

City Planning Commission

Public Hearing Agenda

June 24, 2024

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

Case	1
Type	Special Permit – Modification
File	E-029-23-24
Address	367-369 Park Avenue
Zoning	C-1 Neighborhood Center and East Avenue Preservation District
Applicant	Michael Nulton
Request	To expand use of the existing Iron Tug Brewing by installing a patio to create an outdoor seating area in the front yard (approximately 126 sqft).
Action	City Planning Commission Approval
Code	120-192B(5)
Enforcement	No
Permit #	B-24-2443

Case	2
Type	Special Permit
File	E-030-23-24
Address	380-382 Jefferson Avenue
Zoning	R-1 Low-density Residential District
Applicant	Jonique Harris
Request	To establish use of a laundromat on the first floor, a non-conforming use in this district.
Action	City Planning Commission Approval
Code	120-191B(4)(c)
Enforcement	Yes; Failure to obtain C of O
Permit #	B-24-0509

Case	3
Type	Special Permit
File	E-031-23-24
Address	400 East Henrietta Road
Zoning	PD Planned Development District # 11 CityGate
Applicant	Matt Lester
Request	To establish an accessory drive-through pick-up window and to waive certain requirements for specified uses.
Action	City Planning Commission Approval
Code	PDD-11F7, 120-136A
Enforcement	No
Permit #	SP-040-23-24

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Case	4
Type	Special Permit
File	E-032-23-24
Address	676, 720, & 744 North Clinton Avenue
Zoning	R-2 Medium-density Residential District
Applicant	Landsman Real Estate Services, Inc
Request	To establish use of a multifamily dwelling and to waive certain requirements applying to all districts.
Action	City Planning Commission Approval
Code	120-18H, 120-167B(5), 120-169D(2), 120-173
Enforcement	No
Permit #	SP-037-23-24

Case	5
Type	Special Permit
File	E-033-23-24
Address	755 Hudson Avenue
Zoning	R-1 Low-density Residential District
Applicant	Reza Hourmanesh
Request	To establish use of retail sales/service massage therapy, a non-conforming use in this district.
Action	City Planning Commission Approval
Code	120-191B(4)
Enforcement	No
Permit #	B-24-0127

Deliberations

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

II. 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 4:00pm on June 21, 2024 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>.