

**CITY OF ROCHESTER
30 CHURCH STREET**

**CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B**

**PUBLIC HEARING: 6:00 PM
CITY COUNCIL CHAMBERS 302A**

MONDAY, JANUARY 13, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 *Informational Meeting*
File Number: OMA-04-19-20
Case Type: Official Map Amendment
Address: 260 Alexander Street
Zoning District: C-2 Community Center
Applicant: City Engineer, City of Rochester
Purpose: To amend the Official Map of the City of Rochester by dedicating additional right-of-way in conjunction with the Alex Park project (former Genesee Hospital site); an action requiring City Planning Commission recommendation to City Council.
Code Section: 76-4 D
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on October 14, 2014
Lead Agency: Manager of Zoning

Case Number: 2
File Number: S-03-19-20
Case Type: Subdivision
Address: 93 Marsh Street
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To subdivide one parcel into six parcels to facilitate the development of five attached single family dwellings (townhouses) and an ancillary parking lot to serve the existing multi-family dwelling and proposed five attached single family dwellings (townhouses); an action requiring City Planning Commission approval.
Code Section: 128-8
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 3
File Number: E-21-19-20
Case Type: Special Permit
Address: 93 Marsh Street
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To establish an 11 space ancillary parking lot to serve the existing multifamily dwelling and proposed five attached single family dwellings (townhouses) as part of the 93 Marsh Street project; an action requiring City Planning Commission approval.
Code Section: 120-9 A, 120-131
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 4
File Number: E-22-19-20
Case Type: Special Permit Renewal
Address: 1171 Lyell Avenue
Zoning District: C-2 Community Center
Applicant: Aera Lee
Purpose: To continue the rooming house as established by Special Permit E-29-17-18; an action requiring City Planning Commission approval.
Code Section: 120-192 B(4)(e)
Enforcement: No
SEQR: 617.5 Type II(c)(32)

Case Number: 5
File Number: E-23-19-20
Case Type: Special Permit
Address: 725 West Ridge Road
Zoning District: M-1 Industrial
Applicant: Anthony Daniele, Daniele Family Companies
Purpose: To construct a 4,096 square foot automated carwash with 12 parking spaces and 16 outdoor vacuum stations; an action requiring City Planning Commission approval.
Code Section: 120-83 M
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on December 12, 2019
Lead Agency: Manager of Zoning

City Planning Commission
January 13, 2020 Agenda
Page 3 of 4

Case Number: 6
File Number: E-24-19-20
Case Type: Special Permit
Address: 20 First Street
Zoning District: R-2 Medium Density Residential
Applicant: Lauren Caruso, Taproot Collective
Purpose: To establish a community garden with an accessory 297 square foot greenhouse and fence; an action requiring City Planning Commission approval.
Code Section: 120-18 I
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 7
File Number: E-25-19-20
Case Type: Special Permit
Address: 1171-1179 South Plymouth Avenue
Zoning District: C-1 Neighborhood Center
Applicant: Douglas Longford, Edgewood Free Methodist Church
Purpose: To consider an Alternative Parking Plan for ten spaces for the place of worship (Edgewood Free Methodist Church); an action requiring City Planning Commission approval.
Code Section: 120-173 E(3)
Enforcement: No
SEQR: 48-5 Type II B(27)

Case Number: 8
File Number: E-26-19-20
Case Type: Special Permit
Address: 789-793 South Avenue and 286 Cypress Street
Zoning District: C-2 Community Center, R-1 Low Density Residential
Applicant: Laura Stradley, Veterans Outreach Center, Inc.
Purpose: To establish a residential care facility at 789-793 South Avenue and to establish an ancillary parking lot with 15 spaces at 286 Cypress Street to serve the residential care facility; an action requiring City Planning Commission approval
Code Section: 120-43 N, 120-146, 120-9 A, 120-131
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on December 12, 2019
Lead Agency: Manager of Zoning

City Planning Commission
January 13, 2020 Agenda
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Case Number: 9
File Number: E-27-19-20
Case Type: Special Permit
Address: 641-645 Brown Street
Zoning District: R-2 Medium Density Residential District
Applicant: Luciano Snyder
Purpose: To establish two retail sales and service uses (a take-out restaurant and a barbershop) both with hours of operation between 10:00 AM and 9:30 PM daily on the first floor of this nonconforming mixed use building; an action requiring City Planning Commission approval.

Code Section: 120-191 B(4)(c)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

**CITY OF ROCHESTER
30 CHURCH STREET**

**CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B**

**PUBLIC HEARING: 6:00 PM
CITY COUNCIL CHAMBERS 302A**

MONDAY, FEBRUARY 10, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: E-28-19-20
Case Type: Special Permit - Renewal
Address: 1531 East Main Street
Zoning District: R-2 Medium Density Residential / Overlay Office
Applicant: Bruce Stewart
Purpose: To continue the take-out restaurant, a nonconforming use in the R-2 / Overlay – Office zoning districts as established by Special Permit E-37-16-17 on the first floor of a mixed-use building with hours of operation from 11:00 AM to 10:00 PM, daily; an action requiring City Planning Commission approval.
Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II(c)(32)

Case Number: 2
File Number: E-29-19-20
Case Type: Special Permit
Address: 822 Clifford Avenue
Zoning District: R-1 Low Density Residential
Applicant: Jose Navedo
Purpose: To reestablish a restaurant operating 11:00 AM to 10:00 PM, Monday through Friday and 11:00 AM to 12:00 AM, Saturday and Sunday in a portion of the left side of this vacant nonconforming mixed-use building; an action requiring City Planning Commission approval.
Code Section: 120-199G(1)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

City Planning Commission
February 10, 2020 Agenda
Page 2 of 2

Case Number: 3
File Number: E-30-19-20
Case Type: Special Permit
Address: 653-657 Park Avenue
Zoning District: C-2 Community Center / Preservation District
Applicant: Jason Snyder, Blu Wolf Bistro
Purpose: To consider an Alternative Parking Plan for 49 spaces to establish limited entertainment at the bar/restaurant (Blu Wolf Bistro), a permitted use in the C-2 zoning district; an action requiring City Planning Commission approval.
Code Section: 120-173E
Enforcement: No
SEQR: 48-5 Type II B (27)

Case 4 *Held by staff from August 12, 2019*
File Number: SP-09-18-19
Case Type: Site Plan Review Referral
Applicant: Robert Keck, Grove Place Association
Address: 58 University Avenue
Zoning District: CCD-G Center City District Grove Place
Section of Code: 120-191D
Purpose: To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story, 28,745 sq. ft., 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.
SEQR: Unlisted, Negative Declaration issued on May 17, 2019
Lead Agency: Manager of Zoning

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:00 PM – 6:00 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:00 PM
CITY COUNCIL CHAMBERS 302A

MONDAY, MARCH 9, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 **Held by staff from January 13, 2020**
File Number: S-03-19-20
Case Type: Subdivision
Address: 93 Marsh St.
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To subdivide one parcel into six parcels to facilitate the development of five attached single family dwellings (townhouses) and an ancillary parking lot to serve the existing multi-family dwelling and proposed five attached single family dwellings (townhouses); an action requiring City Planning Commission approval.
Code Section: 128-8
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 2 **Held by staff from January 13, 2020**
File Number: E-21-19-20
Case Type: Special Permit
Address: 93 Marsh St.
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To establish an 11 space ancillary parking lot and to consider an Alternative Parking Plan for four spaces to serve the existing multifamily dwelling and proposed five attached single family dwellings (townhouses) as part of the 93 Marsh Street project; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131, 120-173E
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 3
File Number: E-33-19-20
Case Type: Special Permit
Applicant: Whitney McClary
Address: 691-693 and 685-687 S Plymouth Ave.
Zoning District: R-1 Low Density Residential
Code Section: 120-191B, 120-131, 120-173
Purpose: To establish a retail sales and service (laundromat) in a nonconforming structure and to establish a nine space ancillary parking lot that is in excess of 110% of the parking requirement to serve the proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: City Planning Commission

March 9, 2020

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Case Number: 4
File Number: E-34-19-20
Case Type: Special Permit
Applicant: Ray Trotta, The Holland Trotta Project
Address: 327-341 and 347 Monroe Ave.
Zoning District: C-2 Community Center District
Code Section: 120-136A, 120-136B, 120-173D
Purpose: To construct a two-lane drive-through service window for a proposed restaurant (Burger King), and to establish parking in excess of 110% of the required parking for the proposed drive-through restaurant; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-35-19-20
Case Type: Special Permit
Applicant: Ahkilah Johnson, True North Rochester Mark St LLC
Address: 8-14 Mark St., et. al.
Zoning District: R-1 Low Density Residential
Code Section: 120-9, 120-131, 120-173E
Purpose: To: 1) construct a 35,000 square foot addition to an existing school for grades nine through 12, 2) expand an existing ancillary parking lot, and 3) consider an Alternative Parking Plan for 51 spaces to serve the school; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on February 11, 2020
Lead Agency: Manager of Zoning

Case Number: 6 **Held by staff**
File Number: E-36-19-20
Case Type: Special Permit
Applicant: City of Rochester
Address: 1-15 Laura St., 4-10 Laura St., and 1240-1252 E Main St.
Zoning District: R-1 Low Density Residential, R-2 Medium Density Residential, Overlay-Office
Code Section: 120-9A, 120-131
Purpose: To establish: 1) one 37 space ancillary parking lot at 1-15 Laura St. for Rochester Police Department (RPD) officer personal vehicle parking to serve the proposed RPD - Goodman Section and Neighborhood Service Center (NSC) - Southeast Quadrant, 2) to establish one 32 space ancillary parking lot at 4-10 Laura St. for RPD officer personal vehicle parking to serve the proposed use, and 3) to establish one 30 space ancillary parking lot at 1240-1252 E Main St. for NSC patrons and staff to serve the proposed use; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 7
File Number: E-37-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 570 and 576-590 Joseph Ave., 615-625 Clifford Ave., and 1-4 Theodore St.
Zoning District: C-1 Neighborhood Center
Code Section: 120-173E
Purpose: To consider an Alternative Parking Plan for 47 spaces to serve the proposed five-story 132,953 square foot, mixed-use building with first floor commercial space and 94 rental apartment units on floors one through five; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

March 9, 2020

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Case Number: 8
File Number: E-38-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 23-35 Maria St.
Zoning District: R-2 Medium Density Residential
Code Section: 120-18H, 120-20, 120-166, 120-173E
Purpose: To construct: 1) one, four-story 26,633 square foot, 20-unit multifamily dwelling, 2) one, three-story 10,743 square foot 10-unit multifamily dwelling, and 3) to consider an Alternative Parking Plan for 24 spaces to serve the proposed two multifamily dwellings; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 9
File Number: E-39-19-20
Case Type: Special Permit
Applicant: Ray Wetherbee, CDS Life Transitions
Address: 14-36 Maria St.
Zoning District: R-2 Medium Density Residential
Code Section: 120-18H, 120-20, 120-166, 120-173E
Purpose: To construct four, three-story 10,743 square foot, 10-unit multifamily dwellings and to consider an Alternative Parking Plan 15 spaces to serve the proposed four multifamily dwellings; an action requiring City Planning Commission approval.
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 10 **Held by staff from November 18, 2019**
File Number: E-14-19-20
Case Type: Special Permit Renewal
Applicant: Craig Ristuccia, Jetty at the Port, LLC
Address: 1000 North River St.
Zoning District: M-D Marina District
Code Section: 120-192B(4)(e)
Purpose: To continue outdoor entertainment on the patio of an existing bar/restaurant, as established by Special Permit E-053-16-17; an action requiring City Planning Commission approval.
Enforcement: No
SEQR: Type II

MEETING WITH STAFF: 5:00 PM – 6:00 PM

Via Zoom Meeting, view Meeting here:
<https://www.youtube.com/CityOfRochesterNY>

PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:
<https://www.youtube.com/CityOfRochesterNY>

Monday, May 11, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 Informational Meeting
File Number: M-06-19-20
Case Type: Zoning Map Amendment
Address: 1-5, 7-9, 11-15, 4-6, 8-8.5, 10 Laura Street, 1240 and 1252 East Main Street
Zoning District: R-1 Low Residential and O-O Overlay Office
Applicant: Lillian Forte, City of Rochester DES
Purpose: To amend the Zoning Map by: 1) rezoning the properties located at 1-5, 7-9, and 11-15 Laura Street from R-1 Low Residential District to C-2 Community Center District, 2) rezoning the properties located at 4-6 8-8.5, 10 Laura Street and a portion of 1240 East Main Street from R-1 Low Density Residential District to R-2 Medium Density Residential District, and 3) rezoning the remaining portion of the property located 1240 East Main Street and the property located at 1252 East Main Street by removing the O-O Overlay Office District. This rezoning is to facilitate the Rochester Police Department (RPD) – Goodman Section and Neighborhood Service Center (NSC) – Southeast Quadrant project; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section: 120-190C
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on January 14, 2019
Lead Agency: Mayor

Case Number: 2 Informational Meeting
File Number: OMA-05-19-20
Case Type: Official Map Amendment
Address: Portion of Laura Street
Zoning District: C-2 Community Center, R-2 Medium Density Residential, O-O Overlay Office, and R-1 Low Residential
Applicant: City Engineer, City of Rochester
Purpose: To amend the Official Map of the City of Rochester by restricting vehicular traffic on a portion of the Laura Street right-of-way (approximately the first 130 feet from East Main Street); an action requiring City Planning Commission recommendation to City Council.
Code Section: 76
SEQR: Unlisted, Negative Declaration issued on January 14, 2019
Lead Agency: Mayor

Case Number: 3 Informational Meeting
File Number: OMA-06-19-20
Case Type: Official Map Amendment
Address: Theodore Street
Zoning District: C-1 Neighborhood Center, R-2 Medium Density Residential, R-1 Low Density Residential
Applicant: Ray Wetherbee, CDS Life Transitions, Inc.
Purpose: To amend the Official Map of the City of Rochester by abandoning Theodore Street to serve the proposed CDS Life Transitions development project; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section: 76
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on January 15, 2020
Lead Agency: Manager of Zoning

Case Number: 4 Held by staff from March 9, 2020
File Number: E-21-19-20
Case Type: Special Permit
Address: 93 Marsh Street
Zoning District: R-1 Low Density Residential
Applicant: Matthew Denker
Purpose: To establish an 11 space ancillary parking lot and to consider an Alternative Parking Plan for four (4) spaces to serve the existing multifamily dwelling and proposed five (5) attached single family dwellings (townhouses) as part of the 93 Marsh Street project; an action requiring City Planning Commission approval.
Code Section: 120-9A, 120-131, 120-173E
SEQR: Unlisted, Negative Declaration issued on November 19, 2019
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-40-19-20
Case Type: Special Permit Renewal
Address: 814 South Clinton Avenue
Zoning District: C-2 Community Center
Applicant: David Hartman
Purpose: To continue live entertainment at a bar (Firehouse Saloon) until 2:00 AM daily as established by Special Permit E-49-09-10; an action requiring City Planning Commission approval.
Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II(c) (32)

Case Number: 6
File Number: E-41-19-20
Case Type: Special Permit
Address: 292 Parkway
Zoning District: R-1 Low Density Residential
Applicant: Robert Napier
Purpose: To establish retail sales and service (nail salon) operating between the hours of 9:00 AM and 8:00 PM in a vacant nonconforming structure; an action requiring City Planning Commission approval.
Code Section: 120-191B(4)(c)[1]
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 7
File Number: E-42-19-20
Case Type: Special Permit
Address: 409 Alexander Street
Zoning District: R-2 Medium Density Residential
Applicant: Blake Gianniny
Purpose: To establish a seven (7) space ancillary parking lot to serve the banquet facility at 727 East Main Street; an action requiring City Planning Commission approval.
Code Section: 120-18B, 120-131, 120-173, 120-20
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on March 10, 2020
Lead Agency: Manager of Zoning

Case Number: 8
File Number: E-43-19-20
Case Type: Special Permit
Address: 836-838 South Clinton Avenue
Zoning District: C-2 Community Center
Applicant: Tanya Zwahlen
Purpose: To establish a rooming house (Recovery Houses of Rochester) containing seven (7) rooming units; an action requiring City Planning Commission approval.
Code Section: 120-43Q, 120-147
Enforcement: No
SEQR: 617.5 Type II(c)(18)

CITY OF ROCHESTER

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:00 PM – 6:00 PM

Via Zoom Meeting, view Meeting here:
<https://www.youtube.com/CityOfRochesterNY>

PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:
<https://www.youtube.com/CityOfRochesterNY>

Monday, June 8, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: E-44-19-20
Case Type: Special Permit Renewal
Address: 1465-1475 Hudson Avenue
Zoning District: C-3 Regional Destination Center
Applicant: Eliran Fischer
Purpose: To continue a recycling center in an existing building as established by Special Permit E-34-18-19; an action requiring City Planning Commission approval.
Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II(c) (32)

Case Number: 2
File Number: E-45-19-20
Case Type: Special Permit
Address: 621 Culver Road (aka 593-625 Culver Road)
Zoning District: M-1 Industrial District
Applicant: David Chappius
Purpose: To establish outdoor seating accessory to the bar/restaurant (Roar); an action requiring City Planning Commission approval.
Code Section: 120-83P
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 3
File Number: SP-17-19-20
Case Type: Site Plan Review Referral
Address: 95-121 Howell Street (aka 150 Monroe Avenue)
Zoning District: CCD-B Center City Base District
Applicant: Wadsworth Square Neighborhood Association, Monroe Avenue Merchants Association, Monroe Village Task Force, Jack A. Darcy, Mark Cupolo (Rocco), et al.
Purpose: To review a referral of the decision of the Manager of Zoning dated March 20, 2020 on a Site Plan Review application regarding the construction of a four-story, approximately 64,985 square foot mixed use building with 7,252 square feet of first floor commercial space (classrooms and practice space for Geva Theater), 56 dwelling units on floors 1-4, and 16 below grade parking spaces.
Code Section: 120-191D
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on March 18, 2020
Lead Agency: Manager of Zoning

MEETING WITH STAFF: 5:00 PM – 6:00 PM

Via Zoom Meeting, view Meeting here:

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PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:

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Monday, August 10, 2020

1. MEETING WITH STAFF

Presentation by the Zoning Alignment Project Team

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 *Informational Meeting*
File Number: M-01-20-21
Case Type: Zoning Map Amendment
Address: 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street
Zoning District: R-1 Low Density Residential
Applicant: Linda Stango, Rochester Housing Authority
Purpose: To amend the Zoning Map by rezoning the properties located at 17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street from R-1 Low Density Residential to R-2 Medium Density Residential to facilitate the Rochester Housing Authority redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section: 120-190C
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 2 *Informational Meeting*
File Number: M-02-20-21
Case Type: Zoning Map Amendment
Address: 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road
Zoning District: R-2 Medium Density Residential
Applicant: Chris Wightman, Park Place Automotive LLC
Purpose: To amend the Zoning Map by rezoning the properties located at 663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road from R-2 Medium Density Residential to C-2 Community Center to facilitate the Park Place Automotive redevelopment project; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section: 120-190C
Enforcement: Yes
SEQR: Unlisted, Negative Declaration issued on July 20, 2020
Lead Agency: Manager of Zoning

Case Number: 3 ***Informational Meeting***
File Number: M-03-20-21
Case Type: Zoning Map Amendment
Address: 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street
Zoning District: R-1 Low Density Residential
Applicant: Fay Gilmore, ROC RE Inc.
Purpose: To amend the Zoning Map by rezoning the properties located at 15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street from R-1 Low Density Residential to M-1 Industrial to align the Zoning Map with the existing land uses; an action requiring a City Planning Commission recommendation to the Rochester City Council.
Code Section: 120-190C
Enforcement: No
SEQR: Unlisted
Lead Agency: Mayor's Office

Case Number: 4 ***Held by staff from March 9, 2020 agenda***
File Number: E-36-19-20
Case Type: Special Permit
Address: 1240, 1252 East Main Street, 4-6, 8-8.5, and 10 Laura Street
Zoning District: R-2 Medium Density Residential
Applicant: Lillian Forte, City of Rochester
Purpose: To establish a 62 space ancillary parking lot that is in excess of 110% of the parking requirement to serve the 20,000 square foot, two story police station and neighborhood service center at 1200 East Main Street; an action requiring City Planning Commission approval.
Code Section: 120-18B, 120-131, 120-173
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on January 14, 2019
Lead Agency: Manager of Zoning

Case Number: 5
File Number: E-01-20-21
Case Type: Special Permit
Address: 156 Ames Street
Zoning District: M-1 Industrial
Applicant: Kyle Little, Daniels Sharpshoot, Inc.
Purpose: To establish a waste station (regulated medical waste transfer-only facility) in an existing building; an action requiring City Planning Commission approval.
Code Section: 120-83K, 120-155
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 6
File Number: E-02-20-21
Case Type: Special Permit
Address: 854 South Clinton Avenue
Zoning District: C-2 Community Center
Applicant: Steve DiMarzo, Mark IV Enterprises
Purpose: To establish a 30 space ancillary parking lot that is in excess of 110% of the parking requirement to serve the multi-family dwelling at 625 South Goodman Street; an action requiring City Planning Commission approval.
Code Section: 120-43D, 120-131, 120-173
Enforcement: No
SEQR: Unlisted, Negative Declaration issued July 17, 2020
Lead Agency: Manager of Zoning

CITY OF ROCHESTER

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:00 PM – 6:00 PM

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PUBLIC HEARING: 6:00 PM

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Monday, September 14, 2020

1. MEETING WITH STAFF

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: E-03-20-21
Case Type: Special Permit
Address: 327-341 and 347 Monroe Avenue
Zoning District: C-2 Community Center
Applicant: Ray Trotta, The Holland Trotta Project
Purpose: To construct a two-lane drive-through for a proposed restaurant (Burger King); an action requiring City Planning Commission approval.
Code Section: 120-43G, 120-136
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case Number: 2
File Number: E-04-20-21
Case Type: Special Permit
Address: 95 Ames Street
Zoning District: M-1 Industrial
Applicant: Joseph Verdi, Gray Rock LLC
Purpose: To establish outdoor storage of shipping containers, and semi—trailers (A-Verdi) on a vacant lot; an action requiring City Planning Commission approval.
Code Section: 120-83N, 120-175
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on August 6, 2020
Lead Agency: Manager of Zoning

CITY OF ROCHESTER

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:00 PM

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PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:

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Monday, October 19, 2020

1. MEETING WITH STAFF

Adopt Commission Rules and Procedures

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: S-01-20-21
Case Type: Subdivision
Address: 291 South Plymouth Avenue
Zoning District: R-3 High Density Residential
Applicant: Joel Barrett
Purpose: To subdivide one parcel into four parcels to facilitate the development of three attached single family dwellings (townhomes), where one parcel does not have a driveway on an existing improved street: an action requiring City Planning Commission approval.

Code Section: 128-5H(3)
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on June 16, 2020
Lead Agency: Manager of Zoning

Case Number: 2
File Number: E-05-20-21
Case Type: Special Permit Renewal
Address: 568 Driving Park Avenue
Zoning District: R-1 Low Density Residential
Applicant: Reza Hourmanesh, GRH Architecture, Engineering, and Construction
Purpose: To continue a convenience store with hours of operation between 8:00 AM and 10:00 PM, daily as established by Special Permit E-48-16-17; an action requiring City Planning Commission approval.

Code Section: 120-192B(4)(e)
Enforcement: No
SEQR: 617.5 Type II (c)(32)

Case Number: 3
File Number: E-06-20-21
Case Type: Special Permit
Address: 671-673, 679, 695-697 Culver Road
Zoning District: C-2 Community Center
Applicant: Chris Wightman, Park Place Automotive LLC
Purpose: To maintain the existing use of vehicle repair of noncommercial vehicles and to expand a parking lot to total 23 spaces which is in excess of 110% of the requirement; an action requiring City Planning Commission approval.

Code Section: 120-43S, 120-152, 120-173D
Enforcement: Yes
SEQR: Unlisted, Negative Declaration issued on July 20, 2020
Lead Agency: Manager of Zoning

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October 19, 2020
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Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, October 16, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, October 19, 2020

For more information, visit: <https://www.cityofrochester.gov/planningcommission> or call: (585) 428-7761

CITY OF ROCHESTER

CITY PLANNING COMMISSION

MEETING WITH STAFF: 5:00 PM

Via Zoom Meeting, view Meeting here:

<https://www.youtube.com/CityOfRochesterNY>

PUBLIC HEARING: 6:00 PM

Via Zoom Meeting, view Hearing here:

<https://www.youtube.com/CityOfRochesterNY>

Monday, November 16, 2020

1. MEETING WITH STAFF

- a. Updates from the Zoning Alignment Project Team
- b. Adoption of Bylaws

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1
File Number: E-07-20-21
Case Type: Special Permit
Address: 55-99 Federal Street
Zoning District: R-2 Medium Density Residential
Applicant: Linda Stango, Rochester Housing Authority
Purpose: To construct one nine-unit multifamily dwelling, one eight-unit multifamily dwelling, and to consider an Alternative Parking Plan for two spaces; an action requiring City Planning Commission approval.

Code Section: 120-18H, 120-20, 120-173
Enforcement: No
SEQR: Unlisted, Negative Declaration issued on August 28, 2020
Lead Agency: Manager of Zoning

Case Number: 2
File Number: E-08-20-21
Case Type: Special Permit
Address: 85 St Jacob St
Zoning District: R-1 Low Density Residential
Applicant: John Claypool, Rochester Prep
Purpose: To expand a previously approved charter school (Rochester Prep ES #3) from grades K-4 to K-8; an action requiring City Planning Commission approval.

Code Section: 120-9D
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, November 13, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, November 16, 2020

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PUBLIC HEARING: 6:00 PM

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Monday, December 14, 2020

1. MEETING WITH STAFF

Adoption of Bylaws

2. INFORMATIONAL MEETING/PUBLIC HEARING

Case Number: 1 *Informational Meeting*
File Number: OMA-01-20-21
Case Type: Official Map Amendment
Address: Trowbridge Street
Zoning District: CCD-M Center City Main Street District
Applicant: City of Rochester, City Engineer
Purpose: To amend the Official Map of the City of Rochester by abandoning a 0.534 acre portion of Trowbridge Street at the northern section of the parcel to allow Morse Lumber to utilize the parcel for lumber storage; an action requiring a City Planning Commission recommendation to the Rochester City Council.

Code Section: 76-4A
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 2
File Number: L-01-20-21
Case Type: Landmark Designation
Address: 75 Hoyt Place, Brighton Cemetery
Zoning District: O-S Open Space District
Applicant: Arlene Wright Vanderlinde, Historic Brighton Founder
Purpose: To designate for Landmark status the structures and grounds of Brighton Cemetery, which is located within the City of Rochester; an action requiring City Planning Commission approval.

Code Section: 120-193A
Enforcement: No
SEQR: Type II 617.5(c)(38)

Case Number: 3 *Held from the November 16, 2020 Public Hearing*
File Number: E-08-20-21
Case Type: Special Permit
Address: 85 St Jacob Street
Zoning District: R-1 Low Density Residential District
Applicant: John Claypool, Rochester Prep
Purpose: To expand a previously approved charter school (Rochester Prep ES #3) from grades K-4 to K-8; an action requiring City Planning Commission approval.

Code Section: 120-9D
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 4
File Number: E-09-20-21
Case Type: Special Permit
Address: 277-279 Alexander Street
Zoning District: Center City – East End District / Preservation District
Applicant: Kyle Richers, Transcend Wireless
Purpose: To install three additional antennae to an existing nine antenna Personal Wireless Telecommunication Facility on the elevator penthouse of the Medical Arts Building; an action requiring City Planning Commission approval.
Code Section: 120-143A(6)(b)
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case Number: 5
File Number: E-10-20-21
Case Type: Special Permit
Address: 30-34 Millbank Street
Zoning District: R-1 Low Density Residential District
Applicant: Jim Smith, Spiritus Christi Prison Outreach, Inc.
Purpose: To establish a residential care facility in a building constructed as a convent; an action requiring City Planning Commission approval.
Code Section: 120-9F, 120-146
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Friday, December 11, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Monday, December 14, 2020

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