

# City Planning Commission

## Public Hearing Agenda

### August 26, 2024

#### Meeting with Staff

**\*REVISED**

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

- Time Extension Request – 430 Garson Avenue\*

#### Public Hearing

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

Case	1
Type	Zoning Map Amendment
File	ZMA-001-24-25
Address	1369 East Avenue
Zoning	R-1 Low-Density Residential District
Applicant	Kyle Fitzpatrick
Request	To amend the Zoning Map of the subject property from the R-1 Low-Density Residential District to the R-3 High-Density Residential District.
Action	Recommendation by City Planning Commission
Code	120-190C
Enforcement	No
Permit #	B-24-4892

Case	2
Type	Special Permit
File	E-006-24-25
Address	2485-2487 Dewey Avenue
Zoning	C-2 Community Center District
Applicant	Brian Fetzner
Request	To demolish two existing buildings and construct an approximately 12,000 SF vehicle collision center including a 6,500 repair center and 5,500 warehouse and office space for “Fetzner Collision Center” with parking lot and site improvements.
Action	City Planning Commission Approval
Code	120-43(S); 120-152; 120-192B(2)
Enforcement	No
Permit #	B-23-5947

Case	3
Type	Special Permit
File	E-007-24-25
Address	184 Otis Street
Zoning	R-1 Low-Density Residential District
Applicant	Hector Leon
Request	To re-establish the use of the vacant first floor as one sit-down restaurant and one barbershop, two nonconforming uses in the district, with minor parking lot and site improvements.
Action	City Planning Commission Approval
Code	120-191B(4)(c)
Enforcement	No
Permit #	B-24-4194

City Planning Commission  
 Public Hearing Agenda  
 August 26, 2024

Case	4
Type	Special Permit
File	E-008-24-25
Address	399 Gregory Street
Zoning	C-2 Community Center District
Applicant	Dan Apfel
Request	To modify a previous special permit to expand an existing ancillary parking lot servicing 389-395 Gregory Street from 16 spaces to 34 spaces with landscaping and site improvements.
Action	City Planning Commission Approval
Code	120-43D; 120-192B(5)
Enforcement	No
Permit #	B-1230910

Case	5
Type	Special Permit
File	E-009-24-25
Address	302-310 Fernwood Avenue
Zoning	R-1 Low-Density Residential District
Applicant	Kim Napier
Request	To construct a 1,650 SF building on 135 Nichols Street to be used in conjunction with the existing Friendship Children's Center day-care on 301-310 Fernwood Avenue, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-9C; 120-192B(2)
Enforcement	No
Permit #	B-24-4142

**Deliberations**

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

**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 August 23, 2024 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>.