

# City Planning Commission

## Public Hearing Agenda

### Aug 28, 2023

#### 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
  - Zoning Alignment Project Update

#### 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	Planned Development District Amendment
File	T-001-23-24
Address	255, 275, 335-345 Westfall Road and 0, 350, 390, 400, 422, 450, and 460 E. Henrietta Road
Zoning	PDD #11
Applicant	Matt Lester, Owner, Streamline Real Estate Partners
Request	Amend concept and text of PDD-11 City Gate to modify sub-area boundaries and change focus from residential to commercial uses, especially within the canal-front sub-area.
Action	City Planning Commission recommendation to City Council
Code	120-190C; 120-192B; 120-122; 120-125

Case	2
Type	Special Permit
File	E-004-23-24
Address	537-557 Hudson Avenue
Zoning	R-1
Applicant	Chris Ortiz, Applicant; Hopar’s Christian Family Center
Request	Special Use Permit allowing establishment and operation of a day care center.
Action	City Planning Commission approval
Code	120-135; 120-192B; 120-9C

Case	5 <b>HELD TO SEPT BY STAFF</b>
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

**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 August 25, 2023 at:**

**Email:** [PlanningCommission@CityofRochester.Gov](mailto: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>.