



To: Dorraine Kirkmire, Environmental Specialist/Planner, Department of Environmental Services on behalf of the Mayor Lovely E. Warren

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission

Date: January 16, 2014

Subject: Vacuum Oil-South Genesee River Corridor Brownfield Opportunity Area (BOA) Planning and Implementation Strategy (REC-07-13-14)

Following is the recommendation of the Rochester Environmental Commission in response to a referral submitted on December 27, 2013. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

Project: Vacuum Oil-South Genesee River Corridor Brownfield Opportunity Area (BOA)  
 Lead Agency: Mayor, City of Rochester  
 Applicant: City of Rochester  
 Description: Under the BOA Program, the New York State Department of State provides financial and technical assistance to municipalities and community-based organizations to complete revitalization plans and implementation strategies for areas affected by the presence of brownfield sites, as well as site assessments for strategic sites. The Vacuum Oil-South Genesee River Corridor BOA strategy will accomplish the following goals:

1. Provide recommendations for the redevelopment and reuse of vacant, abandoned, and underutilized properties;
2. Develop strategies to strengthen and diversify residential neighborhoods; and
3. Reconnect the community with the Genesee Riverfront.

The BOA plans and strategies will be the subject of amendments to the City's Comprehensive Plan (Chapter 130 of the City Code) and Zoning Code (Chapter 120 of the City Code) and a Generic Environmental Impact Statement will be used to evaluate potential impacts and alternatives.

**Motion (Jonientz/Pospula)**

Recommendation: To endorse the Lead Agency's position that a positive declaration is to be issued, requiring the preparation of an environmental impact statement.


**Record of Vote:**

Jonientz	Yes
Pospula	Yes
Zwahlen	Yes
Kuchman	Absent
McMullen	Yes

Date of Action: January 16, 2014



To: Mayor Lovely A. Warren

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission 

Date: May 16, 2014

Subject: LYLAKS (Lake-Lyell-State Street) Brownfield Opportunity Area (BOA) Nomination Study (REC-11-13-14)

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on May 6, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

**Project:** LYLAKS (Lake-Lyell-State Street) Brownfield Opportunity Area (BOA) Nomination Study (REC-011-13-14)

**Lead Agency:** Mayor of the City of Rochester

**Applicant:** City of Rochester

**Description:** Under the BOA Program, the New York State Department of State provides financial and technical assistance to municipalities and community-based organizations to complete revitalization plans and implementation strategies for areas affected by the presence of brownfield sites, as well as site assessments for strategic sites. The proposed LYLAKS BOA encompasses over 600 acres comprising approximately 2,800 parcels. The BOA nomination study assesses the current status and development potential for former industrial, commercial and underutilized lands, as well as adjacent residential neighborhoods. It establishes a vision for transforming the study area and identifies a strategy for implementing a series of projects and programs that will result in improved business opportunities, an enhanced visitor experience, and improved quality of life. It includes a comprehensive analysis of the study area, identifying existing sites and community conditions that may impact redevelopment. The study is used to formulate specific recommendations and draft implementation strategies, potentially including amendments to the City's Comprehensive Plan, Zoning Text and Zoning Map, and/or Urban Renewal Plans.

**Motion (Pospula/Kuckman)**

**Recommendation:** To endorse the Lead Agency's position that a positive declaration is to be issued, requiring the preparation of an Environmental Impact Statement (EIS).


**Record of Vote:**

Jonientz	Yes
Pospula	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes

**Date of Action:** March 15, 2014



To: C. Mitchell Rowe, Director of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission 

Date: June 20, 2014

Subject: Rochester Museum and Science Center (REC-12-13-14), 657 East Avenue

---

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on May 20, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

**Project Name:** Rochester Museum & Science Center Gateway Building (REC-12-13-14)  
**Applicant:** Rochester Museum and Science Center  
**Project Description:** To construct a +/- 4,000 square foot entrance pavilion between the main museum building and the planetarium; to add a terrace to the north face of the main museum building; and to convert the planetarium driveway tot a public plaza.

**Motion (Zwahlen/Kuchman)**

**Recommendation:** The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued. The following comments are being provided for your consideration:

1. The proposed terrace needs to reflect and respect the historic district and be more sensitive and engaging to the public realm.
2. With the elimination of the driveway, there is a concern that there may be increased traffic directed to the side streets. The one existing curb cut to the east that will remain should continue to be used for buses and the majority of the patron traffic to minimize impacts on S. Goodman Street and Oxford Street.
3. With the relocation of the restaurant/café, there is a concern for the location and potential visual and olfactory impacts associated with exhaust fan(s).

**Record of Vote:**


Jonientz	Absent
Pospula (Acting Chair)	Yes
Zwahlen	Yes
Kuchman	Yes
McMullen	Yes

Date of Action: June 19, 2014

xc: Peter Siegrist, Rochester Preservation Board



To: Peter Siegrist, Preservation Planner, Bureau of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission 

Date: July 18, 2014

Subject: Eastman Gardens Senior Apartments (REC-01-14-15)  
800 E. Main Street, 73 and 75-77 Kenilworth Terrace

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on July 11, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

Project: Eastman Gardens Senior Apartments  
 Lead Agency: Director of Planning and Zoning  
 Applicant: Darin Young, Home Leasing  
 Description: To change use of the property from a long-vacant dental dispensary to 55 residential dwelling units for seniors aged 55+, including renovations to the interior and the exterior and reconstruction of the parking lot at 73 and 75-77 Kenilworth Terrace.

Recommendation: The project is not likely to create significant adverse impacts upon the environment. It is recommended that a negative declaration is issued for this project.

Motion (Pospula/Zwahlen):

Record of Vote:

Jonientz	Yes
Pospula	Yes
Zwahlen	Yes
Kuchman	Yes
McMullen	Absent

Date of Action: July 17, 2014



Inter-Departmental Correspondence

To: C. Mitchell Rowe, Director of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission

Date: October 17, 2014

Subject: The HIVE@155 St. Paul Street (REC-06-14-15)  
155 and 169 St. Paul Street and 150 St. Paul Street

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on September 30, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

Project Name: The HIVE@155 St. Paul Street (REC-06-14-15)  
Applicant: Daniel Morgenstern, HIVE@155 LLC  
Project Description: To change the use on the 1<sup>st</sup> floor of an existing building to commercial and 6 residential units, and 12 apartments each on floors 2-5, and legalize the existing parking lot at 150 St. Paul Street.

Motion: (McMullen/Pospula)

Recommendation: The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued.

**Record of Vote:**


Jonientz	Absent
Pospula (Acting Chair)	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes
Premo	Yes
Schellinger	Yes

Date of Action: October 16, 2014

xc: Jason Haremza, Bureau of Planning and Zoning



To: C. Mitchell Rowe, Director of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission 

Date: October 17, 2014

Subject: Port of Rochester – Phase I Redevelopment (REC-07-14-15)  
4752 Lake Avenue

---

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on September 30, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

#### CHAPTER 48 REFERRAL RECOMMENDATIONS

**Project Name:** Port of Rochester – Phase I Redevelopment  
**Applicant:** Grey Weykamp, Edgewater Resources, LLC  
**Project Description:** A environmental review is being conducted for 3 Phases of development; **Phase 1** (northeast corner of site) includes the construction of a 75,650 sq. ft., 10-story, 52 room boutique hotel, with a restaurant, event space, 2<sup>nd</sup> floor rooftop deck, 18 condominiums on upper floors, and structured and surface parking; and to construct, adjacent to the hotel, a 5,400 sq. ft. spa and 900 sq. ft. retail/coffee shop; **Phase 2** (northwest corner) includes the construction of a 10-story structure with 48 condos on floors 3-10. The base of the structure is a 2-story podium containing 14 townhouses and 7,800 sq. ft. of commercial space. Structured parking under the building will be provided to serve the uses; **Phase 3** (southern portion) includes civic space for outdoor public gathering connecting Lake Avenue and River Street, the construction of a 10-story structure with 50 condos on floors 3-10. The base of the structure is a 2-story podium containing 20 townhouses and 20,000 sq. ft. of commercial space, interior structure parking for the building is included. This project is located on "Development Parcel 1" of the City of Rochester Port Public Marina & Mixed Use Development Project, the subject of a Generic Environmental Impact Statement (GEIS), completed in 2012. Site Plan Review approval is being requested at this time for Phase 1 only.

Motion: (Pospula/Kuchman)

Recommendation: The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued.

**Record of Vote:**

Jonientz	Yes
Pospula	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes
Premo	Yes
Schellinger	Yes

Date of Action: October 16, 2014

xc: Dorraine Kirkmire, DES-Environmental Quality  
Steve Golding, NBD-Project Development



To: C. Mitchell Rowe, Director of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission

Date: November 24, 2014

Subject: Highland Hospital Expansion (REC-11-14-15), 1000 South Avenue

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on November 7, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

Project Name: Highland Hospital Expansion  
 Applicant: Highland Hospital  
 Project Description: To construct a 2-story, 30,000 square foot addition with mechanical penthouse on the 3<sup>rd</sup> floor to the southeast corner of Highland Hospital over an existing parking lot. The project includes relocation of existing parking to other Highland Hospital parking facilities, on-site, subsurface stormwater management, and landscaping and fencing to screen and buffer the additional from the nearby residential uses.

**Motion (Kuchman/Premo)**

Recommendation: The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued.

**Record of Vote:**

Jonientz	Absent
Pospula (Acting Chair)	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes
Premo	Yes
Schellinger	Yes

Date of Action: November 20, 2014





To: Mayor Lovely A. Warren

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission

Date: November 24, 2014

Subject: Marketview Heights Urban Renewal District (REC-10-14-15)  
Northeast area of the City of Rochester (see attached map)

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on November 7, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

**Project Name:** Marketview Heights Urban Renewal District (MVH URD)  
**Applicant:** Mayor of the City of Rochester  
**Address:** Northeast Area of the City generally bounded by Scio Street, East Main Street, North Union Street, and the CSX Railroad tracks, and also including properties on the north side of East Main Street between North Union Street and Prince Street, approximately 60 acres.

**Project Description:** To rezone the subject properties as the Marketview Heights Urban Renewal District as a means to outline a strategy and step-by-step action plan to reduce, eliminate, and prevent the spread of blight in the neighborhood and position key sites for redevelopment, thereby completing the work of the Marketview Heights Focused Investment Strategy and realizing the community's vision for the neighborhood. The URD Plan provides a series of recommendations directed at stabilizing/revitalizing the housing stock, enhancing public spaces, improving public safety, and strengthening the connection to the Rochester Public Market.

**Motion (McMullen/Kuchman)**


**Recommendation:** The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued. The Commission also recommends that community outreach continue through all phases of plan implementation.


**Record of Vote:**

Jonientz	Absent
Pospula (Acting Chair)	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes
Premo	Yes
Schellinger	Yes







**Date of Action:** November 20, 2014

# Marketview Heights Urban Renewal District Boundary

 URD Boundary

 Vacant Parcels

**Zoning Districts**


-  R-2
-  C-2
-  M-1
-  CCD
-  PMV
-  O-S





Inter-Departmental Correspondence

To: C. Mitchell Rowe, Director of Planning and Zoning

From: Zina Lagonegro, Senior Planner on behalf of the Rochester Environmental Commission 

Date: November 24, 2014

Subject: Strathallan Hotel Rooftop Banquet Hall (REC-09-14-15), 546 East Avenue

---

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on November 6, 2014. This constitutes completion of the requirements of Section 48-6.1 of the City Code, and further processing of the application and environmental determination may now proceed.

**CHAPTER 48 REFERRAL RECOMMENDATIONS**

Project Name: Strathallan Hotel Rooftop Banquet Hall  
 Applicant: Christa Development  
 Project Description: To construct a +/-5500 sq.ft. rooftop banquet hall, kitchen and outdoor terraces.

**Motion (Premo/McMullen)**

Recommendation: The Rochester Environmental Commission has determined that the project is not likely to create significant adverse impacts upon the environment, and recommends that a negative declaration is issued. The following comments are being provided for your consideration:

1. The 9<sup>th</sup> floor banquet facility is intended to be used for parties, showers, conferences, weddings, and the like, which includes use of the outdoor terrace. The outdoor terrace is not intended to provide outdoor seating, but to be used accessory to the banquet facility for getting fresh air, enjoying the weather and taking in the sights. Consideration should be given to late night hours of use such that light spill, flashing lights from music related light shows, and the use of the terrace for smoking and congregating are monitored to reduce potential impacts to the surrounding residential neighborhood.

**Record of Vote:**

Jonientz	Absent
Pospula (Acting Chair)	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes
Premo	Yes
Schellinger	Yes

Date of Action: November 20, 2014

xc: Peter Siegrist, Rochester Preservation Board