

**City Planning Commission Minutes
January 9, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/M-06-16-17</u> To amend the zoning map by rezoning the properties located at 102 Mt. Read Boulevard and 75 Independence Street from R-1 Low Density Residential District to M-1 Industrial District.</p>	102 Mt. Read Boulevard and 75 Independence Street	102 Mt. Read Boulevard (2-4-0) 75 Independence Street (1-5-0)	Recommend Denial
<p><u>Case 2/E-027-16-17</u> To continue operating a retail store in an existing nonconforming building with hours of operation from 9:00AM to 9:00PM.</p>	599 Chili Avenue	6-0-0	Temporary Approval on Condition for two years until January 2019
<p><u>Case 3/E-028-16-17</u> To continue operating a retail store in an existing nonconforming building with hours of operation from 7:00AM to 11:00PM.</p>	752 West Broad Street	6-0-0	Approved
<p><u>Case 4/E-029-16-17</u> To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM.</p>	774 North Clinton Avenue	6-0-0	Temporary Approval for one year until January 2018
<p><u>Case 5/E-030-16-17</u> To re-establish vehicle repair and add vehicle sales at 359 and 365 Whitney Street and to expand vehicle sales at 377 Whitney Street.</p>	356-377 Whitney Street	6-0-0	Approved on Condition
<p><u>Case 6/E-031-16-17</u> To consider an Alternative Parking Plan to address the six space parking deficit resulting from the conversion of a take-out to a sit-down restaurant.</p>	489 South Avenue	6-0-0	Approved
<p><u>Case 7/E-032-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.</p>	36 Comfort Street	3-3-0	No Action
<p><u>Case 8/E-033-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this mixed use building that is less than four stories.</p>	389 Gregory Street	6-0-0	Approved on Condition
<p><u>Case 9/E-034-16-17</u> To establish a charter school in the former Nazareth Academy building.</p>	977-1017 Lake Avenue	5-0-0*	Approved

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

***Commissioner Gaudioso recused herself.**

CONDITIONS:

Case 2/E-027-16-17

On condition that the applicant shall enclose the existing dumpster.

Case 5/E-030-16-17

On condition that:

- 1) The applicant install one landscape island near the center of the properties;
- 2) No more than 41 parking spaces shall be provided as per the Site Plan Review findings;
- 3) The dumpster shall be relocated so that the enclosure is located along the property line between 365 Whitney Street and 371 Whitney Street and that the enclosure gates are facing east;
- 4) 359 and 365 Whitney Street shall be combined through the resubdivision process;
- 5) That the required accessible parking spaces are shown on the site plan;
- 6) A 6' wood stockade fence shall be placed along the length of the west property line of the entire site.

Case 8/E-033-16-17

On condition that:

- 1) The color of the conduit for the cantenna match the color of the building;
- 2) That a 6' wood stockade fence be installed surrounding the ground equipment;
- 3) That final drawings are submitted that reflect current conditions, including all new construction.

DISTRIBUTION:

Mayor's Office
D. Algarin
V. Wehbring
Permit Office

NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
February 6, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
Case 1/OMA-05-16-17 To amend the Official Map of the City of Rochester by abandoning Haidt Place.	Haidt Place	6-0-0	Recommend Approval
Case 2/OMA-06-16-17 To abandon portions of former rights-of-way along the former Inner Loop between Monroe Avenue and Charlotte Street, for the purpose of creating developable parcels.	Former Inner Loop between Monroe Avenue and Charlotte Street	5-0-0*	Recommend Approval
Case 3/OMA-07-16-17 To dedicate a portion of the parcel located at 1 Manhattan Square Drive and six (6) permanent easements located at 216 Monroe Avenue, 321 East Avenue, 292 East Avenue, and 68-70 North Union Street for right-of-way enhancements related to the Inner Loop East Transformation Project.	1 Manhattan Square Drive, 216 Monroe Avenue, 321 East Avenue, 292 East Avenue, and 68-70 North Union Street	6-0-0	Recommend Approval
Case 4/M-07-16-17 To amend the zoning map by rezoning the property located at 618 Upper Falls Boulevard from R-1 Low Density Residential District to C-2 Community Center District; and by rezoning the properties located at 379 and 387 Hudson Avenue from C-1 Neighborhood Center District to C-2 Community Center District.	618 Upper Falls Boulevard, 379 and 387 Hudson Avenue	4-2-0	Recommend Approval
Case 5/M-08-16-17 To amend the zoning map by rezoning the properties located at 50, 54, 60, 64, and 68 Herald Street from R-1 Low Density Residential District to M-1 Industrial District.	50, 54, 60, 64, and 68 Herald Street	6-0-0	Recommend Approval
Case 6/M-09-16-17 To amend the zoning map by rezoning the property located at 26 Concord Street from R-1 Low Density Residential District to R-3 High Density Residential District.	26 Concord Street	6-0-0	Recommend Approval
Case 7/E-032-16-17 NO ACTION VOTE 1/9/17 To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	36 Comfort Street	2-4-0	Deny
Case 8/E-035-16-17 To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business.	41 Culdorf Alley	Postponed until March 6, 2017 Hearing	

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

***Commissioner Rebholz recused himself.**

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Zoning Staff

**City Planning Commission Minutes
March 6, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Rehearing Request/E-032-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	36 Comfort Street	4-0-0*	Approved
<u>Case 1/OMA-08-16-17</u> To amend the Official Map of the City of Rochester by abandoning Albow Place and Sellinger Street.	Albow Place and Sellinger Street	6-0-0	Recommend Approval
<u>Case 2/E-035-16-17</u> To legalize the outdoor storage of fencing and construction material for a fence construction and contracting business.	41 Culdorf Alley	6-0-0	Approved on Condition
<u>Case 3/E-036-16-17</u> To continue live entertainment Thursday, Friday and Saturday from 8:00PM to 1:30AM.	668 West Ridge Road	6-0-0	Approved on Condition
<u>Case 4/E-037-16-17</u> To establish a take-out restaurant on the first floor of this nonconforming mixed-use building with hours of operation from 11:00AM to 10:00PM, Monday through Saturday.	1531 East Main Street	6-0-0	Approved for Two Years until March 31, 2019
<u>Case 5/E-038-16-17</u> To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline and is not setback at least 100 feet from the nearest residential district.	182 Avenue D	Withdrawn, redesigned to meet Zoning Code requirements	
<u>Case 6/E-039-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	139 Westminster Road	6-0-0	Approved on Condition
<u>Case 7/E-040-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	446-450 Meigs Street	6-0-0	Approved
<u>Case 8/E-041-16-17</u> To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM.	4769-4779 Lake Avenue	Held pending submission of Noise Mitigation Plan by applicant	
<u>Case 9/E-042-16-17</u> To establish indoor and outdoor entertainment Monday through Thursday between the hours of 3:30PM and 2:00AM and Friday through Sunday between the hours of 12:00PM and 2:00AM.	421-425 River Street	Indoor Music 6-0-0	Approved on Condition for One Year until March 31, 2018
		Outdoor Music 5-1-0	
		Outdoor Recreation 5-1-0	

**Planning Commission Members Present: Watson, Marlin, Bruce, Mayer, Gaudio, Pichardo, Rebholz
Absent: Hogan**

*** Commissioners Marlin and Pichardo recused themselves, as they had not reviewed the previous application.**

CONDITIONS:

Case 2/E-035-16-17

On condition that;

- 1) No outdoor storage or staging of materials shall occur in the front of the building.
- 2) The recycling area shall be relocated to the rear of the property.

Case 3/E-036-16-17

On condition that all exterior doors remain closed at all times during all live entertainment.

Case 6/E-039-16-17

On condition that the requirements outlined in the Preservation Board decision A-013-15-16 dated December 23, 2015 be adhered to, specifically those listed in the I. Findings of Fact, B. and C.

Case 9/E-042-16-17

- 1) Indoor music may ONLY occur Thursday through Saturday until 1:00AM.
- 2) Outdoor music may ONLY occur Thursday through Saturday until 10:00PM.
- 3) Outdoor recreation may occur until 2:00AM, daily.

DISTRIBUTION:

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Permit Office

NBD Commissioner's Office
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G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

**City Planning Commission Minutes
April 3, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/OMA-09-16-17</u> To amend the Official Map of the City of Rochester by dedicating 81 North Plymouth Avenue as right-of-way for a pedestrian walkway.	81 North Plymouth Avenue	6-0-0	Recommend Approval
<u>Case 2/E-043-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	36 Comfort Street	6-0-0	Approved on Condition
<u>Case 3/E-044-16-17</u> To establish food trucks and recreational activities in the parking lot of the brewery.	186 Atlantic Avenue	6-0-0	Approved on Condition
<u>Case 4/E-045-16-17</u> To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building.	121 Lincoln Avenue	Held by City Planning Commission until June 5, 2017 Hearing	
<u>Case 5/E-046-16-17</u> To establish live entertainment in the existing bar and to consider an Alternative Parking Plan to address the 49 space parking deficit created by the addition of live entertainment.	666 South Avenue	6-0-0	Approved
<u>Case 6/E-047-16-17</u> To legalize the existing 13 unit rooming house, whose previous Special Permit has lapsed.	1259 Lyell Avenue	6-0-0	Approved on Condition

**Planning Commission Members Present: Watson, Hogan, Bruce, Mayer, Gaudio, Rebholz
Absent: Marlin, Pichardo**

CONDITIONS:

Case 2/E-043-16-17

On condition that the proposed chimney concealment color matches the color of the existing chimney.

Case 3/E-044-16-17

On condition that:

- 1) All recreational activities on the patio shall end by 10:00PM, daily.
- 2) Only ONE vendor (food truck or food cart) shall be on site at any given time and shall not obstruct the handicap accessible parking spaces.

Case 6/E-047-16-17

On condition that:

- 1) The two (2) spaces up against the east wall of the building which block vehicular circulation from Lyell Avenue to Fairgate Street shall be eliminated.
- 2) The four (4) space diagonal parking area located in the front yard setback along Fairgate Street shall be eliminated or legalized by area variance by the Zoning Board of Appeals.

DISTRIBUTION:	Mayor's Office D. Algarin V. Wehbring Permit Office	NBD Commissioner's Office J. Artuso G. Kirkmire	NSC Administrators A. Guzzetta Zoning Staff
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**City Planning Commission Minutes
May 1, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/PD #7 (Rochester Science Park)</u> To amend the Zoning Text of Planned Development District #7 (Rochester Science Park) by adding professional offices and firms to the list of permitted uses.</p>	1920 South Avenue	7-0-0	Recommend Approval
<p><u>Case 2/E-048-16-17</u> To re-establish a convenience store with hours of operation between 8:00AM and 10:00PM, daily.</p>	568 Driving Park Avenue	7-0-0	2 Year Temporary Approval until May 31, 2019
<p><u>Case 3/E-049-16-17</u> To legalize a 21 space ancillary parking lot at 87 Kenilworth Terrace to serve the 19 unit apartment building at 820 East Main Street.</p>	87 Kenilworth Terrace	7-0-0	Approved
<p><u>Case 4/E-050-16-17</u> To establish a daycare center in this existing two-story building, formerly used as a food distribution and dining establishment, and to consider an Alternative Parking Plan to address the three space parking deficit.</p>	57 Bartlett Street	7-0-0	Approved
<p><u>Case 5/E-051-16-17</u> To establish an outdoor recreational area accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building.</p>	390 Blossom Road	7-0-0	Approved
<p><u>Case 6/E-052-16-17</u> To consider an Alternative Parking Plan for the 10 required parking spaces resulting from the conversion of the first floor to an apartment and a place of worship.</p>	44 Lyell Avenue	7-0-0	Approved
<p><u>Case 7/E-053-16-17</u> To establish outdoor live entertainment on the patio of an existing bar/restaurant.</p>	1000 North River Street	7-0-0	2 Year Temporary Approval until May 31, 2019
<p><u>Case 8/E-054-16-17</u> To establish a 135 space ancillary parking lot to serve the hotel at 546 East Avenue.</p>	8C Prince Street	7-0-0	Approved

Planning Commission Members Present: Watson, Marlin, Hogan, Bruce, Mayer, Gaudio, Pichardo

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NSC Administrators
A. Guzzetta
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**City Planning Commission Minutes
June 5, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ E-045-16-17</u> To establish live entertainment Friday, Saturday and Sunday between the hours of 3:00PM and 2:00AM, in one tenant space in this multi-tenant building.	121 Lincoln Avenue	Postponed by Staff until July 10, 2017 Hearing	
<u>Case 2/ E-041-16-17</u> To establish outdoor entertainment Wednesday through Sunday between the hours of 5:00PM and 10:00PM.	4769 Lake Avenue	6-0-0	Six Month Temporary Approval until December 31, 2017 on Condition
<u>Case 3/ E-055-16-17</u> To designate the property (Calvary St. Andrews Church) as an individual landmark.	95 Averill Avenue	6-0-0	Approved
<u>Case 4/ E-056-16-17</u> To construct a concession facility, remove the existing playground, and construct a new handicapped accessible playground.	115 Elmwood Avenue	6-0-0	Approved on Condition
<u>Case 5/ E-057-16-17</u> To establish an outdoor seating area, accessory to a restaurant, from 7:00AM to 9:30PM, daily.	176 South Goodman Street	6-0-0	One Year Temporary Approval until June 30, 2018 on Condition
<u>Case 6/ E-058-16-17</u> To establish outdoor storage (storage pods) accessory to a warehouse.	37 Breck Street	6-0-0	Approved
<u>Case 7/ E-059-16-17</u> To install a 'macro cell' wireless telecommunications facility on the rooftop of this commercial building that is less than four stories.	1255 Portland Avenue	Withdrawn by Applicant	
<u>Case 8/ E-060-16-17</u> To establish a convenience store in this vacant, nonconforming building with hours of operation between 6:00AM and 9:00PM, daily.	419 Thurston Road	0-6-0	Denied
<u>Case 9/ E-061-16-17</u> To establish outdoor music accessory to Radio Social, LLC, an entertainment center located in this multi-tenant building.	390 Blossom Road	6-0-0	Approved on Condition

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

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NBD Commissioner's Office
J. Artuso
G. Kirkmire

NSC Administrators
A. Guzzetta
Zoning Staff

CONDITIONS:

Case 2/ E-041-16-17

Approved for six months until December 31, 2017 on condition that:

- Live entertainment shall only occur Friday, Saturday and Sunday between the hours of 5:00PM and 10:00PM.
- Live entertainment shall only be performed on the stage.
- The applicant shall implement the measures that were detailed in the application, specifically the location of speakers, the installation of a permanent curtain and utilization of the monitoring equipment in conjunction with the presented mitigation plan.
- The parameters of the sound measurement plan shall be adjusted so that the 'RED' level is 105 dBC and 95 dBA, respectively.

Case 4/ E-056-16-17

Approved on condition that:

- The concession facility be designed so that it resembles a structure that would traditionally be found in an Olmstead designed park.
- Elements of play are added that directly engage persons with disabilities such as a wheel chair swing, omni spinner and roller table.

Case 5/ E-057-16-17

Approved for one year until June 30, 2018 on condition that:

- The outdoor seating area shall only operate between the hours of 7:00AM and 9:00PM, daily.
- Pavers shall be installed that are subtle in color.
- All conditions of the Preservation Board decision, dated May 24, 2017, are met.

Case 9/ E-061-16-17

Approved on condition that no speakers shall be placed at the front of the building.

**City Planning Commission Minutes
July 10, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ PD #18 1201 Elmwood Avenue (M-01-17-18, T-01-17-18)</u> To amend the Zoning Map and Zoning Text by establishing a 17.7 acre Planned Development District (PD #18 1201 Elmwood Avenue) by rezoning the above property from IPD Rochester Psychiatric Center to PD #18 1201 Elmwood Avenue; by adopting the proposed development concept plan associated with this PD, and by adding the PD #18 District Regulations to the Zoning Code.</p>	1201 Elmwood Avenue	6-1-0	Recommend Approval with modifications noted by the City Planning Commission subject to the review and acceptance by the Manager of Zoning
<p><u>Case 2/ PD #19 Educational Success Campus (M-02-17-18, T-02-17-18)</u> To amend the Zoning Map and Zoning Text by establishing a 6.27 acre Planned Development District (PD #19 Educational Success Campus) by rezoning 2 and 4-22 Lake View Park, and 3 Fairview Heights from R-1 Low Density Residential District to PD #19 Educational Success Campus; by rezoning 977-1017 Lake Avenue from R-3 High Density Residential District to PD #19 Educational Success Campus; by adopting the proposed development concept plan associated with this PD and by adding the PD #19 District Regulations to the Zoning Code.</p>	977-1017 Lake Avenue (formerly Nazareth Academy), 2 and 4-22 Lake View Park, 3 Fairview Heights	6-0-0*	Recommend Approval with modifications noted by the City Planning Commission as agreed to by the applicant during the Informational Meeting testimony
<p><u>Case 3/ T-03-17-18</u> To amend the Zoning Code by increasing the mailed notification distance from 300 feet to 600 feet for informational meetings and public hearings..</p>	Citywide	7-0-0	Recommend Approval on Condition
<p><u>Case 4/ M-03-17-18</u> To amend the zoning map by rezoning the properties located at 960 and 956 West Ridge Road from R-1 Low Density Residential District/ Overlay-Boutique to C-3 Regional Destination Center District for expansion of Delta Sonic.</p>	960 and 956 West Ridge Road	7-0-0	Recommend Approval
<p><u>Case 5/ E-045-16-17</u> To include bars, restaurants, and banquet facilities as permitted uses for 121 Lincoln Avenue (original list included in Special Permit Decision E-012-13-14), and to add live entertainment to this one tenant space.</p>	121 Lincoln Avenue	7-0-0	Denied
<p><u>Case 6/ E-001-17-18</u> To legalize the existing homeless residential care facility for up to ten (10) women, since the previous Special Permit approval has lapsed.</p>	3841 Lake Avenue	7-0-0	Approved
<p><u>Case 7/ E-002-17-18</u> To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM.</p>	1152 North Clinton Avenue	7-0-0	Approved
<p><u>Case 8/ E-003-17-18</u> To establish outdoor storage at the rear of the property for construction equipment, equipment trailers, tractor trailers, and motor vehicles.</p>	581 Lyell Avenue	7-0-0	Approved

**City Planning Commission Minutes
August 7, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-01-17-18</u> To amend the Official Map of the City of Rochester by dedicating a portion of 283 and 295 Beach Avenue as right-of-way for a pedestrian walkway.</p>	283 and 295 Beach Avenue	7-0-0	Recommend Approval
<p><u>Case 2/ OMA-02-17-18</u> To amend the Official Map of the City of Rochester by abandoning Cambria Street.</p>	Cambria Street	7-0-0	Recommend Approval with Conditions noted in Memorandum from J. McIntosh dated July 6, 2017
<p><u>Case 3/ T-04-17-18</u> To make minor modifications to various sections of the Zoning Code in order to clarify and update terms and definitions.</p>	Citywide	7-0-0	Recommend Approval
<p><u>Case 4/ E-005-17-18</u> To continue seasonal outdoor entertainment (live small bands and recorded music), ending by 9:00PM, Thursday to Sunday, in an existing outdoor restaurant seating area.</p>	1000 North River Street	7-0-0	Approved
<p><u>Case 5/ E-006-17-18</u> To construct an ancillary parking lot for the existing motor vehicle repair operation located at 1298 Clifford Avenue.</p>	1296 Clifford Avenue	7-0-0	Approved
<p><u>Case 6/ E-007-17-18</u> To establish a kennel for cats and dogs with an outdoor exercise area for the dogs.</p>	737 Atlantic Avenue	0-7-0	Denied
<p><u>Case 7/ E-008-17-18</u> To establish outdoor storage of vehicles, accessory to a taxi business and an auto repair facility.</p>	40 Silver Street	7-0-0	Approved on Condition
<p><u>Case 8/ E-009-17-18</u> To establish a vehicle repair station specializing in vehicle lock repair (vehicle locksmith).</p>	586 Lyell Avenue	7-0-0	Approved
<p><u>Case 9/ E-010-17-18</u> To modify the existing drive-thru operation by creating an additional order station and drive-thru lane.</p>	740 and 748 East Main Street	Withdrawn by Applicant	
<p><u>Case 10/ E-011-17-18</u> To establish a convenience store with accessory gas sales.</p>	618 Upper Falls Boulevard, 379 and 387 Hudson Avenue	7-0-0	Approved

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

August 7, 2017

CPC Minutes

Page 2

CONDITIONS:

Case 7/ E-008-17-18

Approved on condition that the following site improvements are completed:

- 1) Paving and draining of all vehicle parking and vehicle storage areas;
- 2) Establishing a minimum 5' setback along street frontages and planting a row of regularly spaced, upright, columnar trees in this setback; and
- 3) Installing a new black, vinyl coated, chain link fence on the back edge of the landscaped area along street frontages.

DISTRIBUTION: Mayor's Office
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V. Wehbring

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G. Kirkmire

NSC Administrators
Permit Office
Zoning Staff

**City Planning Commission Minutes
September 11, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-03-17-18</u> To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way 390, 400, 422 and 450 East Henrietta Road for street improvement purposes.</p>	390, 400, 422 and 450 East Henrietta Road	5-2-0	Recommend Approval
<p><u>Case 2/ M-04-17-18</u> To amend the zoning map by rezoning the properties located at 1715, 1727, 1735, 1741, and 1749 Lyell Avenue from C-2 Community Center District to M-1 Industrial District to better align the zoning district with the existing uses.</p>	1715, 1727, 1735, 1741, and 1749 Lyell Avenue	7-0-0	Recommend Approval
<p><u>Case 3/ E-012-17-18</u> To legalize a roller skating center in one tenant space in a manufacturing building.</p>	1680 Lyell Avenue	7-0-0	Approved
<p><u>Case 4/ E-013-17-18</u> To install a wireless telecommunications facility on the rooftop of this commercial structure that is less four stories.</p>	119 Branch Street	Withdrawn by Applicant	
<p><u>Case 5/ E-014-17-18</u> To establish live entertainment at Boulder Coffee in the form of small musical ensembles and artistic shows.</p>	561 South Clinton Avenue	7-0-0	Approved
<p><u>Case 6/ A-016-17-18</u> To designate for landmark status the interior of the Colgate Memorial Chapel and the exterior of the buildings and grounds comprising the campus prior to the 2014 subdivision.</p>	1100 South Goodman Street	7-0-0	Approved

**Planning Commission Members Present: Watson, Marlin, Bruce, Mayer, Gaudioso, Pichardo, Mauser
Absent: Hogan**

DISTRIBUTION: Mayor's Office
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V. Wehbring

NBD Commissioner's Office
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G. Kirkmire

NSC Administrators
Permit Office
Zoning Staff

**City Planning Commission Grid
November 13, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ M-07-17-18</u> To amend the zoning map by rezoning a portion of 1464 Lyell Avenue from C-2 Community Center District to M-1 Industrial District so that it may be combined with 1462 Lyell Avenue.</p>	1464 Lyell Avenue	7-0-0	Recommend Approval
<p><u>Case 2/ M-08-17-18</u> To amend the zoning map by rezoning the properties located at 419-563 Clifford Avenue (odd numbers), 8-70 Sullivan Street (even numbers), 15-65 Sullivan Street (odd numbers), 10-68 Hoeltzer Street (even numbers), 3-65 Hoeltzer Street (odd numbers), Rauber Street (all properties), 103-125 Evergreen Street (odd numbers), 106-134 Scrantom Street (even numbers), 109-133 Scrantom Street (odd numbers), Kappel Place (all properties), 12-30 Siebert Place (even numbers) from R-1 Low Density Residential District to R-2 Medium Density Residential District and the properties located at 759, 765, 777, 781 and a portion of 769-771 North Clinton Avenue from C-2 Community Center District to R-2 Medium Density Residential District to facilitate the construction of an infill adaptive reuse residential development.</p>	216 properties	7-0-0	Recommend Approval
<p><u>Case 3/ E-018-17-18</u> To continue hours of operation for this take-out restaurant until 3:00 AM on Fridays and Saturdays.</p>	492 Monroe Avenue	7-0-0	Temporary Approval for Three Years until November 30, 2020
<p><u>Case 4/ E-019-17-18</u> To establish outdoor storage of contractor's equipment, materials and supplies.</p>	1462 Lyell Avenue	7-0-0	Approved on Condition
<p><u>Case 5/ E-020-17-18</u> To establish a garden with accessory workshop for a horticultural workforce development program.</p>	174 Whitney Street	7-0-0	Approved on Condition
<p><u>Case 6/ E-021-17-18</u> To establish a rooming house with five rooming units.</p>	12 Greenwood Street	0-7-0	Denied
<p><u>Case 7/ E-022-17-18</u> To establish a secondhand jewelry store, with hours of operation 10:00AM to 6:00PM, Monday through Saturday.</p>	1456 Dewey Avenue (AKA 1464 Dewey Avenue)	7-0-0	Approved
<p><u>Case 8/ E-023-17-18</u> To expand the ancillary parking lot located at 11-13 Mark Street onto the parcels at 10, 12, and 14 Reed Park, thereby increasing the number of parking spaces from 28 to 48.</p>	10, 12, and 14 Reed Park	7-0-0	Approved on Condition

Planning Commission Members Present: Watson, Hogan, Mayer, Gaudio, Pichardo, Carroll, Rebholz
Absent: Marlin, Bruce

November 13, 2017

CPC Minutes

Page 2

CONDITIONS:

Case 4/ E-019-17-18

Approved on condition that a portion of the fence at the southeast corner of the property have slats installed to fully block the view from the public street, as detailed in the Preliminary Site Plan Review Findings dated October 25, 2017.

Case 5/ E-020-17-18

Approved on condition that when the accessory workshop is no longer being utilized for its approved purpose that it be removed within 30 days.

Case 8/ E-023-17-18

Approved on condition that:

- 1) a wood stockade fence must be installed from the southeast edge of the proposed parking lot expansion to the existing gate;
- 2) lighting must be installed on the expanded portion of the lot and it must be shielded to prevent glare onto neighboring properties.

**City Planning Commission Grid
December 11, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/ E-024-17-18</u> To continue the rooming house established by Special Permit E-023-15-16.	550 West Ridge Road	6-0-0	Temporary Approval for Five Years until December 31, 2022
<u>Case 2/ E-025-17-18</u> To legalize a salvage yard for the storage, repair, and sale of refrigeration parts and commercial equipment, and to legalize outdoor storage of semi-trailers.	135-165 Murray Street	6-0-0	Temporary Approval for One Year until December 31, 2018 on Condition
<u>Case 3/ E-026-17-18</u> To establish a sit-down restaurant exceeding 650 square feet of net floor area devoted to customer seating and service in an existing commercial space.	215 Alexander Street	6-0-0	Approved
<u>Case 4/ E-027-17-18</u> To establish a cultural park.	1158 South Plymouth Avenue	5-1-0	Approved
<u>Case 5/ E-028-17-18</u> To expand the ancillary parking lot located at 55 Elton Street, thereby increasing the number of parking spaces from 29 to 39, and to consider waiving the requirements for ancillary parking to allow for a dumpster enclosure to serve 34 Elton Street.	55 Elton Street	Held by City Planning Commission until January 8, 2018 Hearing	

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

CONDITIONS:

Case 2/ E-025-17-18

Approved for one year until December 31, 2018 on condition that:

- A fire lane be cleared and the piles be reduced to 8' in height by January 31, 2018. Please note that failure to do so will cause the Special Permit to be terminated.
- A construction schedule shall be provided to the Manager of Zoning for consideration in completion of the site plan approval process.
- An 8' high solid perimeter fence shall be installed surrounding the property in accordance with Chapter 66 – Junkyard Operators, Junk Dealers and Scrap Processors.