




To: Marcia Barry, Director of Planning and Zoning

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

Date: July 11, 2013

Subject: CityGate (REC-01-13-14), 350, 422, 422, 444 and 450 East Henrietta Road and 401 and 445 Westfall Road

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on June 6, 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: CityGate Rezoning/Redevelopment (PD#11)
Lead Agency: Director of Planning and Zoning
Applicant: Anthony J. Costello & Son(Spencer)Development, LLC
Description: Demolition of the Iola Campus for the construction of a mixed-use development including housing, retail (including a 150,000 sq. ft. Costco), office, hotel and recreational opportunities. This is a 44 acre site located in the southeast quadrant of E. Henrietta Road and Westfall Road. The project will require a change in the adopted Planned Development District (PDD) zoning.

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/Robertson): To accept the modifications to the Development Concept Plan and District Regulations and to recommend a negative declaration.

Record of Vote:

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

Date of Action: July 9, 2013



To: Marcia Barry, Director of Planning and Zoning

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

Date: August 20, 2013

Subject: Photech Infrastructure Development, 1000 Driving Park Avenue (REC-03-13-14)



Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on August 8, 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: Photech Infrastructure Development
 Lead Agency: Thomas S. Richards, Mayor
 Applicant: Matthew McCarthy on behalf of Thomas S. Richards
 Description: To redevelop a 12.6 acre site for light industrial/office. The project includes a new dedicated public street with utility infrastructure, the subdivision of land, and environmental cleanup.

Motion (Kuchman/Pospula): There was insufficient information presented regarding the assessment of hazardous materials on the site and a plan for the proper disposal of contaminated materials that may be removed from the site. For these reasons, the project is likely to create significant adverse impacts upon the environment. It is recommended that the Lead Agency issue a **Positive Declaration**, requiring the preparation of an Environmental Impact Statement (EIS).

Record of Vote: 5-0
 Jonientz Yes
 Pospula Yes
 Robertson Absent
 Zwahlen Yes
 Kuchman Yes
 McMullen Yes

Date of Action: August 15, 2013



Inter-Departmental Correspondence

To: Mayor Lovely A. Warren

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

Date: January 6, 2014

Subject: Inner Loop East Reconstruction Project (REC-05-13-14)

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on November 8, 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: Inner Loop East Reconstruction Project

Lead Agency: Mayor of the City of Rochester

Applicant: City of Rochester

Description: To fill in the Inner Loop from S. Clinton Avenue to E. Main Street, approximately 24.6 acres along the southern portion of the loop changing it from a 10-12 lane section to a 3-5 lane "complete Street" incorporating balanced pedestrian, bicycle and vehicle needs, and creating development parcels.

At their November 21, 2013 meeting, the Rochester Environmental Commission reviewed the information provided to them. They were generally in support of the concept of the project and its benefits to the city and the region. Based on a lack of information, the Commission recommended a Positive Declaration (Jonientz, Pospula, Zwahlen, Kuckman-yes; McMullen-no; Robertson-absent).

At their December 19, 2013 meeting, a presentation was given by the City of Rochester. The Commission determined that the presentation and opportunity for questions and answers adequately addressed all of their concerns. A motion was made by Kuckman, seconded by McMullen, to rescind the Positive Declaration. By a vote of 4-0-1 (Jonientz, Pospula, Kuckman, McMullen-yes) (Robertson-abstain), the recommendation for a Positive Declaration was rescinded.

Motion (Kuckman/Pospula)

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.

<u>Record of Vote:</u>	<u>Rescind Pos. Dec.</u>	<u>Recommend Neg. Dec.</u>
Jonientz	Yes	Yes
Pospula (Acting Chair)	Yes	Yes
Robertson	Abstain	Yes
Zwahlen	Absent	Absent
Kuchman	Yes	Yes
McMullen	Yes	Yes

Date of Action: December 19, 2013



To: Dr. Delmonize Smith, Commissioner, Department of Neighborhood and Business Development

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

Date: January 6, 2014

Subject: RG&E BeeBee Station Demolition and Remediation (REC-06-13-14)
256 Mill Street, 100 Falls Street and 100 Platt Street

Following is the recommendation of the Rochester Environmental Commission in response to the referral submitted on November 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: RG&E BeeBee Station Demolition and Remediation

Lead Agency: Commissioner, Department of Neighborhood and Business Development

Applicant: Rochester Gas and Electric

Description: To demolish and remediate the Rochester Gas and Electric BeeBee Station Main Plant, an electric generation and transmission facility encompassing approximately 18.3 acres, located northeast of the center city on the western bank of the Genesee River in the High Falls/Brown's Race area. The scope of work includes complete structure decontamination (asbestos, lead based paint, etc.) and demolition of the multi-story BeeBee Station Main Plant, Station No. 3 office building, various sheds and small outbuildings, approximately 330,000 square feet; shale rock cliff stabilization; removal of above and below ground utilities no longer required for site operations, maintenance and security; and, selective site restoration to a vegetated state. No redevelopment is proposed.

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 (Kuckman/Pospula):

Record of Vote:

Jonientz	Yes
Pospula	Yes
Robertson	Yes
Zwahlen	Absent
Kuchman	Yes
McMullen	Yes

Date of Action: December 19, 2013