

Meeting with Staff

Time: 5:00 p.m.
Location: City Hall, NBD Commissioner’s Conference Room
 30 Church St. Rm. 223-B

- I. Meeting with Staff
 - a) Who on CPC will be representative on GTC?

Public Hearing

Time: 6:00 p.m.
Location: City Hall, City Council Chambers
 30 Church St. Rm. 302-A

- II. Public Hearing

Case	1
Type	Zoning Map Amendment
File	ZMA-001-23-24
Address	1040, 1044, 1100-1170, 1186-1194, and 1180 University Avenue
Zoning	MIPD #3 (s/b M-1)
Applicant	Ken Glazer, Owner; Aaron Malbone, Tenant; also proposing 1180 University be re-zoned.
Request	Rezone a series of adjacent parcels that were zoned as Manufacturing-Industrial Planned Development #3 in the 1973 zoning code that were not converted to M-1 in the 2003 update. Applicant is proposing rezoning 1180 University similarly as it is also currently MIPD #3 and should be M-1 because it is surrounded by the other properties; Owner/Representative of 1180 University has been unresponsive to attempts at contact.
Action	City Planning Commission recommendation to City Council
Code	120-190C; 120-192B

Case	2 HELD TO August by Staff
Type	Special Permit
File	E-001-23-24
Address	1100 Chili Ave and 104 Cairn St
Zoning	M-1
Applicant	Gary Germeo, owner / Mike Ritchie, agent
Request	Special permit - Concrete Batch Plant in an M-1 District being 200’ from Residential and Open Space Districts and outdoor storage of construction equipment, materials, and vehicles in an M-1 District.
Action	City Planning Commission approval
Code	120-192; 120-175; 120-83C(1); 120-83N; 120-98
Enforcement	Yes; Outdoor storage of vehicles and installation of a sign implemented without permits; enforcement case opened 7/28/21
Permit #	B-23-2307; in Site Plan Review SP-131029

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Case	3
Type	Special Permit Modification
File	E-002-23-24
Address	33-53 Ardmore St
Zoning	R-2
Applicant	YWCA; Betsy Brugg, Applicant Atty
Request	Modify Special Permit granting special use permit for transient youths residential care facility with 17 beds to homeless residential facility with 33 beds.
Action	City Planning Commission approval
Code	120-192B5
Enforcement	No
Permit #	

Case	4
Type	Alternative Parking Plan
File	E-003-23-24
Address	367-369 Park Avenue
Zoning	C-1; Preservation District
Applicant	
Request	Alternative Parking Plan
Action	City Planning Commission approval
Code	120-173A(2); 120-173C(1); 120-192B
Enforcement	No
Permit #	

Case	5 HELD TO August by Staff
Type	Planned Development District Amendment
File	SP-008-23-24
Address	
Zoning	PDD #11
Applicant	
Request	
Action	City Planning Commission recommendation to City Council
Code	120-190C; 120-192B; 120-122; 120-125

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail. **Written comments must be received by 5:00pm on July 28, 2023 at:**

Email: PlanningCommission@CityofRochester.Gov

Address: City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/planningcommission>.