

City Planning Commission

Public Hearing Agenda

November 18, 2024

Meeting with Staff

***REVISED 11/15/2024**

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 – Reheard from the June 2024 Hearing
File	E-029-23-24
Address	367-369 Park Avenue
Zoning	C-1 Neighborhood Center District / East Avenue Preservation District
Applicant	Michael Nulton
Request	To modify a previous special permit to waive nine (9) additional on-site parking spaces to account for 840 square feet of outdoor seating space for “Iron Tug Brewery”.
Action	City Planning Commission Approval
Code	120-173C; 120-173E; 120-192B(5)
Enforcement	No
Permit #	B-24-2443

Case	2
Type	Special Permit – Reheard from the September 2024 Hearing
File	E-010-24-25
Address	1100 Chili Avenue
Zoning	M-1 Industrial District
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	120-83C(1); 120-83N; 120-83P; 120-192B(2)
Enforcement	Yes – Use initiated without approval; Unapproved signage
Permit #	B-23-2307

Case	3	*HELD BY APPLICANT – POSTPONED TO THE DECEMBER 2024 HEARING
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 a vacant retail store into a Community Bank branch with three accessory drive-through lanes (2 tellers and 1 ATM) and a community room, 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-017-24-25
Address	835-855 W Main Street
Zoning	C-2 Community Center District
Applicant	Matt Tomlinson
Request	To construct an approximately 4,650 square foot ESL Federal Credit Union branch with three accessory drive-through lanes (2 tellers and 1 ATM) and a 24-space parking lot, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-43G; 120-192B(2)
Enforcement	No
Permit #	B-24-6003

Case	5
Type	Special Permit
File	E-018-24-25
Address	607 Lexington Avenue
Zoning	R-1 Low-Density Residential District
Applicant	Carl Simon
Request	To expand the “Foodlink Community Farm” to include the construction of a 2,800 SF edible education center, an accessory greenhouse building, and expanded community garden space with parking lot and site improvements on six resubdivided parcels (585, 589, 607, 617-619 Lexington Avenue; 16, 20, and 27 Bantel Place; and 27 Starling Street).
Action	City Planning Commission Approval
Code	120-9D; 120-192B(2)
Enforcement	No
Permit #	B-24-4444

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 November 15, 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>.