

**City Planning Commission Grid  
January 14, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>Case 1/ OMA-02-18-19</u></b> To amend the Official Map of the City of Rochester by dedicating lands as Right-of-Way to be named "Karges Place"</p>	Parcel 373 and Parcel 374 (Karges Place)	<b>6-0-0</b>	<b>Recommend Approval</b>
<p><b><u>Case 2/ OMA-03-18-19</u></b> To amend the Official Map of the City of Rochester by abandoning Amity Alley to expand the existing parking lot at this location.</p>	Amity Alley	<b>6-0-0</b>	<b>Recommend Approval</b>
<p><b><u>Case 3/ OMA-04-18-19</u></b> To amend the Official Map of the City of Rochester by dedicating as Right-of-Way 90 Chestnut Street, 110 Chestnut Street, 121 Chestnut Street, 141 Chestnut Street, 407 E. Broad Street, 55 Manhattan Sq. Drive, a portion of 64 Broadway, a portion of 68 Broadway, and a portion of 74 Broadway; and abandoning a portion of East Broad Street (south of 66 Broadway) to facilitate the expansion of the Inn on Broadway.</p>	90 Chestnut Street, 110 Chestnut Street, 121 Chestnut Street, 141 Chestnut Street, 407 E. Broad Street, 55 Manhattan Sq. Drive, a portion of 64 Broadway, a portion of 68 Broadway, a portion of 74 Broadway, and a portion of East Broad Street Right-of-Way (south of 66 Broadway)	<b>6-0-0</b>	<b>Recommend Approval</b>
<p><b><u>Case 4/ E-11-18-19</u></b> To establish live work space in an existing multi-family dwelling.</p>	510 Park Avenue	<b>6-0-0</b>	<b>Approved on Condition</b>
<p><b><u>Case 5/ E-13-18-19</u></b> To continue outdoor entertainment Friday, Saturday, and Sunday between the hours of 5:00PM and 10:00PM established by Special Permit E-030-17-18.</p>	4769 Lake Avenue	<b>6-0-0</b>	<b>Approved</b>
<p><b><u>Case 6/ E-14-18-19</u></b> To consider an Alternative Parking Plan for 14 parking spaces resulting from the proposed conversion of the existing retail/take-out establishment to a sit-down restaurant.</p>	982 Monroe Avenue	<b>4-2-0</b>	<b>Approved</b>

**Planning Commission Members Present: Watson, Marlin, Pichardo, Carroll, Flagg, Flower  
Absent: Dickerson**

**Conditions:**

**Case 4/ E-11-18-19**

Approved on Condition that the lease be revised to reflect the changes proposed by the City of Rochester Law Department.

**City Planning Commission Grid  
February 11, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>Case 1/ OMA-05-18-19</u></b> To amend the Official Map of the City of Rochester by abandoning 47 Waverly Place and dedicating it as additional right-of-way.	47 Waverly Place	7-0-0	Recommend Approval
<b><u>Case 2/ OMA-06-18-19</u></b> To amend the Official Map of the City of Rochester by abandoning 98, 202, and a portion of 304 Boxart Street and dedicating these lands as additional right-of-way.	98, 202 and a portion of 304 Boxart Street	7-0-0	Recommend Approval
<b><u>Case 3/ OMA-07-18-19</u></b> To amend the Official Map of the City of Rochester by abandoning Pitkin Alley as right-of-way so that it can be combined with 275 East Avenue.	Pitkin Alley (runs north/south between 255 and 275 East Avenue)	6-0-1	Recommend Approval
<b><u>Case 4/ PD# 17 Highland Hospital</u></b> To amend the Zoning Map and Zoning Text by establishing a 9.27 acre Planned Development District by rezoning the above property from IPD #8 Highland Hospital to PD #17 Highland Hospital; by adopting the proposed development concept plan associated with this PD, and by adding the PD #17 District Regulations to the Zoning Code.	1000 South Avenue	7-0-0	Recommend Approval
<b><u>Case 5/ E-15-18-19</u></b> To construct one three-family dwelling.	10 and 12 Sullivan Street (Site D)	7-0-0	Approved on Condition
<b><u>Case 6/ E-16-18-19</u></b> To construct one three-family dwelling.	29 Sullivan Street (Site E1)	7-0-0	Approved
<b><u>Case 7/ E-17-18-19</u></b> To construct one three-family dwelling.	29 Sullivan Street (Site E2)	7-0-0	Approved
<b><u>Case 8/ E-18-18-19</u></b> To construct one three-family dwelling.	37 Sullivan Street (Site F2)	7-0-0	Approved
<b><u>Case 9/ E-19-18-19</u></b> To construct one three-family dwelling.	12 Hoeltzer Street (Site G [G1])	7-0-0	Approved on Condition
<b><u>Case 10/ E-20-18-19</u></b> To construct one three-family dwelling.	24 Hoeltzer Street (Site H)	7-0-0	Approved on Condition
<b><u>Case 11/ E-21-18-19</u></b> To construct one three-family dwelling.	36 Hoeltzer Street (Site I)	7-0-0	Approved

February 11, 2019

CPC Grid

Page 2

<b><u>Case 12/ E-22-18-19</u></b> To construct one three-family dwelling.	44-46 Hoeltzer Street (Site J)	<b>7-0-0</b>	<b>Approved</b>
<b><u>Case 13/ E-23-18-19</u></b> To construct one three-family dwelling.	60-64 Hoeltzer Street (Site K)	<b>7-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 14/ E-24-18-19</u></b> To construct one three-family dwelling.	19 Kappel Place (Site R)	<b>7-0-0</b>	<b>Approved</b>
<b><u>Case 15/ E-25-18-19</u></b> To construct one three-family dwelling.	5 Kappel Place (Site S2)	<b>7-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 16/ E-26-18-19</u></b> To construct one three-family dwelling.	9 Kappel Place (Site S3)	<b>7-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 17/ E-27-18-19</u></b> To construct one three-family dwelling.	765 North Clinton Avenue 769-771 North Clinton Avenue (Site T1)	<b>7-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 18/ E-28-18-19</u></b> To construct a two story, 22,000sf, 16- unit multifamily dwelling.	47 Sullivan Street 51 Sullivan Street 59 Sullivan Street 50 O'Brien Street	<b>7-0-0</b>	<b>Approved</b>
<b><u>Case 19/ E-29-18-19</u></b> To establish a park/community open space.	12 Hoeltzer Street	<b>7-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 20/ E-30-18-19</u></b> To convert an existing charter school at 938 Clifford Avenue to an 18-unit multifamily dwelling and utilize 935-945 Clifford Avenue as ancillary parking for the multifamily dwelling.	938 Clifford Avenue 935-945 Clifford Avenue	<b>7-0-0</b>	<b>Approved</b>

**Planning Commission Members Present: Watson, Pichardo, Carroll, Flagg, Flower, Dickerson, Rebholz**  
**\*Commissioner Rebholz recused himself.**

**Conditions:**

**Case 5/ E-15-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 9/ E-19-18-19**

Approved on Condition that the parking stall width be 10'.

**February 11, 2019**

**CPC Grid**

**Page 3**

**Case 10/ E-20-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 13/ E-13-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 15/ E-25-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 16/ E-26-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 17/ E-27-18-19**

Approved on Condition that the parking stall width be 10'.

**Case 19/ E-29-18-19**

Approved on Condition that the parking area be gated and locked at night and that a minimum 4' chainlink fence with gates or breaks for pedestrian access be installed along the lot lines of the proposed park/community open space.

**City Planning Commission Grid  
April 8, 2019**

Rehearing Request - 375 Averill Avenue (E-002-17-18)

6-0-0

Granted

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>Case 1/ OMA-08-18-19</u></b> To amend the Official Map of the City of Rochester by dedicating 33 properties as additional right-of-way.</p>	<p>2, 6, 10, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 36.5, 38, 40, 42, 46, 48, 50, 50.5, 52-54, 56, 56.5, 58, 64, 76, and 80 West Ridge Road, and 35, 73, and 79 Lapham Street</p>	<p><b>6-0-0</b></p>	<p><b>Recommend Approval</b></p>
<p><b><u>Case 2/ OMA-09-18-19</u></b> To amend the Official Map of the City of Rochester by abandoning a portion of right-of-way on Exchange Boulevard to accommodate the conversion of the existing Blue Cross Arena (BCA) terrace to office space and on East Broad Street to legalize the northern boundary of the existing BCA.</p>	<p>100 Exchange Boulevard (Blue Cross Arena)</p>	<p><b>6-0-0</b></p>	<p><b>Recommend Approval</b></p>
<p><b><u>Case 3/ E-31-18-19</u></b> To establish two rooming houses, each with five rooming units.</p>	<p>270-286 Wetmore Park</p>	<p><b>6-0-0</b></p>	<p><b>Approved</b></p>
<p><b><u>Case 4/ E-32-18-19</u></b> To establish a 100 unit self-service storage facility in an existing building.</p>	<p>930 Carter Street</p>	<p><b>6-0-0</b></p>	<p><b>Approved</b></p>
<p><b><u>Case 5/ E-33-18-19</u></b> To install two temporary mobile substation transformers to ensure continuity of service while upgrades are being completed.</p>	<p>1278 and 1400 North Goodman Street</p>	<p><b>6-0-0</b></p>	<p><b>Approved</b></p>

**Planning Commission Members Present: Carroll, Flagg, Flower, Marlin, Pichardo, Watson**

**Absent: Dickerson**

**City Planning Commission Grid  
May 13, 2019**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<b><u>Case 1/ E-34-18-19</u></b> To establish a recycling center in an existing building.	1465, 1469, 1471, 1473, and 1475 Hudson Avenue	<b>Held by City Planning Commission until June 10, 2019 at request of applicant</b>	
<b><u>Case 2/ E-35-18-19</u></b> To establish live entertainment in an existing bar/restaurant and to consider an alternative parking plan to address the parking deficit created by the proposed live entertainment.	760 South Avenue	<b>6-0-0</b>	<b>Approved</b>
<b><u>Case 3/ E-36-18-19</u></b> To construct a 100 foot tall wireless telecommunications tower and related equipment.	1185 North Clinton Avenue	<b>6-0-0</b>	<b>Approved</b>
<b><u>Case 4/ E-37-18-19</u></b> To establish an accessory front outdoor seating/assembly area for an existing bar/restaurant, operating between the hours of 11PM and 2AM.	375 Averill Avenue	<b>4-2-0</b>	<b>Temporary Approval on Condition for six months until November 30, 2019</b>
<b><u>Case 5/ E-38-18-19</u></b> To re-establish a retail use with hours of operation between 8AM and 10PM daily, in an existing mixed use building.	747 Joseph Avenue	<b>6-0-0</b>	<b>Approved</b>

**Planning Commission Members Present: Dickerson, Flagg, Marlin, Pichardo, Rebholz (alternate), Watson**  
**Absent: Carroll, Flower**

**Conditions:**

**Case 4/ E-37-18-19**

Approved until November 30, 2019 on condition that measures proposed by applicant in the Special Permit Application be implemented, including but not limited to:

- 1) Ending games and speakers at 10PM
- 2) Modification of the existing fence and landscaping to better absorb sound
- 3) Additional security personnel
- 4) Additional signage
- 5) Continuous neighborhood outreach
- 6) Evaluation of the effectiveness of such measures prior to returning to CPC

**City Planning Commission Grid  
June 10, 2019**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u><b>Case 1/ E-34-18-19</b></u> To establish a recycling center in an existing building.	1465, 1469, 1471, 1473, and 1475 Hudson Avenue	<b>6-1-0</b>	<b>Temporary Approval on Condition for one year until July 1, 2020</b>
<u><b>Case 2/M-04-18-19, T-03-18-19</b></u> To amend the Zoning Map and Zoning Text of the existing PD #12 to facilitate the redevelopment of portions of Eastman Business Park for retail, office, research and development, educational, cultural, and residential uses. Existing manufacturing and industrial uses will remain.	136 Desmond Street, 220 and 240 Eastman Avenue, 1588-1600, 1640, 1645, 1650, 1700, 1720, 1754, 1764, 1768-1776, 1780, 1850, 1888, 1964, 1991, and 2038 Lake Avenue, 435 Maplewood Avenue, 181-183 Primrose Street, 160 and 224 Pullman Avenue, 135, 145, 165, 171, 177-179, 181-189, 200-240, 246, and 325 West Ridge Road	<b>7-0-0</b>	<b>Recommend Approval</b>
<u><b>Case 3/S-01-18-19</b></u> To subdivide one parcel into two parcels to facilitate the sale and redevelopment of 1000 Driving Park Avenue.	1000 Driving Park Avenue	<b>7-0-0</b>	<b>Approved</b>
<u><b>Case 4/E-39-18-19</b></u> To establish an outdoor activity accessory to an existing manufacturing facility.	600 West Avenue	<b>7-0-0</b>	<b>Approved</b>
<u><b>Case 5/E-40-18-19</b></u> To establish two dwelling units in an existing vacant non-conforming structure.	11-13 Diamond Place	<b>7-0-0</b>	<b>Approved</b>

**Planning Commission Members Present: Carroll, Dickerson, Flagg, Flower, Marlin, Pichardo, Watson**

**Conditions:**

**Case 1/ E-34-18-19**

Approved until July 1, 2020 on condition that an 8 foot tall solid fence be installed along the residential property line



**City Planning Commission Grid**  
**July 15, 2019**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u><b>Case 1/ PD#21</b></u> <u><b>(M-01-19-20, T-01-19-20)</b></u> To rezone 22.42 acres from IPD – Colgate Divinity School, to Planned Development (PD) District #21.	1100-1120 South Goodman Street	<b>7-0-0</b>	<b>Recommended approval on condition</b>
<u><b>Case 2/T-02-19-20</b></u> To amend the Zoning Code with regard to entertainment uses; a companion item to proposed enhancements to Chapter 29, Amusement and Entertainment, being made by the Rochester Police Department.	Citywide	<b>7-0-0</b>	<b>Recommended approval</b>
<u><b>Case 3/E-01-19-20</b></u> To modify an existing Alternative Sign Program for the Port Terminal Building.	1000 North River Street	<b>7-0-0</b>	<b>Approved</b>
<u><b>Case 4/E-02-19-20</b></u> To install a wireless telecommunications facility on the rooftop of this three story commercial building and associated ground equipment.	1245-1261 Portland Avenue	<b>7-0-0</b>	<b>Approved</b>
<u><b>Case 5/E-03-19-20</b></u> To consider an Alternative Parking Plan for 10 parking spaces for the proposed hookah lounge.	1480 Dewey Avenue	<b>5-2-0</b>	<b>Approved</b>
<u><b>Case 6/E-04-19-20</b></u> To establish outdoor storage for an existing small engine repair and equipment rental operation.	1727 Lyell Avenue	<b>7-0-0</b>	<b>Approved on condition</b>
<u><b>Case 7/SP-10-18-19</b></u> To review a referral of the decision of the Manager of Zoning dated May 14, 2019 on a Site Plan Review application regarding the construction of a four-story, 91,717 square foot, 126 room hotel with 35 below grade parking spaces and 141 surface parking spaces (to be shared with bar/restaurant at 384 East Avenue). The development includes demolition of the existing 2-3 story hotel.	390 East Avenue and 350 Alexander Street	<b>7-0-0</b>	<b>Upheld Manager's decision</b>

**Planning Commission Members Present: Carroll, Dickerson, Flagg, Flower, Marlin, Pichardo, Watson**

**Conditions:**

**Case 1/PD#21 (M-01-19-20, T-01-19-20)**

Recommend approval on condition that the map is updated to reflect minor changes to building and parking lot driveway placement.

**Case 6/E-04-19-20**

Approved on condition that screening be installed per Manager of Zoning/Site Plan Approval

**City Planning Commission Grid  
August 12, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>Case 1/ OMA-01-19-20</u></b> To amend the Official Map of the City of Rochester by dedicating lands as public right-of-way to be named "Phil Banks Way".	1010 Driving Park Avenue, Lot #2	<b>5-0-0</b>	<b>Recommend Approval</b>
<b><u>Case 2/ SP-09-18-19 Referral</u></b> To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story 28,745 square foot, 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.	58 University Avenue	<b>HELD BY STAFF FOR ADDITIONAL RESEARCH</b>	
<b><u>Case 3/ E-05-19-20</u></b> To establish a nine space ancillary parking lot to serve an existing 17 unit multifamily residential building at 2017 East Main Street.	160 Minnesota Street	<b>5-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 4/ E-06-19-20</u></b> To establish a 1,946 square foot office space in a single story structure.	190 Anderson Avenue	<b>5-0-0</b>	<b>Approved</b>
<b><u>Case 5/ E-07-19-20</u></b> To consider an Alternative Parking Plan for 10 parking spaces for the proposed restaurant.	682 North Winton Road	<b>5-0-0</b>	<b>Temporary Approval for 3 Years until August 31, 2022</b>
<b><u>Case 6/ E-08-10-20</u></b> To establish outdoor storage for an existing plumbing supply business.	900 Driving Park Avenue	<b>5-0-0</b>	<b>Approved</b>
<b><u>Case 7/ S-01-19-20</u></b> To subdivide one parcel into six parcels to facilitate the redevelopment of 1100-1120 South Goodman Street.	1100 – 1120 South Goodman Street	<b>4-1-0</b>	<b>No Decision</b>
<b><u>Case 8/ S-02-19-20</u></b> To subdivide (reconfigure) five parcels which will include future public and private streets, to facilitate the development of the Neighborhood of Play.	1 and 15 Manhattan Square Drive, 47 and 55 Savannah Street, and 101 South Union Street	<b>5-0-0</b>	<b>Approved</b>
<b><u>Case 9/ E-09-19-20</u></b> To continue live entertainment, accessory outdoor seating/assembly areas and the Alternative Parking Plan as established with conditions by Special Permit E-02-18-19 on July 9, 2018.	375 Averill Avenue	<b>5-0-0</b>	<b>Approved on Condition</b>
<b><u>Case 10/ E-10-19-20</u></b> To establish a daycare center.	290 and 292 Parkway	<b>5-0-0</b>	<b>Approved on Condition</b>

**Planning Commission Members Present: Watson, Marlin, Pichardo, Carroll, Mauser (alternate)**

**August 12, 2019**

**CPC Grid**

**Page 2**

**CONDITIONS:**

**Case 3/ E-05-19-20**

A solid, 6 foot fence must be installed on the east side and south side of the parking lot to eliminate headlight glare from shining onto the adjacent residential properties.

**Case 5/ E-07-19-20**

The applicant submitted a signed, notarized, shared parking agreement at the hearing. Therefore, the Alternative Parking Plan is approved for three years until 8/31/2022. At that time, the applicant must submit a renewed shared parking agreement or a different alternative parking plan.

**Case 7/ S-01-19-20**

Per §128-5D.(2)(b) of the Subdivision Code, this is a "No Decision" because at least five affirmative votes are required to approve, modify and approve or disapprove the final plat (subdivision).

**Case 9/ E-09-19-20**

Alternative Parking Plan -

The Alternative Parking Plan is recognized as being the stamped site plan approved by the Manager of Zoning (CZC #1180872).

Live Entertainment -

Approved on condition that:

- 1) Live entertainment shall only be permitted Thursday-Saturday until 11:00PM and Sunday until 7:00PM.
- 2) The stage shall be moved from the proposed parking space location to the patio.
- 3) Music played through outdoor speakers shall only be allowed during the live entertainment periods listed above.

Interior Courtyard Seating/Assembly from 11:00PM to 2:00AM -

Approved on condition that:

- 1) No outdoor games after 11:00PM.

**Case 10/ E-10-19-20**

- 1) The outdoor area must be enclosed by a fence that is the maximum allowable height permitted in the district.
- 2) The daycare hours shall be 6:00 AM to 9:00 PM, daily.

**City Planning Commission Grid  
September 9, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>Case 1/ SP-09-18-19 Referral</u></b> To review a referral of the decision of the Manager of Zoning dated May 30, 2019 on a Site Plan Review application regarding the construction of a four story 28,745 square foot, 31 unit residential building with a leasing office and amenity space; includes demolition of the existing one story bar/restaurant.</p>	58 University Avenue	<b>HELD BY STAFF FOR ADDITIONAL RESEARCH</b>	
<p><b><u>Case 2/ M-02-19-20</u></b> To amend the Zoning Map by rezoning 260-278 Dr. Samuel McCree Way and 69-71 Wooden Street from R-1 Low Density Residential District to C-1 Neighborhood Center Commercial District to facilitate the construction of a 2-3 story senior housing apartment building with commercial space.</p>	260-278 Dr. Samuel McCree Way, 69-71 Wooden Street	<b>7-0-0</b>	<b>Recommend Approval</b>
<p><b><u>Case 3/ M-03-19-20</u></b> To amend the Zoning Map by rezoning 834-840 E. Main Street from Marketview Heights Urban Renewal District/ C-2 Community Center District to C-2 Community Center District, thereby removing the property from the Urban Renewal District.</p>	834-840 E. Main Street	<b>7-0-0</b>	<b>Recommend Approval</b>
<p><b><u>Case 4/ E-11-19-20</u></b> To construct a one story, 5,271 sq. ft. building to be used as a day care center (Bundle of Joy Day Care - 4,128 sq. ft.) and a community center (1,143 sq. ft.).</p>	464-476 Hudson Avenue	<b>7-0-0</b>	<b>Approved</b>

**Planning Commission Members Present: Watson, Marlin, Pichardo, Carroll, Flagg, Flower, Dickerson**

**City Planning Commission Grid**  
**October 7, 2019**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>Case 1/ Comprehensive Plan Review</u></b> To amend Chapter 130 of the City Code by deleting, in its entirety, Chapter 130 – Comprehensive Plan and replacing it with the <i>2034 Comprehensive Plan</i>.</p>	Citywide	7-0-0	Recommend Approval on Condition
<p><b><u>Case 2/ M-04-19-20</u></b> To amend the Zoning Map by rezoning 498 Conkey Avenue from R-1 Low Density Residential District to M-1 Industrial District to facilitate construction of a building addition and a seven space employee parking lot.</p>	498 Conkey Avenue	7-0-0	Recommend Approval
<p><b><u>Case 3/ OMA-02-19-20</u></b> To amend the Official Map of the City of Rochester by abandoning an unnamed alley located off of Wiley Street between Canal Street and Litchfield Street.</p>	Unnamed alley located off of Wiley Street, between Canal Street and Litchfield Street	7-0-0	Recommend Approval
<p><b><u>Case 4/ OMA-03-19-20</u></b> To amend the Official Map of the City of Rochester by dedicating lands as public right-of-way on Mount Hope Avenue between Westfall Road and Westmoreland Drive for street improvement purposes.</p>	1575, 1580-1600, 1595, 1619, 1646, 1649, 1652, 1660, 1670, 1680, 1686, 1698-1700, 1712, 1714, 1720-1722, 1737, and 1744 Mt. Hope Ave	7-0-0	Recommend Approval
<p><b><u>Case 5/ E-12-19-20</u></b> To establish outdoor storage of trucks and heavy equipment at 378, 382, 390 Lombard Street and 45 Steel Street; and to consider waiving screening requirement for outdoor storage and parking lot setback requirements.</p>	378, 382, 390 Lombard Street and 45 Steel Street	7-0-0	Approved

**Planning Commission Members Present: Marlin, Pichardo, Carroll, Flagg, Flower, Dickerson, Mauser**  
**Absent: Watson**

**CONDITIONS:**

**Case 1/ Comprehensive Plan Review**

Recommend Approval on Condition that:

- 1) Vigorous community engagement should continue once the Plan is adopted, including but not limited to the Administration presenting status updates to the community at specific time milestones, and use of current social media and technology in order to reach all groups within the City;
- 2) Creation of a fact sheet that clarifies and explains common misconceptions regarding the Comprehensive Plan.

**City Planning Commission Grid  
November 18, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>Case 1/ E-13-19-20</u></b> To continue use of an accessory front outdoor seating/assembly area for an existing bar/restaurant, operating between the hours of 11PM and 2AM, daily, on condition, as established by Special Permit E-037-18-19; an action requiring City Planning Commission approval.</p>	375 Averill Avenue	<b>6-0-0</b>	<b>Approved on Condition</b>
<p><b><u>Case 2/ E-14-19-20</u></b> To continue outdoor entertainment on the patio of an existing bar/restaurant, as established by Special Permit E-053-16-17; an action requiring City Planning Commission approval.</p>	1000 North River Street	<b>HELD BY STAFF</b>	
<p><b><u>Case 3/ E-15-19-20</u></b> To continue outdoor seating until 2:00AM daily, and movie night until 12:30AM one night per week at an existing bar, as established by Special Permit E-014-14-15; an action requiring City Planning Commission approval.</p>	666 South Avenue	<b>6-0-0</b>	<b>Approved</b>
<p><b><u>Case 4/ E-16-19-20</u></b> To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM; an action requiring City Planning Commission approval.</p>	862 Dewey Avenue	<b>6-0-0</b>	<b>Temporary Approval for Five (5) Years until November 30, 2024</b>

**Planning Commission Members Present:** Watson, Marlin, Pichardo, Carroll, Flagg, and Flower.  
**Absent:** Dickerson

**CONDITIONS:**

**Case 1/ E-13-19-20**

Approved on condition that:

- 1) Games and speakers shall cease by 10:00 PM daily
- 2) The existing fence and landscaping which serves as sound absorption shall be maintained
- 3) The additional security personnel shall be retained
- 4) The signage to advise and urge patrons to be courteous and respectful with regard to noise levels and neighboring properties shall be maintained
- 5) Neighborhood outreach shall be ongoing

**City Planning Commission Grid  
December 16, 2019**

<b>CASE # / FILE #</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<p><b><u>Case 1/ M-05-19-20</u></b> To amend the Zoning Map by rezoning the properties located at 615, 621, and 625 Clifford Avenue, 1, 2, 3, 4, and 6 Theodore Street from R-1 Low Residential District to C-1 Community Center District and by rezoning the properties located at 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, and 36 Maria Street from R-1 Low Density Residential District to R-2 Medium Density Residential District to facilitate a mixed use development; an action requiring a City Planning Commission recommendation to the Rochester City Council.</p>	<p>615, 621, and 625 Clifford Avenue, 1, 2, 3, 4, and 6 Theodore Street, 14, 16, 18, 20, 23, 24, 25, 26, 29, 30, 31, 34, 35, and 36 Maria Street</p>	<p><b>6-0-0</b></p>	<p><b>Recommend Approval</b></p>
<p><b><u>Case 2/ E-17-19-20</u></b> To establish a temporary (24 month) 13 space ancillary parking lot to serve the 48 unit apartment building at 447 Thurston Road; an action requiring City Planning Commission approval.</p>	<p>444 Thurston Road</p>	<p><b>6-0-0</b></p>	<p><b>Approved</b></p>
<p><b><u>Case 3/ E-18-19-20</u></b> To establish a bar and outdoor seating, both operating between the hours of 4:00 PM and 11:00 PM, Tuesday through Sunday at 217 Alexander Street; an action requiring City Planning Commission approval.</p>	<p>217 Alexander Street</p>	<p><b>6-0-0</b></p>	<p><b>Temporary Approval for Two (2) Years until December 31, 2021</b></p>
<p><b><u>Case 4/ E-19-19-20</u></b> To expand an existing ancillary parking lot by constructing 46 additional spaces to serve the church at 694 Hudson Avenue (God's Vision Ministries); an action requiring City Planning Commission approval.</p>	<p>685 Hudson Avenue</p>	<p><b>6-0-0</b></p>	<p><b>Approved</b></p>
<p><b><u>Case 5/ E-20-19-20</u></b> To legalize a six space ancillary parking lot to serve the 13 unit apartment building at 629-631 Thurston Road; an action requiring City Planning Commission approval.</p>	<p>627 Thurston Road</p>	<p><b>6-0-0</b></p>	<p><b>Approved on Condition</b></p>

**Planning Commission Members Present:** Watson, Marlin, Pichardo, Carroll, Flower, and Dickerson  
**Absent:** Flagg

**CONDITIONS:**

**Case 5/E-20-19-20**

Approved on condition that:

1. The metal fence posts on the South side of the property and the wooden posts on the North and East sides of the property are removed.
2. The chain link fence on West side of property shall be replaced with solid wood fence. The solid wood fence shall be 4' from the Margaret Street property line to the dumpster enclosure.
3. The dumpster shall be fully enclosed with a 6' solid wood fence.
4. Landscaping/screening shall be maintained.
5. Snow storage in the landscaped area along the Thurston Road frontage shall not interfere with the handicap parking space or access aisle.