



## MEETING NOTICE

**Date:** Thursday, January 21, 2016  
**Time:** 5:30 PM  
**Location:** City Hall, 30 Church Street, Room 223B

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### AGENDA

#### Reports

- Chair
- EMC
- Staff
- Other

#### Referrals

### 5:45-6:00 PM

**Project Name:** Mixed use development at 1176 Mount Hope Avenue, et al.  
**Address:** 1176, 1182, 1186-88 Mt. Hope Avenue, 10-24 Gold Street and 17 Langslow Street  
**Applicant:** Ken Burnham and Duncan Frame  
**Project Description:** To demolish a 2-story building at #1176, combine 6 parcels into one, and construct a 5-story, 63,000SF residential/retail building, a 4-story and an 8300SF residential building, and expand a parking lot for 55 spaces.  
**Lead Agency:** Director of Planning and Zoning  
**Type I Trigger:** Contiguous to a National Register-listed property  
**Contact Person:** Peter Siegrist, Planning & Zoning, 585-428-7238

### 6:00-6:15 PM

**Project Name:** Genesee Brewery expansion  
**Address:** 471, 479 and 495 St. Paul Street  
**Applicant:** Mark Minunni, High Falls Operating Company  
**Project Description:** Along St. Paul Street, remove a parking lot at #471, storage tanks at #479, and a 2-story designated building of historic value at #495. Across all three parcels, construct a 30,000SF

brewing building and install new storage tanks. Abandon Dowling Place, a public street.  
**Lead Agency:** Director of Planning and Zoning  
**Type I Trigger:** Involving a National Register-listed property  
**Contact Person:** Jason Haremza, Planning & Zoning, 585-428-7761

**Old Business**

**New Business**



## **MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION**

**Date:** Thursday, March 17, 2016  
**Time:** 5:30 PM  
**Location:** City Hall, 30 Church Street, Room 223B

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### **AGENDA**

#### **Reports**

- Chair
- EMC
- Staff
- Other

#### **Referrals**

**Project Name:** 600 East Avenue  
**Location:** 600 and 586 East Avenue  
**Applicant:** MC Management of Rochester, LLC  
**File Number:** SP-028-15-16  
**Project Description:** To rezone 600 East Avenue to Planned Development (PD) 16, demolish the existing school building and construct a 4-story mixed-use building for 10-12 apartments, +/-8000SF of office space, and indoor parking for +/-17 vehicles. The new building would extend onto 586 East Avenue, eliminating the surface parking lot for the Century Club.  
**Type I Trigger:** National Register District  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Mayor/City Council, Preservation Board  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** March 2, 2016  
**Contact Person:** Peter Siegrist, Bureau of Planning and Zoning,  
[peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**Project Name:** Abundance Co-op  
**Location:** 553-557, 561-563, 571-585 and 591 South Avenue, and 206 Averill Avenue  
**Applicant:** Jim DeLuca, Abundance Cooperative Market  
**File Number:** SP-030-15-16  
**Project Description:** To change use of a music shop/recording studio to a full line retail food store with a sit down deli and teaching kitchen; reconstruct and expand a parking lot; and combine 3 parcels while retaining 2 as separate.  
**Type I Trigger:** National Register District  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning, Zoning Board, Planning Commission  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** March 2, 2016  
**Contact Person:** Jason Haremza, Bureau of Planning and Zoning, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Old Business**

**New Business**



## **MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION**

**Date:** Thursday, May 19, 2016  
**Time:** 5:30 PM  
**Location:** City Hall, 30 Church Street, Room 223B

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### **AGENDA**

#### **Reports**

- Chair
- EMC
- Staff
- Other

#### **Referrals**

**Project Name:** Cobb' Hill Village expansion  
**Location:** 645 Norris Drive  
**Applicant:** Margaret Hill (Rochester Management, Inc.)  
**File Number:** SP-035-15-16  
**Project Description:** To construct a 4-story, 16,000SF, 52 unit apartment building with associated parking and landscape improvements.  
**Type I Trigger:** Multiple family residential development in Critical Environmental Area (slopes and crests of Cobb's Hill)  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** May 11, 2016  
**Contact Person:** Jason Haremza, Bureau of Planning and Zoning,  
[jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Project Name:** 1255 University Avenue  
**Location:** 1255 University Avenue  
**Applicant:** Andrew Crossed, Park Grove LLC  
**File Number:** SP-039-15-16  
**Project Description:** Change use from manufacturing, office, and retail to 36,000 sf of commercial space and 18 dwelling units. Includes new overhead door on north wall leading to 21 indoor parking spaces and new overhead door on west wall leading to 25 indoor parking spaces.  
**Type I Trigger:** National Register District  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** May 11, 2016  
**Contact Person:** Thomas Kicior, Bureau of Planning and Zoning,  
[thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Old Business**

**New Business**



**MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION**

**Date:** Thursday, July 21, 2016  
**Time:** 5:30 PM  
**Location:** City Hall, 30 Church Street, Room 223B

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**AGENDA**

**Reports**

- Chair
- EMC
- Staff
- Other

**Referrals**

**Project Name:** Upper Falls Square  
**Location:** 396, 402, 404-408 Hudson Avenue; 26, 30, 36, 37, 42, 43, 47, 48, 54, 58, 59, 75 Cleveland Street; 101, 111, 121, 127, 168-172 Merrimac Street; and 8 Frederick Street  
**Applicant:** Mark Fuller (DePaul Properties, Inc.)  
**File Number:** SP-43-15-16  
**Project Description:** Rezone properties from C-1 and R-1 to R-3. Demolish existing structures. Construct a three to four story, 114 unit multifamily dwelling with a 46 space on-site parking lot on the north side of Cleveland, and a three story 36 unit multifamily dwelling on the south side of Cleveland, with associated utility and landscaping improvements. Construct a 45 space ancillary parking lot at 168-172 Merrimac, and a 32 space ancillary parking lot at 75 Cleveland and 8 Frederick.  
**Type I Trigger:** NYCRR 617.4(b)(9). Any Unlisted action occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places (368-372 Hudson)  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** July 11, 2016

**Contact Person:** Jason Haremza, Bureau of Planning and Zoning,  
[jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Project Name:** Zoning Text Amendment related to retail uses  
**Location:** Citywide  
**Applicant:** Mayor's office  
**File Number:** T-01-16-17  
**Project Description:** To amend the Zoning Code of the City of Rochester related to retail uses, including the elimination of the high-impact retail sales and service use category in order to comply with preempting State laws and the elimination of the full-line food store and specialty store use categories, by deleting or modifying the following regulations: Article XVIII, Additional Requirements for Specified Uses, Section 120-146.1, Retail sales and service and pawnbrokers; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-199, Nonconforming use; Article XIX, City-Wide Design Guidelines and Standards, Section 120-158 City-wide design guidelines; District-specific permitted, special permit, limited and prohibited use rules contained in Articles III (R-1), IV (R-2), V (R-3), VI (C-1), VII (C-2), VIII (C-3), IX (CCD), X (V-C), XI (M-1), XVI (U-R), and the Appendices for Planned Development District Nos. 9 Canalside Business Center, 15 Culver Road Armory, and 16 Century-Strathallan; and Article XXVI, Definitions, Section 120-208, Definitions  
**Type I Trigger:** NYCRR 617.4(b)(2). The adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district.  
**Lead Agency:** Mayor's office  
**Involved Agencies:** City Council  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** July 11, 2016  
**Contact Person:** Jill Wiedrick, Bureau of Planning and Zoning,  
[jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914

**Old Business**

**New Business**





**MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION**

**Date:** Thursday, September 15, 2016  
**Time:** 5:30 PM  
**Location:** City Hall, 30 Church Street, Room 223B

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**AGENDA**

**Reports**

- Chair
- EMC
- Staff
- Other

**Referrals**

**Project Name:** All City Auto Parts  
**Location:** 15 and 19 Sunshine Street, 1509, 1519, 1525 North Clinton Avenue  
**Applicant:** Mike Broccolo  
**File Number:** SP-01-16-17  
**Project Description:** To expand junkyard operation from 19 Sunshine Street onto 15 Sunshine Street and 1509 North Clinton Avenue. Vehicle parts sales operation and associated offices to remain at 1519 and 1525 North Clinton.  
**Type I Trigger:** Chapter 48-4H. Establishment of new junkyards or alteration of existing junkyards.  
**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** September 9, 2016  
**Contact Person:** Jason Haremza, Bureau of Planning and Zoning, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Old Business**

**New Business**