

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 6, 2016

A-035-15-16

66 Park Avenue

Applicant: Ben Pattison

Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To legalize the replacement of front steps, railings and walkway, **and to add a walkway across the front yard.**

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

This case came before the Board in February, when members stated that although the work appears to be well done, it would not have been approved if properly proposed. Members opposed the design of the railings and the extension of the landing beyond the porch columns. They directed the applicant to return with a proposal to modify the current conditions while possibly retaining the steps and walkway.

Staff advised the applicant to consider two modifications to address the visual heaviness of the steps and landing and the landing's abnormal width. First, staff feels that the metal railing is inappropriate to the style of the house and the character of the district, and is too thin relative to the heavy masonry on which it rests. Staff suggested replacing the railing with a thicker, wooden railing that would draw the eye away from the masonry and fit better with railings throughout the district. Staff suggested considering the railings at 34 Park Avenue or those in the attached photo.

Also, because the building code requires handrails on both guardrails, staff recommended not installing the short, angled railings between the top newel posts and the porch columns. The 12" extensions of the handrails should safely fill this gap. Staff provided the attached sample photo of one way to design metal handrails.

Staff's second suggestion is to mask the edges of the landing with planter boxes, and to not install railings on the landing. The landing is less than 30" above finished grade, so guardrails are not required. If the planter boxes are substantial, designed to be permanent, and used to provide safety, they would be less likely to be removed in the future. Staff's photograph is attached.

The applicant would also like to install a walkway across the front yard to connect the parking lot with the main entrance.

Minutes of February 3, 2016

Owner Andy Ocasio testified that he was sued by a visitor who tripped on an uneven surface, and he moved quickly to correct the problem. He stated that he considered the project to be landscaping, which he believed did not require a building permit.

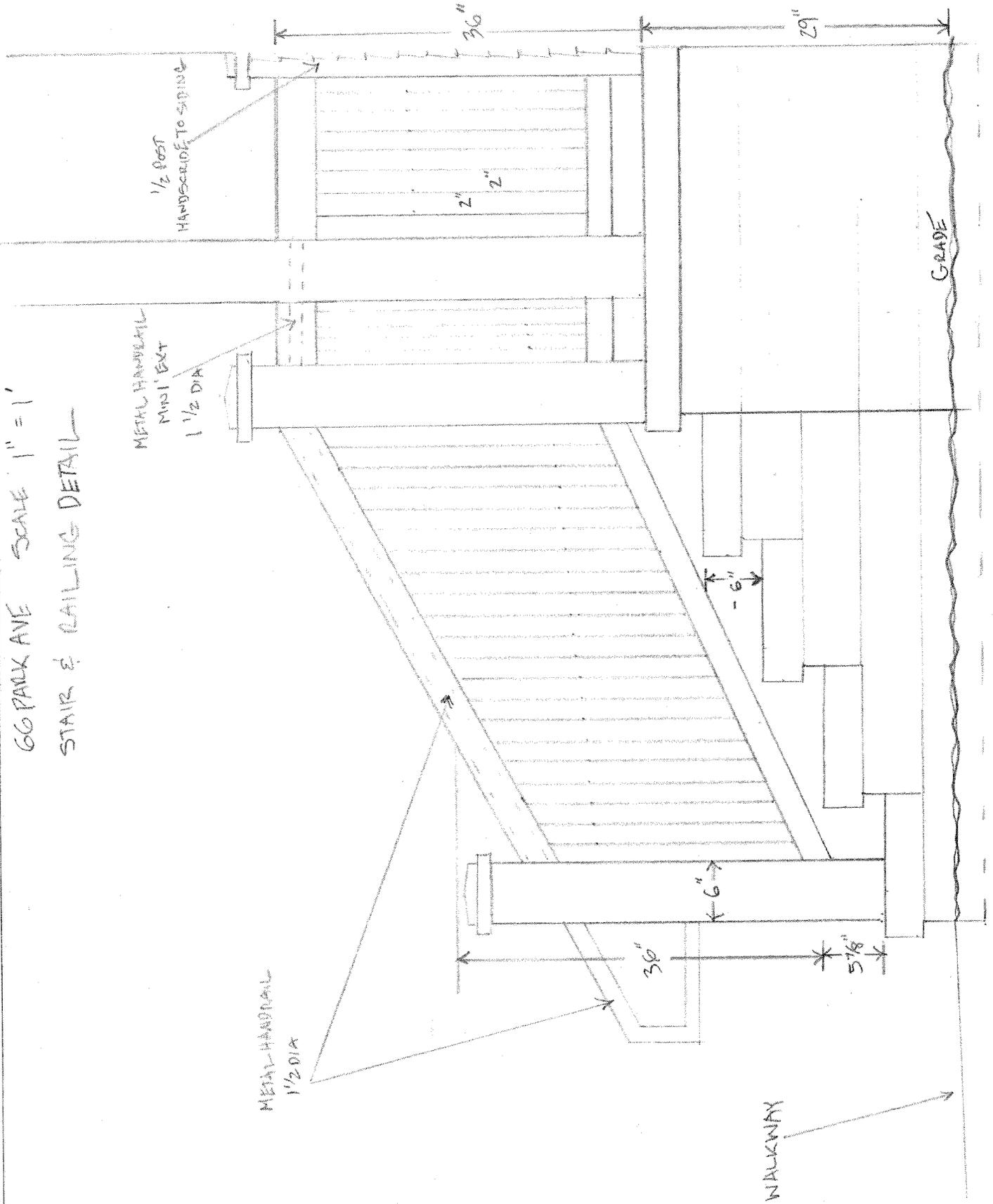
Contractor Ben Pattison testified that he lives in the neighborhood and understands the goals of the preservation ordinance. He testified that he built around the old steps and landing, because removing them would have been too costly. He used manufactured stone rather than wood, feeling that wood isn't durable. He said that he has built many steps of this stone, following the directions of the manufacturer, and that they have proven to be solid. He stated that he had Regency Fence make the railings to be similar to those that were there. Because the top of the landing will be less than 30" above the finished grade, he said that guardrails are not required.

Building code official Tim Raymond agreed that guardrails are not required if the landing is less than 30" above grade. However, handrails that comply with the code are required, and the current railings are not compliant. The handrails must extend beyond the top and bottom steps, and must return to a post, wall, etc.

John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, testified that Mr. Ocasio has operated his business here for over 10 years and should know the preservation regulations. He stated that in just the past 18 months, several neighbors applied to the Preservation Board, and all neighbors were notified. He expressed concern that other unapproved changes may have been made to the property, including installation of vinyl siding, since the preservation district was created. He stated that his organization is inclined to accept the walkway, steps and landing, but finds the railings to be inappropriate to the district's historic character.

Mr. Ocasio responded that when he purchased the house in 1998 it was already sided. He stated that he looked around the neighborhood and found similar porches.

66 PARK AVE SCALE 1" = 1'
STAIR & RAILING DETAIL



66 PARK AVE

SCALE 1/8" = 1'

DRIVEWAY

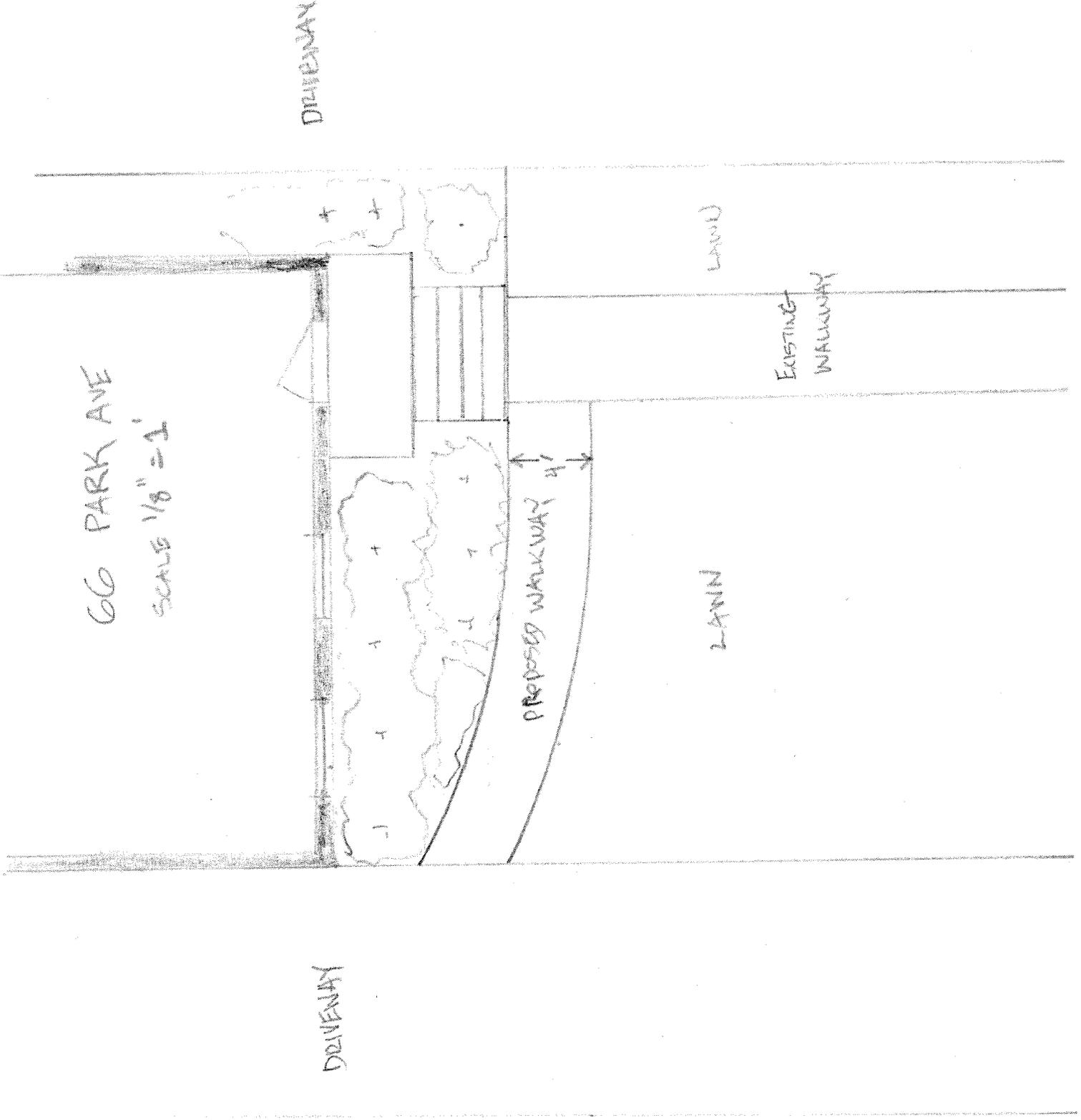
DRIVEWAY

LAND

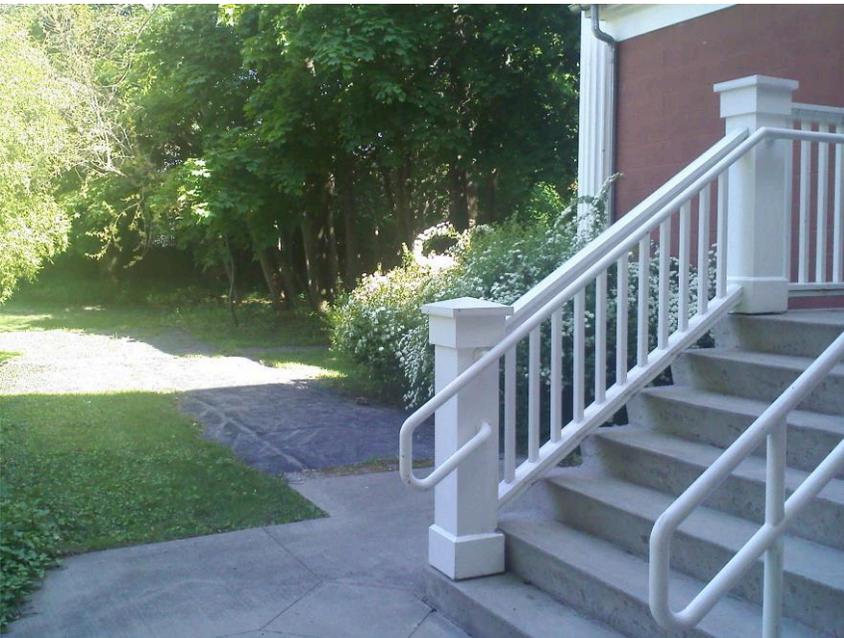
EXISTING
WALKWAY

LAND

PROPOSED WALKWAY







ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 6, 2016

A-037-15-16

780 University Avenue

Applicant: Shawn Lessord, Renewable Rochester

Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To install solar panels on the roofs of the house **and the rear building.**

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

At the March hearing, the applicant presented a proposal to install 30 solar panels on the roof of the house, toward the street. The Board found that the panels would appear overly obtrusive and thus be incompatible with the historic visual character of the preservation district. Members asked the applicant to return with an alternate plan. That plan is attached.

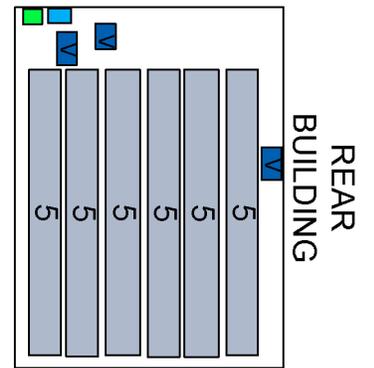
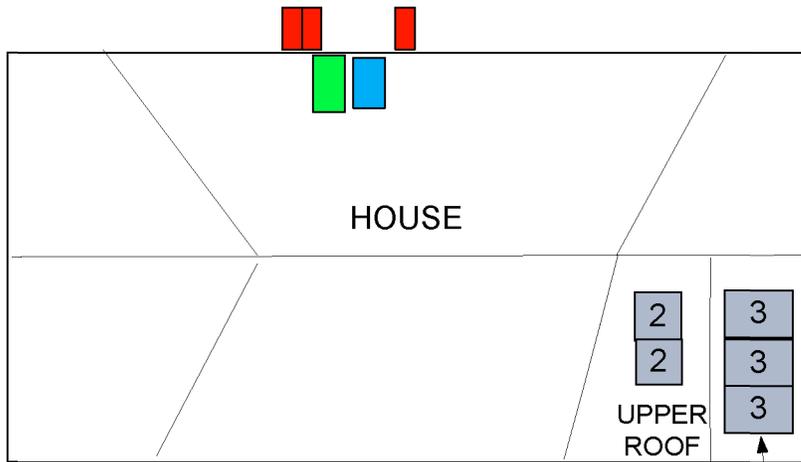
Minutes from March 2, 2016

- A. Solar installer Shawn Lessord testified that the owner intends to reach a zero carbon footprint for electricity generation by installing 30 solar panels on the house roof. He proposes to use a panel with a white grid, which he believes will appear lighter in tone than an all-black panel. Against a light-colored roof, he feels that the lighter appearance will be more appropriate.
- B. Members of the Board discussed, at length, the configuration, location and color of the panels, stating a preference to have the panels farther back on the roof to be less visible from the street. The members' general concern is that, regardless of color, the panels will be very visible on this steep, light-colored roof.
- C. Owner Douglas Rice presented a letter that included comments from several neighbors, most of whom expressed support. He stated that the panels, like vinyl siding, could be removed and are impermanent. He described a mix of architecture on the street, saying that the panels would fit the diverse visual character of the area.
- D. In response to member's questions, Mr. Lessord stated that the panels could not be farther back on the roof because they would be shaded by adjacent roofs.
- E. Gayle Sudol, who described herself as a resident of the Grove Place Preservation District, stated that the Board should apply the strong standards it imposed on the residential development at 933 University Avenue.

DRAWING BY
SHAWN
LESSORD

CUSTOMER NAME
DOUG RICE

UNIVERSITY AVE



LOWER ROOF

- UTILITY METER (OUTSIDE)
- BOS, AC DISCO & EASY TO READ METER (BASEMENT)
- MAIN SERVICE PANEL 200A (BASEMENT)
150A IN BACK BLDG





- **20.3% efficiency**

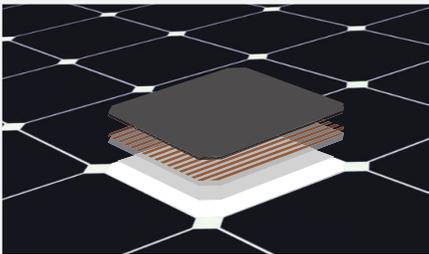
Ideal for roofs where space is at a premium or where future expansion might be needed.

- **Maximum performance**

Designed to deliver the most energy in demanding real world conditions, in partial shade and hot rooftop temperatures.^{1, 2, 3}

- **Premium aesthetics**

SunPower® Signature™ Black X-Series panels blend harmoniously into your roof. The most elegant choice for your home.



Moxeon® Solar Cells: Fundamentally better.

Engineered for performance, designed for durability.

Engineered for peace of mind

Designed to deliver consistent, trouble-free energy over a very long lifetime.^{4,5}

Designed for durability

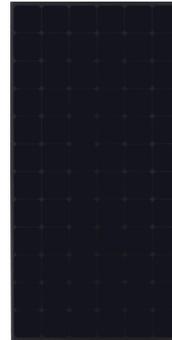
The SunPower Moxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade Conventional Panels.^{4,5}

Same excellent durability as E-Series panels.

#1 Ranked in Fraunhofer durability test.¹⁰

100% power maintained in Atlas 25+ comprehensive PVDI Durability test.¹¹

UNMATCHED PERFORMANCE, RELIABILITY & AESTHETICS



X20 - 250 PANEL



HIGHEST EFFICIENCY⁶

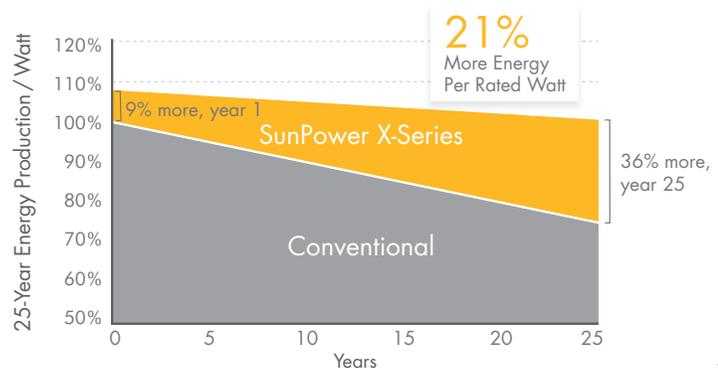
Generate more energy per square foot

X-Series residential panels convert more sunlight to electricity producing 44% more power per panel,¹ and 75% more energy per square foot over 25 years.^{3,4}

HIGHEST ENERGY PRODUCTION⁷

Produce more energy per rated watt

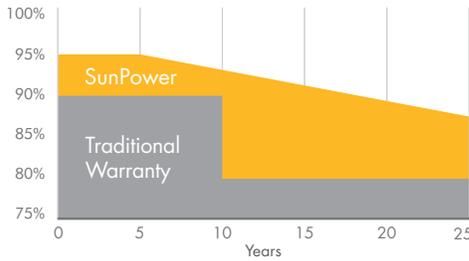
High year one performance delivers 8-10% more energy per rated watt.³ This advantage increases over time, producing 21% more energy over the first 25 years to meet your needs.⁴



Awarded to SunPower E-Series. X-Series delivers even more energy.⁷

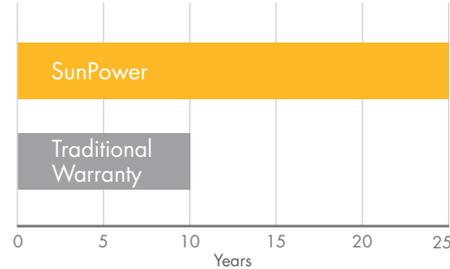
SUNPOWER OFFERS THE BEST COMBINED POWER AND PRODUCT WARRANTY

POWER WARRANTY



More guaranteed power: 95% for first 5 years, -0.4%/yr. to year 25. ⁸

PRODUCT WARRANTY



Combined Power and Product Defect 25 year coverage that includes panel replacement costs. ⁹

ELECTRICAL DATA

X20-250-BLK

Nominal Power ¹² (P _{nom})	250 W
Power Tolerance	+5/-0 %
Avg. Panel Efficiency ¹³	20.3%
Rated Voltage (V _{mpp})	42.8 V
Rated Current (I _{mpp})	5.84 A
Open-Circuit Voltage (V _{oc})	50.9 V
Short-Circuit Current (I _{sc})	6.20 A
Maximum System Voltage	600 V UL ; 1000 V IEC
Maximum Series Fuse	20 A
Power Temp Coef. (P _{mpp})	-0.30% / °C
Voltage Temp Coef. (V _{oc})	-125.6 mV / °C
Current Temp Coef. (I _{sc})	3.5 mA / °C

OPERATING CONDITION AND MECHANICAL DATA

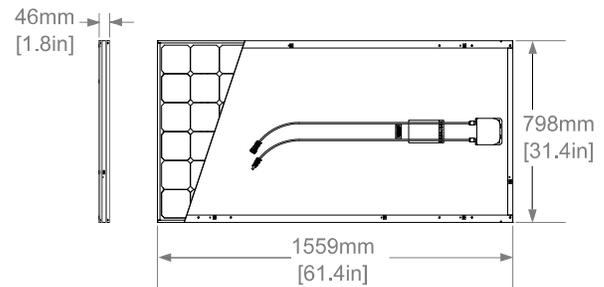
Temperature	- 40°F to +185°F (- 40°C to +85°C)
Max load	Wind: 50 psf, 2400 Pa, 245 kg/m ² front & back Snow: 112 psf, 5400 Pa, 550kg/m ² front
Impact resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)
Appearance	Class A+
Solar Cells	72 Monocrystalline Maxeon Gen III Cells
Tempered Glass	High Transmission Tempered Anti-Reflective
Junction Box	IP-65 Rated
Connectors	MC4 Compatible
Frame	Class 1 black anodized, highest AAMA Rating
Weight	33 lbs (15 kg)

TESTS AND CERTIFICATIONS

Standard tests	UL 1703, IEC 61215, IEC 61730
Quality tests	ISO 9001:2008, ISO 14001:2004
EHS Compliance	RoHS, OHSAS 18001:2007, lead-free
Ammonia test	IEC 62716
Salt Spray test	IEC 61701 (passed maximum severity)
PID test	Potential-Induced Degradation free: 1000V ¹⁰
Available listings	CEC, UL, TUV, MCS

REFERENCES:

- All comparisons are SPR-X21-345 vs. a representative conventional panel: 240W, approx. 1.6 m², 15% efficiency.
- PVEvolution Labs "SunPower Shading Study," Feb 2013.
- Typically 8-10% more energy per watt, BEW/DNV Engineering "SunPower Yield Report," Jan 2013, with CFV Solar Test Lab Report #12063, Jan 2013 temp. coef. calculation.
- SunPower 0.25%/yr degradation vs. 1.0%/yr conv. panel. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, Feb 2013; Jordan, Dirk "SunPower Test Report," NREL, Oct 2012.
- "SunPower Module 40-Year Useful Life" SunPower white paper, Feb 2013. Useful life is 99 out of 100 panels operating at more than 70% of rated power.
- Higher than E Series which is highest of all 2600 panels listed in Photon Int'l, Feb 2012.
- 1% more energy than E-Series panels, 8% more energy than the average of the top 10 panel companies tested in 2012 (151 panels, 102 companies), Photon Int'l, Mar 2013.
- Compared with the top 15 manufacturers. SunPower Warranty Review, Feb 2013.
- Some exclusions apply. See warranty for details.
- X-Series same as E-Series, 5 of top 8 panel manufacturers were tested by Fraunhofer ISE, "PV Module Durability Initiative Public Report," Feb 2013.
- Compared with the non-stress-tested control panel. X-Series same as E-Series, tested in Atlas 25+ Durability test report, Feb 2013.
- Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C).
- Based on average of measured power values during production.



See <http://www.sunpowercorp.com/facts> for more reference information.

For further details, see extended datasheet: www.sunpowercorp.com/datasheets Read safety and installation instructions before using this product.







ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 6, 2016

A-040-15-16

5-7 Arnold Park

Applicant: Joshua Kneer, Rochester Zen Center

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

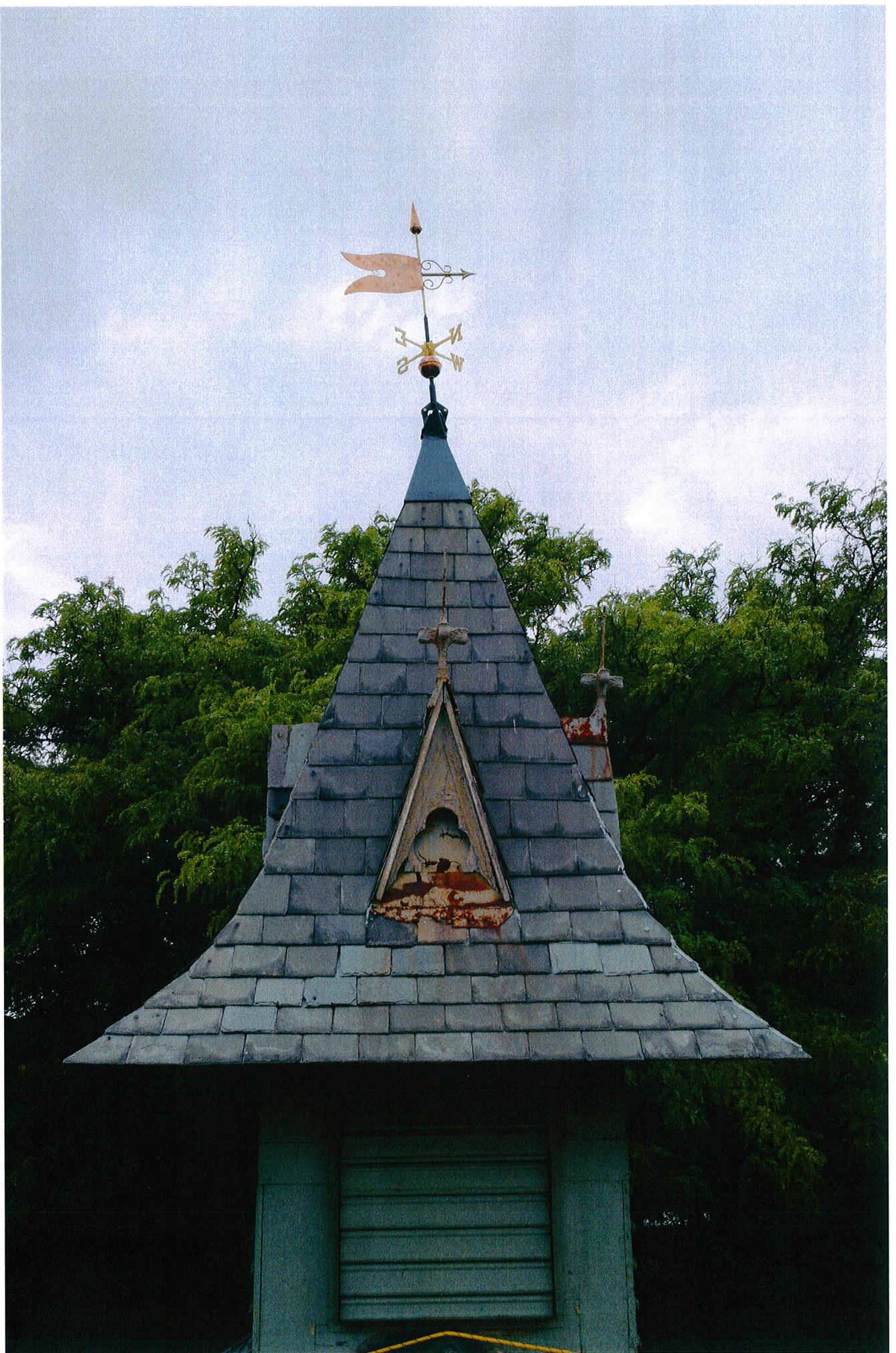
Project Description: To replace slate roofing on the carriage house cupola with asphalt shingles, and remove dormer details.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The carriage house can be seen from the parking lots of the Zen Center and the Church of the Incarnate Word. The roofing selection is GAF Camelot, one of the thicker asphalt shingles.

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CAMELOT® II

LIFETIME Designer SHINGLES

“With their dimensional appearance and slate-like design, Camelot® II Shingles provide style and beauty at an affordable price!”

Weathered Wood

Antique Slate

Charcoal

Shakewood

Barkwood

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 6, 2016

A-041-15-16

1009 Park Avenue

Applicant: Andrea Gordon

Zoning District: R-1 Low-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

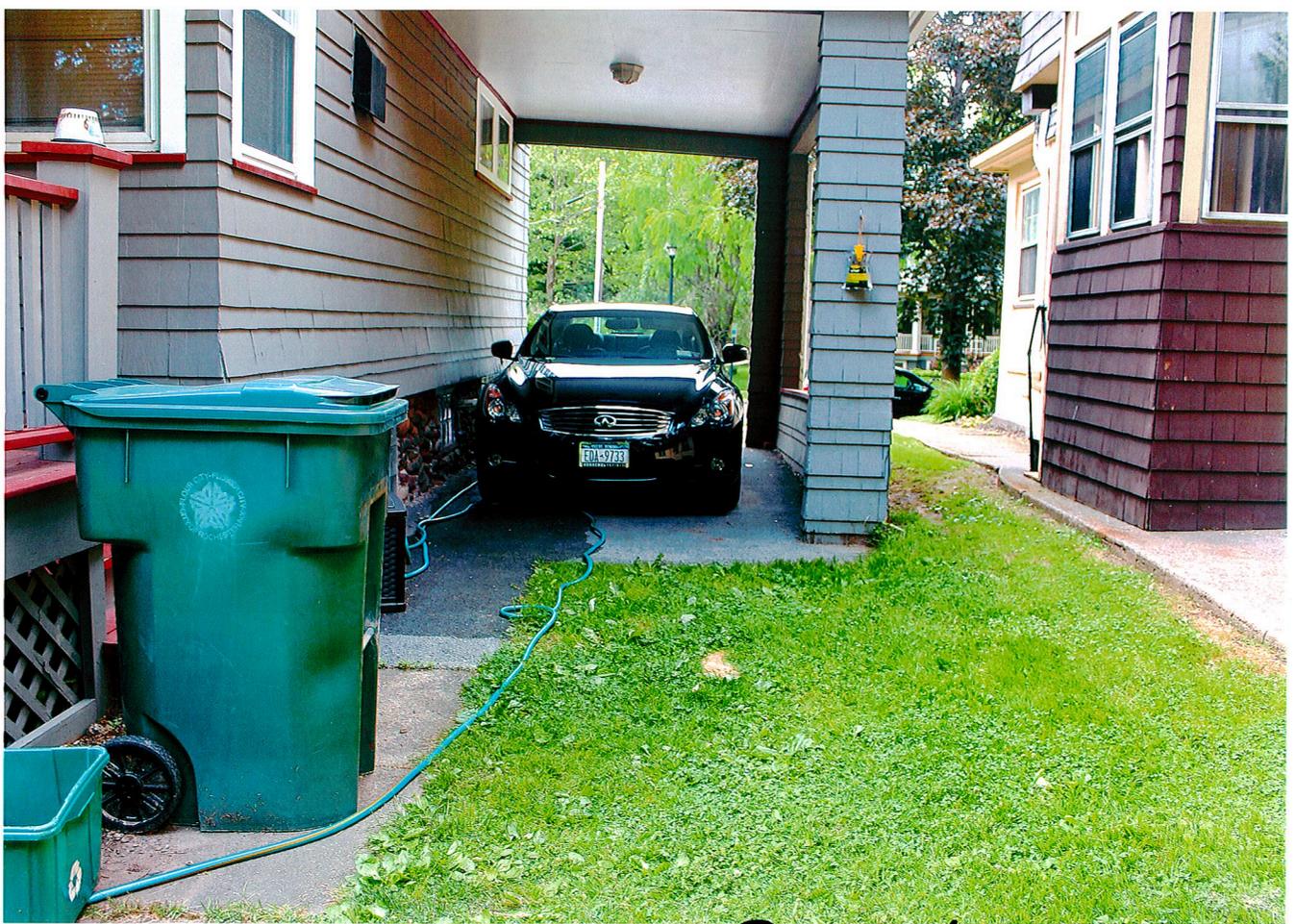
Project Description: To install a 6'H wood fence around the rear yard.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The plan is to install a stockade fence around the yard, which is nearly impossible to see from the street. The zoning code permits fences up to 6 feet high in rear and side yards.

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TOWARD PARK AVE.



LOOKING EAST



LOOKING SOUTHWEST



LOOKING SOUTH



DRINK NORTH WEST

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for April 6, 2016

Referral 566, 586 and 600 East Avenue

Applicant: MC Management

Zoning District: PD 16 Planned Development District 16
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To demolish the building at 600 East Avenue and construct a 3-4 story apartment and office building, and to construct a 2-3 story, +/-600SF addition to the carriage house at 566 East Avenue.

Environmental Action: The proposal is a Type I action under the State Environmental Quality Review Act, requiring further environmental review.

Staff Planner: Peter Siegrist, AIA

This case came before the Board at its February hearing, for comments only. Members remarked that all three actions—demolishing the former Ora Academy building, replacing it with a modern building, and expanding the carriage house—all appear appropriate to the historic visual character of the properties and the preservation district.

The design has progressed, but background work must be done before a vote can be taken.

As noted in the February staff report, the Strathallan Hotel, 7 Strathallan Park, and the Century Club (along with its carriage house on the north and parking lot on the east side) comprise Planned Development District 16. PDs are individual zoning districts with their own regulations for allowable uses, bulk, setbacks, parking, etc. The applicant proposes to extend PD16 to include 600 East Avenue, which holds the former Ora Academy building.

The applicant requests comments from the Board—but no binding decision—on the following:

1. Whether demolition would be permissible, and whether the proposed building could be appropriate to the historic character of the preservation district;
2. Whether the carriage house could be expanded.

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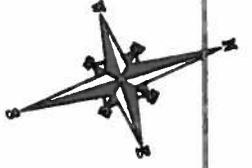
STRATHALLAN PARK

LEGEND

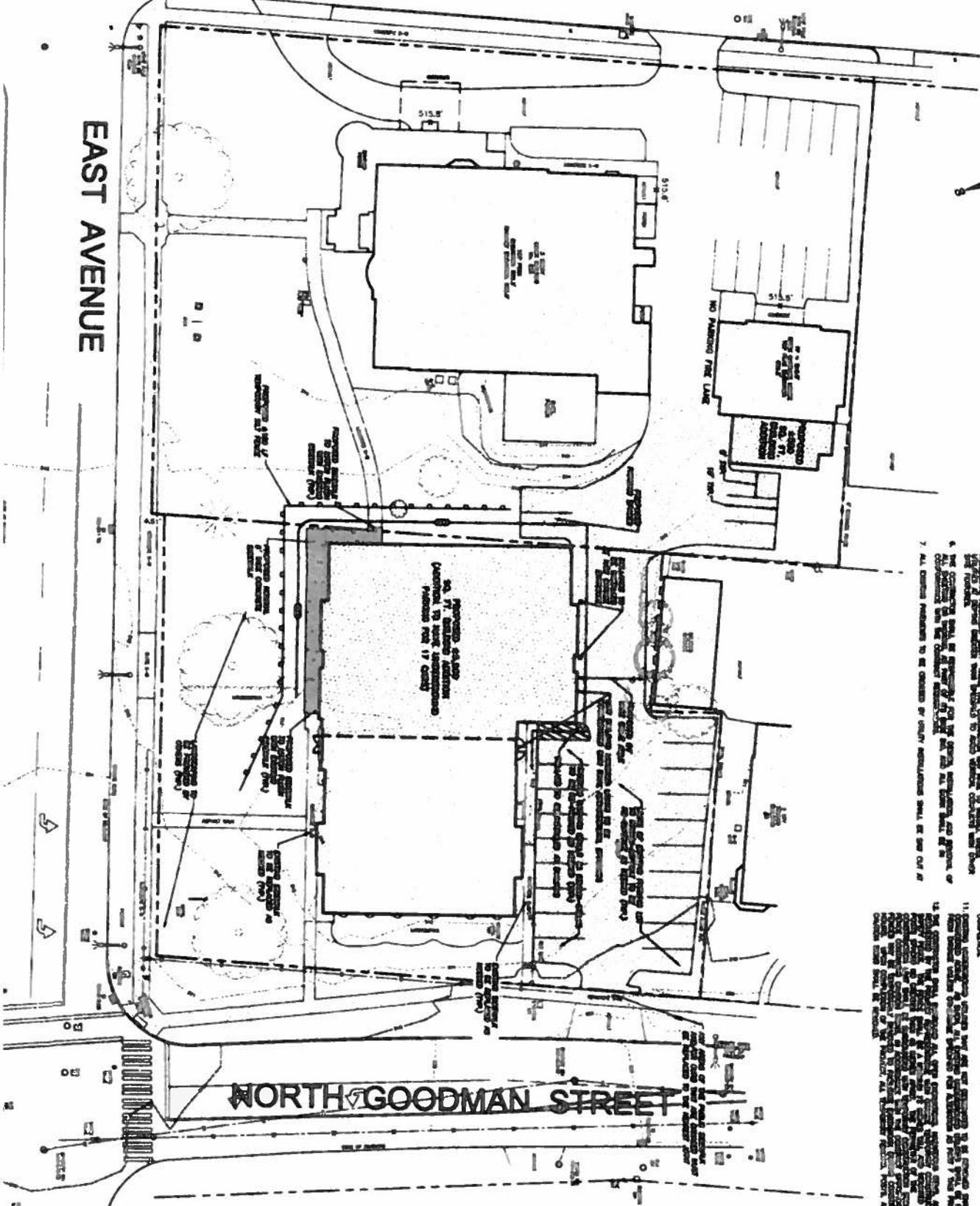
PAVEMENT (AS NOTED)

STREET

STREET



NO PARKING FIRE LANE



UTILITY NOTES:

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.
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COMMERCIAL REAL ESTATE
FOR LEASE
CALL 248-9426

NOTA

610
EAST AVE

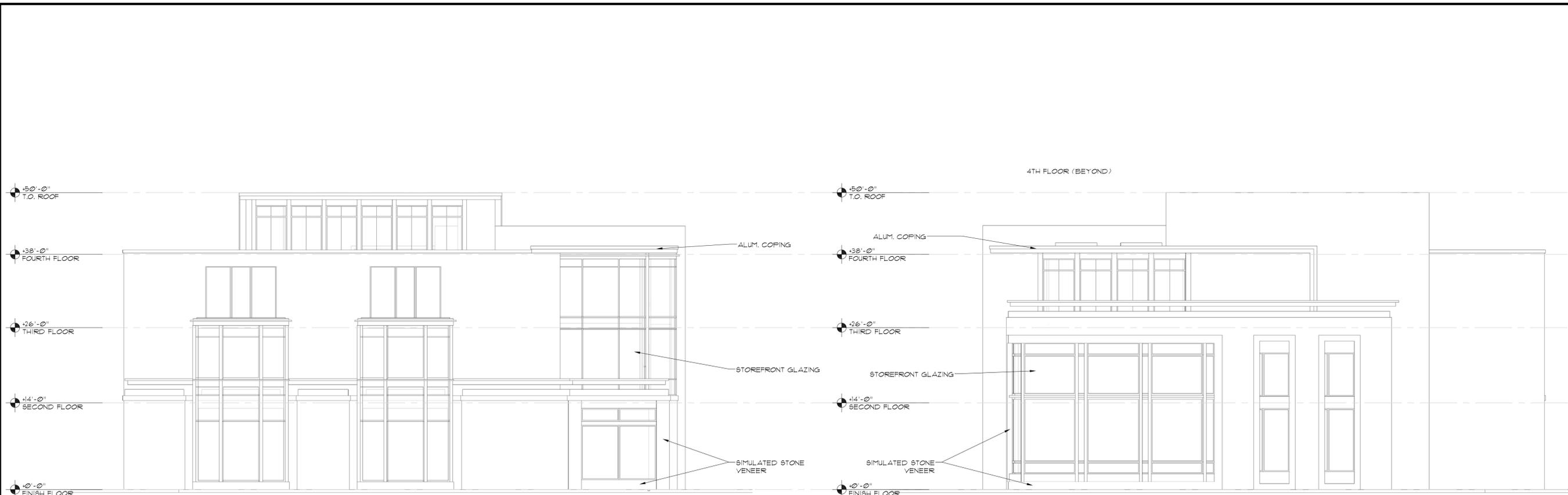


CUSHMAN & WAKEFIELD
FOR LEASE
585.248.9426

HN
HANLON ARCHITECTS

**600 EAST AVENUE
ROCHESTER**





3 WEST ELEVATION
SCALE: 1/8"=1'-0"

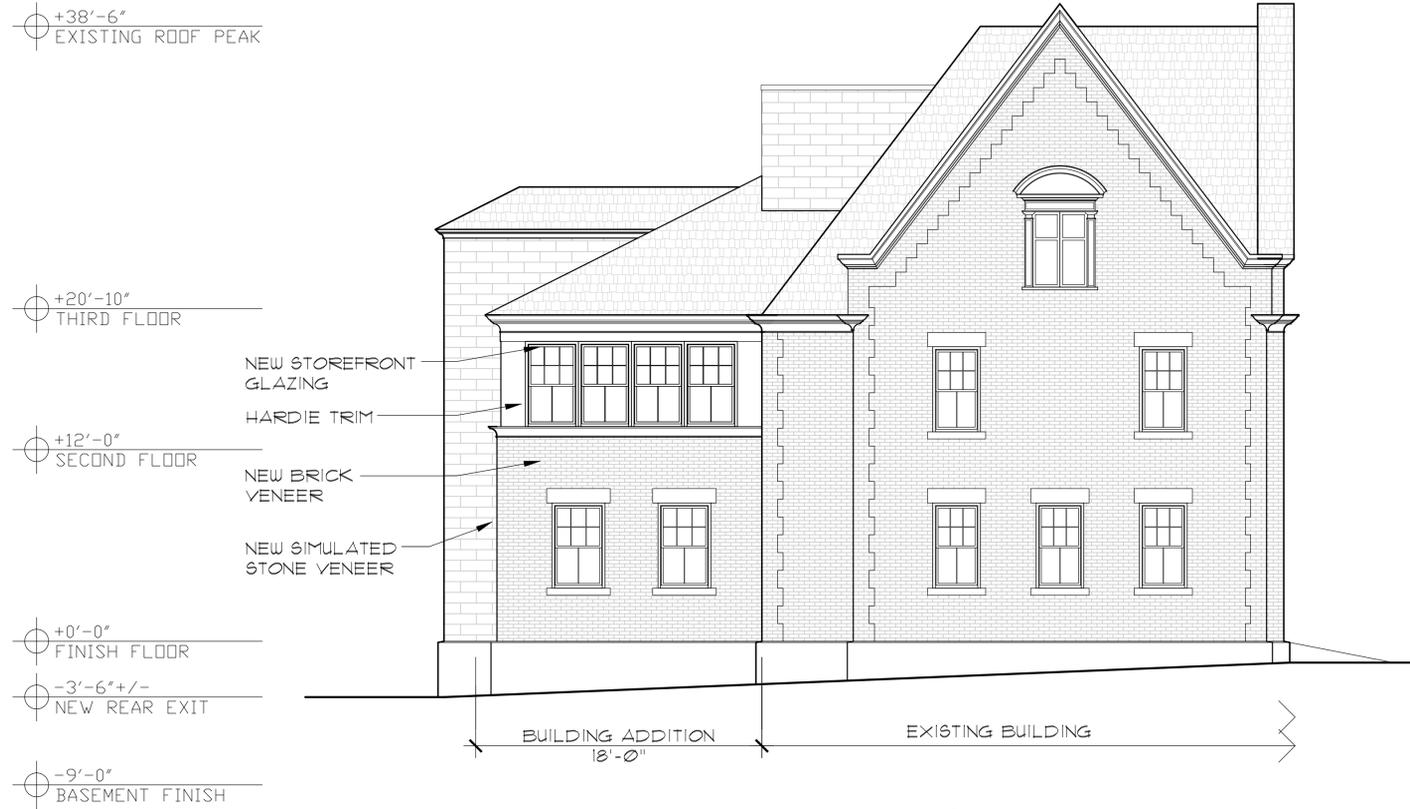
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

-DRAFT-
FINAL DESIGN TBD





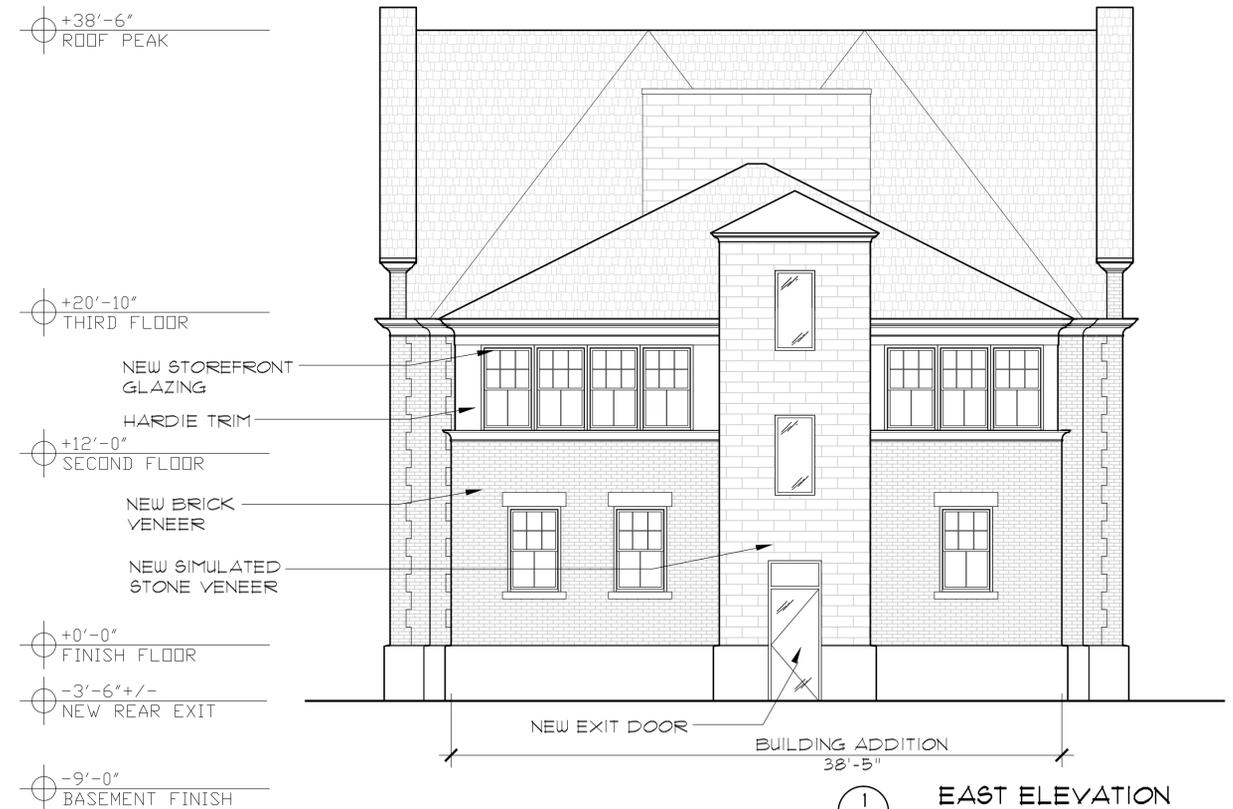
4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Landscape Description

We spent a few hours beginning to think about the site for the new 600 East Avenue as well as the Century Club. The drawing is really just a slightly more developed bubble diagram at the moment. We've not really gotten into the character of the spaces yet, but we are thinking about the garden program, space planning, East Avenue relationships, and critical trees. We also are just getting started and are beginning dialogue with the overall design team and client. Below is an outline of our initial thoughts:

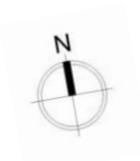
- 1) The gardens for 600 East Ave and the Century Club will respond to the individual pieces of architecture. While there may be unifying features, shared spaces and connections between the two properties, we don't envision creating a one size fits all campus. The gardens will be done in the spirit of those you see on East Avenue whether leaning in an English School direction for the Century Club or a more contemporary direction for 600 East Avenue.
- 2) Both buildings have functioning front doors, therefore we envision that both will have their own sidewalk connections to East Avenue.
- 3) The Century Club has two wonderful magnolias flanking both sides of the entrance walk. When the foliage is on the trees, the entire front elevation of the building is hidden from the street. I'm not sure whoever planted those trees understood just how large those trees would become? If they had, they would have planted them to further away from the building and much further apart to frame and not block the building. We would like to explore transplanting or replacement of those trees. Ideally we bring in a large tree spade and move them, but there is investigation that needs to happen to better understand our options.
- 4) There is a large beech tree located off the southeast corner of the Century Club. We intend to preserve the tree, but first would like to have an arborist evaluate its condition. If it is in decline, we may want to begin the discussions about replacement.
- 5) Continuing on the discussion of the existing beech, the concept does identify the planting of a "legacy" type tree between the front entrance walk and the porte cochere. This would likely be a beech and if not it will have to be a spectacular hardwood specimen of another variety.
- 6) The entry garden for the Century Club will have a soft but somewhat formal character. We would like to expose the stone base/water table of the front porch and get away from foundation plantings in as shown on the concept sketch.
- 7) The porte cochere drive is in need of some t.l.c.
- 8) With the elimination of the driveway in between the Century Club (CC) and 600, there is an opportunity for a new garden space or spaces. The concept drawing acknowledges the need to address the slope outside the CC enclosed porch, suggests a door and stair out of the porch and introduces an intimate Tea/Cutting Garden and a larger "Century" Garden for leisure, casual entertaining and potential outdoor events. Both gardens could be shared by CC and 600 and the concept alludes to the idea of connecting them. We are inclined to protect or screen this garden from East Avenue.

- 9) Much like the Century Club, we'd like to see 600 done so a sizable portion of the building will not have foundation plantings. The front of 600 would have a wide apron or entry court and then a bulk of the planting will occur along the street as foreground from the street and as a means to create a sense of enclosure or volume in the entry gardens of both CC and 600.
- 10) The concept illustrates a "sidewalk element" along East Avenue. This could be a low stone curb, a seat wall or hedging. The main idea is that there is a means to resolve or end the garden at the sidewalk as seen up and down East Ave.
- 11) 600 East Avenue will likely have a 1st finished floor elevation of around 513, driven largely by existing rear entrance. With that, the building will be only slightly higher than East Avenue, which we will consider when layering garden elements at the front entry.
- 12) The east side of 600 presents an opportunity for an intimate enclosed viewing garden used to enhance the first floor office space along that side of the building.
- 13) The large tree on the corner of Goodman and East Avenue, we think is a pagoda tree, will be preserved and used and featured.

Michael Rossetti . RLA
Senior Landscape Architect



GARDEN CONCEPT





600 East Avenue
Rochester, NY 14607

3 . 2 . 2016



600 East Avenue
Rochester, NY 14607

3 . 2 . 2016



600 East Avenue
Rochester, NY 14607

3 . 2 . 2016

