

ROCHESTER ENVIRONMENTAL COMMISSION

MEETING MINUTES

3-4-24

Roll Call

A quorum was present as made up by the following current REC members in attendance:

- Rosemary Jonientz, Chair
- Kate Powers, Vice Chair
- Bob Schellinger
- Elizabeth Primus

Chair Jonientz led the meeting.

Housekeeping

There were no housekeeping matters.

Agenda Approval

The agenda was accepted without a vote.

Review/Acceptance of Last Minutes

The prior meeting was the regularly scheduled February meeting of the REC. The February meeting minutes were distributed to all REC members. Member Perez indicated he would not be in attendance at this meeting and indicated he approved the February minutes upon his review of them. The other members of the REC in attendance that also attended the February meeting moved (Member Schellinger; Member Primus seconded) to approve the February minutes as distributed, and they were approved by a vote of 4-0-0 (including Member Perez's vote in absentia). Member Powers did not participate in this vote having not been at the February meeting.

Review of Correspondence

There was no correspondence for review or to be issued.

Reports

There were no reports for review or to be issued.

Old Business

There was no old business to conduct.

SEQR/Chapter 48 Referrals

- a. Los Flamboyanes redevelopment project.

Representatives of the applicant developer team were present to present the project to the REC and answer any questions to inform the REC's consideration and deliberation in preparation of making its recommendation to the Manager of Zoning for a SEQR neg/pos declaration. Members of the development team present were:

- Robert Cain, CSD Housing
 - Wendy Meagher, Meagher Engineering
 - Tony Tintera, Meagher Engineering
 - Peter Roetzer, Passero Associates
 - Brad Jamison, Christa Construction
 - Kim Burkhart, Landsman
- Rob Cain presented project in general
 - 153 units total
 - Built in 1970s
 - Townhouses beginning to fail
 - Studio thru 4 br, families thru seniors
 - Unit mix will remain the same (number of bedrooms, etc).
 - Wendy Meagher
 - Currently 29 townhouse units on west side and 16 near tower – all replaced on east side with 45 units
 - Plan allows for improved access to green space near the tower; new playground will be constructed on east side. Tower has mostly studio, 1-, and 2-bedroom units; townhouses do, and will, have 3- and 4-bedroom units.
 - Landscaping improvements will be made
 - Accessibility improvements will be made
 - Currently a lot of individual water service – will abandon and consolidate; some hydrants will be taken over as private.
 - Tony Tintera
 - Technical aspects
 - Stormwater infrastructure currently not in place to detain or filter or infiltrate into ground
 - No controlled release rate currently – simply drains into public catchment system
 - Proposed improvements include green space for onsite filtration; rely on bio retention practices; will be less peak storm runoff into the storm drains; grading on west side will reduce existing hill to reduce runoff; minor grading to parking entrance to tower parking; introduce bio retention along N Clinton on west side. East side mostly flat; proposing to make the units more visitable through accessibility improvements.
 - Lighting – IESNA recommendations being followed and will be dark sky compliant. Improved lighting around parking areas and emphasis of improved lighting around playground will be implemented.
 - Landscaping improvements – primarily will focus on parcel perimeter as it is deficient currently.
 - REC member Primus asked about use of solar or geothermal, and whether LEED was adhered to in design.
 - Development team responded that their standard is Enterprise green + which is similar to LEED Gold+; they are electrifying the complex. Will be using heat pumps for heat and installing solar panels on the roofs of the new townhouse buildings on the east side of

- North Clinton. Had considered other solar such as canopies in parking lots but determined rooftop presented best solution with lowest risk of damage.
- Member Primus asked for information about expected/planned tenant relocation/displacement. Development will follow HUD laws on relocations, allowing units to remain vacant after elective relocations and rehousing remaining tenants with first right of refusal to those tenants for return. Goal is zero displacement.
 - Member Primus asked about how children might navigate the complex without interacting with traffic – suggested a bridge. Development team indicated too expensive but team noted bump-outs and crosswalks were being proposed and that the largest units will all be together on the east side, which should minimize children crossing North Clinton.
- Member Powers asked about status of MOA with NYS Parks and Rec regarding permission to demolish the townhouse units.
 - Development team indicated they had submitted a draft last week – waiting on SHPO – have been approved just waiting on paperwork essentially..
 - Juliet balconies may change depending on requirements of SHPO.
 - Member Powers asked if the statement that there would be “more” green space mean objectively more or just that more would be “useable”? Development team indicated the increase is in usability as the western parcel currently has a large portion of its greenspace fenced off.
 - Member Powers asked about underground storage chambers for stormwater.
 - Development team indicated no drawings were available and had not been submitted but would be included in the SWPP that is being prepared.
 - Member Jonientz asked about location of dumpsters and snow storage areas, which the development team pointed out.

The presentation and Q&A session was concluded and the REC deliberated. Chair Jonientz suggested a vote for the recommendation be taken and then any recommended actions be determined afterwards to be included in the recommendation to the Manager of Zoning.

Member Schellinger moved to vote to recommend to the Manager of Zoning that they issue a negative declaration for the project, which was seconded by Member Powers. The body voted 4-0-0 to recommend to the Manager of Zoning that the project be issued a negative SEQR declaration.

The REC attached the following recommendations:

- Recommend that site plans depict location and type of solar; provide more details about the solar energy system planned.
- Recommend the details of the underground storage chambers for stormwater be shown on site plan drawings.
- Recommend native plants be used to extent possible.
- Recommend that if community input has not yet occurred, that a public meeting be held with the community about the project.

New Business

- a. The body conducted officer nominations and elections for calendar year 2024 at this meeting, having not had the opportunity to do so at the January meeting as it was a public hearing, and

not having done so at the February meeting. Chair Jonientz indicated the roles of Chair and Vice Chair were not burdensome, having only to lead meetings and hearings, and then asked whether members who were not currently officers wished to serve as such this calendar year, to which there was no expressed interest. Chair Jonientz indicated if nominated, she would accept the nomination and election to Chair if the body was so inclined. Vice Chair Powers indicated she would accept the nomination and election to the role again if the body was so inclined. Chair Jonientz nominated Kate Powers to serve as Vice Chair for 2024, to which she was subsequently elected with a vote of 4-0-0. Vice Chair Powers nominated Rosemary Jonientz to serve as Chair for 2024, to which she was elected with a vote of 4-0-0.

- b. The body considered whether a change to the meeting start should be implemented. After brief discussion, in which a 5:30 start time was considered, the body elected to maintain the 6:00pm start time for its meetings.

Meeting was adjourned.