

City Planning Commission  
Decision Grid  
March 25, 2024

Case # / File #	Address	Vote	Decision
<p><b><u>Case 1/ E-020-23-24</u></b> 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.</p>	659 Jay St.	4-1-0	<b>Approved on Condition</b>
<p><b><u>Case 2/ E-021-23-24</u></b> To establish the use as a second-hand dealer on the first floor which is currently legal as retail space.</p>	924 N. Clinton Ave.	5-0-0	<b>Approved on Condition</b>
<p><b><u>Case 3/ L-001-23-24</u></b> To designate the interior spaces of an existing City Designated Landmark Building which currently only includes the exterior.</p>	45 Exchange Blvd.	5-0-0	<b>Approved</b>
<p><b><u>Case 4/E-022-23-24</u></b> 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.</p>	2040 Clifford Ave.	5-0-0	<b>Approved</b>
<p><b><u>Case 5/ E-023-23-24</u></b> 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.</p>	1069-1089 Joseph Ave.	4-0-0	<b>Approved</b>

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City Planning Commission Members

**Present:**

David Watson, Chair  
Eugenio Marlin, Vice Chair (recused self from case #5)  
Nicholas Carleton  
Brad Flower  
Milton Pichardo

**Approval conditions:**

Case 1/E-020-23-24

1. No more than 10% of the total square footage shall be used for preparation of smoothies
2. There shall be no public access in the back area/break room.

Case 2/E-021-23-24

1. The hours of operations shall be 10am-5pm and only include the sale of jewelry as proposed to the Commission.