

CITY OF ROCHESTER

NOTICE OF ENVIRONMENTAL DETERMINATION

Issued in accordance with Article 8 of the New York State Environmental Conservation Law and Chapter 48 of the Rochester Municipal Code.

POSITIVE DECLARATION: The proposed action is one which may have a significant impact on the environment. An Environmental Impact Statement is required.

ACTION: Classification: Type I
Description: Official Map Amendment, site plan approval, funding, demolition, site preparation, land acquisition and disposition, Federal, State & local permits, utility extensions, relocation of parkland facilities, inter-municipal agreements

PROJECT NAME: Port of Rochester Public Marina & Mixed Use Development Project
LEAD AGENCY: City of Rochester Office of the Mayor
APPLICANT: City of Rochester

LOCATION: At the confluence of Lake Ontario and the Genesee River within the Harbortown Village Zoning District (HV); City of Rochester; County of Monroe; New York State Department of Environmental Conservation (NYSDEC) Region 8; Ninth U. S. Coast Guard District, Eastern Region; and, U.S. Army Corps of Engineers/Buffalo District

DESCRIPTION The project involves:

- Creation of marina basin with access to the Genesee River to be constructed within the Port site to provide transient and seasonal boat docking. Upon full build-out, the basin will be approximately 6.79 acres to provide for a variety of vessel types, accommodating approximately 120 boat slips ranging from 30' to 75' in length, featuring a boater services building, comfort stations, a public promenade, public areas, and a pump-out station. Construction of the marina will involve: a.) Realignment of North River Street, from Ontario Beach Park to Portside Drive and designation of North River Street as a park road; extension of Corrigan Street ROW; relocation of associated public utilities and infrastructure (Relocation of utilities will require City acquisition of property access rights from Monroe County.) b.) Subdivision of 1000 North River Street and other parcels (Official Map Amendment) within the Port site to accommodate creation of the marina. c.) The County-owned and operated public boat launch at 4630 Lake Avenue will be relocated from the Port site to location(s) within the Rochester Harbor area. This will likely require acquisition of 4630 Lake Avenue from Monroe County; purchase of lands for the relocated boat launch; and enactment of associated parkland alienation and replacement legislation and execution of an amendment to the City-County Parks Operation and Maintenance Agreement.
- River Street Extension - River Street will be extended north from its terminus to Portside Drive to connect to the relocated North River Street; the entire roadway, from Pattonwood Drive to Ontario Beach Park will be designated as a park road. The Genesee Riverway Trail

will be extended along the street to link with the promenade. Street improvements feature on street parking; installation of sanitary and storm sewer improvements, sidewalks, street lighting; curbs; and “green” elements such as storm water management facilities. Acquisition of parcels owned by the U.S. Coast Guard, Monroe County and some minor privately owned parcels will be required.

- Relocation of the Ontario Beach Park Labor Operations Center-the City-owned, County-operated labor center will be relocated from 4650 Lake Avenue . Execution of an amendment to the City-County Parks Operation and Maintenance Agreement will be required. Upon relocation, 4650 Lake Avenue will be the subject of parkland alienation and prepared for private acquisition and development.
- The Lighthouse Trail-an approximately 700LF multi-use trail and scenic overlook will be constructed to connect the Lake Avenue public sidewalk to the County-owned Charlotte Genesee Historic Lighthouse at 70 Lighthouse Street. This will require acquisition of property rights from RG&E Corporation.
- Lake Ontario Natural Resource Center-the City-owned former fast ferry terminal at 1000 North River Street will continue to be adapted for both commercial and public use including permanent development of a Lake Ontario Natural Resource Center (LONRC) to be owned and operated by SUNY College at Brockport. Besides City disposition of public property, additional subdivision of the parcel known as 1000 North River Street will be required
- Private Mixed-Use Development-publicly-owned lands will be sold to accommodate residential condominium development containing 280 to 430/480 units; commercial/retail development containing up to 60,000 square feet; potentially a 100±-unit hotel; and, integrated parking facilities. The mixed-use development will be undertaken in multiple phases.

REASONS FOR DETERMINATION:

1. **Impacts to Historic Resources** – Outside the project area, and immediately adjacent on the north boundary is located, the Dentzel Carousel, a designated landmark; also outside and immediately adjacent is located the Charlotte-Genesee Lighthouse, a designated landmark as well. The EIS will identify impacts, if any and set forth mitigation measures, if required
2. **Transportation and Parking Impacts** - The proposal will likely cause changes in existing patterns of vehicular and pedestrian movement within project area and on adjacent arterial and collector streets; changes in parking supply and demand, bus routes and stops; and new streets will be created.
3. **Impacts to Community Character** - Redevelopment of a large site located in a Critical Environmental area with changes scale, and massing of the site will impact the character of the site and the immediate surroundings..

4. **Impacts on Community Services** - The change in use and scale of the site may impact services such as fire, police, schools, etc.
5. **Impacts on Public Infrastructure** - The addition of new streets and other public rights-of-way will impact the public infrastructure within the development site
6. **Construction Impacts** – Demolition and construction activities will impact vehicle and pedestrian traffic, ambient noise and vibration levels, air quality, storm water runoff, etc, seasonal use & events.
7. **Impacts on Parkland** - The project requires relocation of parkland facilities which will likely alter patterns of pedestrian and vehicular access to the relocated facilities. Impacts of the removal of parkland facilities from the project site will be assessed. Alternative site locations will be investigated.
8. **Water Resources** - The project may impact significant surface water resources (i.e. Lake Ontario, Genesee River).
9. **Economic Impacts** – The proposal will have economic impacts associated with the maintenance of public infrastructure, property assessments, property tax rates and sales tax generation. A cost-benefit analysis is warranted.
10. **Alternatives Analysis** – An alternatives analysis is required for most of the project components.

SCOPING: No () Yes(X) A scoping meeting will be conducted on May 17,2010 at 10:00 a.m.in City Council Chambers, City Hall for Involved and Interested Agencies and other stakeholders.

LEAD AGENCY: Office of the Mayor City of Rochester

AGENCY CONTACT PERSON: Mark Gregor, Port Redevelopment Manager 300B, City Hall mgregor@cityofrochester.gov 585-428-5978

DATE ISSUED: May 3, 2010

This declaration and supporting information is on file and available for public inspection in the City Clerk's Office, Room 300A, City Hall.

DISTRIBUTION: Mayor
City Clerk/City Council
Rochester Environmental Commission
Involved Agencies
Environmental Notice Bulletin