

# City Planning Commission

## Public Hearing Agenda

### Jan 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

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

Case	1 (Held from Nov 27 CPC hearing) (Applicant requested postponement to Jan 2024 hearing)
Type	Special Permit
File	E-013-23-24
Address	251 N Winton Road
Zoning	C-1
Applicant	Doug Hawn \ Dutton Excess LLC
Request	Establish an ancillary parking lot servicing Hawn Electric at 277 N Winton Road and connecting it to an existing parking lot at the rear of 277 N Winton Road in this Neighborhood Center District (C-1), a specially permitted use.
Action	City Planning Commission approval
Code	120-192B; 120-35G; 120-131; 120-162B; 120-173
Enforcement	No
Permit #	B-1231851

Case	2
Type	Special Permit
File	E-018-23-24
Address	1171-1175 Portland Ave (aka 1165 Portland Ave)
Zoning	C-2
Applicant	D’Mangu Restaurant
Request	Alternative Parking Plan to account for 23 spaces
Action	City Planning Commission approval
Code	120-192B; 120-137B
Enforcement	No
Permit #	CZC-1230206; B-1230687

Case	3
Type	Special Permit
File	E-019-23-24
Address	390 E. Henrietta Road
Zoning	PD-11 (CityGate)
Applicant	LaMacchia Group
Request	Establish a drive-through ATM in a parking lot within the Perimeter Commercial sub-area within the PD-11 City Gate Planned Development District facing the perimeter access road, a use requiring a special use permit.

Action	City Planning Commission approval
Code	120-192B; PDD-11F7
Enforcement	No
Permit #	CZC Z-23-2156; B-23-6207

**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 January 26, 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>.

# City Planning Commission

## Public Hearing Agenda

### Feb 26, 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
  - Zoning Alignment Project Update
  - Identify new GTC designee to replace Joan Roby-Davison to attend in David Watson’s stead.

#### 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-020-23-24
Address	659 Jay St.
Zoning	R-1
Applicant	Jose Navedo
Request	Special use permit allowing establishment of a nonconforming use of middle tenant space: Retail tech repair shop with the ability to sell coffee and smoothies.
Action	City Planning Commission approval
Code	120-191B, 120-191N(4), 120-191(b)(4)C
Enforcement	No
Permit #	B-1231791, CNC-002-23-24, Z-23-1035

Case	2
Type	Official Map Amendment
File	OMA-03-23-24
Address	835-855 W. Main St
Zoning	C-2 Community Center
Applicant	City of Rochester
Request	To dedicate approximately 357 square feet of city-owned land to be incorporated into West Main Street and approximately 1,485 square feet to be incorporated as Churchlea Place.
Action	City Planning Commission recommendation
Code	76-6B
Enforcement	No

**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**

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**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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**City Planning Commission  
Public Hearing Agenda  
Mar 25, 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	*Held from February 2024 Hearing
Type	Special Permit	
File	E-020-23-24	
Address	659 Jay St.	
Zoning	R-1	
Applicant	Jose Navedo	
Request	To establish a nonconforming use in the middle tenant space of a commercial building: Retail tech repair shop with the ability to sell coffee and smoothies.	
Action	City Planning Commission approval	
Code	120-191B, 120-191N(4), 120-191(b)(4)C	
Enforcement	No	
Permit #	B-1231791, CNC-002-23-24, Z-23-1035	

Case	2	
Type	Special Permit	
File	E-021-23-24	
Address	924 North Clinton Ave.	
Zoning	C-2	
Applicant	Angel Colon	
Request	To establish the use as a second-hand dealer on the first floor which is currently legal as retail space.	
Action	City Planning Commission Approval	
Code	120-43	
Enforcement	No	
Permit #	B-24-0782	

City Planning Commission  
 Public Hearing Agenda  
 March 25, 2024

Case	3
Type	Landmark Designation
File	L-001-23-24
Address	45 Exchange Blvd.
Zoning	CCD-M
Applicant	Richard Calabrese
Request	To designate the interior spaces of an existing City Designated Landmark Building which currently only includes the exterior.
Action	City Planning Commission Approval
Code	120-193A
Enforcement	No
Permit #	A-045-23-24

Case	4
Type	Special Permit
File	E-022-23-24
Address	2040 Clifford Ave.
Zoning	R-1
Applicant	Theresa Brown
Request	To extend an existing American tower monopole by 20'; Install 9 new panel antennas, 15 new remote radio heads and associated equipment; install ground shelter and generator.
Action	City Planning Commission Approval
Code	120-143
Enforcement	No
Permit #	B-24-0129

Case	5
Type	Special Permit
File	E-023-23-24
Address	1069-1089 Joseph Ave
Zoning	R-1
Applicant	Eugenio Maria de Hostos Charter School
Request	To expand current existing Charter school and construction of a new school building where the rectory was formerly located, the construction of a new gymnasium, construction of three stories of classrooms within the existing church, interior improvements to the existing school and the reconstruction of the existing parking areas.
Action	City Planning Commission Approval
Code	120-9D
Enforcement	No
Permit #	B-23-5095

City Planning Commission  
Public Hearing Agenda  
March 25, 2024

**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 March 22, 2024 at:**

**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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# City Planning Commission

## Public Hearing Agenda

### Apr 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

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

Case	1
Type	Special Permit
File	E-024-23-24
Address	1737 Mt. Hope Ave.
Zoning	C-2
Applicant	Mike McCracken
Request	To install an internally lit 2'-9 1/8" x 2'-6" translucent whitefaced sign with applied vinyl taco bell logo with individually mounted internally lit letters "Taco Bell" 8'-11 3/8"x 1'-2" (17.3 total square area) on the northwest corner of an existing Taco Bell, facing the parking lot.
Action	City Planning Commission Approval
Code	120-162B, 120-177D
Enforcement	No
Permit #	B-24-1432

Case	2
Type	Zoning Map Amendment
File	M-001-23-24
Address	573 South Clinton Avenue
Zoning	R-2
Applicant	Lyjha Wilton
Request	To amend the zoning district map by rezoning 573 South Clinton Ave from an R-2 Medium Residential District to a C-2 Community Center District.
Action	City Planning Commission Recommendation
Code	120-190C
Enforcement	No
Permit #	N/A



City Planning Commission  
Public Hearing Agenda  
April 29, 2024

Case	3
Type	Official Map Amendment
File	OMA-004-23-24
Address	69 Andrews Street
Zoning	CCD-R Center City Riverfront
Applicant	City of Rochester
Request	To rename Major Charles Carroll Plaza.
Action	City Planning Commission Recommendation
Code	76-6B
Enforcement	No
Permit #	N/A

**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**

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**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

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# City Planning Commission

## Public Hearing Agenda

### May 20, 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
- II. Review/Adjudicate second 1-year extension of special permit E-019-21-22 to construct 4-unit multifamily at 639 Bay St

#### 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-025-23-24
Address	771-775 Hudson Ave
Zoning	R-1
Applicant	Reza Hourmanesh
Request	To establish of the use of the property as retail sales and service, a non-conforming use in the district.
Action	City Planning Commission Approval
Code	120-191B(4)(c)
Enforcement	No
Permit #	B-23-3560

Case	2
Type	Special Permit
File	E-026-23-24
Address	280-286 Lyell Ave
Zoning	M-1
Applicant	Gilbert Winn
Request	To establish an ancillary parking lot at 266-268 Lyell Ave to be used in conjunction with 280 Lyell Avenue, the Gardner Lofts redevelopment project.
Action	City Planning Commission Approval
Code	120-43, 120-131, 120-173
Enforcement	No
Permit #	SP-027-23-24

City Planning Commission  
 Public Hearing Agenda  
 May 20, 2024

Case	3
Type	Special Permit
File	E-027-23-24
Address	546 Oxford Street
Zoning	R-2
Applicant	Lindsay Swanson
Request	To expand the use of the existing Innova Girls Academy Charter School to the basement and third floor.
Action	City Planning Commission Approval
Code	120-192B(5)
Enforcement	No
Permit #	B-24-2781

Case	4
Type	Special Permit
File	E-028-23-24
Address	1243-1245 Park Ave
Zoning	R-2
Applicant	Colin Floom
Request	To establish the use as a take-out/retail coffee shop with no more than six indoor accessory seats on the first floor facing Colby Street, a non-conforming use in the district.
Action	City Planning Commission Approval
Code	120-199F, 120-191B(1)
Enforcement	No
Permit #	B-24-0800

**Deliberations**

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

III. 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 May 17, 2024 at:**

**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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# 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

City Planning Commission  
 Public Hearing Agenda  
 June 24, 2024

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](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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# 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*	<b>*REMOVED by applicant</b>
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	

City Planning Commission  
 Public Hearing Agenda  
 July 29, 2024

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

City Planning Commission  
Public Hearing Agenda  
July 29, 2024

**Comment Information**

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**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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# 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  
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30 Church St. Rm. 223-B

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**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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# 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

#### 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

City Planning Commission  
Public Hearing Agenda  
September 23, 2024

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

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# City Planning Commission

## Public Hearing Agenda

### October 21, 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 – 33 Jefferson Avenue (E-008-22-23)**

#### 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-014-24-25
Address	420 Monroe Avenue
Zoning	C-2 Community Center District
Applicant	Warren Weichbrodt
Request	To legalize the extended hours of operation from 2AM to 6AM (24 hours/day) for the existing restaurant’s drive-through lane, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-43A; 120-192B(2)
Enforcement	No
Permit #	B-24-6119

Case	2
Type	Special Permit
File	E-015-24-25
Address	1069-1089 Joseph Avenue
Zoning	R-1 Low-Density Residential District
Applicant	Iain Tait - SWBR
Request	To establish an alternative sign program for the Eugenio Maria De Hostos Charter School (EMHCS) campus at 1069-1089 Joseph Avenue and 1119 Joseph Avenue.
Action	City Planning Commission Approval
Code	120-177K; 120-192B(2)
Enforcement	No
Permit #	B-24-6243

Case	3	<b>*HELD UNTIL NOVEMBER HEARING</b>
Type	Special Permit	
File	E-016-24-25	
Address	667 S Goodman Street	
Zoning	C-2 Community Center District	
Applicant	Chris Nadler – Mark IV Enterprises	
Request	To construct a single-story restaurant with an accessory drive-through lane and a 19-space parking lot on three re-subdivided parcels (655 and 667 South Goodman Street and 9 Karges Place).	
Action	City Planning Commission Approval	
Code	120-43G; 120-192B(2)	
Enforcement	No	
Permit #	B-1230618	

City Planning Commission  
Public Hearing Agenda  
October 21, 2024

**Deliberations**

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

I. 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 October 18, 2024 at:**

**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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**City Planning Commission  
Public Hearing Agenda  
December 16, 2024**

**\*REVISED 12/05/2024**

**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 – 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	Official Map Amendment – Right-of-Way (ROW) Abandonment
File	OMA-001-24-25
Address	560 Blossom Road
Zoning	R-1 Low-Density Residential District
Applicant	City of Rochester
Request	To amend the Official Map by abandoning approximately 16’ x 88’ (1,360 square foot) area of right-of-way in front of 560 Blossom Road.
Action	City Planning Commission Recommendation
Code	76-6B

Case	3	<b>*HELD BY APPLICANT – POSTPONED TO THE JANUARY 2025 HEARING</b>
Type	Official Map Amendment – Right-of-Way (ROW) Abandonment	
File	OMA-002-24-25	
Address	Bull’s Head Revitalization Street Improvement Project – Brown Street, Kensington Street, Ruby Place, and Silver Street	
Zoning	Brown Street (C-2), Kensington Street (C-2 & R-1), Ruby Place (C-2), and Silver Street (R-1)	
Applicant	City of Rochester	
Request	To amend the Official Map by abandoning Ruby Place, Kensington Street, a portion of Brown Street, and a portion of Silver Street in accordance with the Bull’s Head Revitalization Street Improvement Project.	
Action	City Planning Commission Recommendation	
Code	76-6B	

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Case	4	<b>*HELD BY APPLICANT – POSTPONED TO THE JANUARY 2025 HEARING</b>
Type	Official Map Amendment – Right-of-Way (ROW) Dedication	
File	OMA-003-24-25	
Address	Bull's Head Revitalization Street Improvement Project - Brown Street, Genesee Street, West Avenue, W Main Street, Danforth Street (Former Silver Street), and York Street	
Zoning	Brown Street (C-2), Genesee Street (Parcel 1 C-2) (Parcel 2 TBD), West Avenue (C-2), W Main Street (C-2), Danforth Street (Former Silver Street R-2), and York Street (TBD)	
Applicant	City of Rochester	
Request	To amend the Official Map by dedicating a series of parcels and new streets in accordance with the Bull's Head Revitalization Street Improvement Project, including the prohibition of vehicular traffic on certain street segments.	
Action	City Planning Commission Recommendation	
Code	76-6B	

Case	5	<b>*HELD BY APPLICANT – POSTPONED TO THE JANUARY 2025 HEARING</b>
Type	Official Map Amendment – Renaming	
File	OMA-004-24-25	
Address	Silver Street	
Zoning	R-1 Low-Density Residential District	
Applicant	City of Rochester	
Request	To amend the Official Map by renaming a portion of Silver Street (from York Street to Taylor Street) to Danforth Street in accordance with the Bull's Head Revitalization Street Improvement Project.	
Action	City Planning Commission Recommendation	
Code	76-6B	

Case	6	
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	

Case	7	
Type	Special Permit	
File	E-019-24-25	
Address	130 Jay Street	
Zoning	O-S Open Space District	
Applicant	Eric Hansen	
Request	To permit a series of Verona Street Park site improvements on 130 Jay Street and 375 Smith Street and construct a 28-space parking lot, a specially permitted use in the district.	
Action	City Planning Commission Approval	



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Code	120-91H; 120-192B(2)
Enforcement	No
Permit #	B-24-0389

Case	8
Type	Special Permit
File	E-020-24-25
Address	581 Joseph Avenue
Zoning	C-1 Neighborhood Center District
Applicant	Evan Gefell
Request	To construct an approximately 3,100 square foot addition on the south side of the existing building and construct a 28-space ancillary parking lot on 545 and 563 Clifford Avenue to serve 581 Joseph Avenue, a specially permitted use in the district.
Action	City Planning Commission Approval
Code	120-18R; 120-192B(2)
Enforcement	No
Permit #	B-24-6109

**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 December 13, 2024 at:**

**Email:** [PlanningCommission@CityofRochester.Gov](mailto:PlanningCommission@CityofRochester.Gov)

**Address:** City Planning Commission, 30 Church St. Rm. 125-B, Rochester, NY 14614

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**City Planning Commission  
Public Hearing Agenda  
November 18, 2024**

**\*REVISED 11/15/2024**

**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 – 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	<b>*HELD BY APPLICANT – POSTPONED TO THE DECEMBER 2024 HEARING</b>
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](mailto:PlanningCommission@CityofRochester.Gov)

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