

# City Planning Commission

## Public Hearing Agenda

### September 23, 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
  - Update on the Zoning Alignment Project (ZAP) and Remaining Schedule

#### Public Hearing

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

Case	1
Type	Special Permit
File	E-010-24-25
Address	1100 Chili Avenue
Zoning	M-1 Industrial District / O-A Overlay Air
Applicant	Gary Germeo
Request	To construct and operate a Tensik 80-SS90C Concrete Batch Plant at 1100 Chili Avenue and 104 Cairn Street, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-83; 120-192B(2)
Enforcement	Yes – Use initiated without approval; Unapproved signage
Permit #	B-23-2307

Case	2
Type	Special Permit
File	E-011-24-25
Address	370 Norton Street
Zoning	C-2 Community Center District
Applicant	Reza Hourmanesh
Request	To remodel the interior and exterior of the existing building and construct a new gas canopy and one additional fuel pump island for continued use as grocery and gasoline sales, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-43(R); 120-154; 120-192B(2)
Enforcement	Yes – Use initiated without approval; Abandoned signage; Site Plan Conditions not met
Permit #	B-24-3351

Case	3
Type	Special Permit
File	E-012-24-25
Address	804 N Goodman Street
Zoning	C-2 Community Center District
Applicant	Kurt Pomeranke
Request	To remodel and change the use of the vacant CVS building to a Bank and Community Center and construct three drive-thru lanes, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-43G; 120-192B(2)
Enforcement	No
Permit #	B-24-5554

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Case	4
Type	Special Permit
File	E-013-24-25
Address	1 Jefferson Avenue (formerly 11, 19, 25, and 33 Jefferson Avenue and 505 and 511 Brown Street)
Zoning	R-2 Medium-Density Residential District
Applicant	Deborah Hughes
Request	To construct an approximately 14,000 SF single-story building to house the “The Susan B. Anthony Interpretive Museum,” a specially permitted use in the district, to include an exhibit museum space, historical artifacts and research program area, a lobby, store, and flex classroom space on 6 resubdivided parcels.
Action	City Planning Commission Approval
Code	120-18; 120-192B(2)
Enforcement	No
Permit #	B-24-2744

**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 September 20, 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>.