



MEETING NOTICE

Date: Thursday, January 16, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

- 1. **Agenda Review**
- 2. **Reports**
 - a. **Chair**
 - b. **EMC**
 - c. **Staff**
 - i. **Lead Agency Agreement**
 - d. **Other**

3. **Referrals**

5:45-6:15 PM

- a. **Project Name:** Vacuum Oil-South Genesee River Corridor Brownfield Opportunity Area (BOA) Planning and Implementation Strategy
Applicant: City of Rochester
Project 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.

Lead Agency: Mayor, City of Rochester
SEQR: Type I
Type I Trigger: Development of more than 10 acres
Contact Person: Dorraine Kirkmire, (585) 428-6698
dorraine.kirkmire@cityofrochester.gov

6:15-6:45 PM

b. **Project Name:** Alexander Park (Former Genesee Hospital)
Address: 218-224 and 230-250 Alexander Street and 330-350 Monroe Avenue
Applicant: Buckingham Properties
Project Description: To rezone three properties, approximately 15.6 acres, from Institutional Planned Development District #3-Genesee Hospital to C-2 Community Center District by expanding the nearby district.
Lead Agency: Director of Planning and Zoning
SEQR: Type I
Type I Trigger: Development of more than 10 acres
Contact Person: Tim Raymond, Planning and Zoning, 585-428-7770,
tim.raymond@cityofrochester.gov

4. Old Business

5. New Business



MEETING NOTICE

Date: Thursday, May 15, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

- 1. **Agenda Review**
- 2. **Reports**
 - a. **Chair**
 - b. **EMC**
 - c. **Staff**
 - d. **Other**
- 3. **Referrals**

5:45-6:00 PM

- a. To review the Turning Point Park drawings relative to the placement of a tree in memory of Gene Gartland, a former member of the Rochester Environmental Commission. Presented by Robin Schutte, Department of Environmental Services.

6:00-6:45 PM

- b. **Project Name:** LYLAKS (Lake-Lyell-State Street) Brownfield Opportunity Area (BOA) Nomination Study (REC-11-13-14)
Applicant: City of Rochester
Project 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.

Lead Agency:

Mayor, City of Rochester

SEQR:

Type I

Type I Trigger:

The direct undertaking, funding or approval by an agency for:

1. The adoption of a municipality's land use plan, the adoption by any agency of a comprehensive resource management plan or the initial adoption of a municipality's comprehensive zoning regulations;
2. The adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district.

Contact Person:

Dorraine Kirkmire, (585) 428-6698

dorraine.kirkmire@cityofrochester.gov



MEETING NOTICE

Date: Thursday, June 19, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

Agenda Review

Reports

- Chair
- EMC
- Staff
- Other

Referrals

5:50-6:10 PM

- 1. 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.
Lead Agency: Director of Planning and Zoning
SEQR: Type I
Type I Trigger: National Register District
Contact Person: Peter Siegrist, (585) 428-7238
peter.siegrist@cityofrochester.gov



Rochester Environmental Commission

June 19, 2014

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6:10-6:30 PM

- 2. Project Name:** Private Residence (REC-13-13-14)
Applicant: John Trickey, owner
Project Description: To legalize the removal of trees, to demolish a 1-car garage, to construct a 2-car attached garage, a 3-car carriage house with dwelling unit above, a swimming pool and patio, and install landscaping and fencing.
Lead Agency: Director of Planning and Zoning
SEQR: Type I
Type I Trigger: National Register District
Contact Person: Peter Siegrist, (585) 428-7238
peter.siegrist@cityofrochester.gov

Old Business

New Business



MEETING NOTICE

Date: Thursday, July 17, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

Agenda Review

Reports

- Chair
- EMC
- Staff
- Other

Referrals

5:50-6:10 PM

1. **Project Name:** Private Residence (REC-13-13-14)
Address: **800 East Avenue**
Applicant: John Trickey, owner
Project Description: To legalize the removal of trees, to demolish a 1-car garage, to construct a 2-car attached garage, a 3-car carriage house with dwelling above, a swimming pool and patio, and install landscaping and fencing.
Lead Agency: Director of Planning and Zoning
Type I Trigger: National Register District
Contact Person: Peter Siegrist, (585) 428-7238
peter.siegrist@cityofrochester.gov

No Quorum



6:10-6:30 PM

Project Name: Eastman Gardens Senior Apartments
Address: **800 E. Main Street**
Applicant: Darin Young, Home Leasing
Project 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.
Lead Agency: Director of Planning & Zoning
Type I Trigger: National Register Property
Contact Person: Peter Siegrist, (585) 428-7238
peter.siegrist@cityofrochester.gov

Old Business

New Business



MEETING NOTICE

Date: Thursday, October 16, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

Agenda Review

Reports

- Chair
- EMC
- Staff
- Other

Referrals

5:50-6:10 PM

Project Name: HIVE@155
Address: 155 and 169 St. Paul Street, and 150 St. Paul Street
Applicant: Daniel Morgenstern, HIVE@155 LLC
Project Description: To change the use on the 1st 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.
Lead Agency: Director of Planning & Zoning
Type I Trigger: National Register Property
Contact Person: Haremza, 585-428-7761 or jason.haremza@cityofrochester.gov



6:15-6:35 PM

Project Name: Port of Rochester – Phase I Redevelopment
Address: 4752 Lake Avenue
Applicant: Greg Weykamp, Edgewater Resources, LLC
Project Description: A SEQR 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, 2nd 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.

Lead Agency: Director of Planning & Zoning
Type I Trigger: Any Unlisted Action that exceeds 25 percent of any threshold in this section, occurring wholly or partially within or substantially contiguous to any publically owned or operated parkland, recreation area or designated open space (Charlotte Beach).

Contact Person: Mitch Rowe, 428-6858 or mitch.rowe@cityofrochester.gov

Old Business

New Business



MEETING NOTICE

Date: Thursday, November 20, 2014
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 223B

AGENDA

Agenda Review

Reports

- Chair
- EMC
- Staff
- Other

Referrals

5:50-6:10 PM

Project Name: Strathallan Hotel Rooftop (9th Floor) Banquet Hall
Address: 546 East Avenue
Applicant: Christa Development
Project Description: To construct a +/-5500sf rooftop banquet hall, kitchen and outdoor terraces.
Lead Agency: Director of Planning & Zoning
Type I Trigger: National Register District (East Avenue Preservation District)
Contact Person: Peter Siegrist, 585-428-7238 or peter.siegrist@cityofrochester.gov

6:15-6:35 PM

Project Name: Highland Hospital Expansion
Address: 1000 South Avenue
Applicant: Highland Hospital
Project Description: To construct a 2-story, 30,000 square foot addition with mechanical penthouse on the 3rd 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.

Lead Agency: Director of Planning & Zoning
Type I Trigger: Substantially contiguous to a site listed on the National Register (Highland Park); and adjacent to an Open-Space District (Highland Park).

Contact Person: Zina Lagonegro, 585-428-7054 or zina.lagonegro@cityofrochester.gov

6:40-7:00 PM

Project Name: Marketview Heights Urban Renewal District (MVH URD)
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.

Applicant: Mayor of the City of Rochester
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.

Lead Agency: Mayor of the City of Rochester
Type I Trigger: An action involving a property listed on the National Register (Eastman Dental Dispensary, 800 E. Main Street).
Contact Person: Kevin Kelley, NBD, Housing and Project Development 585-428-6861 or kevin.kelley@cityofrochester.gov

Old Business

New Business