



MEETING NOTICE

DATE: January 28, 2010
TIME: 5:30 P.M.
PLACE: Room 124B

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – November 30, 2009

III. 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.

Type I Trigger: Redevelopment of properties listed on the National Register of Historic Places

- 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.

Type I Trigger: A rezoning that changes the allowable use of more than 20 acres.

IV. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

V. OLD BUSINESS

- A. Port GEIS
- B. Durand Beach Master Plan
- C. Citygate
- D. Wegmans, East Avenue

VI. NEW BUSINESS





MEETING NOTICE

DATE: **March 25, 2010**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. ELECTION OF OFFICERS

III. MINUTES APPROVAL – January 28, 2010

IV. REFERRALS

Project: Port of Rochester Marina Development Project (Mark Gregor will be presenting)
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.

Type I Trigger: Development within 100 feet of the Genesee River

V. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

VI. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate
- C. Wegmans, East Avenue

VII. NEW BUSINESS





MEETING NOTICE

DATE: May 27, 2010
TIME: 5:30 P.M.
PLACE: Room 124B

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – March 25, 2010

III. 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.
Lead Agency: City of Rochester Preservation Board
Type I Trigger: Project is within a District listed on the National Register of Historic Places.

- 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.
Lead Agency: Rochester Preservation Board
Type I Trigger: Project is within a Park listed on the National Register of Historic Places

IV. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

V. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate
- C. Wegmans, East Avenue – Public Hearing Schedule
- D. Port

VI. NEW BUSINESS





MEETING NOTICE

DATE: **May 27, 2010**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – March 25, 2010

III. 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.
Lead Agency: City of Rochester Preservation Board
Type I Trigger: Project is within a District listed on the National Register of Historic Places.

- 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.
Lead Agency: Rochester Preservation Board
Type I Trigger: Project is within a Park listed on the National Register of Historic Places

IV. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

V. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate
- C. Wegmans, East Avenue – Public Hearing Schedule
- D. Port

VI. NEW BUSINESS





MEETING NOTICE

DATE: **June 21, 2010**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – May 27, 2010

III. 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

Type I Trigger: Project is across the street from the Sibley building which is listed on the State Register of Historic Places and eligible for the National Register of Historic Places.

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

Lead Agency: Preservation Board

Type I Trigger: Project is within a District listed on the National Register of Historic Places



IV. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

V. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate
- C. Wegmans, East Avenue – Distribute DEIS documents, discuss public hearing
- D. Port

VI. NEW BUSINESS

VII. OPEN DISCUSSION ITEMS



MEETING NOTICE

DATE: **August 26, 2010**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – June 21, 2010

III. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

IV. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate
- C. Wegmans, East Avenue – Comment Summary Report
- D. Port

V. NEW BUSINESS

VI. OPEN DISCUSSION ITEMS





MEETING NOTICE

DATE: **September 30, 2010**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – June 21, 2010 and September 2, 2010

III. REPORTS

- A. Chair
- B. EMC
- C. Staff
- D. Other

IV. OLD BUSINESS

- A. Durand Beach Master Plan
- B. Citygate – Recommendations Report
- C. Wegmans, East Avenue
- D. Port

V. NEW BUSINESS

VI. OPEN DISCUSSION ITEMS





MEETING NOTICE

DATE: December 16, 2010
TIME: 5:30 P.M.
PLACE: Room 124B

AGENDA (Revised 12/14/10)

I. AGENDA APPROVAL

II. MINUTES APPROVAL –September 30, 2010

III. REFERRALS

A. Project Name: Brooks Landing Phase 2

Location: 1500 and 1315 South Plymouth Avenue

Applicant: Rochester Riverfront Properties LP (Ron Christenson)

Project Description: Construct a six to seven-story mixed-use building containing 3,366 square feet of ground level boat storage, a 5,000 square foot restaurant, 25 units of student housing (85 beds), and 52 parking spaces. An additional component of the proposal is a 4,000 square foot commercial building at the southeast corner of Genesee Street and South Plymouth Avenue.

Parking construction includes an ancillary parking lot constructed across South Plymouth Avenue on the city-owned (former canal/railroad corridor) parcel known as 1315 South Plymouth Avenue (52 spaces initially, 184 spaces at full build out) and 26 additional spaces on the hotel site, parcels known as 1000 and 1006 Genesee Street. Various site and landscaping improvements are also proposed.

Lead Agency: Director of Planning and Zoning

Type I Trigger: Project is within 100 feet of the River

B. 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

Involved Agencies: Rochester Preservation Board

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

C. 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.

IV. REPORTS

- A. Chair**
- B. EMC**
- C. Staff**
- D. Other**



V. OLD BUSINESS

A. Durand Beach Master Plan

B. Citygate

C. Wegmans, East Avenue

D. Port

VI. NEW BUSINESS

A. 2011 Meeting Schedule

VII. OPEN DISCUSSION ITEMS