



MEETING NOTICE

DATE: **January 17, 2013**
TIME: **6:00 P.M.**
PLACE: **Room 124B**

AGENDA

- I. AGENDA APPROVAL**
 - II. MINUTES APPROVAL – December 13, 2012**
 - III. REPORTS**
 - A. Chair**
 - B. EMC**
 - C. Staff**
 - D. Other**
 - IV. REFERRALS**
 - V. NEW BUSINESS**
-

PUBLIC HEARING NOTICE

DATE: **January 17, 2013**
TIME: **7:00 P.M.**
PLACE: **City Council Chambers**

AGENDA

APPLICANT: Mr. and Mrs. Salamone

FOR THE PROPERTY AT: 356 Beach Avenue

QUADRANT: Northwest

APPLICATION TYPE: Coastal Erosion Management Variance/Appeal

REQUEST: Variance: To grant relief from unforeseen particular applications of Chapter 43-A of the City Code which create unnecessary hardships or practical difficulties associated with the construction of a 60'X20' patio in a Natural Protective Feature of the Coastal Erosion Hazard Area. **Appeal:** To overturn the Administrator's decision to deny a Coastal Erosion Management Permit for the legalization of a 60'X20' patio in a Natural Protective Feature of the Coastal Erosion Hazard Area.



MEETING NOTICE

DATE: **February 21, 2013**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – December 13, 2012

III. ELECTION OF OFFICERS

IV. REPORTS

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

V. REFERRALS

Project Name: University Preparatory Charter School

Location: 1290 Lake Avenue, 433 Maplewood Avenue

Applicant: Joseph Munno

File Number: SP-018-12-13

Project Description: Renovate existing vacant nursing home into a charter school for 7th-12th grade. Upon completion, the proposed school would have 18 classrooms in 35,000 sf for 450 students. A cafeteria, library, and offices would also be included in the existing building. A new gymnasium is proposed to be constructed to the north of the existing building. This requires the demolition of a carriage house associated with the original single family house facing Lake Avenue, constructed 1910-1920. The project proposes to expand the existing on-site parking lot into a double loaded parking lot of 33 spaces.

Lead Agency: Director of Planning and Zoning

Type 1 Trigger: Development within a district listed in the National Register of Historic Places

VI. NEW BUSINESS

VII. OLD BUSINESS

- A. Coastal Erosion Public Hearing – 356 Beach Ave status**



MEETING NOTICE

DATE: March 21, 2013

TIME: 5:30 P.M.

PLACE: Room 124B

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL – December 13, 2012

III. ELECTION OF OFFICERS

IV. REPORTS

A. Chair

B. EMC

V. REFERRALS

A. Project Name: University Preparatory Charter School

Location: 1290 Lake Avenue, 433 Maplewood Avenue

Applicant: Joseph Munno

File Number: SP-018-12-13

Project Description: Renovate existing vacant nursing home into a charter school for 7th-12th grade. Upon completion, the proposed school would have 18 classrooms in 35,000 sf for 450 students. A cafeteria, library, and offices would also be included in the existing building. A new gymnasium is proposed to be constructed to the north of the existing building. This requires the demolition of a carriage house associated with the original single family house facing Lake Avenue, constructed 1910-1920. The project proposes to expand the existing on-site parking lot into a double loaded parking lot of 33 spaces.

Lead Agency: Director of Planning and Zoning

Type 1 Trigger: Development within a district listed in the National Register of Historic Places

B. Project Name: Pulaski Library Redevelopment

Location: 1143 Hudson Avenue

Applicant: City of Rochester

Project Description: Renovate existing vacant library for reuse under existing C-1 (Neighborhood Commercial) Zoning. The project proposes to use the existing ten (10) on-site parking spaces. SEQR is being handled generically in order to proceed with sale of the land and facilitate redevelopment. Redevelopment proposals that are not within the parameters identified in this review will trigger further environmental review. No changes to the exterior of the building are proposed for redevelopment. A change of use and rehabilitation of the building are the redevelopment goals at this point in time.

Lead Agency: Director of Planning and Zoning

Type 1 Trigger: Development involving a property listed in the National Register of Historic Places

C. Project Name: 933 University Avenue

Location: 911 University Avenue

Applicant: Bob Morgan, Morgan Management

File Number: SP-015-12-13

Project Description: To remove a 2-story frame clubhouse building and an 80-space surface parking lot; construct a 4-story, 102-unit apartment building with a 1st floor interior parking garage, and surface parking.

Lead Agency: Director of Planning and Zoning

Involved Agencies: City Planning Commission, Rochester Preservation Board

Type 1 Trigger: Development within a district listed in the National Register of Historic Places

VI. OLD BUSINESS- Coastal Erosion Public Hearing, 356 Beach Ave, Awaiting word from City Law Department





MEETING NOTICE

DATE: **May 16, 2013**
TIME: **5:30 P.M.**
PLACE: **Room 124B**

AGENDA

- I. AGENDA APPROVAL**
- II. MINUTES APPROVAL – March 21, 2013**
- III. REPORTS**
 - A. Chair**
 - B. EMC**
 - C. Staff**
 - D. Other**
- IV. REFERRALS**
- V. NEW BUSINESS**

PUBLIC HEARING NOTICE

DATE: **May 16, 2013**
TIME: **6:30 P.M.**
PLACE: **City Council Chambers**

AGENDA

APPLICANT: Mr. and Mrs. Salamone

FOR THE PROPERTY AT: 356 Beach Avenue

QUADRANT: Northwest

APPLICATION TYPE: Coastal Erosion Management Variance/Appeal

REQUEST: Variance: To grant relief from unforeseen particular applications of Chapter 43-A of the City Code which create unnecessary hardships or practical difficulties associated with the construction of a 60'X20' patio in a Natural Protective Feature of the Coastal Erosion Hazard Area. **Appeal:** To overturn the Administrator's decision to deny a Coastal Erosion Management Permit for the legalization of a 60'X20' patio in a Natural Protective Feature of the Coastal Erosion Hazard Area.



MEETING NOTICE

DATE: July 9, 2013 (Rescheduled from June 20, 2013)
TIME: 6:00 P.M.
PLACE: Room 124B

AGENDA

I. AGENDA APPROVAL

II. MINUTES APPROVAL - none

III. REPORTS

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

IV. REFERRALS

A. Project Name: CityGate
Location: 350-450 E. Henrietta Road and 401 Westfall Road
Applicant: Anthony J. Costello & Son (Spencer) Development, LLC
Project Description: To modify the Development Concept Plan and district regulations for Planned Development District No. 11 (PD#11) – CityGate, which includes the rezoning of the property at 445 Westfall Road from PD#11 - CityGate to R-3/O-B High Density Residential/Overlay Boutique.
Lead Agency: Marcia Barry, Director of Planning and Zoning
SEQR Action: Type I
Type 1 Trigger: The physical alteration of more than 10 acres; parking for 1,000 vehicles; a facility with more than 240,000 square feet or gross floor area.
Contact Person: Zina Lagonegro, (585) 428-7238,
zina.lagonegro@cityofrochester.gov

V. OLD BUSINESS

VI. NEW BUSINESS

- Rules and Procedures
- Dinner menu
- Minutes
- Member List
- Other



MEETING NOTICE

REVISED

DATE: August 15, 2013
TIME: 5:30 PM
PLACE: Room 124B

AGENDA

I. AGENDA APPROVAL

II. REPORTS

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

III. REFERRALS

A. Project Name: RG&E Station 26
Location: 31 Court Street
Applicant: Rochester Gas & Electric
Project Description: To construct a 2-story, 1,420 SF addition to the existing hydroelectric station, to replace electrical transformers, and to install new perimeter fencing.
Lead Agency: Marcia Barry, Director of Planning and Zoning
SEQR Action: Type I
Type 1 Trigger: The development/redevelopment of a public utility station in a critical environmental area (within 100 feet of the wall of the Genesee River); and for the sale or lease of City-owned property, which involves a type of development and a critical environmental area listed in Chapter 48 of the municipal code.
Contact Person: Peter Siegrist, (585) 428-7238,
peter.siegrist@cityofrochester.gov

B. Project Name: Pho-tech Site Infrastructure Development
Location: 1000 Driving Park Avenue
Applicant: City of Rochester
Project Description: To convert the existing vacant lot into a general light industrial development site with a cul-de-sac driveway that will serve one building and two additional full access driveways onto Driving Park Avenue that will serve two other buildings.
Lead Agency: Mayor's Office
SEQR Action: Type I
Type 1 Trigger: A project or action that involves the physical alteration of 10 acres (or more).
Contact Person: Matthew McCarthy, (585) 428-6920
mccarthm@cityofrochester.gov

IV. OLD BUSINESS

V. NEW BUSINESS



MEETING NOTICE

Date: Thursday, October 17, 2013
Time: 5:30 PM
Location: City Hall, 30 Church Street, Room 124B

AGENDA

1. **Agenda Approval**
2. **Reports/Information**
 - a. **Chair** **Housing Affordability Workshop, October 7, 2013**
 - b. **EMC** **Ian and Rich**
 - c. **Other**
3. **Referrals**
 - a. **Project Name:** WedgePoint
Location: 390 South Avenue (corner Byron Street)
Applicant: Joseph Bowes, Pathstone
Project Description: To construct (2) 4-story, 58-unit apartment buildings with a portion of the 1st floor devoted to commercial use. An existing parking lot at 420 South Avenue will provide access to the rear of the subject property.

Lead Agency: Marcia Barry, Director of Planning and Zoning
SEQR Action: Type I
Type I Trigger: A project that is occurring wholly or partially within, or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places is a Type I Action. The southern boundary of the subject property is in common with the northern boundary of the South Wedge Historic District, a National Register District.

Contact Person: Tim Raymond, (585) 428-7770,
RAYMONT@cityofrochester.gov
4. **Old Business**
5. **New Business**



MEETING NOTICE

Date: Thursday, November 21, 2013

Time: 5:30 PM

Location: City Hall, 30 Church Street, Room 124B

AGENDA

1. Agenda Approval

2. Reports

a. Chair Housing Affordability Workshop, October 7, 2013

b. EMC Ian and Rich

c. Staff

- Meeting schedule for 2014.
- Patsy's retirement.
- Vacant seats.
- Holidays/vacations.
- Election of Officers for 2014.
- Issuance of Environmental Determinations.
- New SEQR Forms.
- Deadlines for mailings.

d. Other

3. Referrals

a. Project Name: Inner Loop East Reconstruction Project
Applicant: City of Rochester
Project 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.

Lead Agency: Mayor, City of Rochester
SEQR Action: Type I
Type I Trigger: Development of more than 10 acres
Contact Person: Paul Way, (585) 428-7383,
paul.way@cityofrochester.gov

Go to <http://www.cityofrochester.gov/innerloopeast/>

Click on Inner Loop East Documents (left side) and review the Cultural Resource Survey Documents 1A and 1B and the Draft Design Report.



MEETING NOTICE

Date: Thursday, December 19, 2013
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

5:45-6:45 PM

- a. **Project Name:** Inner Loop East Reconstruction Project
Applicant: City of Rochester
Project 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.

Lead Agency: Mayor, City of Rochester
SEQR: Type I
Type I Trigger: Development of more than 10 acres
Contact Person: Paul Way, (585) 428-7383
paul.way@cityofrochester.gov



6:45-7:45 PM

- b. **Project Name:** RG&E BeeBee Station Demolition and Remediation
 Address: 256 Mill Street, 100 Falls Street and 100 Platt Street
 Applicant: Rochester Gas and Electric
 Project 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.
- Lead Agency:** Commissioner, Department of Neighborhood and Business Development
- SEQR:** Type I
- Type I Trigger:** Development of more than 10 acres, proximity to the Genesee River and to a National Register District
- Contact Person:** Jim Rettberg, P.E., Project Manager, (607) 762-8813
 jwrettberg@nyseg.com

4. **Old Business**

At the November 2013 meeting, officers were selected for 2014 as follows:

Rosemary Jonientz, Chair
Richard Pospula, Vice Chair

5. **New Business**