



**Draft MINUTES
January 12, 2012**

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (O) Ian Kuchman | (X) Patsy Robertson |
| (X) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from December 15, 2011 stand as printed.

III. ELECTION OF OFFICERS

On a motion by Tanya Zwahlen, Rosemary Jonientz and Rich Pospula were unanimously elected to Chair and Vice Chair, respectively.

IV. REFERRALS

Project Name: Brewery Visitor Center

Location: 7, 13, 25 Cataract Street

Applicant: North American Breweries

Project Description: To redevelop vacant warehouse at 25 Cataract as a brewery visitors center/museum/restaurant with outdoor seating. Demolish existing structures at 13 Cataract to construct surface parking which will be combined with existing surface parking at 7 Cataract for a total of 108 parking spaces. All structures are Designated Buildings of Historic Value (DBHV). The site is located within 100 feet of the Genesee River Gorge.

Lead Agency: Director of Planning and Zoning

Action: Moved by Rich Pospula and unanimously approved that the following recommendation be forwarded to the Lead Agency:

The proposal for a Visitor’s Center is great, the proposal has not gone far enough to mitigate the loss of the historic buildings on the site. It is therefore recommended that the Lead Agency issue a Positive Declaration. To mitigate the significant adverse impacts, it is recommended that the plan be modified as follows:

1. The façade of the old brew house building at 13 Cataract Street should be saved as a “ruin wall” and incorporated into the overall site design.
2. The proposal should include a plan for the salvaging of artifacts from the buildings to be demolished.
3. More landscaping should be included in the site plan.
4. A lighting plan should be provided showing light fixtures that do not produce glare on adjacent parcels.

V. OLD BUSINESS

Port EIS –Preparation of the FEIS is underway.

VI. ADJOURNMENT - Adjourned at 7:30p.m.

Prepared By: Dorraine Kirkmire





**APPROVED MINUTES
March 8, 2012**

I. ATTENDANCE

A. Members:

- (X) Ian Kuchman
- (X) Rosemary Jonientz, Chair
- (X) Rich Pospula
- (O) Patsy Robertson
- (X) Tanya Zwahlen

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – Minutes from January 12, 2012 stand as printed.

III. PRESENTATION – Holly Barrett from the City Department of Environmental Services presented the proposed public improvements planned for the open space area at 103 Court Street behind the Dinosaur Barbeque Restaurant. The REC did not express any concerns with the proposal.

IV. REFERRALS

- A. Project Name:** Brooks Landing Phase 2
- Location:** 1500 South Plymouth Avenue, 1000-1006 Genesee Street, Genesee Valley Park
- Applicants:** Marcia Barry, Director of Planning and Zoning (For public improvements)
Ron Christenson, Rochester Riverfront Properties, LP (For private development)

Project Description: The Brooks Landing Mixed-Use project involves the construction of two structures. The first is a 100,000 square foot, 11-story mixed-use building (referred to as the “Flats at Brooks Landing”) consisting of a ground level boat storage facility, a first floor restaurant, and 10 floors of student housing. The second structure consists of a 4,000 square foot, single story, credit union with drive-through operation. An Environmental Assessment Form (EAF) has been prepared that integrates the Brooks Landing Mixed-Use Project and the public improvements to Genesee Valley Park. The public and private improvements are inter-related, not only by a direct vehicular connection, but by a mutual dependence upon visual and community character enhancements which will help ensure the success of each.

Lead Agency: Director of Planning and Zoning

Action: **Moved by Ian Kuchman and unanimously approved that the following recommendation be forwarded to the Lead Agency:**

The proposal is not likely to have significant adverse impacts on the environment. The following recommendations shall be forwarded to the Lead Agency:

1. The REC is supportive of the one-way road between Genesee Valley Park and the commercial site.
2. Further consideration of the Genesee Street façade of the student housing tower should be conducted. Perhaps more windows and/or a “green wall” (i.e., living plants planted on the wall) could be considered.



3. There should be a safer pedestrian connection considered for linking the ancillary parking lot across the street with the student housing.

B. Project Name: Strathallan Hotel Rehabilitation

Location: 546 East Avenue

Applicant: Norbert Hausner, NH Architecture

Project Description: To modify the exterior of an existing hotel property by enlarging outdoor seating areas, enlarging one portion of parking while reducing another, adding an entry vestibule, replacing balcony railings, refacing exterior walls, and installing new landscaping. To modify the interior of the hotel with a new restaurant/bar, a swimming pool and lobby and by renovating the guest rooms.

Lead Agency: Director of Planning & Zoning

Action: **Moved by Tanya Zwahlen and unanimously approved that the following recommendation be forwarded to the Lead Agency:**

The proposal is not likely to have significant adverse impacts on the environment.

The following impacts, however, need further consideration during site plan review:

1. The front patio and the programming of that space will generate noise in the neighborhood. This has not been adequately assessed and mitigated.
2. A rendering of the proposed wall along Strathallan Park should be provided to the City for a better assessment of the visual impacts of that wall.
3. The color selection for the exterior of the hotel may have a negative visual impact and should be reviewed.

V. OLD BUSINESS

Port EIS –On a motion by Pospula, the Commission unanimously agreed to recommend approval of the actions related to the Port Redevelopment Project.

VI. ADJOURNMENT - Adjourned at 7:30p.m.

Prepared By: Dorraine Kirkmire



(Adopted December 13, 2012)
MINUTES
September 13, 2012

I. ATTENDANCE

A. Members:

- | | |
|------------------------------|---------------------|
| (X) Ian Kuchman | (X) Patsy Robertson |
| (X) Rosemary Jonientz, Chair | (X) Tanya Zwahlen |
| (X) Rich Pospula | |

B. Staff: Dorraine Kirkmire

II. MINUTES APPROVAL – On a motion by Pospula, the minutes from May 15, 2012 stand as printed.

III. REFERRALS

Project Name: Collegetown

Location: Mt. Hope and Elmwood

Applicant: UofR, City, Fairmount Prop., Gilbane Dev.

File Number: SP-005-12-13

Project Description: Development of an “urban village” type destination featuring a mix of restaurant, hotel, retail, office and residential uses, with both structured and surface parking, adjacent to the University of Rochester and the University of Rochester Medical Center complex. The site is bounded by Elmwood Avenue to the north, Mt. Hope Avenue to the east, Crittenden Blvd. to the south and East Drive to the west. At this time, the site does not include the Hess station at the corner of Mt. Hope and Crittenden, although the long range plan calls for the inclusion of that site. The site also does not include the Goler House. All existing buildings on the site will be demolished and a new street will be constructed connecting Mt. Hope Av. to East Drive. New buildings will range from 3 – 5 stories and will be situated so as to create “street walls” along Elmwood Av, Mt. Hope Av, and the new street. A public plaza for programmed and un-programmed activities will be included on the new street.

Lead Agency: Director of Planning and Zoning

Action: **Moved by Rich Pospula and unanimously approved that the following recommendation be forwarded to the Lead Agency:**

Based on the information presented, this proposal will not create significant adverse impacts upon the environment. The following are recommended:

1. Post-construction stormwater flows need to be reduced
2. Increase green areas on the site or implement green initiatives.

IV. ADJOURNMENT .

Prepared By: Dorraine Kirkmire





**Draft MINUTES
December 13, 2012**

I. ATTENDANCE

A. Members:

- (X) Ian Kuchman (O) Patsy Robertson
- (X) Rosemary Jonientz, Chair (X) Tanya Zwahlen
- (X) Rich Pospula

B. Staff: Dorraine Kirkmire, Johanna Brennan, Peter Siegrist

II. MINUTES APPROVAL – On a motion by Pospula, the minutes from May 15, 2012 stand as printed.

III. REFERRALS

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, an 80-space surface parking lot and all existing landscaping; construct a 4-story, 174,000sf, 110-unit apartment building with a 118-space 1st floor parking garage, a 3400sf clubhouse building and 21 surface parking spaces.

Lead Agency: Director of Planning and Zoning

Action: Moved by Zwahlen and unanimously approved that the following recommendation be forwarded to the Lead Agency:

This proposal may create significant adverse impacts upon the environment for the following reasons:

1. There is insufficient information regarding the visual impacts from the Eastman House. Renderings should be prepared showing the views of the proposed development site from the site of the Eastman House.
2. No information was presented indicating the there was an assessment of the potential traffic impacts.
3. The façade of the first floor of the proposed building appears stark with no articulation and may have a negative visual impact on the neighborhood.
4. It is unclear what impacts the subsurface conditions may have on the project. A phase 1 site assessment and a geotechnical analysis would be useful in understanding potential impacts.
5. The loss of greenspace may have adverse impacts. A tree survey should be completed to fully assess the impacts of the loss of mature trees.
6. It is unclear how garbage pick-up will be managed on-site.
7. The areas of snow storage seem inaccessible and potentially insufficient.

Record of Vote:

Jonientz	yes	Pospula	yes	Zwahlen	yes
Kuchman	yes	Robertson	absent		

IV. NEW BUSINESS

- A. Coastal Erosion Management Permit Appeal/Variance** – Kirkmire and Brennan discussed the public hearing process for recently submitted applications. The hearing was set for January 17, 2013.



B. Rules and Procedures

On a motion by Kuchman the REC Rules and Procedures were amended to include public hearing procedures.

Record of Vote:

Jonientz	yes	Pospula	yes	Zwahlen	yes
Kuchman	yes	Robertson	absent		

V. ADJOURNMENT

Prepared By: Dorraine Kirkmire