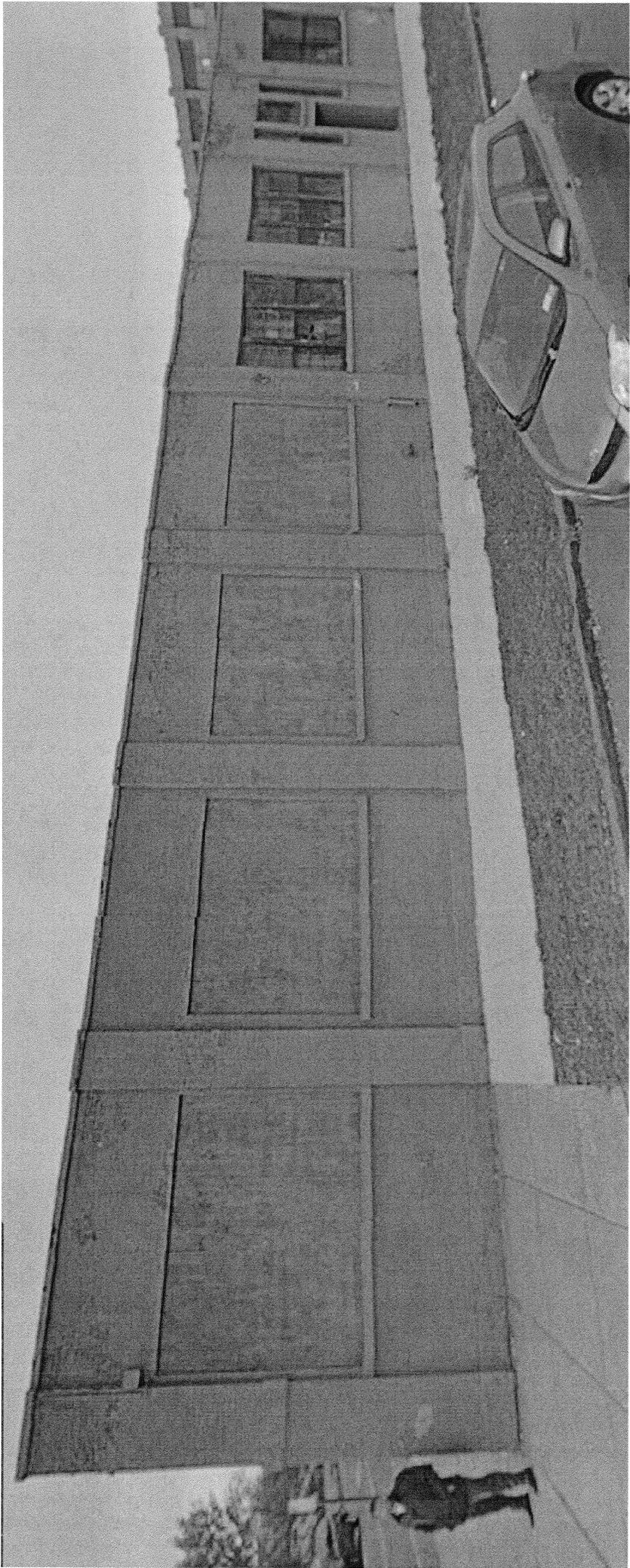


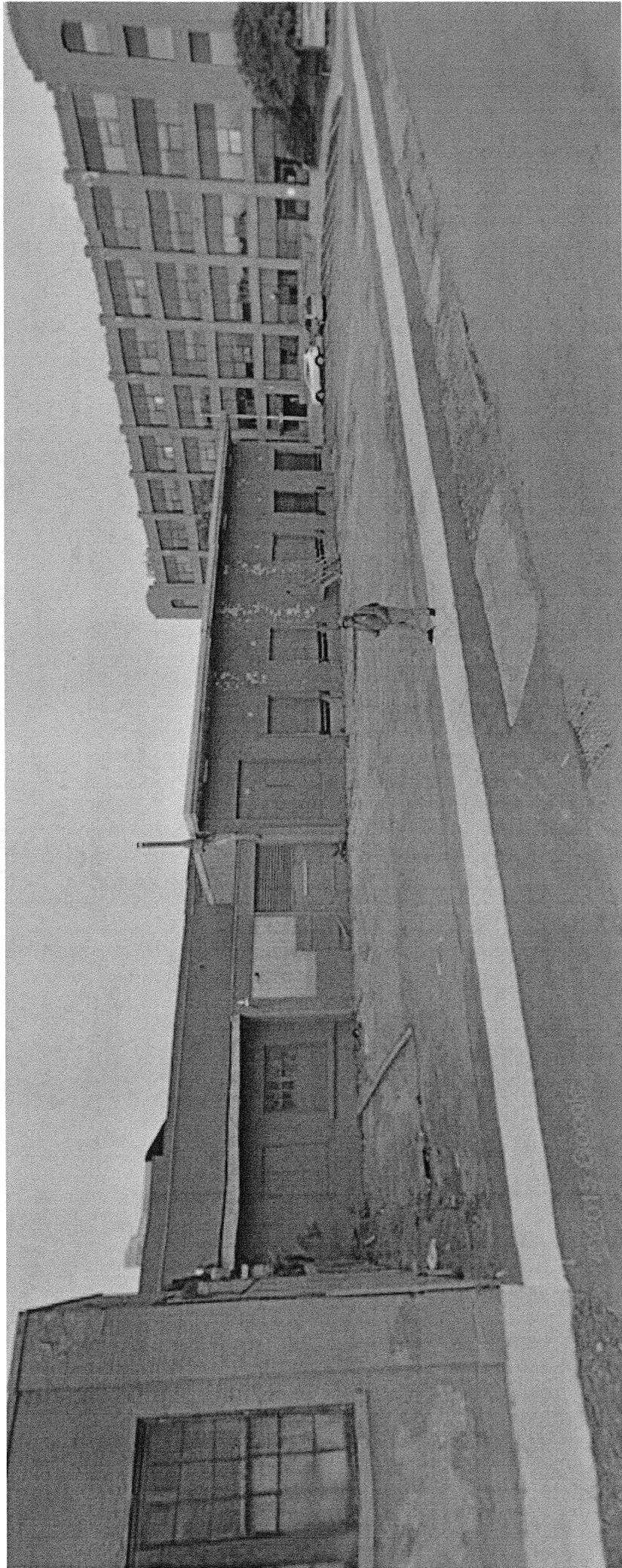
PARKING LOT F (140 PARKING SLOTS)

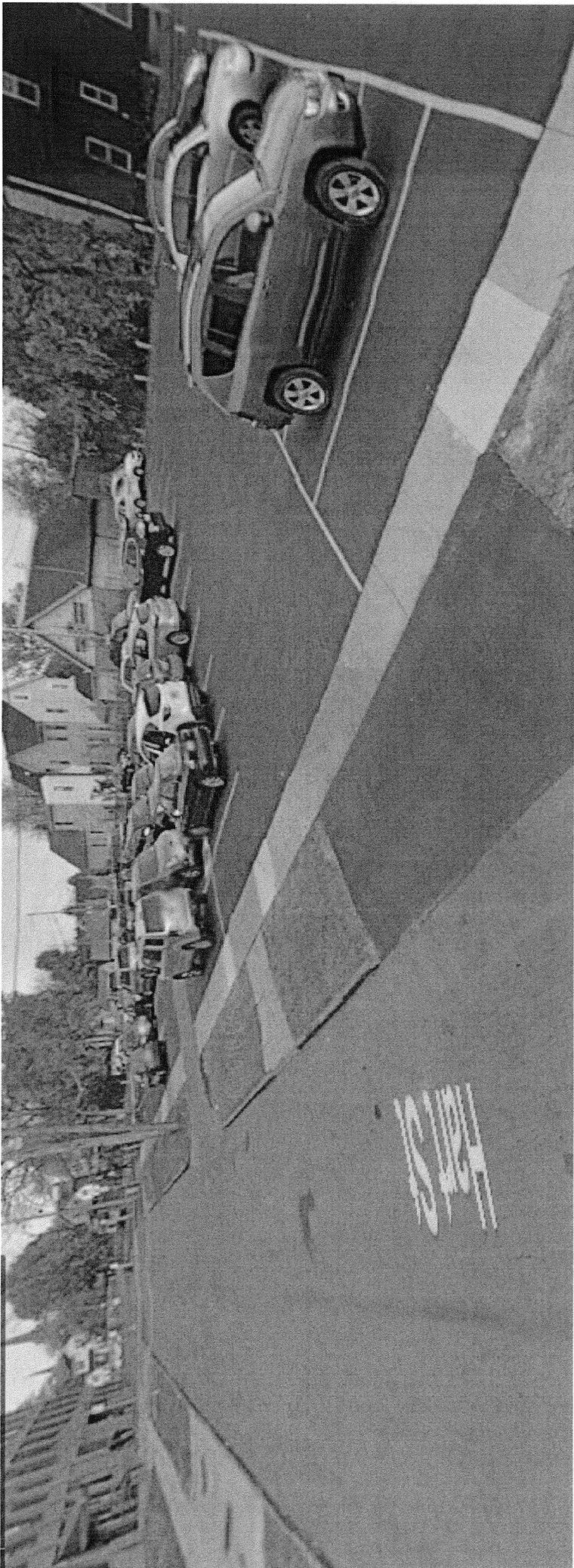


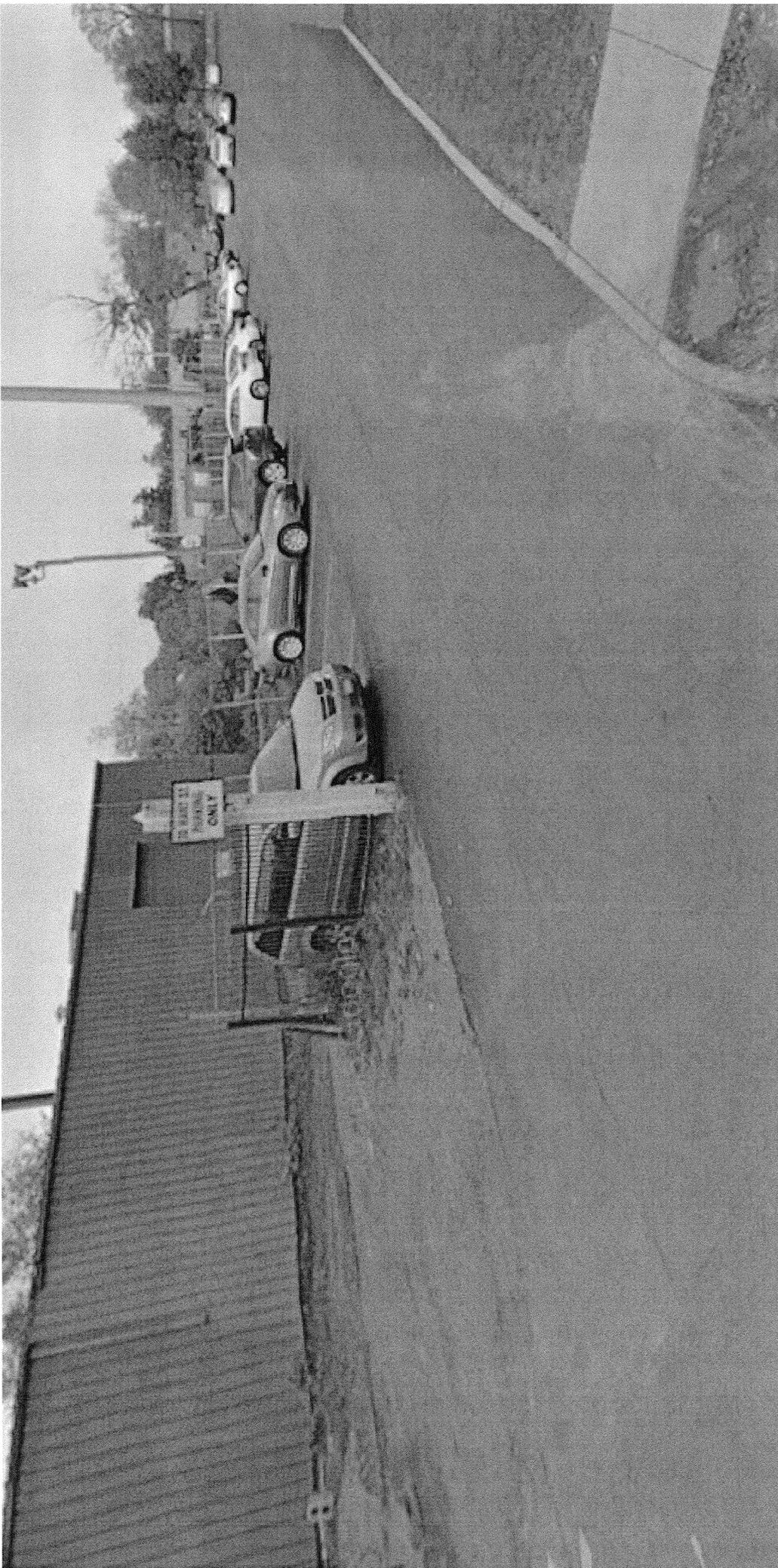




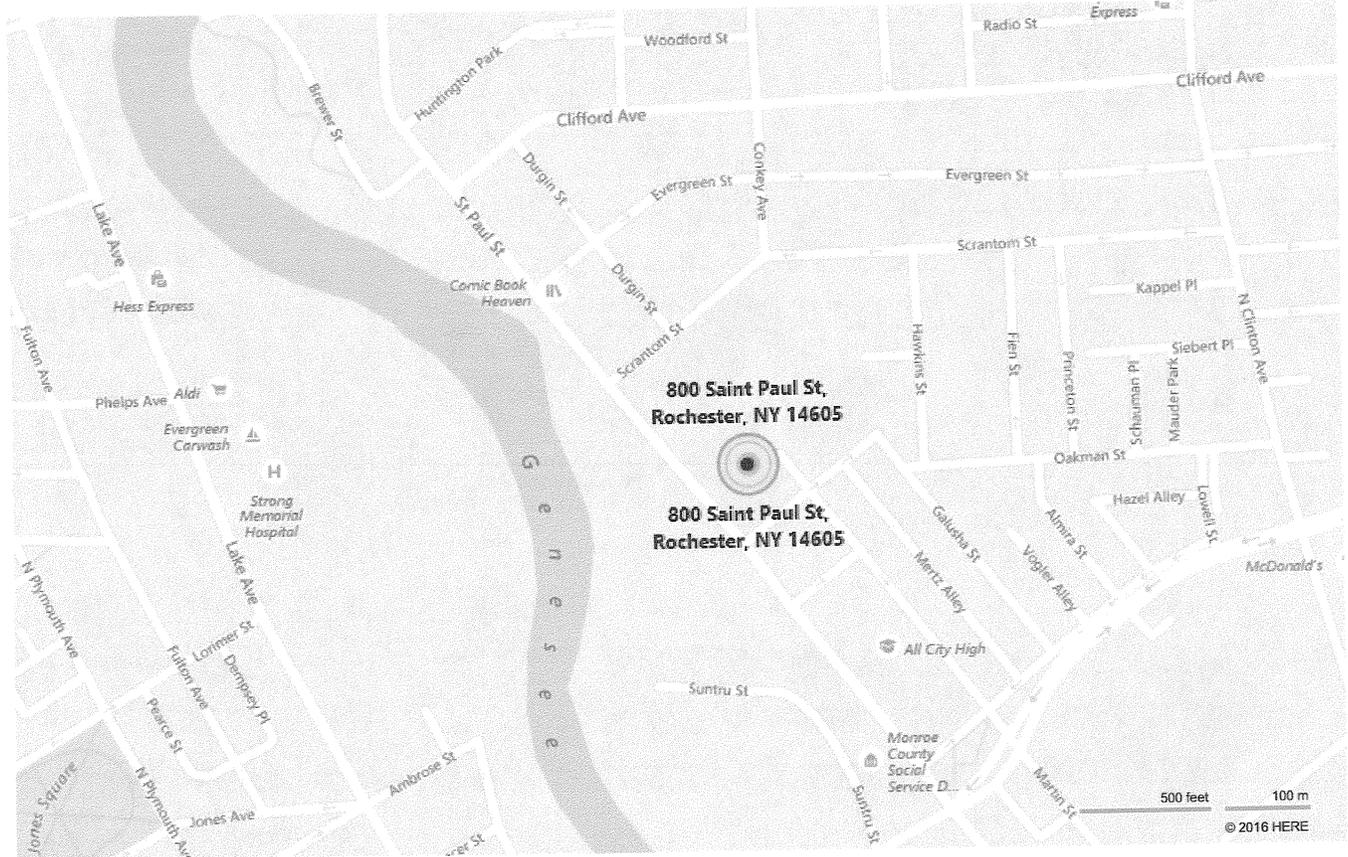
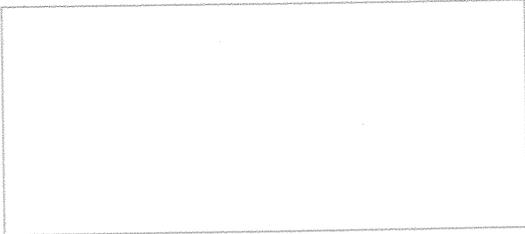




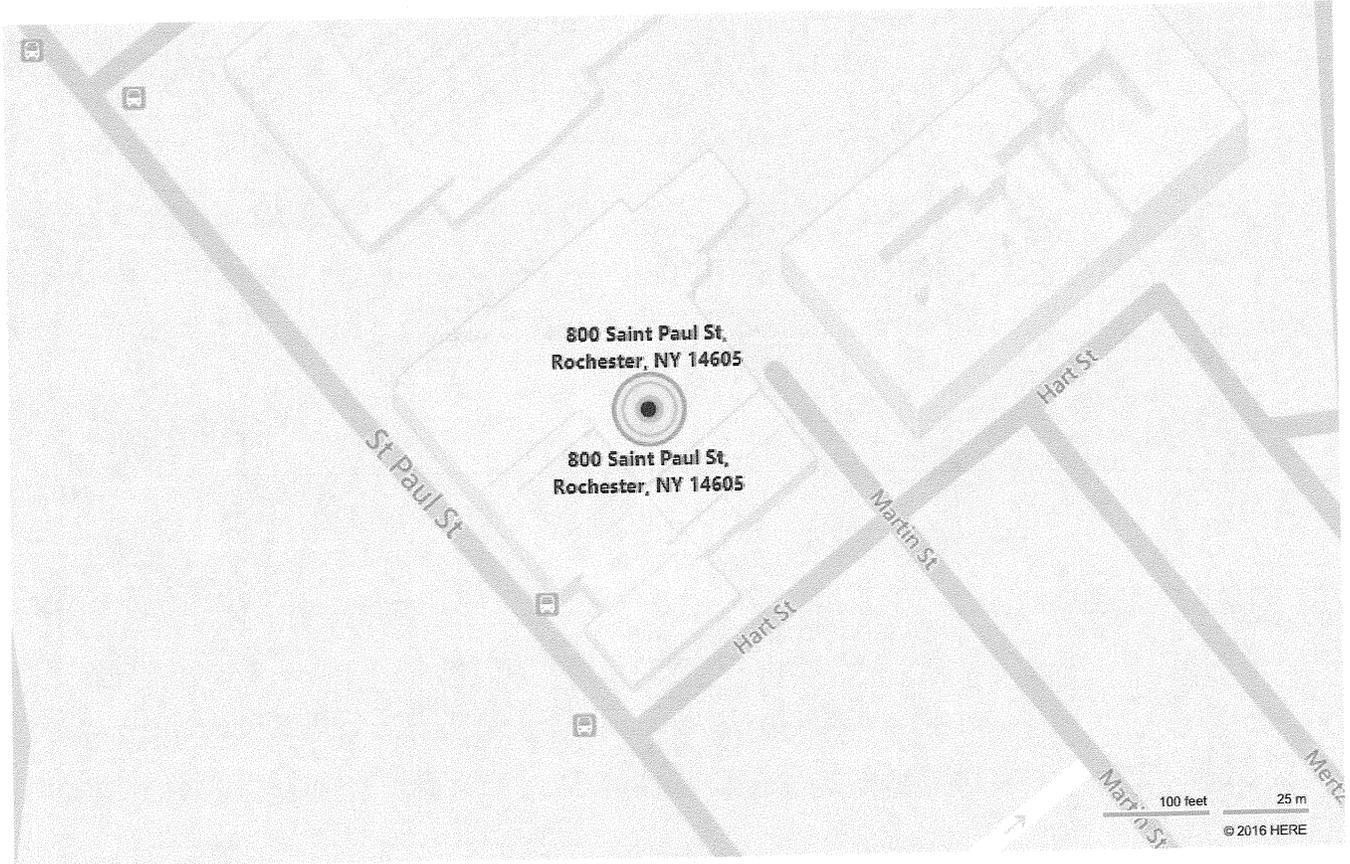




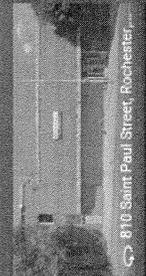
800 Saint Paul St, Rochester, NY 14605



800 Saint Paul St, Rochester, NY 14605



780 St Paul St
Rochester, New York
Street View - Aug 2016



816 Saint Paul Street, Rochester, NY



Satellite



800 Saint Paul St

Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a "Hide Imagery" button with a right-pointing arrow.

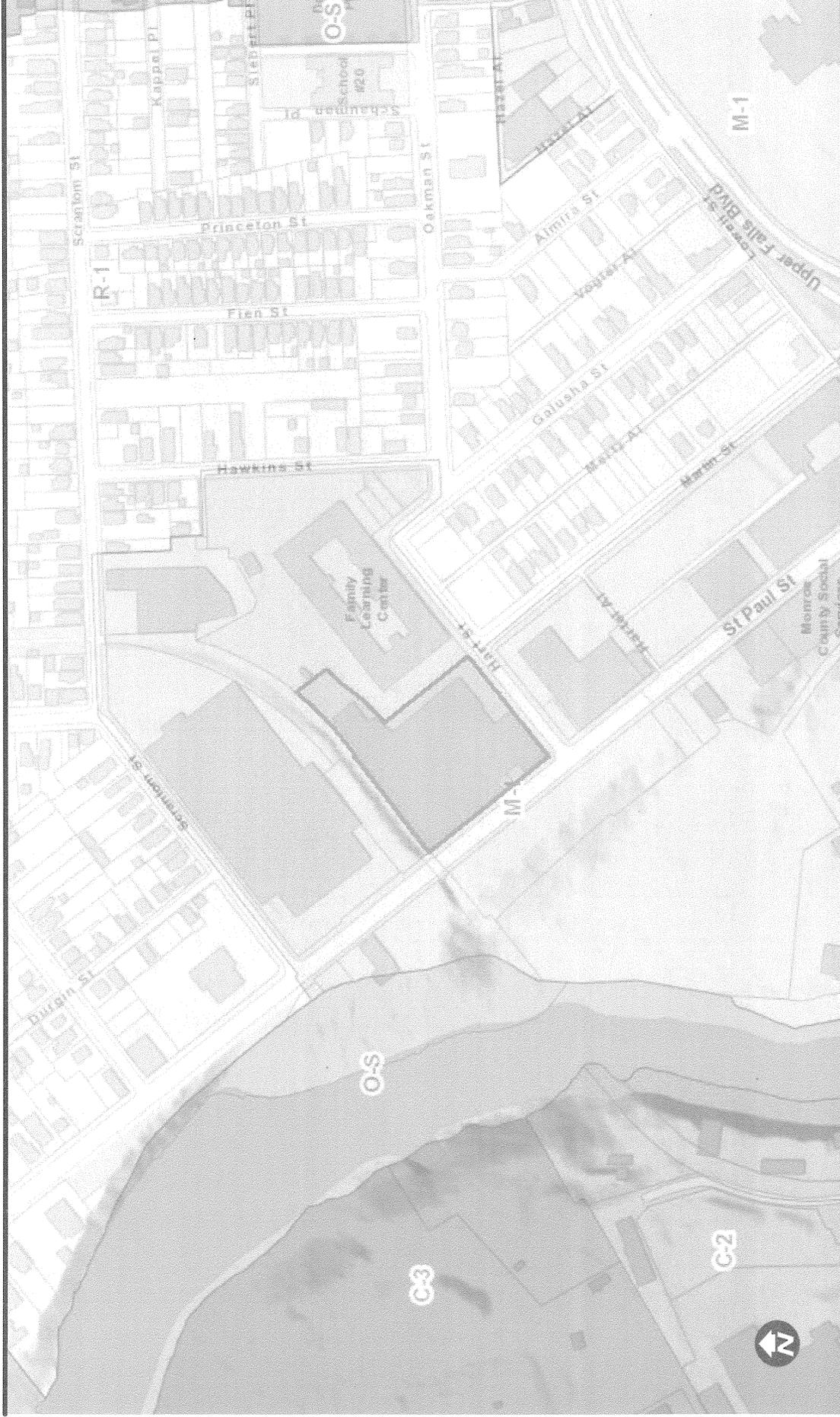


map: Aerial (2015)

© 2010 DigitalGlobe © 2016 Microsoft Corporation

Workspaces

800 ST PAUL ST



November 23, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



**CITY PLANNING COMMISSION
STAFF REPORT
December 12, 2016**

Special Permit

Case #4:

Staff Reviewer: Jill Wiedrick

File Number: E-025-16-17

Case Type: Special Permit

Applicant: Betsy Rowe-Meyers

Address: 389 Gregory Street

Zoning District: C-2 Community Center District

Section of Code: 120-43T, 120-173E(3)

Request: To establish a church and community center with live entertainment, and to consider an Alternative Parking Plan to address the 50 parking space requirement for the proposed uses; actions requiring City Planning Commission approval.

Analysis:

The proposed church and community center with live entertainment will be located in a mixed use building located at the intersection of Gregory Street and Cayuga Street.

The applicant proposes to establish a place of worship and community center with live entertainment. Sunday services are held at 10:30AM. The applicant also sublets this space for community events and classes, such as yoga and dance classes, as well as barn parties and other fundraising events for local organizations.

Code Compliance:

The proposed place of worship has a total of 200 seats, resulting in a parking requirement of 50 spaces. The proposed community center with live entertainment has an occupancy of 99 people, resulting in a parking requirement of 49 spaces. Therefore, the proposed uses of this building will require a total of 50 parking spaces because these uses will not be occurring at the same time. As a result, the applicant is seeking to resolve the parking deficit through an Alternative Parking Plan (see plan submitted by applicant).

In accordance with Section 120-43T providing live entertainment requires a Special Permit in the C-2 District, and is subject to the additional requirements for specified uses listed in Section 120-137.

Per Section 120-37 of the Zoning Code, establishments offering entertainment shall be subject to the following requirements:

- a) The portion of the building used for entertainment shall have no openings facing any adjacent residentially zoned or developed property other than stationary insulated glass windows that shall be screened or draped in a manner to prevent the direct glare of beams onto such adjacent property.

The third floor has windows that face adjacent residentially zoned and developed property.

- b) The applicant shall provide a number of off street parking spaces equal to $\frac{1}{2}$ the maximum allowable occupancy of the use, as determined by the Fire Marshal of the City or a designated agent.

The maximum occupancy of the third floor for live entertainment is 99 people which requires 49 off-street parking spaces. Please note that this request is being considered along with the establishment of a place of worship that requires 50 parking spaces. Due to this, a total of 50 parking spaces is required because the uses are not occurring at the same time. Please see the attached Alternative Parking Plan.

Site Plan and Environmental Review:

Site Plan Review is not required for this proposal. The City Planning Commission, as Lead Agency, is required to issue an Environmental Determination prior to rendering a decision.

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.**

Yes, goal is to provide a community gathering for any people interested in spiritual matters.

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.**

Yes, the only building change is an egress addition, accommodation for handicap bathroom.

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.**

Correct.

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.**

Purpose of this special permit is to comply with 1 to 4 ratio of car parking spaces for building capacity. Working with ADG Security on Fire Code Issues presently.

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.**

Correct.

Alternative Parking Plans: 389 Gregory Street

Goal: For Capacity of 200 require 50 parking spots

Mosaic Membership Currently:

1. Average attendance Sunday morning in 2016 has been 43 persons total - 33 adults and 10 kids (43)
2. Building usage other than Sunday Am- Dance lesson rentals and special events-
Mon, Wed, Thurs- 12-max
Tue, Sat- 25 -max
Special Events- 4 events 2016 - 50-100max
15 events 2016- 25-50 max

Current Off- Street Parking Area:

Cayuga Street parking lot- 6 spots and 2 are deep enough to double park, apartment upstairs- (5)

Current Off- Street Shared Parking: All sites owned by John Trickey except 10 Cayuga, the city

1. ~~10 Cayuga Street- many spots, grass, not paved, considered back-up parking (?)~~
2. 381 Gregory Street- Tap and Mallet- parking lot off Cayuga- 22 spots, apartment upstairs (20)- Hours of Operation- 11:30am-2am M-Sa, 4pm-12am Sundays
3. 395 Gregory St- Genesee Co-Op Federal Credit Union- 15 parking spots (15) - Hours of operation-10- 5 or 6 pm M-F, no Sunday or evening conflicts

On -Street Parking: 20% rule allows for 10 spots (10)

Total Spots Currently: (50)

Shared Parking Agreement:

Current Off- Street Parking Area:

398 Gregory Street building Cayuga Street parking lot- 6 spots and 2 are deep enough to double park, apartment upstairs- (5)

Current Off- Street Shared Parking: All sites owned by John Trickey except 10 Cayuga, the city

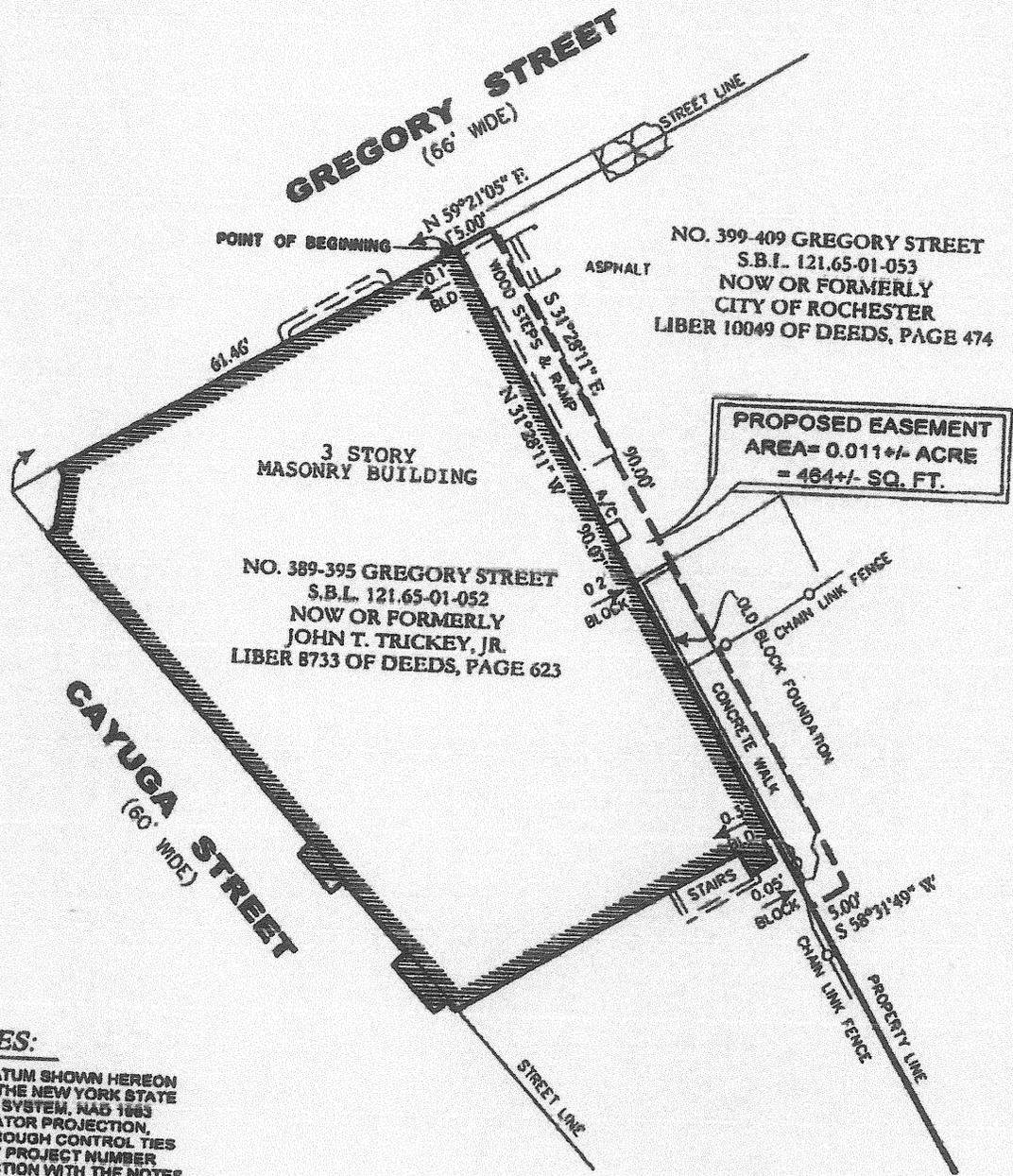
1. 10 Cayuga Street- many spots , grass, not paved, considered back -up parking (?)
2. 381 Gregory Street- Tap and Mallet- parking lot off Cayuga- 22 spots , apartments upstairs (20)- Hours of Operation- 11:30am-2am M-Sa, 4pm-12am Sundays
3. 395 Gregory St- Genesee Co-op Federal Credit Union- 17 parking spots (15) - Hours of operation-10- 5 or 6 pm M-F, no Sunday or evening conflicts

On -Street Parking: 20% rule allows for 10 spots (10)

I, John Trickey , agree with the hours listed and the buildings listed to grant Mosaic Church, of 389 Gregory St access to parking areas and spots as listed Monday thru Sunday at the 398 and 395 Gregory St lot and Sunday AM till 3pm at 381 Gregory St.

John Trickey 11/7/2016 building owner
[Signature] lessee, Mosaic Church representative
11/7/16 date
8/1/17 expiration (re-assessed with lease renewal)

→ plan sent for 389-399 Gregory St. + 10 Cayuga



NO. 399-409 GREGORY STREET
 S.B.L. 121.65-01-053
 NOW OR FORMERLY
 CITY OF ROCHESTER
 LIBER 10049 OF DEEDS, PAGE 474

NO. 389-395 GREGORY STREET
 S.B.L. 121.65-01-052
 NOW OR FORMERLY
 JOHN T. TRICKEY, JR.
 LIBER 8733 OF DEEDS, PAGE 623

PROPOSED EASEMENT
 AREA = 0.011 +/- ACRE
 = 464 +/- SQ. FT.

REFERENCES:

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD 1983 TRANSVERSE MERCATOR PROJECTION, WESTERN ZONE, THROUGH CONTROL TIES TO THE CITY SURVEY PROJECT NUMBER 2006-027 IN CONJUNCTION WITH THE NOTES OF A SURVEY COMPLETED ON NOVEMBER 2, 2015



[Handwritten signature]
 Nov. 12, 2015

PART OF LOT 8 OF S. HAMILTON SUBDIVISION
 (LIBER 108 OF DEEDS, PAGE 514)
 BEING PART OF TOWN LOT 60, TOWNSHIP 13, RANGE 7

PROPOSED PERMANENT EASEMENT FOR ACCESS PURPOSES		
399-409 GREGORY STREET CITY OF ROCHESTER, COUNTY OF MONROE		
Prepared by: CITY OF ROCHESTER, MAPS & SURVEYS Project Surveyor: JACEK M. SZYMANEK, L.S. Mapping: JOHN D. NETZGER, L.S.		
SCALE: 1" = 20'	PROJECT NO. 2015-011	DATE: November 8, 2015



Department of Environmental Services
 Architecture and Engineering Services
 Maps and Surveys Office
 City of Rochester, New York

SYMBOL LEGEND FOR PLANS

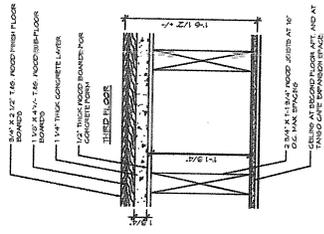
-  NEW CONSTRUCTION
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  NEW WOOD STUD WALL CONSTRUCTION
-  ONE HOUR RATED WALL CONSTRUCTION
-  TWO HOUR RATED WALL CONSTRUCTION
-  NEW DOOR & FRAME
-  EXISTING DOOR & FRAME TO REMAIN

GENERAL NOTES:

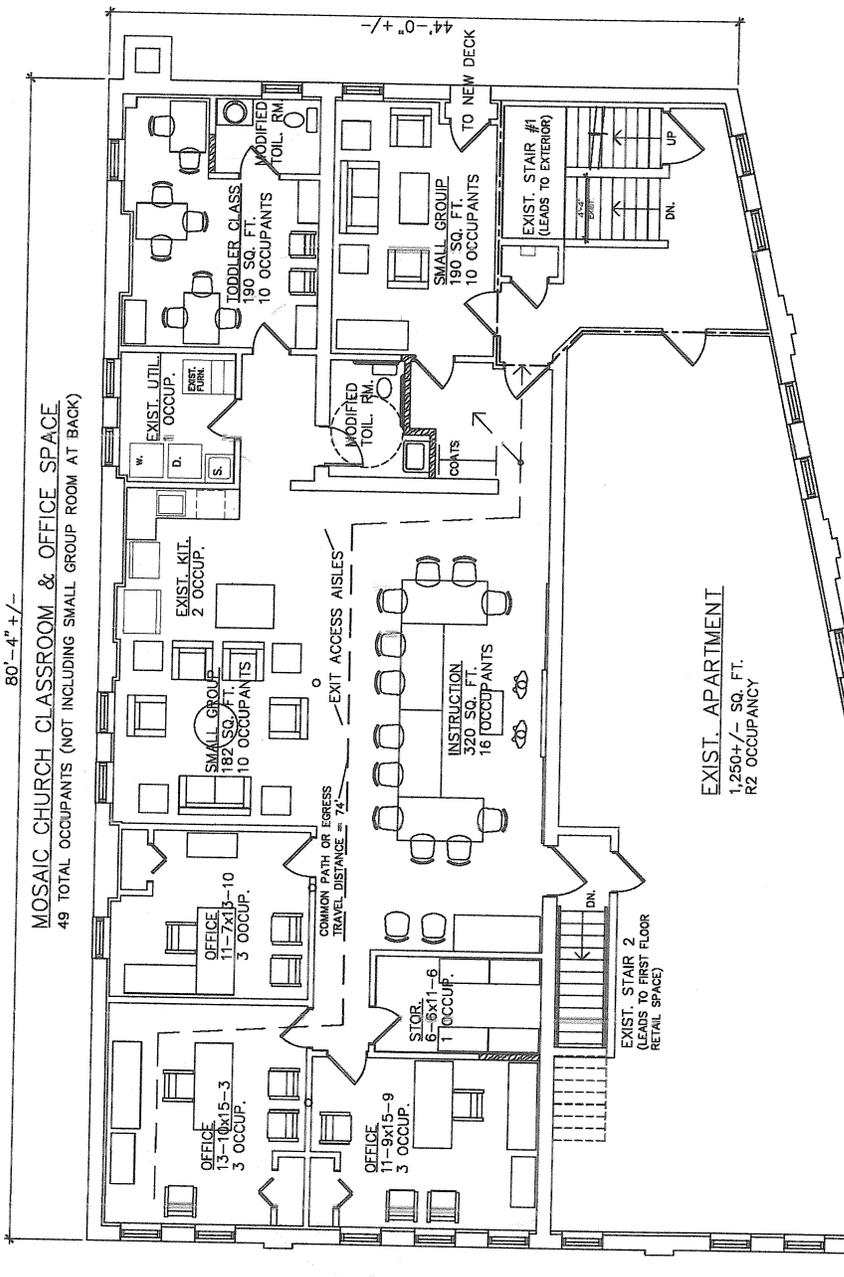
- DIMENSIONS ON THESE PLANS ARE TO THE CENTER LINE OF NEW EXTERIOR WALLS OR TO FACE OF EXISTING PLASTER OR BRICK WALL, UNLESS INDICATED OTHERWISE.
- ALL NEW DOORS SHALL BE HANDICAPPED ACCESSIBLE, MEET PER ADA/ANSI A117.1 & THE ADA-2010.
- PLUMBING FIXTURES, GRAB BARS AND TOILET ROOM ACCESSORIES AT NEW TOILET ROOMS SHALL COMPLY WITH THE REQUIREMENTS OF CAROLINA ACCESSIBILITY ACT AND THE AMERICANS WITH DISABILITIES ACT. SEE THE CLEARANCES & DIMENSIONS ON SHEET A-3 FOR SOME OF THESE NOTES.
- ALL NEW WALLS SHALL INCLUDE THE DIVING SCISSORS THROUGH-OUT THE FIRE AREA.
- THE FIRE ALARM SYSTEM, PROVIDE A FIRE ALARM SYSTEM IN ACCORDANCE WITH SECTION 907 OF THE BUILDING CODE OF NYS.
- PROVIDE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS WITH BATTERY BACKUP IN ACCORDANCE WITH SECTION 907 OF THE BUILDING CODE OF NYS AND TO THE APPROVAL OF THE CITY OF PITTSFORD FIRE MARSHAL.

FIRE RATINGS NOTES:

- WALLS DESIGNATED WITH A 2 HOUR FIRE RATING ON THESE PLANS ARE GENERALLY CONSTRUCTED WITH THICK BRICK WALLS. THESE WALLS ARE REQUIRING CONSTRUCTION OR 1 1/2 HOUR RATED DOORS AND 1 HOUR RATED WINDOWS.
- WALLS WITH A 1 HOUR FIRE RATING ON THESE PLANS INCLUDE THE STAIRWAYS. THESE WALLS SHALL BE 1 HOUR FIRE RATED WITH 1 HOUR RATED DOORS AND 1 HOUR RATED WINDOWS. INTERIOR WALLS SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, WHERE THESE WALLS ARE TO BE CONSTRUCTED WITH 1/2" REGULAR GYPSUM BOARD, PROVIDE A LAYER OF 5/8" TYPE 'X' GYPSUM BOARD.
- THE CEILING OF THE STAIRWAYS AT THE FIRST AND SECOND FLOORS SHALL BE COMPLETELY SEPARATED WITH EITHER EXISTING WOOD LATH AND PLASTER OR WITH A LAYER OF 5/8" TYPE 'X' GYPSUM BOARD.
- PROVIDE A CLOSER ON EACH FIRE RATED DOOR.



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527
 528
 529
 530
 531
 532
 533
 534
 535
 536
 537
 538
 539
 540
 541
 542
 543
 544
 545
 546
 547
 548
 549
 550
 551
 552
 553
 554
 555
 556
 557
 558
 559
 560
 561
 562
 563
 564
 565
 566
 567
 568
 569
 570
 571
 572
 573
 574
 575
 576
 577
 578
 579
 580
 581
 582
 583
 584
 585
 586
 587
 588
 589
 590
 591
 592
 593
 594
 595
 596
 597
 598
 599
 600
 601
 602
 603
 604
 605
 606
 607
 608
 609
 610
 611
 612
 613
 614
 615
 616
 617
 618
 619
 620
 621
 622
 623
 624
 625
 626
 627
 628
 629
 630
 631
 632
 633
 634
 635
 636
 637
 638
 639
 640
 641
 642
 643
 644
 645
 646
 647
 648
 649
 650
 651
 652
 653
 654
 655
 656
 657
 658
 659
 660
 661
 662
 663
 664
 665
 666
 667
 668
 669
 670
 671
 672
 673
 674
 675
 676
 677
 678
 679
 680
 681
 682
 683
 684
 685
 686
 687
 688
 689
 690
 691
 692
 693
 694
 695
 696
 697
 698
 699
 700
 701
 702
 703
 704
 705
 706
 707
 708
 709
 710
 711
 712
 713
 714
 715
 716
 717
 718
 719
 720
 721
 722
 723
 724
 725
 726
 727
 728
 729
 730
 731
 732
 733
 734
 735
 736
 737
 738
 739
 740
 741
 742
 743
 744
 745
 746
 747
 748
 749
 750
 751
 752
 753
 754
 755
 756
 757
 758
 759
 760
 761
 762
 763
 764
 765
 766
 767
 768
 769
 770
 771
 772
 773
 774
 775
 776
 777
 778
 779
 780
 781
 782
 783
 784
 785
 786
 787
 788
 789
 790
 791
 792
 793
 794
 795
 796
 797
 798
 799
 800
 801
 802
 803
 804
 805
 806
 807
 808
 809
 810
 811
 812
 813
 814
 815
 816
 817
 818
 819
 820
 821
 822
 823
 824
 825
 826
 827
 828
 829
 830
 831
 832
 833
 834
 835
 836
 837
 838
 839
 840
 841
 842
 843
 844
 845
 846
 847
 848
 849
 850
 851
 852
 853
 854
 855
 856
 857
 858
 859
 860
 861
 862
 863
 864
 865
 866
 867
 868
 869
 870
 871
 872
 873
 874
 875
 876
 877
 878
 879
 880
 881
 882
 883
 884
 885
 886
 887
 888
 889
 890
 891
 892
 893
 894
 895
 896
 897
 898
 899
 900
 901
 902
 903
 904
 905
 906
 907
 908
 909
 910
 911
 912
 913
 914
 915
 916
 917
 918
 919
 920
 921
 922
 923
 924
 925
 926
 927
 928
 929
 930
 931
 932
 933
 934
 935
 936
 937
 938
 939
 940
 941
 942
 943
 944
 945
 946
 947
 948
 949
 950
 951
 952
 953
 954
 955
 956
 957
 958
 959
 960
 961
 962
 963
 964
 965
 966
 967
 968
 969
 970
 971
 972
 973
 974
 975
 976
 977
 978
 979
 980
 981
 982
 983
 984
 985
 986
 987
 988
 989
 990
 991
 992
 993
 994
 995
 996
 997
 998
 999
 1000



SECOND FLOOR PLAN

1/4" = 1'-0"
 GROSS AREA = 4,250+/- SQ. FT.
 FLOOR AREA = 3,940+/- SQ. FT.
 OCCUPANCY: B - OFFICES & CLASSROOMS ACCESSORY TO WORSHIP
 EXISTING OCCUPANCY: R2 - RESIDENTIAL
 TOTAL OCCUPANT LOAD AT MOSAIC CHURCH SPACE: 59 OCCUPANTS
 REQ'D TOTAL EXIT STAIR WIDTH: 59 X .3" = 24"
 ACTUAL TOTAL EXIT STAIR WIDTH, WITH ADDED EXTERIOR STAIR = 92"

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Small Parking Lot (Gregory Street) — at W
Hall, 389 Gregory St, Rochester, NY 14620.

Like

Comment

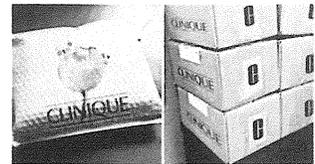
Share



Write a comment...

Sponsored

Cr



[CLICK HERE \(Limit 4 Per Household, Please\)](#)
poshly.com
Hey friends! Have you tried this? Sephoras warehouse
FULL of testers! CLICK on the pict...



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Front of Building (Gregory Street) — at We
Hall, 389 Gregory St, Rochester, NY 14620.

Like Comment Share



Write a comment...

Sponsored

Cr



SAD DAY FOR MUSIC
etonline.com
Tragedy has struck With Heart-Breaking Final Mom



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Tap and Mallet parking Lot (Gregory Street) · Weider's Hall, 389 Gregory St, Rochester, N' 14620.

Like Comment Share



Write a comment...

Sponsored

Cr



SAD DAY FOR MUSIC

etonline.com

Tragedy has struck With Heart-Breaking Final Mom



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Gravel Parking Lot (Cayuga Street) — at V Hall, 389 Gregory St, Rochester, NY 14620.

Like Comment Share



Write a comment...

Sponsored

Cr



Angelina Jolie opens up the real reason for divorce
cnn.com
Jolie Tell The Truth



Weider's Hall: our new home 16 of 52

Options Share Send Like



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Small Parking Lot (Cayuga Street) — at W Hall, 389 Gregory St, Rochester, NY 14620.

Like Comment Share



Write a comment...

Friend Requests

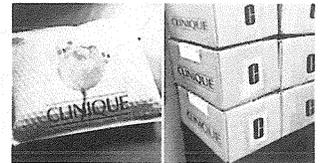


Vicky Ldiamond
17 mutual friends

Confirm Friend

Sponsored

Cr



CLICK HERE (Limit 4 Per Household, Please)
poshly.com
Hey friends! Have you tried this? Sephoras wareho
FULL of testers! CLICK on the pict...



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Weider's Hall (Front of Building, Gregory Street at Weider's Hall, 389 Gregory St, Rochester 14620.

Like Comment Share



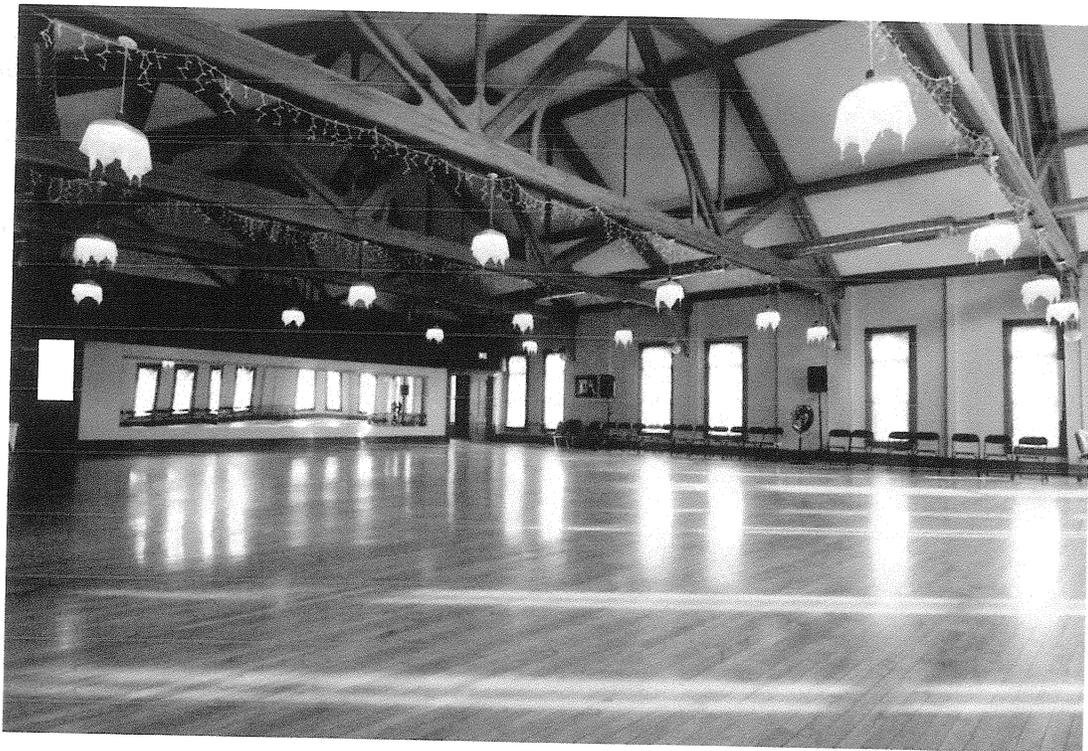
Write a comment...

Sponsored

Cr



Angelina Jolie opens up the real reason for divorce
cin.com
Jolie Tell The Truth



Weider's Hall: our new home 2 of 52

Options Share Send Like



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

The Ballroom (3rd Floor) — at Weider's I
Gregory St, Rochester, NY 14620.

Like Comment Share



Write a comment...

Friend Requests



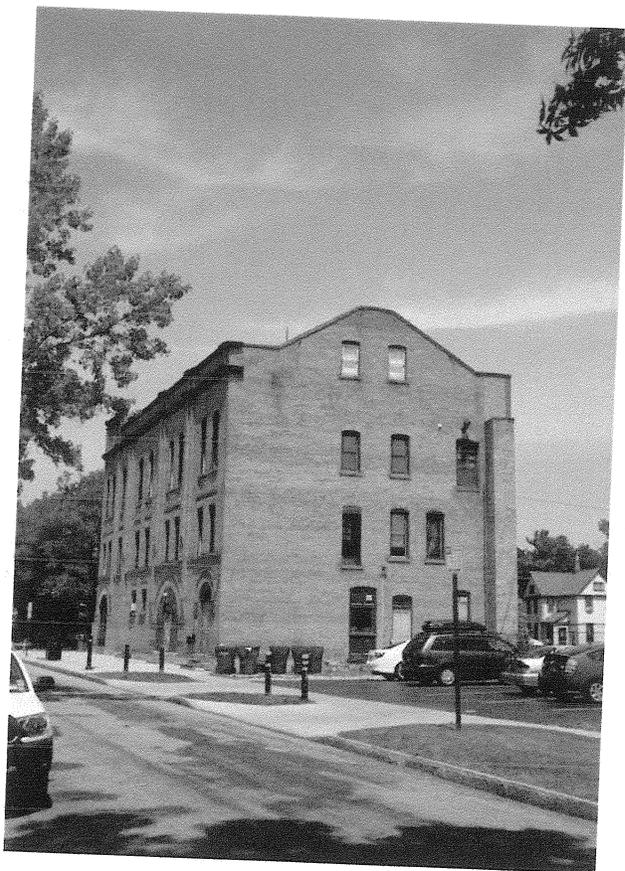
Vicky Ldiamond
17 mutual friends

Confirm Friend

Sponsored



SAD DAY FOR MUSIC
etonline.com
Tragedy has struck With Heart-Breaking Final Mc



Weider's Hall: our new home 3 of 52

Options Share Send Like



Mosaic Church

Like This Page · July 31, 2015 · Edited ·

Back of Building (Cayuga Street) — at Weider's Hall, 389 Gregory St, Rochester, NY 14620.

Like Comment Share



Write a comment...

Friend Requests

See All



Vicky Ldiamond
17 mutual friends

Confirm Friend

Sponsored

Create Ad



SAD DAY FOR MUSIC
etonline.com

Tragedy has struck With Heart-Breaking Final Moments!



380 Gregory St,
Rochester, New York

Street View - Apr 2012

389 Gregory St
Cayuga

Satellite

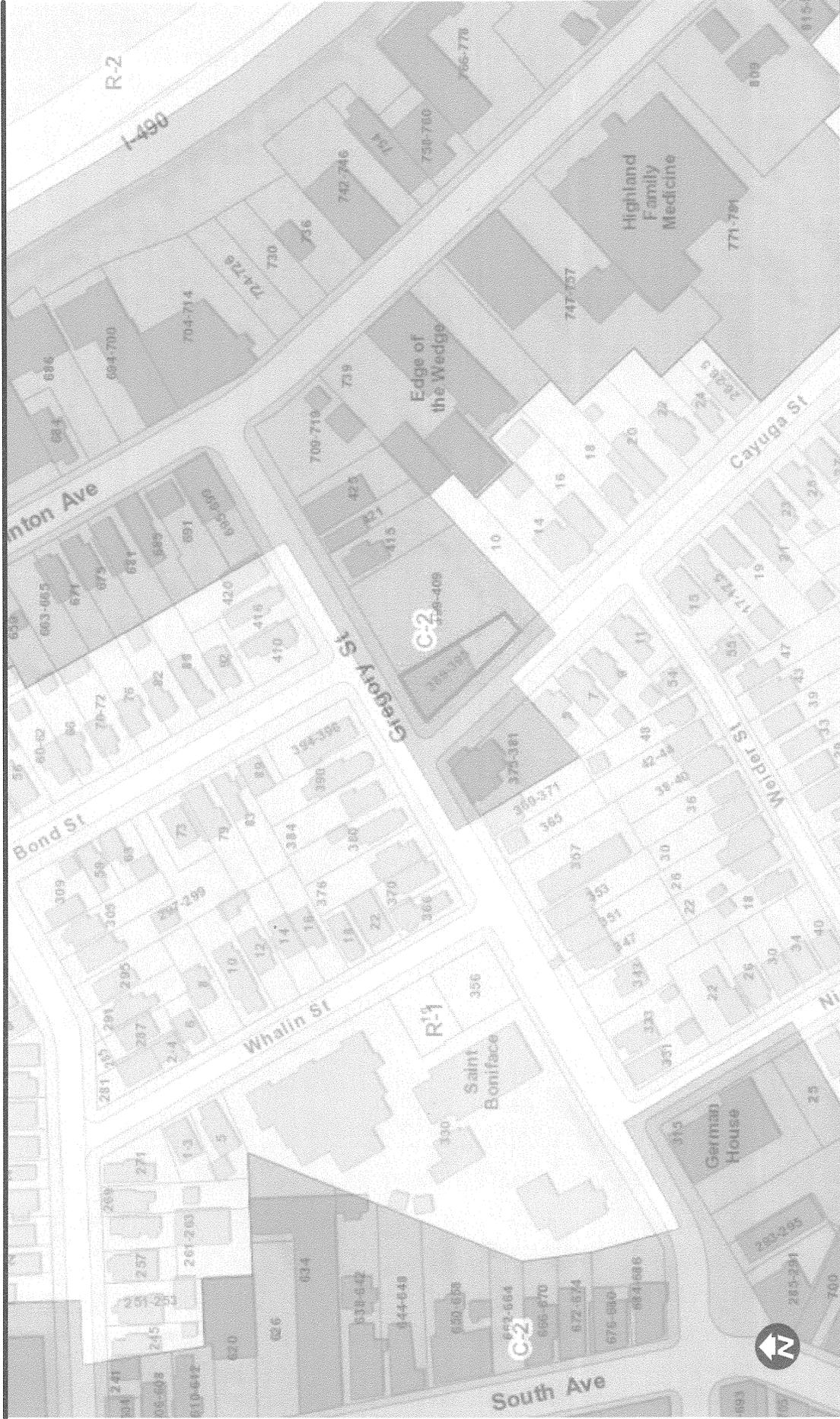
389 Gregory Street, Rochester, NY

Google

Hide Imagery >>

Image capture: Apr 2012 © 2016 Google Terms Report a problem

389-395 GREGORY ST



November 23, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY



**CITY PLANNING COMMISSION
STAFF REPORT
December 12, 2016**

Special Permit - Renewal

Case #5:

Staff Reviewer: Jill Wiedrick

File Number: E-026-16-17

Case Type: Special Permit - Renewal

Applicant: Ricky Lei, Hong Kong House

Address: 985 S. Clinton Avenue

Zoning District: C-1 Neighborhood Center District

Section of Code: 120-192B(4)(E)

Request: To continue the extended hours of operation at this restaurant for TAKE-OUT ONLY from 11:00PM to 2:00AM; an action requiring City Planning Commission approval.

Analysis:

The subject property is a two-story mixed use structure located on South Clinton Avenue near the corner of Caroline Street. This building has two storefronts: 985A (vacant) and 985B (take-out restaurant) and one apartment on the second floor. The take-out restaurant located in 985B has a maximum occupancy of 45 persons.

The applicant proposes to continue the extended hours of operation at this restaurant for TAKE-OUT ONLY from 11:00PM to 2:00AM. This proposal was first approved by the City Planning Commission on October 6, 2008 for a period of two years. (The dining room of the restaurant is to close at 10:00 PM.) The second temporary permit was granted in November 2011. The most recent CPC decision is attached.

Please see the attached call for service from November 2011 until November 2016.

Site Plan and Environmental Review:

Site Plan Review is not required for this proposal. The proposed action is a Type II [6 CRR-NY 617.5 (26)].

Applicant's statement concerning how request conforms to Special Permit Standards:
See attached.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 985 S. Clinton Avenue
2. APPLICANT: Ricky lei COMPANY NAME: HONG KONG HOUSE
ADDRESS: 985 B S. Clinton ave CITY: Rochester ZIP CODE: 14620
PHONE: 585-244-5569 FAX: _____
E-MAIL ADDRESS _____

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____

4. ATTORNEY: _____
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____
E-MAIL ADDRESS _____

5. ZONING DISTRICT: C-1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____
To continue the extended hours of operation at this restaurant for take-out only from 11:00PM to 2:00AM, daily.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Ricky lei DATE: MON, November 21

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: Wai Yee Shue DATE: November 21

SPECIAL PERMIT STANDARDS

A Special Permit will be granted only if evidence is presented establishing conformance with each of these standards. Explain how the proposal conforms to each of these requirements (attach additional pages if necessary):

- A. The proposed building or use will be in harmony with the general purpose, goals, objectives, standards and implementation strategies of the Comprehensive Plan, this chapter and, where applicable, the Subdivision Code.

The General purpose is to operate a late-night food delivery restaurant, and the building is used in harmony with this stated purpose.

- B. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

None of the above will be affected.
we just prepare food and deliveries.
there's also a parking lot specifically for the establishment.

- C. The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties in accordance with the applicable district regulations.

This property along with the surrounding properties were originally built for commercial purposes and has thus far fallen within applicable district regulations.

- D. The proposed building or use will be served adequately by essential public facilities and services, such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed building or use will provide adequately for such services.

The building is located on South Clinton Avenue in Rochester, NY and thus is adequately serviced with essential public facilities and services by the Rochester, NY Municipal Government.

- E. The proposed building or use will not result in the destruction, loss or damage of any natural, scenic, cultural or historic feature of significant importance.

Absolutely not as we are only preparing food and delivery.



December 2, 2011

Mr. Ricky Lei
Hong Kong House
985 S. Clinton Avenue
Rochester, New York 14620

NOTICE OF DECISION

In the matter of the request for a Special Permit to: continue the extended hours of operation at this restaurant for **TAKE-OUT ONLY** from 11:00 PM to 2:00 AM daily.

ON THE PREMISES AT: 985 S. Clinton Avenue

ZONING DISTRICT: C-1 Neighborhood Center District

APPLICATION NUMBER: E-022-11-12

VOTE: 5-0-0

PLEASE TAKE NOTICE that at the City Planning Commission meeting held on November 28, 2011, said application was **APPROVED** for a period of five (5) years, until **December 2016**.

CITY PLANNING COMMISSION

Marcia Barry
Secretary to the City Planning Commission



Resolution and Findings of Fact:

This decision was based on the following findings of fact:

A. The proposed use will be in harmony with goals, standards and objectives of the Comprehensive Plan.

1. The goals and objectives of the Comprehensive Plan are reflected in the 2003 Zoning Code which requires Special Permit approval for restaurants operating beyond the hours of 6:00 a.m. and 11:00 p.m. in the C-1 Neighborhood Center district.
2. Per Section 120-192 of the 2003 Zoning Code, the Planning Commission can approve the application for a special permit with conditions and/or for a specified time period. The Commission determined that granting another temporary special permit for five (5) years for take-out only between 11:00 PM and 2:00 AM will have a minimal impact on adjacent properties. The applicant will need to return to the Planning Commission in December 2016, in a public hearing setting, for review of the operational aspects of the facility to determine if the use has had any adverse impacts upon adjacent properties or the neighborhood.

B. The proposal will not have a substantial or undue adverse effect upon adjacent properties.

1. The proposal is to continue the take-out portion of this Chinese restaurant from 11:00 AM to 2:00 AM. The dining room closes to the public at 10:00 PM and take-out with delivery or pick-up will continue until 2:00 AM, daily.
2. The Planning Commission, in balancing the needs of the applicant with that of the neighborhood, determined that continuing to offer take-out only at this restaurant from 11:00 PM to 2:00 AM will have a minimal impact on the nearby neighborhood.
3. To ensure that the restaurant operation will not have a substantial or undue adverse impact upon adjacent properties, the Planning Commission granted another temporary approval for five (5) years requiring the applicant to return to the Planning Commission in December 2016 to renew the Special Permit.

C. The proposed use will be developed so as not to interfere with the development and use of neighboring properties.

The subject property is legal to be used as a sit-down restaurant with hours of operation from 6:00 AM to 11:00 PM. Continuing to offer a take-out component until 2:00 AM will not interfere with the development and use of the neighboring properties.

D. The proposed use will be served by essential public facilities and services.

The utilities and services available are sufficient to meet the demands of this use.

E. The proposed use will not result in the destruction or damage of any natural, scenic or historic feature of significant importance.

There are no natural, scenic or historic features of significant importance on the site or in close proximity of the subject property that will be affected by continuing the extended hours for take-out only at this restaurant.

BASED ON THESE FACTS AND FINDINGS, BE IT RESOLVED that the City Planning Commission **APPROVES** application **E-022-11-12** to continue the extended hours of operation at this restaurant at 985 S. Clinton Avenue for **TAKE-OUT ONLY** from 11:00 PM to 2:00 AM daily, for a period of five (5) years, until December 2016.

This decision was based on the following testimony and evidence:

Supporting Testimony

Rickey Lei, Applicant

Opposing Testimony

None

Evidence:

Staff Report

Special Permit Renewal Application and Standards

Calls for Service dated 11/1/11

Personal Appearance Notice

Notification Labels

Speakers' List

Record of Vote:

D. Watson	Approved for 5 years
S. Rebholz	Approved for 5 years
H. Zimmer-Meyer	Approved for 5 years
E. Marlin	Approved for 5 years
H. Hogan	Approved for 5 years



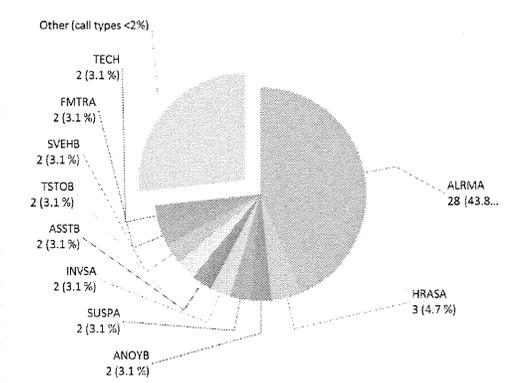
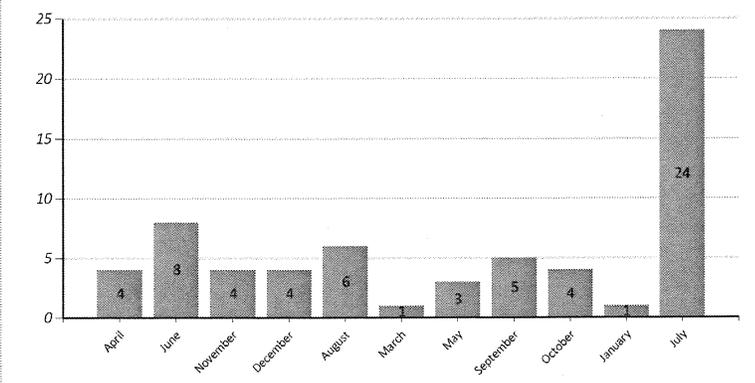
Rochester Police Department Calls For Service



The information contained in this report is disseminated from the Monroe Crime Analysis Center(MCAC). It is intended for official use only by law enforcement personnel.

[Click Here to View Raw Data in Table Format.](#)

Parameters	Date range: 11/22/2011 - 11/22/2016	Call Types:
	Location range: 985 - 985 of CLINTON	***,1078A,311,ABDCA,AIRA,ALRMA,ANMLA,ANMLB,ANOYA,ANOYB,ARSTA,ASLTA,ASLTB,ASSTA,ASSTB,BOATA,BOMBA,BURGA,BURGB,C
	Street Direction: S	KWLA,CR,CRMSA,CRMSB,CSTRA,CSTRB,DCONA,DCONB,DETAI,DPATB,DRWNA,DSPRB,EMSA,EMS,ESCPA,FACIT,FGHTA,FIFB,FIREA,FMTR
	Total # of houses: 1	A,FMTRB,FORGA,FORGB,FUMSA,HOLDA,HRASA,HRASB,HUPA,HUPB,HZMTA,INVSA,JUMPA,LARCA,LARCB,MENCA,MENCB,MISCA,MISCB,
Total # of days: 1693	MSPRA,MSPRB,MVAA,MVAB,MVAIA,MVAPT,NBTRA,NBTRB,NTFYB,OOPSB,OOS,PARKB,POLIA,PROPA,PROPB,QSIA,RAPEA,RAPEB,ROBBA,	
Total # of calls: 64	ROBBB,SCHLB,SHOTA,SHOTB,SPECB,SPOTA,SPURS,STABA,SUICA,SUSPA,SUSPB,SVEHA,SVEHB,TECH,TLOOB,TPURS,TRAFB,TRAIA,TRSPA,T	
		RSPB,TSTOB,UNKA,VFIRE,VICEA,VICEB,WAGON,WARRA,WARRB,WEAPA,WIREA,XFERA



Total	Full Address	Location Info	Event DT	Cleared DT	CR #	Call Type	Situation Found	Action Description	PRI
64	985 CLINTON S AV		2016-07-11 (115)	2016-07-11 (156)	176902	SUSPA: SUSP INCIDENT IN PROG/JUST OCC	***: Situation Found Not Specified	***: 911 Action Code Not Specified	1
			2016-06-26 (432)	2016-06-26 (437)	161800	TSTOB: TRAFFIC STOP	67: Traffic viol	42: MATTERS ADJUSTED	1
	HONG KONG HOUSE		2016-01-22 (228)	2016-01-22 (246)	017064	SUICA: SUICIDE	77: Medical problem	27: ROUTINE SICKNESS	1
			2015-10-03 (1020)	2015-10-03 (1344)	262767	ANOYB: ANNOYANCE CALL	58: All OK	40: SERVICES RENDERD	3
	HONG KONG HOUSE		2015-10-02 (328)	2015-10-02 (341)	261596	ANOYB: ANNOYANCE CALL	86: Noise problem	40: SERVICES RENDERD	3
	985A S CLINTON AV-VIN HAO PH #8311484		2015-09-29 (1954)	2015-09-29 (2009)	259562	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
	UNIT A -VINH HO -8311484		2015-09-18 (2041)	2015-09-18 (2047)	248981	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
	985A S CLINTON AV PH #8311484		2015-09-17 (2024)	2015-09-17 (2050)	247877	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
	A /VINH HAO BUSN /831.1484		2015-08-04 (213)	2015-08-04 (226)	201935	ALRMA: BURGLAR OR PANIC ALARM	58: All OK	40: SERVICES RENDERD	1
			2015-07-17 (44)	2015-07-17 (49)	183264	TSTOB: TRAFFIC STOP	67: Traffic viol	42: MATTERS ADJUSTED	1
	HONG KONG HOUSE		2015-07-08 (2034)	2015-07-08 (2102)	174727	CSTRA: CUST TROUBLE IN PROG/JUST OCC	51: Report of crime	1: CRIME REPORT	1
	HONG KONG		2015-05-28 (242)	2015-05-28 (617)	131211	FORGB: FORGERY REPORT	58: All OK	40: SERVICES RENDERD	2
			2015-05-06 (1026)	2015-05-06 (1026)	108307	CR: CREATE CR #	88: Susp person/con/veh	8: FIF REPORT	4
	HONG KONG HOUSE		2015-04-24 (341)	2015-04-24 (406)	095948	MSPRB: MISSING PERSON RPT	59: Misc incident	40: SERVICES RENDERD	2
			2014-12-18 (336)	2014-12-18 (437)	329821	HRASB: HARASSMENT RPT	51: Report of crime	1: CRIME REPORT	2
	HONG KONG HOUSE		2014-12-13 (144)	2014-12-13 (159)	325758	FMTRB: FAM TROUBLE REPORT	90: Request for info	40: SERVICES RENDERD	2
	LOC PER PICT		2014-11-04 (1709)	2014-11-04 (1709)		MISCB: MISC INCIDENT RPT	***: Situation Found Not Specified	***: 911 Action Code Not Specified	2
	IN FRONT OF LIQUOR STORE		2014-10-27 (2158)	2014-10-27 (2225)	286889	HRASA: HARASSMENT IN PROG/JUST OCC	88: Susp person/con/veh	30: GONE ON ARRIVAL	1
	IN FRNT OF HONG KONG HOUSE		2014-09-26 (1939)	2014-09-26 (2035)	258365	VICEA: VICE ACTIVITY IN PROG	55: "Cant locate"	30: GONE ON ARRIVAL	1
	VINH HAO/ 831.1484		2014-08-17 (311)	2014-08-17 (323)	218754	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
	HONG KONG HOUSE		2014-07-07 (810)	2014-07-07 (1418)	175303	TECH: TECH UNIT REQ	***: Situation Found Not Specified	10: EVIDENCE & PHOTO REPORT	3
	HONG KONG HOUSE		2014-07-07 (752)	2014-07-07 (753)	175303	BURGA: BURGLARY IN PROG	51: Report of crime	40: SERVICES RENDERD	1P
	HONK KONG HOUSE		2014-07-07 (1618)	2014-07-07 (1748)	175726	TECH: TECH UNIT REQ	***: Situation Found Not Specified	10: EVIDENCE & PHOTO REPORT	3
	HONK KONG HOUSE		2014-07-07 (1528)	2014-07-07 (1718)	175726	BURGB: BURGLARY REPORT	51: Report of crime	1: CRIME REPORT	2P
			2014-06-24 (1415)	2014-06-24 (1424)	161361	VICEB: VICE REPORT	55: "Cant locate"	12: UTL COMPLAINANT	2
	PARKING LOT		2014-04-10 (1456)	2014-04-10 (1634)	085628	ASSTB: ASSISTANCE REQUEST	58: All OK	40: SERVICES RENDERD	2
	APT B		2014-04-09 (2050)	2014-04-09 (2147)	084944	NBTRA: URGENT NEIGHBOR TROUBLE	84: Cust/cab trouble	40: SERVICES RENDERD	1

64	985 CLINTON S AV	IN FRONT OF	2014-03-12 (1406)	2014-03-12 (1424)	058835	MVAA: MVA INJURIES UNKNOWN	***: Situation Found Not Specified	2: MVA REPORT	1
		HONG KONG HOUSE	2013-12-21 (125)	2013-12-21 (233)	359545	LARCB: LARCENY REPORT	51: Report of crime	1: CRIME REPORT	2
		THE HONG KONG HOUSE - AREA OF	2013-11-23 (259)	2013-11-23 (319)	336052	FMTRA: VIOLENT FAM PROB	55: "Cant locate"	30: GONE ON ARRIVAL	1P
			2013-10-10 (1643)	2013-10-10 (1715)	294261	HRASA: HARASSMENT IN PROG/JUST OCC	55: "Cant locate"	30: GONE ON ARRIVAL	1
		(SUITE B)	2013-08-02 (123)	2013-08-02 (123)		HUPA: HANG UP CALL FROM INSIDE BUILDING	***: Situation Found Not Specified	***: 911 Action Code Not Specified	1
			2013-07-31 (950)	2013-07-31 (1032)	216908	INVSA: INVESTIGATION IN PROG	54: Add info-cont inv	40: SERVICES RENDERD	2
		HONG KONG HOUSE	2013-07-22 (2134)	2013-07-22 (2149)	207388	FMTRA: VIOLENT FAM PROB	82: Domestic-fam problem	30: GONE ON ARRIVAL	1P
			2013-07-14 (1855)	2013-07-14 (2008)	197600	ASSTB: ASSISTANCE REQUEST	91: Agency req assist	40: SERVICES RENDERD	2
		SIDE DOOR	2013-07-09 (1122)	2013-07-09 (1349)	191259	SVEHB: STOLEN MV RPT	51: Report of crime	1: CRIME REPORT	2
		HONG CONG HOUSE - BACK PL	2013-07-08 (1748)	2013-07-08 (2256)	190700	SVEHB: STOLEN MV RPT	55: "Cant locate"	12: UTL COMPLAINANT	2
			2012-12-15 (2239)	2012-12-15 (2311)	383855	HRASA: HARASSMENT IN PROG/JUST OCC	55: "Cant locate"	12: UTL COMPLAINANT	1
			2012-11-11 (2007)	2012-11-11 (2038)	351308	SUSPA: SUSP INCIDENT IN PROG/JUST OCC	88: Susp person/con/veh	34: ASSIST UNIT OR AGENCY	1
		SUITE OR UNIT A- VINH HAO- 8311484	2012-09-04 (303)	2012-09-04 (315)	279462	ALRMA: BURGLAR OR PANIC ALARM	58: All OK	40: SERVICES RENDERD	1
		985A/8311484/ DINH HAO BUSINESS	2012-08-31 (2007)	2012-08-31 (2034)	275766	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		UNIT A -VINH HAU -8311484	2012-08-08 (2308)	2012-08-08 (2342)	249283	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A - DEINHO #8311484	2012-08-05 (2033)	2012-08-05 (2110)	245675	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A- VINH HHO BUSN - 831-1484	2012-07-31 (2015)	2012-07-31 (2123)	239688	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A S CLINTON - BINH HAO - 831.1484	2012-07-29 (2028)	2012-07-29 (2046)	237372	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		UNIT A - VIH HAO - 5858311484	2012-07-28 (204)	2012-07-28 (255)	235409	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	40: SERVICES RENDERD	1
		985 A S CLINTON -VINH HAO RESD 8311484	2012-07-24 (2133)	2012-07-24 (2208)	231491	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		HAO - 831.1484-BUSN	2012-07-22 (2053)	2012-07-22 (2110)	228954	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		ZINH HAO ? BUSINESS 585- 831-1484	2012-07-20 (1939)	2012-07-20 (1957)	226411	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A S CLINTON AV / "VINH HAO"	2012-07-19 (2135)	2012-07-19 (2205)	225361	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985-A S CLINTON AV - "DAN VINH HAO"	2012-07-15 (1901)	2012-07-15 (1914)	220279	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		SUITE A / VINH HOW #585 831 1484	2012-07-13 (2133)	2012-07-13 (2202)	218055	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985-A/VINH HAO-8311484	2012-07-11 (2138)	2012-07-11 (2150)	215457	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		BLDG A/VINH HAO #8311484	2012-07-07 (406)	2012-07-07 (443)	209875	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	40: SERVICES RENDERD	1
		APT A OR SUITE A-RES-VINH-HAO -8311484	2012-07-06 (220)	2012-07-06 (235)	208548	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A/ZINH HOW / 831.1484	2012-06-30 (2051)	2012-06-30 (2144)	201468	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		985A- VINHHAO- 8311484	2012-06-29 (2201)	2012-06-29 (2217)	200275	ALRMA: BURGLAR OR PANIC ALARM	58: All OK	40: SERVICES RENDERD	1
			2012-06-27 (1211)	2012-06-27 (1219)	196682	INVSA: INVESTIGATION IN PROG	54: Add info-cont inv	40: SERVICES RENDERD	2
		SUITE A - BUSN/ VINH HAO - 831.1484	2012-06-21 (2057)	2012-06-21 (2112)	189390	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
		STE A /VIN HOA/BUSN/831 1484	2012-06-20 (2120)	2012-06-20 (2237)	188238	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	47: CITATIONS ISSUED	1
		SUITE A - VINH HAO CO - 831 1484	2012-06-16 (2127)	2012-06-16 (2203)	183287	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1

64	985 CLINTON S AV	UNIT A - VINH HAL - 831.1484 BUSN	2012-05-20 (2034)	2012-05-20 (2103)	150062	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1
			2012-04-10 (2155)	2012-04-10 (2208)	103987	FIFB: FIELD INF FORM	88: Susp person/con/veh	8: FIF REPORT	4
		UNIT A / VINH HAO #831 1484	2011-11-22 (2054)	2011-11-22 (2127)	369881	ALRMA: BURGLAR OR PANIC ALARM	95: False alarm	15: AVOIDABLE ALARM REPORT	1



987 S Clinton Ave
Rochester, New York
Street View - Aug 2016

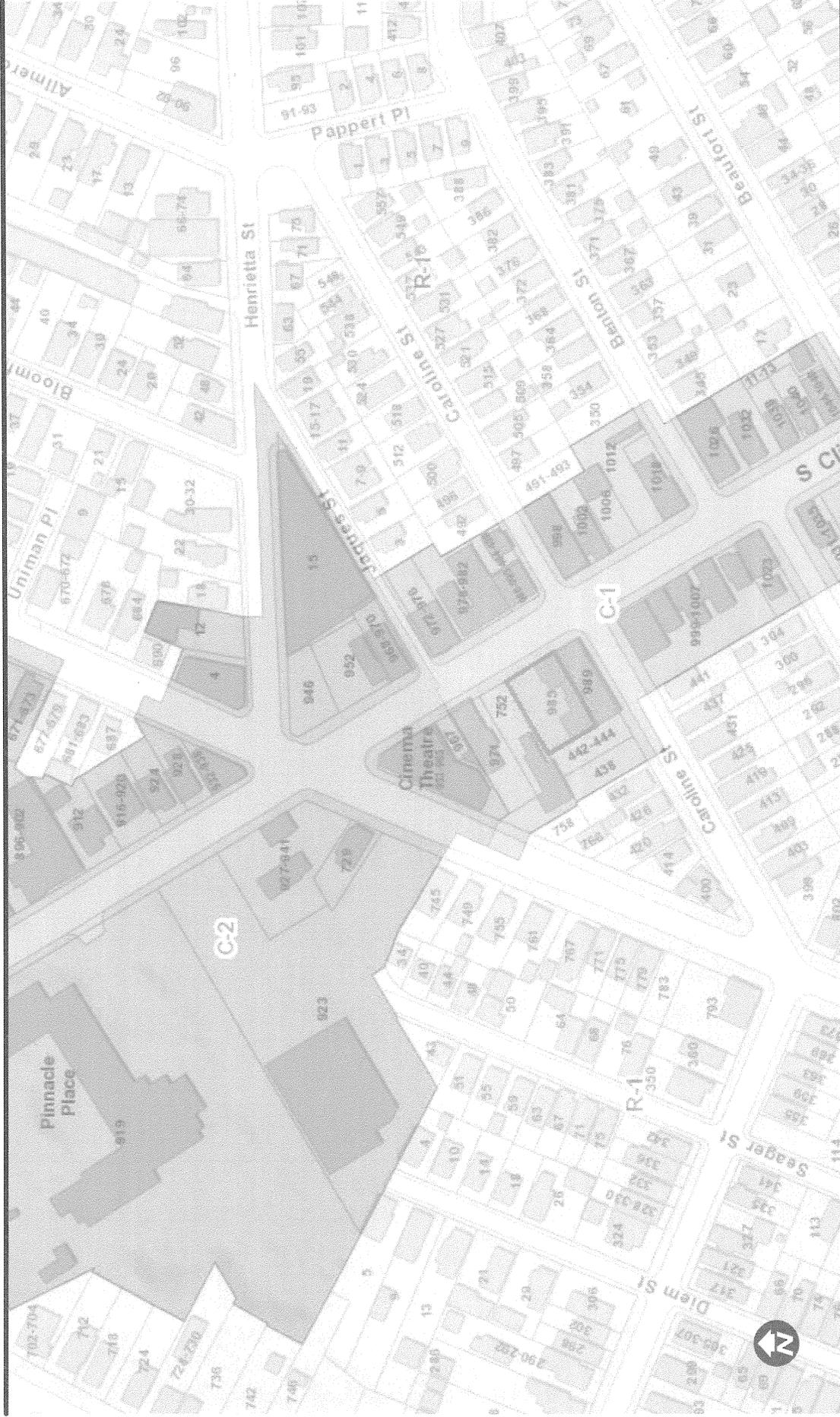


Google

Hide imagery

Immersive reactions - Aug 2016 © 2016 Google Terms Report a problem

985 S CLINTON AV



November 23, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.



City of Rochester, NY
Lovely A. Warren, Mayor

City of Rochester, NY