

**City Planning Commission Decision Grid  
January 14, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>M-07-13-14</u></b> To amend the Zoning Map by rezoning four properties from Eastman Business Park Planned Development District (PD #12) to C-3 Regional Center District.	375, 405, 415-425 W. Ridge Road and 1760 Dewey Avenue	5-0-0	<b>RECOMMEND APPROVAL</b>
<b><u>E-028-13-14</u></b> To designate the property as an individual landmark.	692 Joseph Avenue	5-0-0	<b>APPROVE</b>
<b><u>E-029-13-14</u></b> To add vehicle sales to the existing auto repair operation.	228 Brown Street	5-0-0	<b>APPROVE</b>
<b><u>E-030-13-14</u></b> To extend the hours of operation for this take-out restaurant from 2:00 AM to 3:00 AM on Thursdays, and from 2:00 AM to 4:00 AM on Fridays and Saturdays.	492 Monroe Avenue	0-5-0	<b>DENY</b>
<b><u>E-031-13-14</u></b> To establish a full line food store with beer sales with hours of operation from 6:00 AM to 9:00 PM daily, and to construct parking facilities that exceed 110% of the required parking.	830 South Avenue	5-0-0	<b>APPROVE</b>
<b><u>E-032-13-14</u></b> To continue the previously approved outdoor live entertainment at Nola's BBQ.	4769-4775 Lake Avenue	4-1-0	<b>APPROVE WITH CONDITIONS FOR 3 YEARS</b>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Hogan**

**CONDITIONS:**

**E-030-13-14 (228 Brown Street):**

- 1) The Planning Commission waived the 10' landscaping requirement along the street frontage as the applicant proposes 5' of landscaping along street frontages.
- 2) The Planning Commission waived the 24' minimum aisle width requirement as the applicant proposes 21' 4".

- 3) The Planning Commission waived a portion of the parking requirement by permitting 7 of the 11 on-site parking spaces to be used for vehicle sales display.

E-032-13-14 (4769-4775 Lake Avenue, Nola's BBQ):

- 1) TEMPORARY APPROVAL FOR THREE YEARS, UNTIL JANUARY, 2017.
- 2) Acoustic music only (no amplification) on Sundays and Wednesdays between 3:00 PM and 8:00 PM and on Fridays and Saturdays between 3:00 PM and 10:00 PM.
  - a. Only acoustic instruments and vocalists are permitted on these nights.
  - b. Vocalists may use microphones with small speakers only. Microphones may also be placed in front of acoustic instruments.
  - c. No instrument that is 'plugged in' to an amplification system is permitted.
  - d. No sound board and/or sound staff manipulating and/or enhancing the music are allowed.
  - e. These hours shall include all sound checks and warm-ups.
  - f. No outdoor music on Monday, Tuesday or Thursday.
- 3) A total of five (5) Temporary Certificates of Zoning Compliance signed by the Director of Planning for amplified music per calendar year shall be permitted for any Friday or Saturday between the hours of 3:00 PM and 10:00 PM.
- 4) Should the applicant wish to pursue an increase in the permitted number of amplified music events for Friday and Saturday between the hours of 3:00 PM and 10:00 PM, the applicant must present, with adequate time for review by an expert, a mitigation plan that details all efforts to adhere to Chapter 75 of the Municipal Code.

**City Planning Commission Decision Grid  
February 10, 2014**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>M-08-13-14</u></b> To amend the Zoning Map by rezoning the property at 433 Maplewood Avenue from R-1 Low Density Residential to R-3 High Density Residential for the purpose of constructing a gymnasium accessory to the existing charter school at 1290 Lake Avenue.</p>	433 Maplewood Avenue	<b>4-0-0</b>	<b>Recommend Approval</b>
<p><b><u>M-09-13-14</u></b> To amend the Zoning Map by rezoning the above properties from IPD #3 Genesee Hospital to C-2 Community Center District to facilitate the proposed mixed use development of this area to be known as Alexander Park.</p>	330-350 Monroe Avenue, 218-224 Alexander Street, and 230-250 Alexander Street	<b>4-0-0</b>	<b>Recommend Approval</b>
<p><b><u>E-033-13-14</u></b> To establish two drive-through operations accessory to the proposed buildings located on lots 4 &amp; 6 in the Citygate Planned Development District with hours of operation from 6:00am to 2:00pm.</p>	Lots 4 & 6 of the proposed Citygate Development	<b>POSTPONED UNTIL MARCH 10, 2014 DUE TO LACK OF QUORUM FOR THE CASE</b>	
<p><b><u>E-034-13-14</u></b> To establish a low-impact take-out restaurant with six convenience seats in a vacant commercial building.</p>	1222 Norton Avenue	<b>4-0-0</b>	<b>Approve</b>
<p><b><u>E-035-13-14</u></b> To establish a community center in this vacant building to provide educational, recreational and athletic programs for area youth.</p>	1092-1096 Joseph Avenue	<b>4-0-0</b>	<b>Approve</b>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Hogan**  
**Absent: Marlin**

**DISTRIBUTION:** Mayor's Office      NBD Commissioner's Office      NSC Administrators  
D. Algarin                      J. Artuso                      A. Guzzetta                      V. Wehbring  
G. Kirkmire                      Zoning Staff                      Permit Office

**City Planning Commission Decision Grid  
March 10, 2014**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>E-033-13-14</u></b> To establish two drive-through operations accessory to the proposed buildings located on lots 4 &amp; 6 in the CityGate Planned Development District with hours of operation from 6:00AM to 2:00AM.</p>	<p>PD#11 CityGate (350 E. Henrietta Rd.)</p>	<p><b>POSTPONED UNTIL APRIL 14, 2014 DUE TO LACK OF QUORUM FOR THE CASE</b></p>	
<p><b><u>T-02-13-14</u></b> To amend the Zoning Code of the City of Rochester by adding Electric Vehicle Charging Stations to §120-163A. and to §120-163B.(9) and its definition to §120-208.</p>	<p>Citywide</p>	<p><b>4-0-0</b></p>	<p><b>Recommend Approval</b></p>
<p><b><u>OMA-06-13-14</u></b> To dedicate a portion of the parcel located at 1 Manhattan Square Drive and six (6) permanent easements located at the addresses listed above for right-of-way enhancements related to the Inner Loop East Transformation Project.</p>	<p>Portions of the following:1 Manhattan Square Drive; 216 Monroe Avenue; 321 East Avenue; 292 East Avenue; and 68-70 North Union Street</p>	<p><b>4-0-0</b></p>	<p><b>Recommend Approval</b></p>
<p><b><u>C-01-13-14/S-02-13-14</u></b> To permit minor modifications of the lot and yard requirements associated with the construction of a six (6) unit cluster development on the previously subdivided property known as 95 Barrington Street.</p>	<p>Barrington On the Park (95 Barrington Street)</p>	<p><b>4-0-0</b></p>	<p><b>Approve</b></p>
<p><b><u>E-036-13-14</u></b> To establish a hand car wash in a vacant, non-conforming building with hours of operation from 9:00AM to 7:00PM, Monday through Saturday.</p>	<p>510-522 Hudson Avenue</p>	<p><b>4-0-0</b></p>	<p><b>Approve with Conditions</b></p>
<p><b><u>E-037-13-14</u></b> To establish a fourth guest bedroom in a bed and breakfast establishment in an owner-occupied single family dwelling.</p>	<p>4 Fairview Heights</p>	<p><b>4-0-0</b></p>	<p><b>Approve</b></p>
<p><b><u>E-038-13-14</u></b> To establish outdoor storage, accessory to an existing manufacturing building.</p>	<p>21 Humboldt Street</p>	<p><b>4-0-0</b></p>	<p><b>Approve with Waivers and Condition</b></p>
<p><b><u>E-039-13-14</u></b> To add live entertainment to a bar/restaurant to include karaoke, a DJ, and vocalists until 2:00AM, Wednesday through Sunday.</p>	<p>463 North Street</p>	<p><b>ADJOURNED UNTIL APRIL 14, 2014 AT THE REQUEST OF THE APPLICANT</b></p>	

<p><u><b>E-040-13-14</b></u> To establish outdoor seating, accessory to a wine bar from 5:00PM to 11:00PM, Tuesday through <b>SATURDAY</b>.</p>	<p>217 Alexander Street</p>	<p><b>4-0-0</b></p>	<p><b>Approve with Condition</b></p>
<p><u><b>E-041-13-14</b></u> To continue operating a high-impact retail sales establishment in the form of a collectibles and jewelry exchange business which requires a secondhand dealer's license, and to extend the hours of operation from 9:00AM to 9:00 PM daily.</p>	<p>490 Monroe Avenue</p>	<p><b>4-0-0</b></p>	<p><b>Approve</b></p>
<p><u><b>E-042-13-14</b></u> To construct a gymnasium, accessory to the University Preparatory Charter School for Young Men.</p>	<p>1290 Lake Avenue and 433 Maplewood Avenue</p>	<p><b>4-0-0</b></p>	<p><b>Approve with Conditions</b></p>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Hogan  
Absent: Marlin**

**DISTRIBUTION:** Mayor's Office      NBD Commissioner's Office      NSC Administrators  
D. Algarin      J. Artuso      A. Guzzetta      V. Wehbring  
G. Kirkmire      Zoning Staff      Permit Office

**CONDITIONS:**

**E-036-13-14 (510-522 Hudson Avenue):**

- 1) **No sales of motor vehicles shall occur on the property.**
- 2) **There shall be no overnight outdoor storage of motor vehicles or materials/equipment related to the operation.**
- 3) **There shall be no unlicensed motor vehicles on the property.**

**E-038-13-14**

- 1) **The Planning Commission chose to waive Section 120-175B. (2) that all outdoor storage shall be fully screened to ensure the area is not visible from the public right-of-way or adjacent residential districts, as storage will be minimally visible from Humboldt Street.**
- 2) **The Planning Commission chose to waive Section 120-175B. (3) that screening shall be of sufficient height and density to completely hide the storage from public view, as storage will be minimally visible from Humboldt street and the proposed chain link fence will not screen the outdoor storage.**
- 3) **The Planning Commission chose to waive Section 120-175B. (4) that screening shall be of sufficient height and density to completely hide storage from major highways, passenger rail lines and other public accessways, as storage may be visible from the passenger rail line.**
- 4) **There will be no stacking of the HVAC units at any time.**

- 5) The Planning Commission chose to waive Section 120-175B. (5) that all screening shall be maintained in such a manner as to present a neat and orderly appearance at all times, as screening shall not be provided.

**E-040-13-14**

- 1) Planters with greenery/flowers shall be used in conjunction with the delineation of the seating area.

**E-041-13-14**

- 1) The following shall be addressed as part of Final Site Plan Review with approval by the Director of Planning and Zoning;
  - a. On-street parking system and signage
  - b. Bus staging area(s)
  - c. Issues related to picking up and dropping off students
  - d. permanent off-street parking agreements
  - e. security and lighting

**City Planning Commission Decision Grid  
April 14, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>E-033-13-14</u></b> To establish two drive-through operations accessory to the proposed buildings located on lots 4 & 6 in the CityGate Planned Development District with hours of operation from 6:00AM to 2:00AM.	PD#11 CityGate (350 E. Henrietta Rd.)	5-0-0  (Rebholz recused himself)	<b>Approve</b>
<b><u>E-039-13-14</u></b> To add live entertainment to an existing bar/restaurant to include karaoke, a DJ, and vocalists until 2:00AM, Wednesday through Sunday.	463 North Street	0-5-0	<b>Denied</b>
<b><u>E-043-13-14</u></b> To establish outdoor storage, accessory to a motor vehicle repair shop.	950 Maple Avenue	5-0-0	<b>Approve with Condition</b>
<b><u>E-044-13-14</u></b> To add live entertainment to an existing bar to include karaoke, a DJ and small bands until 2:00AM daily.	938 South Clinton Avenue	5-0-0	<b>Approve for one year until April 30, 2015 with Conditions</b>
<b><u>E-045-13-14</u></b> To approve an Alternative Parking Plan in conjunction with the proposed church use at 468 West Main Street.	468 West Main Street	5-0-0	<b>Approve</b>
<b><u>E-046-13-14</u></b> To change the use of an existing kiosk building located in a retail plaza to a private, 24 hour, drive-through ATM.	1004-1022 Culver Road	<b>Adjourned until June 9, 2014 (applicant failed to appear; CPC postponed until June)</b>	
<b><u>E-047-13-14</u></b> To add live entertainment on the first floor of an existing bar to include karaoke, a DJ and bands until 2:00AM daily.	373 South Goodman Street	0-5-0	<b>Denied</b>

**Planning Commission Members Present: Marlin, Watson, Zimmer-Meyer, Rebholz, Hogan, Bruce  
(Marlin left after deliberating Case #1: CityGate)**

**CONDITIONS:**

**E-043-13-14 (950-962 Maple Street):**

- 1) No sales of motor vehicles shall occur on the property.
- 2) There shall be no unlicensed motor vehicles on the property.

**E-044-13-14**

- 1) A DJ and small bands shall be allowed on Friday and Saturday until 1:00AM.
- 2) Only karaoke shall be allowed on Sunday until 11:00PM.
- 3) There shall be no live entertainment Monday through Thursday.
- 4) Temporary approval until April 30, 2015.

**City Planning Commission Decision Grid  
May 12, 2014**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>OMA-07-13-14</u></b> To amend the Official Map of the City of Rochester by dedicating 25 Euclid Street as right-of-way to incorporate the public sidewalk, and to establish 'Andrew Langston Way' by combining the north-south portion of the former Euclid Street and the parcel known as 15 Euclid Street to create a continuous north-south street from East Main to Elm Street.</p>	15 Euclid Street	5-0-0	Recommend Approval
<p><b><u>OMA-08-13-14</u></b> To amend the Official Map of the City of Rochester by naming the public open space at the Midtown redevelopment site, 'Midtown Commons.'</p>	40 South Clinton Avenue and 258 East Main Street	5-0-0	Recommend Approval
<p><b><u>T-03-13-14</u></b> To amend the Zoning Code of the City of Rochester by adding regulations to establish Food Truck Vending as a Temporary Use.</p>	Citywide	4-1-0	Recommend with Modifications or Recommend Holding until such time as issues can be addressed.
<p><b><u>M-10-13-14</u></b> To amend the Official Zoning Map by rezoning the property at 2113 Lake Avenue from R-1 Low Density Residential to O-S Open Space so that it can be combined with the other Cemetery parcels.</p>	2113 Lake Avenue	4-1-0	Recommend Approval
<p><b><u>E-048-13-14</u></b> To expand a previously approved specially permitted use (Record Archive) within an existing industrial building, and to add live entertainment during their current hours of operation: Monday-Saturday, 10:00AM to 9:00AM and Sunday 11:00AM TO 6:00PM.</p>	55-75 Rockwood Street	5-0-0	Approve
<p><b><u>E-049-13-14</u></b> To establish a 24-hour, high impact convenience store in a former motor vehicle repair station.</p>	837 Lake Avenue	5-0-0	Approve with Condition
<p><b><u>E-050-13-14</u></b> To continue the Farmer's Market in the parking lot at St. Monica's Church on Tuesdays from 4:00PM – 8:00PM, June through October.</p>	781-809 Genesee Street, 34 and 44 Monica Street	5-0-0	Approve



**May 12, 2014**  
**CPC Hearing Decision Grid**  
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<p><b><u>E-051-13-14</u></b>          To continue the Farmer's Market in the existing parking lot at 90-100 Alexander Street on Thursdays from 4:00PM to 7:00PM, May through November.</p>	<p>90-100 Alexander Street</p>	<p><b>5-0-0</b></p>	<p><b>Approve</b></p>
<p><b><u>E-052-13-14</u></b>          To continue the use of this building as a multi-use, cultural community center with all operations ending at 10:00PM, Sunday – Thursday, and at 11:00PM on Friday and Saturday.</p>	<p>142 Atlantic Avenue</p>	<p><b>5-0-0</b></p>	<p><b>Approve</b></p>
<p><b><u>E-053-13-14</u></b>          To continue the hours of operation at this bar/restaurant until 1:00AM Monday – Thursday, and until 2:00AM on Friday – Sunday.</p>	<p>717-719 South Plymouth Avenue</p>	<p><b>5-0-0</b></p>	<p><b>Approve          for Three Years          until May 30, 2017</b></p>
<p><b><u>E-054-13-14</u></b>          To expand the use of a previously approved mental health residential care facility to include the rear carriage house.</p>	<p>155 Dartmouth Street</p>	<p><b>ADJOURNED BY CITY PLANNING COMMISSION UNTIL JULY 7, 2014.</b></p>	

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Hogan, Bruce**  
**Absent: Marlin**

**DISTRIBUTION:** Mayor's Office      NBD Commissioner's Office      NSC Administrators  
 D. Algarin                      J. Artuso                      A. Guzzetta                      V. Wehbring  
 G. Kirkmire                      Zoning Staff                      Permit Office

**CONDITIONS:**

**E-049-13-14 (837 Lake Avenue):**

- The hours of operation shall be Sunday – Thursday 6:00AM to 12:00AM, and Friday and Saturday 6:00AM to 2:00AM.

**City Planning Commission Decision Grid**  
**June 9, 2014**  
*(Deliberations held over two days, 6/9/14 and 6/12/14)*

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>E-056-13-14</u></b> To establish an Alternative Sign Program for the A.C. Junction Plaza (name changed to Photo City Plaza per applicant).	593-625 Culver Road	<b>5-0-0</b>	<b>Approve with Condition</b>
<b><u>E-057-13-14</u></b> To convert a former automobile service station into a Goodwill drop-off center with hours of operation 8:00AM – 5:00PM, Monday through Saturday and 1:00PM – 5:00PM, Sunday.	211 North Winton Road	<b>5-0-0</b>	<b>Approve with Conditions</b>
<b><u>E-058-13-14</u></b> To establish a high impact secondhand store with hours of operation from 8:00AM – 8:00PM, Monday through Saturday.	924 North Clinton Avenue	<b>5-0-0</b>	<b>Deny</b>
<b><u>E-059-13-14</u></b> To establish a rooming house with 21 sleeping rooms.	204 South Plymouth Avenue	<b>5-0-0</b>	<b>Approve</b>
<b><u>E-060-13-14</u></b> To expand a previously approved specially permitted use (Zweigle's) by adding 4,000 square feet to the existing food processing operation.	651 North Plymouth Avenue	<b>5-0-0</b>	<b>Approve</b>
<b><u>E-061-13-14</u></b> To establish a low impact liquor store with hours of operation from 9:00AM to 9:00PM daily.	691 South Plymouth Avenue	<b>3-2-0</b>	<b>No Action</b>
<b><u>E-062-13-14</u></b> To continue the 24 hour operation of the existing towing business (Tow-Busters).	750 St. Paul Street	<b>4-0-0*</b>	<b>Approve</b>
<b><u>E-063-13-14</u></b> To establish parking in excess of 110% of the required parking for a high impact retail store with fuel sales, food service with outdoor seating, and a drive through operation.	375 West Ridge Road	<b>4-0-0*</b>	<b>Approve</b>
<b><u>SP-031-12-13</u></b> To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding the construction of a 3 and 4 story, 99 unit apartment building with 132 interior vehicle parking spaces and a 25 space surface parking lot, and also include the renovation and rehabilitation of the Monroe Voiture clubhouse building.	911-913 University Avenue (933 University Avenue)	<b>5-0-0</b>	<b>Upheld Director's Site Plan Approval</b>

**Planning Commission Members Present: Watson, Marlin, Rebholz\*, Hogan, Bruce  
Absent: Zimmer-Meyer**

***\* Commission Member Rebholz was absent from the June 9, 2014 Hearing and Deliberations, but listened to the hearing recordings and joined in the rest of the Deliberations on June 12, 2014***

**DISTRIBUTION:** Mayor's Office      NBD Commissioner's Office      NSC Administrators  
D. Algarin      J. Artuso      A. Guzzetta      V. Wehbring  
G. Kirkmire      Zoning Staff      Permit Office

**CONDITIONS:**

**E-056-13-14 (593-625 Culver Road):**

- All proposed signage was approved except for the water tower; applicant can either return next month with more detailed drawings or install the signage that was approved without the water tower.

**E-057-13-14 (211 North Winton Road):**

- Patrons to enter the Goodwill drop-off from the front of the building and exit through the rear (based on site plan recommendations).
- The three parking spaces along the west property line to be eliminated.

**City Planning Commission Decision Grid  
July 7, 2014**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>OMA-01-14-15</u></b> To amend the Official Map of the City of Rochester by dedicating a portion of 444 Webster Avenue, to be acquired by permanent easement, as additional right-of-way for the purpose of installing an ADA accessible ramp as part of the Melville Street Group Improvement Project.</p>	444 Webster Avenue	5-0-0	Recommend Approval
<p><b><u>OMA-02-14-14</u></b> To amend the Official Map of the City of Rochester by dedicating a portion of 852-854 Portland Avenue, to be acquired by permanent easement, as additional right-of-way for purposes of installing an ADA accessible ramp as part of the Portland Avenue Revitalization Project.</p>	852-854 Portland Avenue	5-0-0	Recommend Approval
<p><b><u>E-054-13-14</u></b> To expand the use of a previously approved mental health residential care facility to include the rear carriage house.</p>	155 Dartmouth Street	5-0-0	Approve with Condition
<p><b><u>E-061-13-14</u></b> To establish a low impact liquor store with hours of operation from 9:00AM – 9:00PM daily.</p>	691 South Plymouth Avenue	1-4-0	Deny
<p><b><u>E-001-14-15</u></b> To establish an ancillary parking lot with seven parking spaces to be shared by the uses at 98-104 and 112 Lyell Avenue.</p>	108 Lyell Avenue	5-0-0	Approve with Condition
<p><b><u>E-002-14-15</u></b> To establish live entertainment comprised of small acoustic bands and a DJ in an existing bar/restaurant with hours of operation from 11:00AM to 2:00AM daily.</p>	1881 East Avenue	5-0-0	Approve
<p><b><u>E-003-14-15</u></b> To establish a bar, take-out restaurant, barbershop and instructional dance studio in the vacant commercial space on the first floor of this nonconforming, mixed-use building.</p>	822 Clifford Avenue	Postponed until August 11, 2014 due to incomplete application.	
<p><b><u>E-004-14-15</u></b> To establish entertainment, specifically live theatre and a training center for the comedic arts, in a vacant commercial structure, with hours of operation from 8:00AM to 1:00AM daily.</p>	746 Monroe Avenue	Adjourned by City Planning Commission until September 8, 2014 (pending receipt of additional parking information).	

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Bruce**  
**Absent: Hogan**

<b>DISTRIBUTION:</b>	Mayor's Office	NBD Commissioner's Office	NSC Administrators
	D. Algarin	J. Artuso	A. Guzzetta
	G. Kirkmire	Zoning Staff	Permit Office
			V. Wehbring

**CONDITIONS:**

**E-054-13-14 (155 Dartmouth Street):**

- Only those individuals who are residing in the main house at 155 Dartmouth Street shall utilize the carriage house and its services at any time.

**E-001-14-15 (108 Lyell Avenue)**

- The easement agreement shall be completed and filed with the County Clerk.

**City Planning Commission Decision Grid  
August 11, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>OMA-03-14-15</u></b> To amend the Official Map of the City of Rochester by dedicating a portion of the Hincer Group Parcels, to be acquired by permanent easement, as additional right-of-way for street improvement purposes as part of the Hincer Group Project.</p>	Hincer Group Parcels	6-0-0	Recommend Approval
<p><b><u>M-01-14-15</u></b> To amend the Official Zoning Map by rezoning the properties at 132 and 138 Flower Street from R-1 Low Density Residential to C-2 Community Center District so that they can be combined with 973 North Clinton Avenue to expand the parking for the existing restaurant.</p>	132 and 138 Flower Street	6-0-0	Recommend Approval
<p><b><u>T-01-14-15</u></b> To amend the City of Rochester Zoning Code to allow for the appointment of alternate members to each of the City Planning Commission, Zoning Board of Appeals, and Rochester Preservation Board to substitute for a regular member who is unable to participate in a case due to a conflict of interest, sickness, or other absence.</p>	Citywide	6-0-0	Recommend Approval with modifications
<p><b><u>E-003-14-15</u></b> To establish a bar, take-out restaurant, barbershop, and instructional dance studio in the vacant commercial space on the first floor of this nonconforming, mixed use building.</p>	822 Clifford Avenue	0-6-0	Deny
<p><b><u>E-005-14-15</u></b> To establish the Vertus Charter School for Men for grades 9 and 10, with a total of 100 students the first year and 200 students the second year.</p>	8 Austin Street	6-0-0	Approve for 2 years until August 31, 2016
<p><b><u>E-006-14-15</u></b> To construct a 48 space ancillary parking lot at 198, 202-204, 208 and 212 Lyndhurst Street to serve the church located at 270 Scio Street.</p>	198, 202-204, 208 and 212 Lyndhurst Street	6-0-0	Approve with Conditions
<p><b><u>E-007-14-15</u></b> To construct a 32 space ancillary parking lot at 138-142 Genesee Street to serve the church located at 175 Genesee Street.</p>	138-142 Genesee Street	6-0-0	Approve with Conditions

<p><b><u>E-008-14-15</u></b>          To establish a residential care facility for up to 24 men transitioning from incarceration to independent living.</p>	<p>55 Ontario Street</p>	<p><b>Adjourned by the City Planning Commission until the October 6, 2014 hearing</b></p>	
<p><b><u>E-009-14-15</u></b>          To install 9 new cellular panel antennas and 1 GPS antenna on the roof of an existing structure in a preservation district.</p>	<p>775 Park Avenue</p>	<p><b>6-0-0</b></p>	<p><b>Approve with Conditions</b></p>
<p><b><u>E-010-14-14</u></b>          To install a sign in the shape of a non-operational water tower that is approximately 19' high as part of an Alternative Sign Program for the Photo City Junction Plaza.</p>	<p>593-625 Culver Road</p>	<p><b>0-6-0</b></p>	<p><b>Deny</b></p>

**Planning Commission Members Present: Watson, Zimmer-Meyer, Rebholz, Marlin, Bruce, Hogan**

**DISTRIBUTION:**

Mayor's Office	NBD Commissioner's Office	NSC Administrators
D. Algarin	J. Artuso	A. Guzzetta
G. Kirkmire	Zoning Staff	Permit Office
		V. Wehbring

**CONDITIONS:**

**T-01-14-15**

- It is recommended that the first group of alternate members be those who have previously served on either the City Planning Commission, Zoning Board of Appeals, or the Rochester Preservation Board to ensure that those who are being called upon as alternates to make these important decisions have the experience to do so.
- It is recommended that a training program for those who wish to serve as alternate members be created to ensure that each alternate member is familiar with the role and function of the boards prior to serving; training is both necessary and critical.

**E-006-14-15**

- That the applicant redesigns the parking lot so that the west side of the parking lot is on the lot line and the 10' landscaping buffer is on the east side of the parking lot.
- That the parking lot be closed off when not use by erecting ballards with a chain across on all four driveway entrances.
- That the applicant works with lighting experts to determine the proper amount of lighting for the lot using 8' light poles to ensure that there are no unlit areas in the center of the parking lot.

**E-007-14-15**

- That the fence on Genesee Street be a 3' decorative fence with a gate, located behind the 10' of landscaping.

**E-009-14-15**

- Approval is for the antennae proposed, not future units;
- Antennae shall be removed at lease termination;
- When removed, any building damage and penetrations must be restored.



**City Planning Commission Decision Grid  
September 8, 2014**

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>M-01-14-15</u></b> To amend the Official Zoning Map by rezoning the properties at 151 and 157 York Street from R-1 Low Density Residential to M-1 Industrial District so that they can be utilized as parking for the warehouse/office use located at 171 York Street.</p>	151 and 157 York Street	4-0-0	Recommend Approval
<p><b><u>E-011-14-15</u></b> To continue a scrap metal processing operation with outdoor storage of construction materials, equipment and vehicles.</p>	255 and 295 McKee Road	4-0-0	Approve with Condition
<p><b><u>E-012-14-15</u></b> To continue the use of a nonconforming four bay garage as an automotive repair facility and allow outdoor storage of up to 3 vehicles.</p>	40 Hebard Street	4-0-0	Approve with Conditions
<p><b><u>E-013-14-15</u></b> To continue the use of a nonconforming two bay garage with auto repair, vehicle detailing and/or storage and to allow outdoor storage of up to 3 vehicles for no more than 48 hours.</p>	44 Hebard Street	4-0-0	Approve with Conditions
<p><b><u>E-014-14-15</u></b> To continue outdoor seating until 2:00AM daily, and movie night until 12:30AM one night per week at the Lux Lounge.</p>	666 South Avenue	4-0-0	Approve for 5 years until September 30, 2019
<p><b><u>E-015-14-15</u></b> To amend the previous Special Permit (E-060-12-13) for the expansion of RG&amp;E substation #95 by relocating the proposed new transformer with oil containment foundation.</p>	115 and 125 Hastings Street	4-0-0	Approve
<p><b><u>E-016-14-15</u></b> To establish a high-impact secondhand store dealing in electronics (e.g. cellphones, iPads, iPods, and the like), jewelry, games and antique toys, with hours of operation from 10:00AM to 8:00PM, Monday through Saturday.</p>	303 East Ridge Road	1-3-0	No Action

<p><b><u>E-017-14-15</u></b>          To establish live entertainment on the third floor, specifically dancing with live bands,</p>	<p>389 Gregory Street</p>	<p><b>4-0-0</b></p>	<p><b>Approve with Conditions</b></p>
<p><b><u>E-018-14-15</u></b>          To add electronics (e.g. cellphones, iPads, iPods, and the like) to the inventory of the existing high-impact secondhand store with hours of operation from 9:00AM to 9:00PM, daily.</p>	<p>490 Monroe Avenue</p>	<p><b>1-2-1</b></p>	<p><b>No Action</b></p>
<p><b><u>E-019-14-14</u></b>          To establish outdoor seating, accessory to a bar/restaurant, with hours of operation from 12:00PM to 12:00AM, Sunday through Wednesday and 12:00PM to 2:00AM, Thursday through Saturday.</p>	<p>1367 Mt. Hope Avenue</p>	<p><b>4-0-0</b></p>	<p><b>Approve</b></p>

**Planning Commission Members Present: Watson, Rebholz, Marlin, Hogan**  
**Absent: Zimmer-Meyer, Bruce**

**DISTRIBUTION:** Mayor's Office      NBD Commissioner's Office      NSC Administrators  
 D. Algarin                      J. Artuso                      A. Guzzetta                      V. Wehbring  
 G. Kirkmire                      Zoning Staff                      Permit Office

**CONDITIONS:**

**E-011-14-15**

- The fence that was recently removed for utility work, shall be replaced.

**E-012-14-15**

- Outdoor storage of up to three licensed vehicles for no more than 48 hours.
- No unlicensed vehicles.
- No vehicle sales.
- All repair work must be conducted inside the building.

**E-013-14-15**

- Outdoor storage of up to three licensed vehicles for no more than 48 hours.
- No unlicensed vehicles.
- No vehicle sales.
- All repair work must be conducted inside the building.
- Hours of operation are from 7:00AM to 7:00PM.

**E-017-14-15**

- Live entertainment shall be Sunday through Thursday until 11:00PM, and Friday and Saturday until 1:00AM.

**City Planning Commission Decision Grid  
October 6, 2014**

*(Deliberations held October 10, 2014)*

<b>CASE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>OMA-01-14-15</u></b> To amend the Official Map of the City of Rochester by renaming Mortimer Street, 'RTS Way.'	Mortimer Street	<b>5-0-0</b>	<b>Recommend Approval</b>
<b><u>M-03-14-15</u></b> To amend the Official Zoning Map by rezoning the property at 15 Mc Ardle Street from R-1 Low Density Residential to M-1 Industrial District.	15 McArdle Street	<b>5-0-0</b>	<b>Recommend Approval</b>
<b><u>PD #16</u></b> To amend the Zoning Map and Zoning Text by establishing a 4.47 acre Planned Development District (PD #16 Century-Strathallan) by rezoning the above four properties from R-3 High Density Residential District/Overlay Office District to PD #16 Century-Strathallan and by adding the PD #16 District Regulations to the Zoning Code.	546, 566, 586 East Avenue and 7 Strathallan Park	<b>5-0-0</b>	<b>Recommend Approval with Recommendations</b>
<b><u>E-020-14-15</u></b> To continue operating a low-impact retail grocery store and deli with no beer, lotto or tobacco sales in an existing, nonconforming commercial building.	743 South Plymouth Avenue	<b>5-0-0</b>	<b>Approve for 2 years until October 31, 2016</b>
<b><u>E-021-14-15</u></b> To continue operating a low-impact retail store in the commercial space on the first floor of this mixed-use building.	752 West Broad Street	<b>5-0-0</b>	<b>Approve for 2 years until October 31, 2016</b>
<b><u>E-008-14-15</u></b> To establish a residential care facility for up to 24 men transitioning from incarceration to independent living.	55 Ontario Street	<b>Held until December 8, 2014 Hearing</b>	
<b><u>E-022-14-15</u></b> To establish a low-impact liquor store with hours of operation from 9:00AM to 9:00PM Monday through Saturday, and 12:00PM to 6:00PM on Sunday.	747 Joseph Avenue	<b>0-5-0</b>	<b>Deny</b>



**City Planning Commission Minutes  
November 10, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>M-04-14-15</u></b> To amend the Official Zoning Map by rezoning the property at 151 Bernice Street from R-1 Low Density Residential to C-3 Regional Center District in order to combine this parcel with 55 Jessie Street.	151 Bernice Street	5-0-0	<b>Recommend Approval</b>
<b><u>M-05-14-15</u></b> To amend the Official Zoning Map by rezoning the properties at 400-404 and 440 East Avenue from R-3 High Density / Overlay-Office to CCD-E Center City District East End.	400-404 and 440 East Avenue	5-0-0	<b>Recommend Approval</b>
<b><u>M-06-14-15 / T-02-14-15</u></b> To approve an urban renewal plan for the properties listed above designated as the Marketview Heights Urban Renewal District (MH URD); to amend the Official Zoning Map to establish the MH URD; and to add MH URD District Regulations to the Zoning Code.	Marketview Heights Urban Renewal District	5-0-0	<b>Recommend Approval</b>
<b><u>E-026-14-15</u></b> To install 'micro cell' wireless telecommunications facilities on rooftops of existing buildings.	1481 Dewey Avenue, 941 South Avenue, 206-210 Scottsville Road, 575 Brooks Avenue, 561 South Clinton Avenue	4-1-0	<b>Approve</b>
<b><u>E-027-14-15</u></b> To continue live entertainment on Fridays and Saturdays until 2:00AM and Thursdays and Sundays until 12:00AM at the 'Park Bench'.	431-439 Monroe Avenue	5-0-0	<b>Approve for 5 years until November 29, 2019</b>
<b><u>E-028-14-15</u></b> To continue operating a high-impact retail store with hours of operation 6:00AM to 2:00AM, daily.	1687-1689 Dewey Avenue	5-0-0	<b>Approve</b>
<b><u>E-016-14-15</u></b> To establish a high-impact secondhand store dealing in electronics (e.g. cellphones, iPads, iPods, and the like), jewelry, games and antique toys, with hours of operation from 10:00AM to 8:00PM, Monday through Saturday.	303 East Ridge Road (aka 295-333 East Ridge Road)	<b>Withdrawn by Applicant</b>	
<b><u>E-018-14-15</u></b> To add electronics (e.g. cellphones, iPads, iPods, and the like) to the inventory of the existing high-impact secondhand store with hours of operation from 9:00AM to 9:00PM, daily.	490 Monroe Avenue	5-0-0	<b>Approve for two years until November 30, 2016</b>

**Planning Commission Members Present:** Watson, Rebholz, Marlin, Zimmer-Meyer, Bruce  
**Absent:** Hogan

**DISTRIBUTION:**

Mayor's Office	NBD Commissioner's Office	NSC Administrators
D. Algarin	J. Artuso	A. Guzzetta
V. Wehbring	G. Kirkmire	Zoning Staff
Permit Office		

**City Planning Commission Minutes  
December 8, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>Comprehensive Plan Amendment-Center City Master Plan Update</u></b> To amend Section 130-6 of the Municipal Code by deleting, in its entirety, Section 130-6 (9) 'Center City Master Plan' and replacing it with the newly updated Center City Master Plan.</p>	Center City District (CCD)	<b>6-0-0</b>	<b>Recommend Approval</b>
<p><b><u>E-008-14-15</u></b> To establish a residential care facility for up to 24 men transitioning from incarceration to independent living.</p>	55 Ontario Street	<b>1-5-0</b>	<b>Deny</b>
<p><b><u>E-029-14-15</u></b> To develop a 10 space ancillary parking lot at 67 Holworthy Street to serve the proposed place of worship at 70 Holworthy Street, and to approve an alternative parking plan to address the remaining parking deficit.</p>	67 and 70 Holworthy Street	<b>6-0-0</b>	<b>Approve with Condition</b>
<p><b><u>E-030-14-15</u></b> To establish a used tire sale and installation facility with hours of operation 9:00AM to 7:00PM daily.</p>	1441 North Clinton Avenue	<b>6-0-0</b>	<b>Approve with Condition</b>
<p><b><u>E-031-14-15</u></b> To install a 'micro cell' wireless telecommunications facility on a rooftop of an existing building.</p>	676 South Avenue	<b>Adjourned by the City Planning Commission until the February 9, 2015 hearing</b>	
<p><b><u>E-032-14-15</u></b> To establish a low-impact retail store in a one story building originally designed for industrial purposes with hours of operation from 8:00AM to 6:00PM Monday through Friday, and 6:00AM to 1:00PM on Saturday and Sunday.</p>	4 Champeney Terrace	<b>6-0-0</b>	<b>Approve</b>
<p><b><u>E-033-14-15</u></b> To relocate grades 5-8 (a total of 315 students) from the Rochester Preparatory Charter School - West Campus currently located at 1020 Maple Street to this vacant school building, and to approve an alternative parking plan for the school.</p>	432 Chili Avenue	<b>5-0-0*</b>	<b>Approve</b>

**Planning Commission Members Present: Watson, Rebholz, Marlin, Zimmer-Meyer, Hogan, Bruce  
\*Commissioner Rebholz recusal**

**DISTRIBUTION:**

Mayor's Office  
D. Algarin  
V. Wehbring  
Permit Office

NBD Commissioner's Office  
J. Artuso  
G. Kirkmire

NSC Administrators  
A. Guzzetta  
Zoning Staff

**CONDITIONS:**

**E-029-14-15**

- A 4' solid fence shall be constructed on the east lot line of the property starting 20' from the north lot line to the existing fence located on 63 Holworthy Street.

**E-030-14-15**

- A pipe bumper rail shall be installed along the north and east frontages to protect the public sidewalk from vehicular movement on the site.