

City Planning Commission

Public Hearing Agenda

July 29, 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

***REVISED**

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

Case	1*	*REMOVED by applicant
Type	Text Amendment	
File	T-001-24-25	
Address	Citywide	
Applicant	City of Rochester Law Department	
Request	To amend the Municipal Code to require at least 500 feet between an Adult Use Retail Dispensary or On-Site Consumption Lounge and a “public youth facility” as defined by the state.	
Action	Recommendation by City Planning Commission	
Code	120-190C	

Case	2	
Type	Special Permit	
File	E-001-24-25	
Address	50 Carlson Road (AKA 390 Blossom Road)	
Zoning	M-1 Industrial District	
Applicant	Mark Ippolito	
Request	To modify a previous special permit to construct a patio in the front yard to be used as an outdoor seating area and event space for an existing banquet facility, a specially permitted use in the district.	
Action	City Planning Commission Approval	
Code	120-192B(5)	
Enforcement	No	
Permit #	B-24-3312	

Case	3	
Type	Special Permit	
File	E-002-24-25	
Address	1947 E Main Street	
Zoning	C-1 Neighborhood Center District	
Applicant	Meg Hartman	
Request	To establish an alternative parking plan to waive eight on-site parking spaces for the proposed use as a non-alcoholic bar.	
Action	City Planning Commission Approval	
Code	120-173E(2); 120-192B	
Enforcement	No	
Permit #	B-24-2624	

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Case	4
Type	Special Permit
File	E-003-24-25
Address	1210 Culver Road
Zoning	R-1 Low-Density Residential District
Applicant	Regina Lewis
Request	To change the use of the first floor from fulfillment center to a day-care center, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-9C; 120-192B(2)
Enforcement	No
Permit #	B-24-4094

Case	5
Type	Special Permit
File	E-004-24-25
Address	62 Glendale Park
Zoning	R-1 Low-Density Residential District
Applicant	Onur Namver
Request	To legalize the re-establishment of the first floor from welding shop (vacant) to indoor commercial storage/warehousing of general retail merchandise, a non-conforming use in the district.
Action	City Planning Commission Approval
Code	120-192B(1)
Enforcement	Yes – Use Initiated Without CZC
Permit #	B-24-2661

Case	6
Type	Special Permit
File	E-005-24-25
Address	55 Elton Street
Zoning	R-2 Medium-Density Residential District
Applicant	Luke Dutton
Request	To modify a previous special permit to expand the existing dumpster enclosure by approximately 150 square feet, legalize the removal of the on-site bicycle parking, reorient the parking lot, add three new lighting fixtures, and add the landscaping originally approved as part of the site plan review process.
Action	City Planning Commission Approval
Code	120-192B(5)
Enforcement	No
Permit #	B-24-4094

Deliberations

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

II. Deliberations

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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 July 26, 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>.