



MINUTES
January 28, 2010

I. ATTENDANCE

A. Members:

- | | |
|------------------------|------------------|
| (X) M. Doyle | (O) P. Robertson |
| (X) E. Gartland | (X) T. Tuori |
| (O) R. Jonientz, Chair | (X) T. Zwahlen |
| (X) R. Pospula | |

B. Staff: D. Kirkmire

II. MINUTES APPROVAL – Minutes from November 30, 2009 stand as printed.

II. REPORTS

Tom Tuori reported on the EMC meeting of January 20, 2010. He reviewed the EMC 2010 work plan. Dorraine will send a copy of the work plan to the REC members. Tom requested that staff report back to the Commission on the SEQR process required for the sale of City lands around the City's water supply to DEC.

IV. REFERRALS

- A. Project:** Mills at High Falls 2
Location: 370-392 State Street and 3 Brown Street
Lead Agency: Manager of Zoning
Applicant: Urban League of Rochester
Description: Rehabilitation of existing buildings for housing. Demolition of minor accessory structures for the construction of accessory parking.

Action: Moved by Gartland and unanimously approved that the following recommendation be forwarded to the Lead Agency:

The proposal is not likely to create significant adverse impacts upon the environment.

- B. Project:** Eastman Business Park Planned Development District
Location: Kodak Park East
Lead Agency: Manager of Zoning
Applicant: City of Rochester
Description: The City of Rochester and Eastman Kodak Company have partnered to plan the future of Kodak Park as the company downsizes and reduces its real estate holdings. Together with the City, Kodak is developing a master plan and marketing strategy for the eventual sale and redevelopment of the vacant land and existing underutilized facilities. A Planned Development (PD#12) Zoning District is proposed including a new mapped district and new regulations.

Action: The action was held until the next meeting. It was requested that the overall marketing plan and build-out vision be presented. Members agreed that they may attend the Planning Commission meeting to get more information.

V. OLD BUSINESS



- A. Port/ LWRP Amendment/SEIS – Scoping meeting being planned for late Feb, early March
- B. Durand Beach Master Plan – No report
- C. Citygate –FGEIS pending
- D. Wegmans East Ave – DEIS pending

Prepared By: Dorraine Kirkmire



**APPROVED MINUTES
March 25, 2010**

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (O) Molly Doyle | (O) Patsy Robertson |
| (X) Gene Gartland | (X) Tom Tuori |
| (X) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from January 28, 2009 stand as printed.

III. ELECTION OF OFFICERS

On a motion by Tom Tuori, Rosemary Jonientz was nominated for Chair.
On a motion by Tanya Zwahlen, Rich Pospula was nominated for Vice Chair.
On a motion by Tanya Zwahlen, Rosemary Jonientz and Rich Pospula were unanimously elected to Chair and Vice Chair, respectively.

IV. REPORTS

Tom Tuori reported on the EMC meetings of February and March 2010.

As requested at the last meeting, Dorraine reported back to the Commission on the SEQR process required for the sale of City lands around the City’s water supply to DEC. As a result of Tom’s inquiry, the State was prompted to coordinate lead agency with the City and issue a Findings Statement pursuant to the State’s Open Space Plan and DGEIS. The City subsequently adopted a Findings Statement in conjunction with City Council approval of the sale of the lands.

V. REFERRALS

A. Project: Port of Rochester Marina Development Project

Location: Port of Rochester

Lead Agency: Mayor is seeking lead agency designation

Applicant: City of Rochester

Description:

- A comprehensive plan for redevelopment of the Port of Rochester site to accommodate creation of a public marina basin;
- Private development of adjacent lands for mixed-use;
- Relocation of existing public facilities at the Port site to accommodate the redevelopment; and
- Redevelopment at the transportation terminal formerly used for operation of the now defunct fast ferry service.



Action: Moved by Gene Gartland and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed review process and public outreach process looks good. Since this is a project that has regional implications, the public information meeting should be held in a more central location than Charlotte H.S., perhaps *Theater on the Ridge*. At that meeting, Ron Shultz should discuss and provide pictures of other Great Lakes port/marina projects that he has worked on that are successful.

With regard to the EIS draft scope, the following item should be added to the section on Alternatives Analysis: Alternatives for operating the marina (e.g., City-operated, privately operated) and funding the ongoing marina operations.

VI. OLD BUSINESS

- A. Port EIS** – Staff followed up the presentation with a description and schedule of the proposed SEQR process.
- B. Durand Beach Master Plan** – Working with the consultant on the final scope.
- C. Citygate** –FGEIS pending
- D. Wegmans East Ave** – DEIS pending

VII. ADJOURNMENT

Moved by Rich Pospula and unanimously approved that the meeting be adjourned at 7:45p.m.

Prepared By: Dorraine Kirkmire



**APPROVED MINUTES
May 27, 2010**

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (O) Molly Doyle | (O) Patsy Robertson |
| (X) Gene Gartland | (X) Tom Tuori |
| (O) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from March 25, 2010 stand as printed.

III. REPORTS

Tom Tuori reported on the May EMC meeting.

IV. REFERRALS

A. Project Name: Garage Demolition
Location: 83 East Blvd.
Applicant: Chris Coccitti

Project Description: Two-car garage in a district listed in the National Register of Historic Places was demolished by a previous owner without a Certificate of Appropriateness or a demolition permit. To resolve the enforcement issues, the new owner is scheduled to appear before the Rochester Preservation Board at its June 9 hearing.

Action: Moved by Gene Gartland and unanimously approved that the following recommendation be forwarded to the Lead Agency:

Based on the information provided, the loss of the building did not cause significant adverse impacts upon the environment. A negative declaration is appropriate.

B. Project Name: The Children’s Pavilion
Location: 171 Reservoir Drive
Applicant: JoAnn Beck for the Highland Park Conservancy

Project Description: Construct a replica of the original Children’s Pavilion in the same location and with the same dimensions and details. The applicant is scheduled to appear before the Rochester Preservation Board at its June 9 hearing.

Action: Moved by Tom Tuori and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed project will not have significant adverse impacts upon the environment. The Commission makes this recommendation with the understanding that pavement will be minimized and no vehicular access will be permitted.



V. OLD BUSINESS

A. Port EIS –The public scoping period is coming to a close and the DEIS is underway.

B. Durand Beach Master Plan – The scope is finalized and the DEIS is underway.

C. Citygate –FGEIS pending

D. Wegmans East Ave – DEIS pending. Public hearing dates were discussed. Staff will e-mail potential hearing dates.

VI. ADJOURNMENT

Moved by Tanya Zwahlen and unanimously approved that the meeting be adjourned at 6:30 p.m.

Prepared By: Dorraine Kirkmire



MINUTES
June 21, 2010

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (X) Molly Doyle | (X) Patsy Robertson |
| (X) Gene Gartland | (O) Tom Tuori |
| (X) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (O) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from May 27, 2009 approved as printed.

III. REPORTS

No Reports.

IV. REFERRALS

A. Project Name: Paetec Headquarters

Location: Southeast corner of Main Street and Clinton Ave in the center city.

Applicant: Paetec

Project Description: Construction of a 222,426± square foot, 3-story office building with some retail space at street level. Located at the former Midtown site bound by Main Street, S. Clinton Avenue, Elm Street (new), and Cortland Street (new). The proposed building will incorporate much of the existing Seneca Building, including the basement and 3.5 stories of existing steel/concrete floors. The building will consist of a main lobby, data center, network operations center, garden roof area and enclosed roof top event center.

Lead Agency: Manager of Zoning

Action: Moved by Gartland and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed project will not have significant adverse impacts upon the environment.

B. Project Name: Boynton House (historic name of the house designed by Frank Lloyd Wright)

Location: 16 East Boulevard

Applicant: Fran Cosentino and Jane Parker

Project Description

Site

1. Lower grade ~8" around house
2. Eliminate driveway to East Blvd.; construct a two-track garden drive from garage to house
3. Construct courtyard garden w/lily pool, raised planters, and pavers between garage and house
4. Install a fence around north, east and south property lines
5. Modify landscaping on remainder of site

Garage

1. Demolish a 2-car garage
2. Construct a 3-car garage and auto court
3. Construct a roofed pergola/trellis between garage and house

Residence



1. Replace front door
2. Install steps at east end of rear porch
3. Install two new windows at southeast side, in breakfast room

Action: Moved by Zwahlen and unanimously approved that the following recommendations and comments be forwarded to the Lead Agency:

The proposed project will not have significant adverse impacts upon the environment. A description of the proposed fence was not included in the referral and is excluded from this action.

V. OLD BUSINESS

- A. Port EIS** –The DEIS preparation is underway.
- B. Durand Beach Master Plan** – The DEIS is expected any day.
- C. Citygate** –FGEIS pending
- D. Wegmans East Ave** – The public hearing format was discussed.

VI. ADJOURNMENT

Moved by Gartland and unanimously approved that the meeting be adjourned at 6:45 p.m.

Prepared By: Dorraine Kirkmire



MINUTES
September 2, 2010

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (X) Molly Doyle | (X) Patsy Robertson |
| (X) Gene Gartland | (O) Tom Tuori |
| (O) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (O) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. OLD BUSINESS

A. Port EIS –The DEIS preparation is underway.

B. Durand Beach Master Plan – The DEIS is expected any day.

C. Citygate –FGEIS Distributed

D. Wegmans East Ave – The Commission reviewed the draft comment summaries and prepared the Comment Summary and Disposition Recommendations Report to be submitted to the Manager of Zoning.

III. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Prepared By: Dorraine Kirkmire





MINUTES
September 30, 2010

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (X) Molly Doyle | (O) Patsy Robertson |
| (X) Gene Gartland | (X) Tom Tuori |
| (O) Rosemary Jonientz, Chair | (O) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from June 21, 2010 and September 2, 2010 stand as printed

III. OLD BUSINESS

A. Port EIS –The DEIS preparation is underway.

B. Durand Beach Master Plan – The DEIS is expected any day.

C. Citygate –

Action: Moved by Doyle and unanimously approved that the following recommendations be forwarded to the Lead Agency:

After careful consideration of the Environmental Impact Statement (EIS) for the project, it is the opinion of the Rochester Environmental Commission that the project should be approved with the following considerations:

1. The proposed Development Concept Plan has greatly improved since the Draft EIS. The plan and Final EIS adequately address the comments received during the public comment process. The vision expressed in the plan appears to be very feasible. The project will benefit from the proposed design guidelines which are referenced in the proposed regulations.
2. During the demolition phase, asbestos and lead must be handled and disposed of properly.
3. If not done already, the property owner should do a Phase I environmental analysis to determine the soil conditions in order to properly assess impacts and potential exposures during excavation and regrading of the site.

D. Wegmans East Ave – The FEIS is underway.

IV. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Prepared By: Dorraine Kirkmire





**APPROVED MINUTES
December 16, 2010**

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (O) Molly Doyle | (X) Patsy Robertson |
| (X) Gene Gartland | (O) Tom Tuori |
| (O) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from September 30, 2010 stand as printed

III. REFERRALS

A. Project Name: Redevelopment of 33 Litchfield Street

Applicant: DePaul

Project Description: To establish use as a 65-unit multi-family housing facility involving replacement of all windows, installation of a HC ramp, dumpster enclosure and garden courtyard, and creation of a 51-space parking lot.

Lead Agency: Director of Planning and Zoning

Action: Moved by Zwahlen and unanimously approved that the lead agency be informed of the following opinion:

This project, as proposed, will not have a significant impact on the environment.

B. Project Name: Voters Block

Address: 431 West Main Street

Applicant: Voters Block Associates, LLC,

Description: To construct a 39-unit apartment building with commercial space on the first floor in the front of the building. The project includes a 30-space parking lot, site lighting and landscaping.

Lead Agency: Director of Planning and Zoning

Involved Agencies: NYS Homes and Community Renewal

Type I Trigger: Project is on a property that is located adjacent to a District listed on the National Register of Historic Places.

Action: Moved by Zwahlen and unanimously approved that the lead agency be informed of the following opinion:

This project, as proposed, will not have a significant impact on the environment. Following, is a list of issues for consideration during site plan review:

1. More greenspace should be made available to the future tenants either through the installation of additional greenspace on the site or through installation of easy access (e.g., limited fencing) to the adjacent park.
2. Ensure fire fighter access to the rear of the proposed structure.



IV. OLD BUSINESS

- A. Port EIS** –The DEIS preparation is underway.
- B. Durand Beach Master Plan** – The DEIS is expected any day.
- C. Citygate** – City Council approved the rezoning request.

V. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Prepared By: Dorraine Kirkmire