

ATTACHMENT A

**City Comments on Private Development EAF (9/6/11)
and Developer Response & EAF (9/28/11)**



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov



Bureau of Planning
and Zoning

September 6, 2011

Ron Christenson
Rochester Riverfront Properties, LP
12 South Sixth Street, Suite 715
Minneapolis, MN 55402

Re: Brooks Landing Phase 2

Dear Mr. Christenson:

Thank you for the three drawings and one table (dated May 19, 2011) you submitted via email on August 29, 2011, for the Brooks Landing project. As you may know, Rochester City Council has approved the retention of a consultant to prepare a single Environmental Assessment (EA) for both the private sector development (Brooks Landing Phase 2, student housing, credit union, etc.) and the public sector development (improvements to Genesee Valley Park, etc.). In order for the consultant to complete the Environmental Assessment in an expeditious manner, the following items need to be addressed:

1. **Project Description.** Please provide a revised and corrected project description and Environmental Assessment Form (EAF). See marked up copy provided with June 7, 2011 correspondence to Mr. Zontelli, also attached.
2. **Plans.** Please provide updated and complete existing conditions, site, grading, utility, landscaping, and stormwater plans (SWPPP). See marked up copy provided with June 7, 2011 correspondence to Mr. Zontelli.
 - a. The term 'complete plans' is meant to include all three parcels that comprise the site:
 - i. 1006 Genesee Street, Parcel 1 (south end of hotel parking lot)
 - ii. 1000 Genesee Street, Parcel 2 (hotel property)
 - iii. 1500 South Plymouth Avenue, Parcel 3 (vacant property/parking area to the north of the hotel).
 - b. The existing conditions plan must include existing vegetation
 - c. The site plan should clearly show and label the Monroe County Pure Waters easement
 - d. Any plans showing structures built on, over, or otherwise encroaching on the Monroe County Pure Waters easement through the site must reflect the parameters established by Monroe County Pure Waters (see attached email from Glen Kaiser dated 5-12-2011).
 - e. The EAF submitted makes reference to a "Stormwater Management Pollution Prevention Plan Report for Brooks Landing, dated April 2005." Please provide a copy of this plan.
3. **Monroe County Pure Waters Easement.** The plans submitted August 29, 2011 do not appear to meet the requirements of Monroe County Pure Waters, as detailed in an email from Glenn Kaiser to Ron Christenson et al. on May 12, 2011 (attached). Key issues include:



- a. Minimum of 35 feet of vertical clearance over the sewer easement. The western-most portion of the student housing is cantilevered over the easement but only appears to have approximately 15 feet of vertical clearance.
 - b. No portion of the building foundation is to be proposed within 35 feet of the center-line of the 54 inch force main pipe. The western-most columns of the student housing building are approximately 10 to 15 feet from the center-line of the 54 inch force main.
 - c. Additional easement space: per the May 12, 2011 email, Monroe County Pure Waters requested an additional 30 feet of easement along the east side of the 54 inch force main and 15 feet of easement along the west side of the 54 inch force main.
- 4. Elevations and Cross Section.** Updated elevations showing all four sides of both proposed structures (restaurant/student housing and credit union). Elevations shall indicate building materials. See marked up copy provided with June 7, 2011 correspondence to Mr. Zontelli.
- a. Any plans showing structures built on, over, or otherwise encroaching on the Monroe County Pure Waters easement through the site must reflect the parameters established by Monroe County Pure Waters
 - b. Cross Section A-A' must be shifted south, as originally drawn on earlier submittals. All sections must include details on the existing condition of adjacent public land, trails, riverwalls, and sidewalks.
- 5. Consistency.** Drawings supplied by the project engineer and project architect must be consistent with each other and all must be consistent with the project narrative. See marked up copy.
- 6. Environmental issues.** The revised project will be referred to the New York State Department of Environmental Conservation (NYSDEC) and Monroe County Department of Health (MCDOH) for their review and comment regarding past contamination and clean up efforts at the site.
- 7. Traffic.** The most recent traffic study submitted by the applicant, dated May 2011, will be referred to Monroe County Department of Transportation (MCDOT) for their review and comment.
- 8. Views.** Please supply computer simulations/view analysis from eight points identified by Planning and Zoning and DES staff. Simulations should be oriented from the pedestrian level, not from the air. This is an additional opportunity for the application to demonstrate how the current proposal will contribute to, enhance, and, where necessary, protect the remaining public parkland. See attached photos and map.

In addition, a preliminary code compliance analysis has resulted in the following findings:

1. Section 120-120L(1)(c)[3][a]

Height:

Required maximum: five stories or 65 feet

Required minimum: two stories or 20 feet

Proposed: ten stories, 118 feet (approximate) Base elevation approximately 524 feet, top of roof approximately 642 feet.

Proposed: unable to assess; elevations of the proposed credit union were not provided

Variance required

2. Section 120-120L(1)(c)[4][a]

Parking shall not be permitted between a building and the sidewalk on the street, except for buildings that front on the river.

The proposed building does not have its front on the river, therefore parking is not permitted between the building and the sidewalk along South Plymouth Avenue.

Variance required

3. Section 120-120L(1)(c)[2][a]

Maximum front yard setback shall be zero to five feet, except for buildings that front on the river. Buildings that front on the river shall have a minimum setback of 30 feet and a maximum setback of 60 feet from the existing river wall or river edge, whichever is closer to the building.

The proposed building is set back more than five feet from South Plymouth Avenue.

Variance required

4. Section 120-120L(1)(c)[5]

Design guidelines and standards. Design guidelines and standards shall be subject to the provisions of Article XIX of the Rochester Zoning Code, with the following:

ADDITION: Any building fronting on the river shall have a facade facing the river of equal or near equal prominence to the facade facing the public street.

EXCEPTION to § 120-158A(1): Any building fronting a river promenade shall have a facade with an active elevation facing the river. This active elevation shall include architectural features that enhance the pedestrian scale and experience of the building facade. Such elevations may or may not include windows and/or building entrances.

The proposed building does have not a façade facing the river of equal or near equal prominence to the façade facing the public street. Nor do the submitted elevations and plans sufficiently demonstrate an active elevation facing the river. While the boat storage facility has the potential to be a positive element, there is a discrepancy between the plans and elevations. One indicates overhead garage doors, the other indicates sliding aluminum doors. Neither instance notes transparency.

Variance required

5. Section 120-120L(1)(c)[1]

Permitted uses. The proposed credit union with drive-through operation, a use not permitted in the district, will require a text amendment

Text Amendment required

I hope this information is helpful in facilitating the successful outcome of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Haremza', with a stylized flourish at the end.

Jason Haremza, AICP
Senior Planner/Urban Design Specialist

xc: Marcia Barry, Director of Planning and Zoning
Bret Garwood, Director of Development Services
Glenn Kaiser, Monroe County Pure Waters
Jeff Mroczek, Department of Environmental Services
Rick Rynski, Bureau of Business and Housing Development
Mark Tayrien, LaBella Associates
Ted Zontelli, Rochester Riverfront Properties, LP

Project Description

Brooks Landing Parcel 3

Rochester, NY

September 28, 2011

The purpose of this submittal is to request subdivision approval for Brooks Landing Parcel 3 and site plan approval of subdivision parcel 3A.

The property is currently a vacant lot located in the south east quadrant of Genesee Street and Brooks Avenue. The address is 1500 S. Plymouth Avenue, Rochester, NY 14608. It is immediately adjacent to the "landing" point of a pedestrian bridge over the Genesee River that connects the University of Rochester campus with the neighborhood community on the west side of the Genesee River. The site is part of the Brooks Landing Urban Renewal District established by the City of Rochester.

Project Description Summary:

This is a mixed-use project consisting of student housing for the University of Rochester, U of R Scull Boat House facility, restaurant, and credit union.

The specific components are:

- Single level 5,379 gross sf Restaurant (1st floor facing river), 4,400 sf net area.
- Single level 3,500 sf U of R Scull Boat House at the River Walk elevation.
- Ten level Student Housing consisting of: 70 units total - (10) 1-bed, (30) 2-bed, (20) 3-bed, and (10) 4-bed = (170 beds total). 7,929 sf per floor at floors two through 11 (72,900 sf), plus 1,063 sf of Common Area at floor one for a total of 80,353 sf.
- Single level 3,977 gross sf Credit Union facility on the west end adjacent to Genesee Street.
- 52 stalls of required surface parking on site with an additional 85 required parking stalls for student housing on an off-site lot. The 88 parking spaces for the hotel are currently accommodated on the hotel site.

Additional information, outline specifications and design development level drawings are included with this submittal.

Construction of the project is scheduled to begin December 1, 2011 and completed July 1, 2013.

END

Christenson Corporation

Development and Construction Management Services

12 South Sixth Street • Suite 715 • Minneapolis MN 55402 • (612) 338-7173 • Fax (612) 338-7236

www.christensoncorporation.com

Comments on EAF review from Rochester. 9-28-2011

By: Christenson Corporation and BKV Group

All of the responses below are related to the Part III Impact Evaluation received from the Rochester City staff reviewing the EAF. Impact Description responses are in the same order as staff's report.

1. Groundwater: (Combined BKV & Stantec Statement)

The first submittal we indicated a boat house elevation of 516.6. This elevation raised concern as it was too close to the ground water elevation of 513' to 515'. The current documents show this boat house floor elevation at elevation 519' which is the same as the lower level of the adjacent Staybridge Hotel. At 519', the boat house floor will also be 1' above the high flood level of 518'. The project no longer has underground parking as was shown on an earlier submittal. The project now does include 3,500 sq. ft. University of Rochester Boat House for scull boats in the SE portion of the lowest level of the development foot print.

2. Stormwater Management: (Costich Statement)

Stormwater management will be met under the Storm Water Pollution Prevention Plan (SWPPP) that was originally in place and approved from previous design submissions for this area of the project. There are currently stormwater filtration chambers in place on the site that will be relocated to allow for the different positioning of the new proposed building. The modifications to the SWPPP will not have adverse affects to the stormwater as the overall drainage area will not significantly change with respect to impervious areas and runoff amounts

3. Subsurface Contamination / Public Health and Safety (Stantec Statement)

In August 2011, following an on-site meeting and Stantec providing the NYSDOH and NYSDEC with the most recent (July 2011) and/or historic site investigation reports, the NYSDOH recommended that active sub-slab depressurization systems (SSDSs) be installed in the new buildings to address the potential for soil vapor intrusion (SVI). However, the NYSDOH also offered an alternative method to address potential SVI which would involve conducting SVI sampling once the buildings are constructed and if the results demonstrated the need for SSDSs, they would subsequently need to be installed.

4. Grading Plan (Costich Statement)

We are responding by providing a grading plan for the new development's portion of the overall site. We are showing the grades of the river promenade and how they will interface with the grades of the proposed development, addressing vehicular and pedestrian access and maneuvering along with ADA accessibility. Grading plans will be shown on the drawings prepared by Costich Engineering.

5. Construction Impacts: (CCM Statement)

- (A) Genesee St. entrance and at the existing north-side Plymouth Ave entrance. Vehicle Traffic Routes: Construction vehicles will enter/exit at the existing west-side. Vehicle traffic from Genesee Street through the Parkland to the south of the site will be discouraged.
- (B) Material Staging and Construction Vehicle Parking: Materials staging will be located at the west portion of Parcel #3 surrounded by a security fence. Contractors and their vendors will be instructed to schedule delivery of materials such that the volume of staged materials onsite will be minimized.
- (C) Construction Vehicle Parking: Construction vehicles will initially be parking along the west and north-west portions of Parcel #3. As the project progresses, surface parking, and off-site parking areas for the mixed-use building may be utilized.

- (D) Pedestrian Easements : The onsite Supervisor for this project will 'police' the site daily and will assure that both the east-west Pedestrian Walk and the Public Trail near the Genesee River will remain a clean and safe place to walk/travel at all times.
- (E) Pre-Construction Photos of Public Property: Photographs will be taken of all Public Property adjacent to the site. These will be taken shortly before construction commences. Copies will be delivered to the appropriate city office.
- (F) SWPPP : A SWPPP entitled "Stormwater Management Pollution Prevention Plan Report For Brooks Landing" dated April, 2005 is currently in place for this site. (Submitting with EAF package)

6. Growth and Character of Community or Neighborhood: (BKV Statement)

There are several responses to this issue:

We are adding an ADA sidewalk on the north side of the building adjacent to the existing city sidewalk along Plymouth. This is to enhance the pedestrian connection to the restaurant and will be more visible from the public walkway. It will also help in opening up the lower level view corridor of the river from the intersection as the north retaining wall of the below grade boat house will be repositioned about 5' south to allow for the new sidewalk ramp. The north side walkway can be enhanced with many pedestrian friendly features, like those that currently exist. It will also help to screen the upper level surface parking viewed from Plymouth.

The lower portion of the east (river) elevation has been redesigned to engage the restaurant's outdoor dining area more intimately into the river promenade. We have added ancillary or support uses into the building at this promenade level which is the U of R scull boat storage area in the southeast corner side of this building's lower level. The boat house's east (river) and partial south will have large glazed openings (sliding or overhead glass doors) to promote viewing into the boathouse both in daytime and evening. We have created more "active elements" by extending out cantilevered balconies for the dining above, adding in mid-level terraced planting areas that will break up the 10' elevation change from the promenade to the upper dining and also incorporating some lit promenade level seating / planting areas below. This will make a significant difference regarding connecting the building's architecture with the existing river promenade.

It is possible that additional area in the lower level, north of the boat house, might be included in the future. This space could offer opportunities for additional active space as there would undoubtedly be more glazed areas on the east river wall.

The developer has offered to transfer land to the City onto which amphitheater type seating could be incorporated into the proposed new grand stair currently shown on the plans. This seating would overlook the circular area that might be shared as display for large public art / sculpture and a smaller, intimate performing arts stage area.

7. Transportation: (BKV and SRF Statement)

The traffic analysis has been revised to include only the Genesee Street and Plymouth Avenue driveways and eliminating the connection to the south park land area.

The north side of the site has been redesigned to show a clear access to the restaurant/housing building at two locations, the new east/west sidewalk from the City walk up to the restaurant level and the new grand stairway from the large promenade paved area with the circular planting/sculpture area up to the restaurant entrance level as well as the main entrance to the student housing.

8. Critical Environmental Areas: (BKV Statement)

See response described in item 6 above.

9. Open Space and Recreation: (BKV Statement)

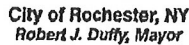
Mechanical equipment that is shown between the hotel and the proposed mixed use building belongs to the hotel and cannot be moved at this time. We would anticipate that all HVAC equipment for the student housing is contained within the housing units. HVAC units for the restaurant would be on the exposed portions of the restaurant's roof and not on grade. Restaurant exhaust ducts likely will run vertically in shafts through the housing tower if the low roof locations are deemed inappropriate.

See response described in item 6 above for further enhancements.

10. Aesthetic Resources: (BKV Statement)

See response described in item 6 above.

End of Response



LONG FORM

Project I.D. (File) No(s).: _____
Project Title: _____
Date Filed: _____
Lead Agency: _____
Review By: _____
Determination Recommendation: [] 1. No significant impact
[] a. No mitigation period required
[] b. Mitigation period required
[] 2. EIS required
Fee Paid: \$_____ (have form stamped or attach receipt)

1

- C. Property location is on N S (E) W (circle) side of Genesee Street
Between Brooks/ Plymouth and Staybridge Hotel Entry Drive
Street Address (if any): 1500 South Plymouth Avenue
- D. Tax Account No. (Assessor): Parcel #3 135.34-03-22.1 (incl. sub parcels R3A,
R3B, & R3C) Parcel# 3 135.34-03-22.1 (incl. sub
E. Section-Block-Lot No. (Maps & Records): parcels R3A, R3B & R3C)
- F. Estimated development cost \$ 19,400,000
- G. Project Character See Supplemental Information (Page 1)
1. Total project area (acres or sq. ft.) 2.83 Acres (incl. parcel 3 = 1.13 Acres +
off-site parking = 1.7 Acres)
 2. Number of buildings Footnote (1) height/stories Footnote (2) sq. ft. Footnote (3)
 3. Number of attached residential units Footnote (4) detached 0
 4. Total floor area of institutional, commercial or industrial uses (specify) Footnote (5)
5. Existing zoning district Brooks Landing URD proposed district Brooks Landing URD
6. Total land surface area (sq. ft) of project site which is: See Footnote (6) .

	Presently	Upon Completion
Buildings		
Parking Areas, Road, Driveways		
Lawn		
Brush		
Wooded (mature tree cover)		
Freshwater Wetland		
Water Body		
Unvegetated (rock, earth fill, paved surface, etc.)		
Total	=	

7. What is the anticipated period(s) of construction? 19 Months

3. SITE INFORMATION

- A. Describe the types of locations of soils, using a site map. Give the USDA-SCS soil classification types if known. Urban Land, see attached Soils Report
- B. What is the depth (in feet) to: Elev.
1. Groundwater Footnote (10) minimum Footnote (10) average
 2. Bedrock 10.8 to 25.0' minimum 12.4' below surface average
(Elev. 504.1' to 514') (Elev. 505.7')
- See attached Soils Report dtd. 7/12/11

C. Topography and Grading. Attach a copy of the grading plan.

1. Percent of site previously graded 100%
2. Area to be graded (acres of sq. ft.) approx. 1.13 acres (Parcel 3A, 3B, 3C)
3. Slope classification of project site: plus off-site parking (1.7 acres)

<u>Slope</u>	<u>Existing Topography</u>	<u>After Grading</u>
0-14%	<u>100 %</u>	<u>100 %</u>
15-24	<u>0 %</u>	<u>0 %</u>
25% or over	<u>0 %</u>	<u>0 %</u>
Total	<u>100%</u>	<u>100%</u>

4. Volume of cutting 880 cubic yards, maximum cut slope ratio 1:3 and height 3'-0"
5. Volume of fill 2,000 cubic yards, maximum fill slope ratio 1:3 and height 9'-0"
6. Volume of soil imported or exported (specify)
If exported, identify area of disposal +/- 2,109 cubic yards (Import)
See "Section Cut & Fill Report" dtd. 8/18/11 (attached)

7. Could drainage from the site cause erosion or siltation to adjacent areas?

☐ Yes ☒ No If yes, explain Precaution during construction will prevent erosion or siltation to adjacent areas. See attached Erosion Control Plan and previously submitted SWPP entitled, "Stormwater Management Pollution Prevention Plan Report for Brooks Landing, "dtd. April, 2005, currently in effect.

8. Describe any physical alteration (e.g. dikes, excavation, fill, stream diversion) of any drainage system and/or lake, stream and wetland. Estimate quantity of material to be dredged and indicate where spoils will be deposited. None

9. Describe and indicate on a site map the provisions to control erosion and storm water run-off. Include size and location of any basins and discharge points.
Preliminary grading, erosion control and storm sewer plan attached and previously submitted SWPP entitled, "Stormwater Management Pollution Prevention Report for Brooks Landing, "dtd April, 2005, currently in effect.

10. Will construction activity occur in any area having 15% of slope or greater?
☐ Yes ☒ No If yes, depict the area of 15% or greater slope and the area of construction activity on the attached site plan. n/a

11. Is there evidence of significant erosion or slope slippage at the site?
☐ Yes ☒ No If yes, describe n/a

D. What land forms are on the project site (e.g. cliffs, ravines, hills, glacial formations, ridges, etc.)? None

4. **TRANSPORTATION CHARACTERISTICS**

A. **Vehicular trips (one-way) generated by the project:**

	Vehicles less than 10,000 lbs. GVW		Vehicles of 10,000 lbs. GVW or greater	
	Existing	Upon Completion	Existing	Upon Completion
Peak a.m. hour	7:30 a.m. to 8:30 a.m.	7:30 a.m. to 8:30 a.m.	7:30 a.m. to 8:30 a.m.	7:30 a.m. to 8:30 a.m.
# Trips	0	79	0	1
Peak p.m. hour	4:30 p.m. to 5:30 p.m.	4:30 p.m. to 5:30 p.m.	4:30 p.m. to 5:30 p.m.	4:30 p.m. to 5:30 p.m.
# Trips	0	83	0	1
Average daily traffic	0	830	0	10

B. **Traffic Patterns**

1. What streets/roads will receive increased traffic? (For each road include the current average daily traffic (ADT) and increase ADT contributed by the project.) Also include the directional distribution of the ADT on the affected roads.

See Traffic Study dtd. May, 2011 Page #7 "Table II - Capacity Analysis Results."

<u>Street</u>	<u>Presently</u>	<u>Upon Completion</u>
Plymouth Ave	8,200 vpd	8,440 vpd
Genesee Street	11,070 vpd	11,910 vpd
Old Plymouth Ave	700 vpd	1,110 vpd
Elmwood Ave	25,030 vpd	25,630 vpd

2. Describe any new transportation patterns which will arise because of the project. The impact the additional traffic will have on the operating capacity of a specific street should be noted.

See Traffic Study dtd. May, 2011, Pages 6, 7 & 8, Part VIII, "Capacity Analysis."

Also see SRF e-mail dtd. 9/1/11 stating no change to our current 170-bed proposal.

C. **Employment and User Information** See Footnote (7)

1. Facilities to be open from _____ a.m. to _____ p.m. on weekdays; from _____ a.m. to _____ p.m. on weekends.
2. Number of total employees (both existing and estimated future) _____
Each shift (identify by shift hours) _____
3. Number of clients, customers or users/average weekday (both existing and estimated future) _____

- D. **Parking Information**
1. Off street parking spaces:
 - a. Total existing 98 Total upon completion 227.
 - b. ☒ On-site ☒ Off-site
 2. If the project will affect on-street parking, identify the number of affected spaces and their location: n/a
- Parcel 3: See attached site plan entitled, "Restaurant/ Housing Site & Pavement Marking Plan" prepared by Costich dtd. 5/4/11 & revised 9/1/11
- E. **Public Transportation** for parking layout.
1. Is the project site/area served by public transportation?
☒ Yes ☐ No If yes, identify provider and route members
Rochester transit service route #4/4X weekdays - Route #4
Genesee weekends. Also, routes 12 & 18/19.
 2. If possible, estimate the number of employees, clients and customers using public transportation
Students - 170/day, Restaurant - 25/day, Credit
Union - 15/day
- F. **Street System Modifications**
1. Does the project involve a street widening? ☐ Yes ☒ No If yes:
 - a. How many feet on each side? n/a
 - b. Will the project remove any portion of the sidewalk or planting strip?
☒ Yes ☐ No If yes, describe the dimensions of the project, comparing existing sidewalk and planting strips widths and those proposed.
East end of pedestrian sidewalk between Hotel and Flats has been
redirected to accommodate the boat storage.
 - c. If additional right-of-way must be acquired, describe how many feet and the current use and condition of the area being taken on a separate sheet.
None proposed.
 2. Does the project require the temporary closing of a street? ☐ Yes ☒ No
 - a. If yes, describe the period of time it will be closed and the detour routing on a separate sheet.
 - b. If only a partial closing (one or more travel lanes), describe n/a
 3. Does the project involve a street abandonment? ☐ Yes ☒ No
 If yes, describe: n/a
 4. Does the project involve construction of a new street? ☐ Yes ☒ No
 5. Does the project require (directly or indirectly) any other capital improvement to the existing street system? ☒ Yes ☐ No If yes, describe on a separate sheet. Connection to Park Road at south end of site.

5. ENVIRONMENTAL INDICATORS

A Are any of the following land uses or environmental resources either to be affected by the proposal or located within or adjacent to the project site(s)? Check appropriate box for every item of the following checklist:

	Yes	No	Unknown		Yes	No	Unknown
a. Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	t. Freshwater Wetlands designated by DEC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	u. Floodplain as designated by Federal Insurance Administration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	v. Within 100' of Genesee River, River Gorge, Erie Canal, Lake Ontario	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	w. Scenic views or vistas of importance to the community. See attached site lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x. Wildlife, including habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	y. Air quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	z. Historical, archaeological sites (listed on National Register or eligible for listing) and/or designated City Landmarks/Preservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
i. Hospitals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
j. Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
k. Open Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
l. Steep Slopes (15% or greater)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
m. Mature trees/	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
n. Shoreline	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
o. Erodible Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
p. Energy Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
q. Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
r. Natural Drainage Course, Stream or other water body	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
s. Ambient noise levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

B. Are any facilities under your ownership, lease, or supervision to be utilized in the accomplishment of this project, either listed or under consideration for listing on the Environmental Protection Agency's List of Violating Facilities? ☐ Yes ☒ No

6. ENVIRONMENTAL QUALITY FACTORS

A. Air Quality

1. Identify the types of quantities of air emissions to be produced as a result of the project, including stationary sources on the site and mobile sources attributable to the project (attach a separate sheet). Natural gas heating systems will produce minimal quantities of emissions.
2. Indicate the measures to be taken to control air emissions (attach a separate sheet). Use of high efficiency heating and cooling systems.
3. Will the project routinely produce odors? ☒ Yes ☐ No
If odors will occur, indicate who will be affected:
Restaurant prepares food - exhaust will be minimal.
4. Will the project generate dust during and/or after construction? ☒ Yes ☐ No
If dust will occur, identify control measures: Water trucks will be used on site during construction to control dust.

B. Noise and Vibration

1. Will the project generate noise which could be heard outside the project area?
☒ Yes ☐ No If yes, where: Construction noise and possibly ongoing operational noise issues (outdoor dining, student housing)
2. Will the project generate noise exceeding ambient levels (both during and after construction)? ☐ Yes ☒ No If yes, identify distances to noise sensitive land uses and existing and projected decibel levels at project boundary: n/a
3. Will the project result in vibration being transmitted off the site? ☐ Yes ☒ No If yes, identify distances to affected sites, their use, and the levels of vibration: n/a

C. Waste Generation/Disposal

1. Describe the type and amount of solid waste that will be generated and the method and location of disposal (describe amount in pounds or cubic yards per week) See Footnote (9)
Trash: Restaurant- 4 yds/2x week, Housing- 36 yds./week Credit Union - 1/4 yds/ week
2. Will the project result in the use of discharge of hazardous materials/wastes?
☐ Yes ☒ No If yes, attach a discussion of the types of materials/waste, methods for control and any special permits required. Also,
 - a. What type of material? _____
 - b. How often? _____
3. Liquid Waste
 - a. Will the project involve the disposal of liquid waste? ☒ Yes ☐ No
 - b. Sanitary sewage discharge (gallons per day) See Footnote (8)
 - c. Will industrial waste be discharged? ☐ Yes ☒ No
 1. If yes, describe the daily average concentration of the chemical compounds discharged: n/a
 2. Will the industrial waste receive pretreatment prior to discharge?
☐ Yes ☒ No
 3. Describe the means of waste disposal and points of discharge. n/a
4. Does the project involve demolition of a building or structure? ☐ Yes ☒ No
If yes:
 - a. Describe the content of the demolition debris and the disposal site. n/a
 - b. Does the structure/building contain asbestos? ☐ Yes ☒ No
If yes:
 1. Describe the procedures to be followed in removal of the asbestos: n/a
 2. Identify the site where the asbestos will be disposed: n/a

D. Miscellaneous

1. Total anticipated water usage per day (gallons/day) See Footnote (8)
Describe any sources of water supply other than the municipal system, e.g. wells, streams, surface impoundments, etc. None
2. Energy Use
 - a. Will the project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) and the amount of increase:
Electric and gas to operate and heat proposed facilities.
 - b. Are adequate energy sources and utilities now available to service the project? ☒ Yes ☐ No If no, what additional utilities will be required?

7. Identify all governmental actions (i.e. funding, permits, approvals, leases, etc.) necessary for project implementation:

<u>Level of Government & Agency</u>	<u>Type of Action</u>	<u>Status</u>	<u>Project ID#</u>
Federal	None	No actions started	

State			
DEC	Stormwater permit	No actions started	
	Corrective Action Plan	No actions started	

Local	Soil & Groundwater Mgmt. Plan	No actions started	
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City Dir. of Planning & Zoning - Site Plan Approval and Subdivision Approval - Pending
 Commissioner of Neighborhood and Bus. Development - Site Prep Permit & Bldg. Permit
 No actions Started

City Council & Mayor	Zoning Text Amendment	No actions started	
Zoning Board of Appeals	Area Variances	No actions started	
Monroe Co. Pure Waters	Sewage Disposal Approval	No actions started	
City of Rochester	Building Permit	No actions started	

8. SUMMARY OF ISSUES

List the potential environmental impacts/issues as identified by responses to sections 3, 4, 5 and 6 above. Discuss alternatives and mitigation measures for these issues.
 See attached responses to Part III "Impact Evaluation." Responses prepared by BKV, Costich, Stantec, CCM and SRF and dated 12/11/09.

Foot Notes
Footnote (9)
Brooks Landing Parcel 3
Environmental Quality Factors

	Restaurant	Housing	Credit Union
Trash	6.4 Yds.	28.8 Yds.	.2 Yds.
Recyclables	1.6 Yds.	7.2 Yds.	.05 Yds.
Weekly Total	8 Yds.	36 Yds.	.25 Yds.

Restaurant and Student Housing dumpsters will be accommodated in indoor "Trash Room"

Credit Union dumpster will be accommodated in indoor "Trash Room"

Foot Notes
Brooks Landing Parcel 3
Project Information

Foot Note No.	Parcel "3" (Housing)	Parcel "3" (Restaurant)	Parcel "3" (Credit Union)	Parcel "3" (Boathouse)
(1) # of Buildings	1	1	1	1
(2) # of Stories	11 (including restaurant)	Height = 121'-6"	Height = 18'-6"	Height = 10'-0" (below restaurant)
(3) Building S.F.	80,353 GSF	5,379 GSF	3,977 GSF	3,500 GSF
(4) # of Attached Res. Units	70 units (170 beds)	-	-	-
(5) Total Area (institutional, commercial, industrial)		5,379 GSF	3,977 GSF	3,500 GSF

Footnotes Continued

Foot Notes

Footnote (6)

Brooks Landing Parcel 3

Project Information

	Parcel 3A Presently	Parcel 3A Upon Completion	Parcel 3C Presently	Parcel 3C Upon Completion	Parcel 3B Presently	Parcel 3B Upon Completion
Buildings	0	5,000 SF			0	3,760 SF
Parking Areas, Road, Driveways	5,763 SF	15,525 SF	2,864 SF	2,869 SF	11,394 SF	7,429 SF
Lawn	22,539 SF	2,583 SF	1,056 SF	1,112 SF	2,894 SF	1,690 SF
Brush	0	0	0	0	0	0
Wooded (mature tree cover)	0	0	0	0	0	0
Freshwater Wetland	0	0	0	0	0	0
Water Body	0	0	0	0	0	0
Unvegetated (rock, earth fill, paved surface, etc.)	2,758 SF	7,907 SF	0	519 SF	0	1,409 SF
Total	31,060 SF	31,015 SF	3,920 SF	3,920 SF	14,288 SF	14,288 SF

Foot Notes
Footnote (7)
Brooks Landing Parcel 3
Employment and User Information

Restaurant

Open from	11:00 am - 1:00 am	weekdays
Open from	11:00 am - 1:00 am	weekends
Number of employees		
Total employees	35 - 40 people	
2 Shifts	11:00 am - 5:00 pm	
	5:00 - 1:00 am	
# Clients/ Customers	700 daily	

Credit Union

Open from	9:00 am - 9:00 pm	weekdays
Open from	9:00 am - 12:00 am	Weekends
Number of employees		
Total employees	5 people	
3 shifts	9:00 am - 12:00 pm	
	12:00 pm - 4:00 pm	
	4:00 pm - 9:00 pm or midnight	
# Clients/ Customers	15 daily	

Student Housing

Open from	24 Hours/ day	weekdays
	24 Hours/ day	weekends
Number of students		
Total students	170	
Shifts	Varies	

END

Foot Notes
Footnote (8)
Brooks Landing Parcel 3
Sewage Discharge Water Usage

Sewage & Water Usage (from Costich Engineering)

Restaurant

6,300 gallons per day

Credit Union

500 gallons per day

Student Housing

6,062 gallons per day

END

Foot Notes
Footnote (10)
Brooks Landing Parcel 3
Site Information


B.

1. Groundwater

<u>513.8' (East side of Parcel 3-A)</u>	Minimum	<u>Elev. 514.5' (East side of Parcel 3-A)</u>
<u>521.8' (West side of Parcel 3-B)</u>	Minimum	<u>Elev. 521.0' (West side of Parcel 3-B)</u>

END

CITY OF ROCHESTER
Environmental Assessment Form
LONG FORM
Foot Notes
Affadavit

Team Member	Company	Signature	Date
Ted Zontelli	Christenson Corporation		<u>9/29/11</u>

END



USGS 7 1/2 Minute
Supplemental information Maps/Photo

Project Schedule
Flats @ Brooks Landing
6/6/2011

