

# City Planning Commission

## Public Hearing Agenda

~~Sep 18, 2023~~ **SEPTEMBER 26, 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

### 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	Special Permit
File	E-006-23-24
Address	12 Lampson, 16 Lampson, 257 Garson, and 263 Garson
Zoning	R-2
Applicant	Home Leasing
Request	Special Permit to construct a six-unit multi-family building in an R-2 District
Action	City Planning Commission approval
Code	120-192B; 120-18H; 120-20; 120-166
Permit	In site plan SP-005-23-24

Case	2
Type	Special Permit
File	E-007-23-24
Address	299-303 Webster, 305 Webster
Zoning	R-2
Applicant	Home Lesing
Request	Special Permit to construct a six-unit multi-family building in an R-2 District
Action	City Planning Commission approval
Code	120-192B; 120-18H; 120-20; 120-166
Permit	In site plan SP-005-23-24

Case	3 <b>RECONVENING FROM JUNE 2023 CPC HEARING</b>
Type	Special Permit – Homeless Residential Facility in R-3
File	E-022-22-23
Address	204 South Plymouth Avenue
Zoning	R-3
Applicant	James Philippone, owner / Mort Segelin, agent
Request	Special permit for homeless residential facility in R-3
Action	City Planning Commission approval
Code	120-192; 120-27I; 120-140
Enforcement	No
Permit #	1231738

Case	4 <b>HELD TO Oct 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-001-23-24

**Deliberations**

**Time:** Immediately after hearings are concluded  
**Location:** City Hall, NBD Commissioner’s Conference Room  
 30 Church St. Rm. 223-B

III. Deliberations

**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 September 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>.