

**City Planning Commission Grid
January 13, 2020**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ OMA-04-19-20</u> 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.</p>	260 Alexander Street	5-0-0	Recommend Approval
<p><u>Case 2/ S-03-19-20</u> 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.</p>	93 Marsh Street	Held by Commission	
<p><u>Case 3/ E-21-19-20</u> 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.</p>	93 Marsh Street	Held by Commission	
<p><u>Case 4/ E-22-19-20</u> To continue the rooming house as established by Special Permit E-29-17-18; an action requiring City Planning Commission approval.</p>	1171 Lyell Avenue	5-0-0	Approved
<p><u>Case 5/ E-23-19-20</u> 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.</p>	725 West Ridge Road	5-0-0	Approved
<p><u>Case 6/ E-24-19-20</u> To establish a community garden with an accessory 297 square foot greenhouse and fence; an action requiring City Planning Commission approval.</p>	20 First Street	5-0-0	Approved
<p><u>Case 7/ E-25-19-20</u> 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.</p>	1171-1179 South Plymouth Avenue	5-0-0	Approved
<p><u>Case 8/ E-26-19-20</u> To establish a residential care facility at 789-793 South Avenue, to establish an ancillary parking lot with 15 spaces at 286 Cypress Street to serve the residential care facility, and to consider an Alternative Parking Plan for the project; an action requiring City Planning Commission approval.</p>	789-793 South Avenue and 286 Cypress Street	5-0-0	Approved on Condition

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<p><u>Case 9/ E-27-19-20</u> 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.</p>	<p>641-645 Brown Street</p>	<p>5-0-0</p>	<p>Approved</p>
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Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, and Carroll.

Absent: Flagg and Dickerson

CONDITION:

Case 8/ E-26-19-20

Approved on condition that one bicycle rack shall be installed on site at a location determined to be appropriate by the Manager of Zoning.

**City Planning Commission Grid
February 10, 2020**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/ E-28-19-20</u> 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.</p>	1531 East Main Street	6-0-0	Approved
<p><u>Case 2/ E-29-19-20</u> 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.</p>	822 Clifford Avenue	6-0-0	Approved
<p><u>Case 3/ E-30-19-20</u> 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.</p>	653-657 Park Avenue	6-0-0	Temporary Approval for Two (2) Years Until February 28, 2022 on Condition
<p><u>Case 4/ SP-09-18-19</u> 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.</p>	58 University Avenue	5-0-0*	Site Plan Application Denied

Planning Commission Members

Present: Watson, Marlin, Pichardo, Carroll, Rebholz, and Mauser

Absent: Flower

*Commissioner Marlin recused himself.

CONDITION

Case 3/ E-30-19-20:

Temporary approval for two (2) years until February 28, 2022 on condition that limited entertainment shall only be permitted Monday through Wednesday.

City Planning Commission Grid
March 9, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ S-03-19-20</u> 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.</p>	93 Marsh St.	Held by Staff	
<p><u>Case 2/ E-21-19-20</u> 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.</p>	93 Marsh St.	Held by Staff	
<p><u>Case 3/ E-33-19-20</u> To establish a retail sales and service (laundromat) in a vacant 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.</p>	691-693 and 685-687 S Plymouth Ave.	6-0-0	Approved on Condition
<p><u>Case 4/ E-34-19-20</u> 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.</p>	327-341 and 347 Monroe Ave.	5-1-0	Temporarily Approved for Three (3) Years Until March 31, 2023 on Condition
<p><u>Case 5/ E-35-19-20</u> To: 1) construct a 35,000 square foot addition to an existing school for grades nine through 12, 2) to expand an existing ancillary parking lot, and 3) to consider an Alternative Parking Plan for 51 spaces to serve the school; an action requiring City Planning Commission approval.</p>	8-14 Mark St., et. al.	6-0-0	Approved on Condition
<p><u>Case 6/ E-36-19-20</u> 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.</p>	1-15 Laura St., 4-10 Laura St., and 1240-1252 E Main St.	Held by Staff	

<p><u>Case 7/ E-37-19-20</u> 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.</p>	<p>570 and 576-590 Joseph Ave., 615-625 Clifford Ave., and 1-4 Theodore St.</p>	<p>5-1-0</p>	<p>Approved</p>
<p><u>Case 8/ E-38-19-20</u> 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.</p>	<p>23-35 Maria St.</p>	<p>5-1-0</p>	<p>Approved</p>
<p><u>Case 9/ E-39-19-20</u> 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.</p>	<p>14-36 Maria St.</p>	<p>5-1-0</p>	<p>Approved</p>
<p><u>Case 10/ E-14-19-20</u> 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.</p>	<p>1000 North River St.</p>	<p>6-0-0</p>	<p>Approved</p>

City Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, Rebholz, and Mauzer

Absent: Carroll

Conditions

Case 3/E-33-19-20

Approved on condition that:

- 1) the applicant submit a landscaping plan, to be approved by the Manager of Zoning for the front yard area of the ancillary parking lot; and
- 2) the applicant evaluate the current lighting at the ancillary parking lot to ensure that it provides lighting for safety and does not cast direct rays of excessive brightness upon adjoining premises.

Case 4/E-34-19-20

Temporarily approved for three (3) years until March 31, 2023 on condition that:

- 1) a sidewalk from Alexander Street to the front entrance of the restaurant be added; and
- 2) a fence six (6) feet in height shall be installed along the south property line (immediately behind the brick retaining wall). The fence shall be solid and have two "good/finished" sides.

Case 5/E-35-19-20

Approved on condition that the fencing and landscaping along the south side of the ancillary parking be installed as proposed in order to ensure that it sufficiently screens the ancillary parking lot from the properties that face it located on Reed Park.

City Planning Commission
Decision Grid
May 11, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ M-06-19-20</u> 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.</p>	<p>1-5, 7-9, 11-15, 4-6, 8-8.5, 10 Laura Street, 1240 and 1252 East Main Street</p>	<p>7-0-0</p>	<p>Recommend Approval</p>
<p><u>Case 2/ OMA-05-19-20</u> 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.</p>	<p>Portion of Laura Street</p>	<p>7-0-0</p>	<p>Recommend Approval</p>
<p><u>Case 3/ OMA-06-19-20</u> 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.</p>	<p>Theodore Street</p>	<p>7-0-0</p>	<p>Recommend Approval</p>
<p><u>Case 4/ E-21-19-20</u> 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.</p>	<p>93 Marsh Street</p>	<p>7-0-0</p>	<p>Approved on Condition</p>
<p><u>Case 5/ E-40-19-20</u> 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.</p>	<p>814 South Clinton Avenue</p>	<p>7-0-0</p>	<p>Approved</p>
<p><u>Case 6/ E-41-19-20</u> 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.</p>	<p>292 Parkway</p>	<p>7-0-0</p>	<p>Approved</p>
<p><u>Case 7/ E-42-19-20</u> 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.</p>	<p>409 Alexander Street</p>	<p>7-0-0</p>	<p>Approved</p>

Case 8/ E-43-19-20 To establish a rooming house (Recovery Houses of Rochester) containing seven (7) rooming units; an action requiring City Planning Commission approval.	836-838 South Clinton Avenue	7-0-0	Approved
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City Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, Carroll, Rebholz, and Mauser

Conditions

Case 4/ E-21-19-20

Approved on condition that curbing be installed along the sidewalk on both sides of the drive aisle to ensure pedestrian safety.

City Planning Commission
Decision Grid
June 8, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-44-19-20</u> 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.</p>	<p>1465-1475 Hudson Avenue</p>	<p>7-0-0</p>	<p>Approved</p>
<p><u>Case 2/ E-45-19-20</u> To establish outdoor seating accessory to the bar/restaurant (Roar); an action requiring City Planning Commission approval.</p>	<p>621 Culver Road (aka 593-625 Culver Road)</p>	<p>7-0-0</p>	<p>Approved</p>
<p><u>Case 3/ SP-17-19-20</u> 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.</p>	<p>95-121 Howell Street (aka 150 Monroe Avenue)</p>	<p>5-1-0*</p>	<p>Site Plan Application Approved</p>

City Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, Carroll, Rebholz, and Mauser

*Commissioner Rebholz recused himself.

City Planning Commission
Decision Grid
August 10, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ M-01-20-21</u> 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.</p>	17-19, 25, 29, 35, 37-39, 45-47, 51, and 55-99 Federal Street	6-0-0*	Recommend Approval
<p><u>Case 2/ M-02-20-21</u> 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.</p>	663-665, 667-669, 671-673, 679, 695-697, 701-703, and 705-715 Culver Road	7-0-0	Recommend Approval
<p><u>Case 3/ M-03-20-21</u> 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.</p>	15, 19, 23, 41, and 45 Sherer Street, 68, 74, 78, 84, 88, and 106 Craig Street	7-0-0	Recommend Approval
<p><u>Case 4/ E-36-19-20</u> 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.</p>	1240, 1252 East Main Street, 4-6, 8-8.5, and 10 Laura Street	7-0-0	Approved
<p><u>Case 5/ E-01-20-21</u> To establish a waste station (regulated medical waste transfer-only facility) in an existing building; an action requiring City Planning Commission approval.</p>	156 Ames Street	7-0-0	Approved
<p><u>Case 6/ E-02-20-21</u> 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.</p>	854 South Clinton Avenue	4-3-0	Approved on Condition

City Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, Carroll, Rebholz, and Mauser

*Commissioner Mauser recused himself.

Condition

Case 6/ E-02-20-21

Approved on condition that the applicant submit a revised drawing that increases the setback of the fencing from the right-of-way along the South Clinton Avenue frontage to be approved by the Manager of Zoning.

City Planning Commission
Decision Grid
September 14, 2020

Case # / File #	Address	Record of Vote	Decision
<u>Case 1/ E-03-20-21</u> To construct a two-lane drive-through for a proposed restaurant (Burger King); an action requiring City Planning Commission approval.	327-341 and 347 Monroe Avenue	7-0-0	Approved on Condition
<u>Case 2/ E-04-20-21</u> To establish outdoor storage of shipping containers, and semi—trailers (A-Verdi) on a vacant lot; an action requiring City Planning Commission approval.	95 Ames Street	0-7-0	Denied

City Planning Commission Members

Present: Watson, Marlin, Flower, Pichardo, Carroll, Rebholz, and Mauser

Condition

Case 1/ E-03-20-21

Approved on condition that the 1,400 square foot building at the northern corner of the site shall be constructed within two (2) years of the issuance of the Certificate of Occupancy for the restaurant (Burger King).

City Planning Commission
Decision Grid
October 19, 2020

Case # / File #	Address	Record of Vote	Decision
<u>Case 1/ S-01-20-21</u> 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.	291 South Plymouth Avenue	7-0-0	Approved
<u>Case 2/ E-05-20-21</u> 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.	568 Driving Park Avenue	7-0-0	Temporarily Approved for Three (3) Years Until October 31, 2023 on Condition
<u>Case 3/ E-06-20-21</u> 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.	671-673, 679, 695- 697 Culver Road	7-0-0	Approved on Condition

City Planning Commission Members

Present: Watson, Marlin, Flower, Harding, Pichardo, Williams, and Rebholz

Absent: Carroll

Conditions

Case 2/ E-05-20-21

Approved on condition that:

- 1) decorative planters shall be installed in the 34.4' x 6.3' concrete area along the Driving Park Avenue frontage to deter parking in front of the building; and
- 2) the applicant shall submit a site plan for the dumpster which addresses the provisions in 120-165 of the Zoning Code to be approved by the Manager of Zoning.

Case3/E-06-20-21

Approved on condition that the 6 foot tall solid wood stockade fence proposed along the west property line of 671-673 Culver Road continue approximately 70 linear ft. along the south property line to replace the existing chain-link fence with vinyl slats.

City Planning Commission
Decision Grid
November 16, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ E-07-20-21</u> 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.</p>	<p style="text-align: center;">55-99 Federal Street</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>Case 2/ E-08-20-21</u> 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.</p>	<p style="text-align: center;">85 St Jacob Street</p>	<p style="text-align: center;">Held by the Commission at the request of the Applicant</p>	

City Planning Commission Members

Present: Watson, Marlin, Carroll, Flower, Harding, Pichardo, Williams

City Planning Commission
Decision Grid
December 14, 2020

Case # / File #	Address	Record of Vote	Decision
<p><u>Case 1/ OMA-01-20-21</u> 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.</p>	Trowbridge Street	5-0-0*	Recommend Approval
<p><u>Case 2/ L-01-20-21</u> 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.</p>	75 Hoyt Place, Brighton Cemetery	6-0-0	Approved
<p><u>Case 3/ E-08-20-21</u> 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.</p>	85 St Jacob Street	6-0-0	Approved on Condition
<p><u>Case 4/ E-09-20-21</u> 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.</p>	277-279 Alexander Street	6-0-0	Approved
<p><u>Case 5/ E-10-20-21</u> To establish a residential care facility in a building constructed as a convent; an action requiring City Planning Commission approval.</p>	30-34 Millbank Street	6-0-0	Approved

City Planning Commission Members

Present: Watson, Marlin, Carroll, Flower, Harding, Pichardo

Absent: Williams

*Commissioner Harding recused herself.

Conditions

Case 3/ E-08-20-21

Approved on condition that:

- 1) The applicant shall abide by the conditions specified in their "Suggested Conditions of Approval" letter dated December 9, 2020;
- 2) The applicant shall abide by the conditions specified in the Monroe County Department of Transportation memorandum dated December 14, 2020; and
- 3) Any current and/or proposed traffic signage installed by the applicant must be approved by the Traffic Control Board.