

Appendix C

**FINAL
SCOPING DOCUMENT
for the
CITYGATE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Project Location:
Southeast Quadrant
of East Henrietta Road and Westfall Road
(formerly the Iola Campus)

Project Sponsor / Applicant:
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Rochester, NY 14624

Consultant:
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Lead Agency:
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May 22, 2008

SCOPING DOCUMENT
DRAFT ENVIRONMENTAL IMPACT STATEMENT
PROPOSED CITYGATE PROJECT
CITY OF ROCHESTER, MONROE COUNTY, NY

Positive Declaration Issued: April 3, 2008

Public Scoping Session Held: April 23, 2008

Comments Accepted Through: April 30, 2008

Final Scope Accepted: May 22, 2008

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Final Scope **Citygate**

This Scoping document has been prepared in accordance with the requirements of 6 NYCRR Part 617 pertaining to Article 8 of the Environmental Conservation Law (State Environmental Quality Review (SEQR)). This Scope defines the content of the Draft Environmental Impact Statement (DEIS) that is being prepared at the direction of the City of Rochester Director of Zoning (hereinafter City of Rochester), as the designated Lead Agency for the proposed action. The Scoping Document provides a general description of the proposed action, an overview of the SEQR process, a discussion of potentially significant adverse environmental impacts, mitigation measures, and reasonable alternatives.

1.0 EXECUTIVE SUMMARY

The DEIS shall include an Executive Summary that adequately and accurately summarizes the document with a brief description of the action, the existing environmental setting, potential significant adverse impacts, proposed mitigation and proposed alternatives.

2.0 PROJECT OVERVIEW

- **Project Location and Setting**

The project site is located at the southeast corner of the intersection of East Henrietta Road and Westfall Road in the City of Rochester and Town of Brighton, Monroe County, New York. The property is bounded by Westfall Road to the north, commercial property to the east, the Barge Canal to the south, and East Henrietta Road to the west. A project location map has been provided which identifies the location of the subject site.

- **Description of the Proposed Project**

The Project Description section of the DEIS shall include:

- Proposed structures;
- Proposed site layout;
- Proposed Planned Development District delineation and regulations in the City of Rochester.
- Proposed Zoning District in the Town of Brighton.
- Site access; vehicular and pedestrian access to and from public right-of-ways to the canal; emergency access; proposed street network within the site; parking facilities; a description of access to and from the canal for motorized and/or non-motorized boats.
- Utilities and storm water management facilities;
- Design principles for architectural design, landscaping, greenspace, site lighting, screening and other aesthetic considerations;
- Zoning compliance, City of Rochester and Town of Brighton regulatory approvals required to enable site development; and
- All other Federal, State and Local Agency permits and approvals that will be required for this project.
- Construction phasing of the project. Details should include specific development components such as infrastructure and time required for construction.

- **Purpose, Need, and Benefits**

The purpose of the project, marketing analysis and the benefits to the community will be explained in this section.

3.0 STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) PROCESS

- **Project Classification and Lead Agency Designation**

- In accordance with 6 NYCRR, Part 617 of the SEQR implementing regulations, the City of Rochester has classified the Project as a Type 1 action for the purposes of environmental review.
- The City of Rochester Director of Zoning was established the Lead Agency for the purpose of carrying out the obligations of SEQR on April 2, 2008. The Director of Zoning issued a Positive Declaration on April 3, 2008.

- **The Environmental Impact Statement (EIS) Process**

- Scoping
- Draft EIS
- Public/Agency Comment Period
- SEQR Public Hearing
- Final EIS
- Findings Statement

- **SEQR Review Agencies**

Known Involved Agencies:

- New York State Department of Environmental Conservation
- New York State Canal Corporation
- New York State Department of Transportation
- Town of Brighton Town Board
- Town of Brighton Planning Board
- Town of Brighton Zoning Board
- Monroe County Water Authority
- Monroe County Pure Waters
- City of Rochester Commissioner of Community Development
- Rochester City Council
- City of Rochester Mayor

Known Interested Agencies:

- Monroe County Department of Transportation
- U.S. Army Corps of Engineers
- New York State Office of Parks, Recreation and Historic Preservation
- Monroe County Planning Department
- Town of Brighton Conservation Board
- Town of Brighton Historic Preservation Commission
- Town of Brighton Architectural Review Board
- Town of Brighton Fire District
- Upper Mount Hope Neighborhood Association
- City of Rochester Planning Commission

- City of Rochester Law Department
- City of Rochester Preservation Board
- City of Rochester Water Bureau
- City of Rochester Department of Environmental Services
- Upper Mount Hope Neighborhood Association
- Lilac Neighbors
- South East Area Coalition
- Rush-Henrietta Central School District

4.0 EXISTING ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES/ALTERNATIVES

- **The Environmental Setting**

Describe the following:

- Location and dimensions of all existing buildings, structures, and other improvements.
- The historical use of the site and a description of the condition of the buildings at the time of acquisition by the applicant, their condition today and whether any buildings are eligible for historical designation.
- A geotechnical analysis of soils, depth to bedrock, depth to the water table.
- Existing topography.
- Existing vegetation.
- The proximity of the site to the Canal and other recreational improvements in and around the site.
- Existing protected wetlands or other protected natural resources.
- Existing infrastructure (i.e., sewers, water mains, streets, etc.) within the site and in the adjacent area.

- **Surface Water Resources**

- Provide a Stormwater Management Plan/ Engineering Report that meets the New York State's (SPDES), City of Rochester, Brighton Town Code and Monroe County Pure Waters stormwater requirements for discharges after construction. For stormwater management and regulatory requirements during construction, see Section 6.0.
- Include projections of post development peak flow rates and total runoff volumes from the site for 1, 2, 10, 25, and 100 year, 24 hour storm events.
- Include the location and type.
- Discuss existing and proposed stormwater management facilities.
- Describe storm water management alternatives (i.e. rain gardens and other "green" alternatives, above ground detention/retention, subsurface detention/retention, treatment).

- **Terrestrial and Aquatic Ecology**

- Describe the potential impacts to terrestrial and aquatic resources on the project site – discuss where natural vegetation will be eliminated.
- Conduct a tree survey on the Town of Brighton portion of the proposed site.
- Evaluate the potential to preserve existing Sycamore Trees.
- Identify any endangered, threatened species.

- Evaluate any impacts to wetlands (federal and state).
- Consider alternative construction techniques to mitigate or avoid impacts to the terrestrial/aquatic ecology.
- Consider alternative site layout techniques to mitigate or avoid impacts to wetlands within the immediate area.

- **Visual Setting and Aesthetic Resources**

- Discuss proposed Design Guidelines.
- Provide renderings of elevations.
- Describe proposed landscaping, including location and types of plantings.
- Describe/depict views from adjacent areas, including the trail to Brighton Town Park and from the canal way trail.
- Provide visuals that show the change in grade elevation from the existing condition to the proposed and how the change may impact sight lines and viewsheds internal to the proposed site.
- Describe proposed signage.

- **Historic, Archaeological and Cultural Resources**

- Describe potential impacts to resources that are identified to be of significance in the study area.
- Provide and address comments received from the New York Office of Parks, Recreation and Historic Preservation, if any.
- Provide a summary of the Phase IA and Phase IB archeological report and any proposed mitigation measures to protect archeological resources.
- Discuss alternative site layouts to preserve buildings #1, #7, and #10.
- Discuss any statewide plans for the Canal and consistency of the proposal with those plans.

- **Traffic and Transportation**

This section should provide a detailed discussion and complete analysis of the Traffic Impact Study (TIS) for the proposed project identifying all potential impacts that the project will have on the transportation system along with incremental mitigation measures. The TIS will include a description of the existing roadway network, peak traffic volumes and associated Level of Service (LOS). In addition, the TIS will describe Monroe County's plans for improving Westfall Rd. between East Henrietta Rd. and South Clinton Ave. There will also be discussion as to any potential post development impacts on the improvements and traffic and mitigation.

- Describe ownership of proposed streets within the development.
- Analyze all intersections connecting the site to the existing street network.
- Analyze traffic impacts and necessary mitigation associated with each phase identified in Section 2.2.
- Discuss alternative densities and alternative street layouts that may mitigate or avoid any adverse traffic/transportation impacts.
- Explain how the improvements to the 15A/390 intersection currently under consideration may or may not affect traffic impacts caused by Citygate.
- Analyze existing intersections that will experience an addition of 100 trip ends during peak hour and including the following:

- East Henrietta Rd. at Westfall Rd.
 - East Henrietta Rd. at Pure Waters Driveway
 - East Henrietta Rd. at Stan Yale Driveway
 - Westfall Rd. at Mt. Hope Ave.
 - Westfall Rd. at Green Knolls Dr. East
 - Westfall Rd. at Metropolitan Dr.
 - Westfall Rd. at South Clinton Ave.
- Analyze the impacts to the following corridor sections:
 - Westfall Rd. from East Henrietta Rd. to Winton Rd. South
 - Winton Rd. South from Monroe Ave. to I-590
 - South Clinton Ave. from Westfall Rd. to Brighton-Henrietta Town Line Rd.
 - Lac de Ville Blvd. from Westfall Rd. to Senator Keating Blvd.
 - I-390 to Westfall Rd.
- **Utilities and Energy Usage**
 - Discuss proposed energy usage.
 - Identify drinking water sources to the site and proposed water demand figures (domestic, industrial, and fire-flows). Hydraulic calculations will be included.
 - Describe proposed wastewater generation numbers, and describe the potential impacts to the existing water and sewer systems in the area.
 - Discuss location and description of all on-site and off-site utility improvements.
 - Discuss energy conservation measures and other “green” initiatives being considered by the Developer.
- **Noise, Lighting and Odor Impacts**
 - Discuss any potential noise and odor sources such as vehicular and truck traffic, mechanical equipment, construction, etc.
 - Discuss the use of noise barriers and buffers and analyze the noise reduction to surrounding properties that is expected.
 - Assess potential impacts of proposed on-site lighting,
 - Provide details for proposed lighting fixtures and locations.
- **Socioeconomic Considerations**
 - Describe impacts on community services such as fire and police protection, schools, healthcare, parks & recreation, etc.
 - Discuss impact on local government finances and tax revenues, including *information on the current Town and Rush Henrietta School District tax base and tax rates.*
 - Identify any tax incentives or public money to be used for this project or any improvements related to this project
- **Community Character**
 - Describe how land use on the project site will change and how that may affect the surrounding neighborhood.

- Explain the consistency of the proposed project with the existing City of Rochester and Town of Brighton Comprehensive Plans and zoning requirements.
- Discuss how this project could potentially impact future development trends;
- Discuss how proposed buildings will relate to Westfall Rd. and E. Henrietta Rd.
- Describe proposed improvements to the canal way trail, as well as its relationship to the proposed residential development in the Town of Brighton called “The Reserve”.
- Discuss any impacts and mitigation pertaining to the existing trail to Brighton Town Park, public transportation, pedestrian and bicycle pathways.

5.0 Assessment of Reasonable Alternatives

Discuss project alternatives, including:

- No Action Alternative – an evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action was not undertaken.
- Alternative Site Layout(s) – an evaluation and summary of (2) alternative site layouts. One layout will show a plan that is in accordance with the Town of Brighton’s Comprehensive Plan 2000, which recommends general office use. The second layout will show a plan that conforms to the existing zoning designation, Residential Low Density District (RLB) in the Town of Brighton.

6.0 Temporary and Short Term Impacts

Discuss potential impacts and duration of construction activities, including:

- Phasing.
- Staging.
- Any impacts to users of Brighton Town Park or the Canal path.
- Construction traffic and removal of construction waste.
- Discuss any potential release of hazardous waste materials from demolition of existing structures, cleanup of site and construction of the site.
- Include a qualitative discussion of construction noise.
- Describe how the project will conform to the requirements of the Phase 2 SPDES General Permit for Stormwater Discharges from Construction Activities.
- Impacts to the Children’s Detention Center.

Describe any other temporary and short term impacts.

7.0 Cumulative Impacts

Consider the potential impacts of the proposed action in the context of other projects under review or recently approved by the Town or the City in the vicinity of the subject property.

8.0 Growth Inducing Impacts

Discuss how the project could potentially result in significant impacts on the growth and character of the surrounding neighborhood and community as a whole. A careful and well reasoned analysis of the possible growth inducing aspects of this project must be presented, including:

- A discussion on the growth inducing impacts the project may have on nearby commercial areas;
- The growth inducing impacts the project may have on nearby residences

9.0 Unavoidable Adverse Environmental Impacts

10.0 Irretrievable Commitment of Environmental Resources

11.0 Use and Conservation of Energy Resources

12.0 INFORMATION TO BE INCLUDED IN THE APPENDIX FOR THE DEIS

The Appendix shall contain technical reports that supplement and support the narrative in the DEIS.