

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

February 16, 2017, 5:30 PM  
City Hall, 30 Church Street, **Room 300B**  
**(NOTE ROOM CHANGE)**

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**File #:** SP-07-16-17  
**Applicant:** John Billone, Jr.  
**Address:** [360 Alexander Street](#)  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

**Requirement for Site Plan Review:** 120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section 120-173F.  
120-191D(3)(c)[1]: Type I actions as identified in Section 48-4 of the City Code

**Case Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9) Any Unlisted action 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 or that is listed on the State Register of Historic Places

**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** February 10, 2017

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**File #:** SP-18-16-17  
**Applicant:** Gail Morelle (Christa-Morgan/MC Management LLC)  
**Address:** [8½ Prince Street](#) (AKA 8C)  
**Zoning District:** R-3  
**Description:** Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan

**Requirement for Site Plan Review:** 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.  
120-191D(3)(a)[10]: Projects involving or abutting a site eligible for listing on the State or National Register of Historic Places (8 Prince Street et al.)

**Site Plan Type:** Minor  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9) Any Unlisted action 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 or that is listed on the State Register of Historic Places

**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** February 10, 2017

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**File #:** SP-22-16-17  
**Applicant:** Joseph Andolora (Adflex Corporation)  
**Address:** [300 Ormond Street](#)  
**Zoning District:** M-1  
**Description:** Construct addition to existing manufacturing operation (Adflex), including three loading docks.

**Requirement for Site Plan Review:** 120-191D(3)(a)[10]: Projects involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (19 Harrison Street is listed on National and State Registers)  
120-191D(3)(c)[1]: All Type 1 actions

**Site Plan Type:** Major  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9) Any Unlisted action 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 or that is listed on the State Register of Historic Places

**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** February 10, 2017

**Old Business**

**New Business**

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

April 20, 2017, 5:30 PM  
City Hall, 30 Church Street, Room 223B

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**File #:** SP-13-16-17  
**Applicant:** Paul Marfione (Conifer Realty, LLC)  
**Address:** [185-205 Scio Street](#), 143-147 Delavan Street  
**Zoning District:** CCD-G  
**Description:** Construct a 4 story, 35,000 square foot, multifamily dwelling with 33 residential units, a 28 space surface parking lot, and outdoor recreation space.

**Requirement for Site Plan Review:** 120-65D: Applications not meeting the CCD-G design criteria  
120-191D(3)(a)[14]: New construction of multifamily dwellings  
120-191D(3)(c)[1]: All Type 1 actions  
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type 1, 6 CRR-NY 617.4(b)(9): Any Unlisted action occurring contiguous to any historic building that is listed on the National Register of Historic Places (200 University Avenue)

**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
NYS Homes and Community Renewal  
**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** April 13, 2017

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## **Old Business**

## **New Business**

Introduction of Rochester Psychiatric Center (1201 Elmwood Avenue) redevelopment. Note: this was a project introduction and overview only, with preliminary discussion by the Commission. No recommendations will be voted on.

**File #:** SP-29-16-17  
**Applicant:** Ralph DiTucci (293 A Alden Road LLC)  
**Address:** [1201 Elmwood Avenue](#) 340 Science Parkway  
**Zoning District:** IPD (proposed to be rezoned to new PD #18) and PD #7  
**Description:**

**Site: 27.6 acres**  
**City of Rochester portion: 17.7**  
**Town of Brighton portion: 9.9**

### **Project Description, City of Rochester:**

Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development.

The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces).

The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway utilizing the parcel at 340 Science Parkway.

### **Project Description, Town of Brighton:**

Rezone property from RLB-Residential Low Density to RHD-2-Residential High Density with Incentive Zoning Overlay. Redevelop 9.9 acre site, a portion of a former psychiatric hospital. Project includes construction of a mixed use development.

The new development will be a mix of two family dwelling units (22 units), multi-family residential (80 units), and commercial space, approximately 137,000 sf in 13 separate buildings. The 13 new buildings will range from 18 to 49 feet tall. The new development will have 223 parking spaces split between garages (44 spaces) and surface lots (179 spaces).

The new development in the Town will connect to the internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway, proposed for the City portion of the site, as well as a vehicle only connection to the existing Brickstone development in the Town.

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

May 25, 2017, 5:30 PM  
City Hall, 30 Church Street, Room 223B

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**File #:** SP-33-16-17  
**Applicant:** Margaret Hill (Rochester Management, Inc.)  
**Address:** [645 Norris Drive](#)  
**Zoning District:** R-3  
**Description:** Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 18,600 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 131,400 square feet). Project also includes site, landscaping, and parking improvements.

**Requirement for Site Plan Review:** 120-191D(3)(a)[10]: Projects abutting a city landmark (elements of Cobb’s Hill Park, specifically “water works embellishments” and “Lake Riley and the Eastern Widewaters”)  
120-191D(3)(a)[14]: New construction of multifamily dwellings  
120-191D(3)(c)[1] project is a Type 1 SEQRA action

**Site Plan Type:** Major  
**Quadrant:** SE  
**Enforcement:** No  
**SEQR:** Type 1, 48-4B: Actions proposed in any of the following critical environmental areas and which involve residential development of more than 10 units in one or more multifamily dwellings.  
Slopes and crests of the following glacial formations: Cobbs Hill.

**Lead Agency:** Director of Planning and Zoning  
**Involved Agencies:** Director of Planning and Zoning  
City Planning Commission  
Commissioner of Neighborhood and Business Development  
Mayor/City Council  
NYS Homes and Community Renewal (Housing Finance Agency)

**Referring Agency:** Director of Planning and Zoning  
**Date of Referral:** May 19, 2017

**File #:** SP-31-16-17

**Applicant:** Joseph Martino

**Address:** [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

**Zoning District:** R-3 and R-1 (proposed to be rezoned to new PD #19)

**Description:** Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.

**Requirement for Site Plan Review:**

120-191D(3)(a)[5]: Parking lots over 10 spaces, whether the principal use or serving a principal use on the same lot, that do not meet the requirements for parking lots in Section [120-173F](#).

120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (977-1077 Lake Avenue)

120-191D(3)(c)[1]: All Type I actions as identified in Section [48-4](#) of the City Code, excluding applications requiring certificates of appropriateness.

120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.

**Site Plan Type:** Major

**Quadrant:** NW

**Enforcement:** No

**SEQR:** Type 1, 6 CRR-NY 617.4(b)(9): any Unlisted action (unless the action is designed for the preservation of the facility or site) 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 (977-1077 Lake Avenue is listed on the National and State Register of Historic Places)

**Lead Agency:** Director of Planning and Zoning

**Involved Agencies:** Director of Planning and Zoning  
Mayor/City Council

**Referring Agency:** Director of Planning and Zoning

**Date of Referral:** May 19, 2017

**File #:** SP-29-16-17  
**Applicant:** Ralph DiTucci (293 A Alden Road LLC)  
**Address:** [1201 Elmwood Avenue](#) 340 Science Parkway  
**Zoning District:** IPD (proposed to be rezoned to new PD #18) and PD #7  
**Description:**

**Site: 27.6 acres**  
**City of Rochester portion: 17.7**  
**Town of Brighton portion: 9.9**

**Project Description, City of Rochester:**

Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development.

The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces).

The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway utilizing the parcel at 340 Science Parkway.

**Project Description, Town of Brighton:**

Rezone property from RLB-Residential Low Density to RHD-2-Residential High Density with Incentive Zoning Overlay. Redevelop 9.9 acre site, a portion of a former psychiatric hospital. Project includes construction of a mixed use development.

The new development will be a mix of two family dwelling units (22 units), multi-family residential (80 units), and commercial space, approximately 137,000 sf in 13 separate buildings. The 13 new buildings will range from 18 to 49 feet tall. The new development will have 223 parking spaces split between garages (44 spaces) and surface lots (179 spaces).

The new development in the Town will connect to the internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway, proposed for the City portion of the site, as well as a vehicle only connection to the existing Brickstone development in the Town.

**Requirement for  
Site Plan Review:**

- 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.
- 120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (450 Highland Avenue)
- 120-191D(3)(a)[11]: Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space



District.

120-191D(3)(a)[14]: New construction of multifamily dwellings.

120-191D(3)(c)[1]: All Type I actions as identified in Section [48-4](#) of the City Code, excluding applications requiring certificates of appropriateness.

120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.

**Site Plan Type:**  
**Quadrant:**  
**Enforcement:**  
**SEQR:**

Major

SW

No

Type 1

6 CRR-NY 617.4(b)

(3): the granting of a zoning change, at the request of an applicant, for an action that meets or exceeds one or more of the thresholds given elsewhere in this list;

(6): activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds:

(i) a project or action that involves the physical alteration of 10 acres;

(v) in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area;

(9): any Unlisted action (unless the action is designed for the preservation of the facility or site) 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 (450 Highland Avenue, Highland Park, is adjacent to the site and is listed on the National and State Register of Historic Places)

**Lead Agency:**

Director of Planning and Zoning, City of Rochester (proposed)

**Involved Agencies:**

Director of Planning and Zoning, City of Rochester

Commissioner of Neighborhood and Business Development (City of Rochester)

City Council, City of Rochester

Mayor, City of Rochester

Planning Board, Town of Brighton

Town Board, Town of Brighton

COMIDA

NYS Department of Environmental Conservation

Empire State Development

Army Corps of Engineers

**Referring Agency:**

Director of Planning and Zoning, City of Rochester

**Date of Referral:**

May 19, 2017

**Old Business**

**New Business**

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

July 20, 2017, 5:30 PM  
City Hall, 30 Church Street, Room 223B

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**File #:** SP-39-16-17  
**Applicant:** Steve Dubnik (Strong Museum of Play)  
**Address:** [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5  
**Zoning District:** Center City District-Base (CCD-B)  
**Description:** Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)

- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

**Requirement for  
Site Plan Review:**

120-65D: Applications not meeting the design criteria shall require site plan approval  
 120-66D(1)(c)[1]: Buildings shall be a minimum of two stories in height  
 120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria  
 120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

**Site Plan Type:**

Major

**Quadrant:**

SW/TBD

**Enforcement:**

No

**SEQR:**

Type 1: 6 CRR-NY 617.4(b)(6)(i), A project or action that involves the physical alteration of 10 acres

**Lead Agency:**

Director of Planning and Zoning, City of Rochester (proposed)

**Involved Agencies:**

Director of Planning and Zoning, City of Rochester  
 Commissioner of Neighborhood and Business Development (City of Rochester)

City Council, City of Rochester

Mayor, City of Rochester

COMIDA

Empire State Development

**Referring Agency:**

Director of Planning and Zoning, City of Rochester

**Date of Referral:**

July 12, 2017

**Old Business**

**New Business**

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

September 21, 2017, 5:30 PM  
City Hall, 30 Church Street, Room 223B

### Welcome and Introductions

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**Project Name:** 1092 Mount Hope Demolition and Ancillary Parking Lot  
**Applicant:** Peter Psyllos (The Distillery Restaurant, Inc.)  
**Location:** [1092 Mount Hope Avenue](#) and 25 May Street  
**Description:** Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. Mount Hope Cemetery is in a National Register District.

**Lead Agency:** Manager of Zoning  
**Involved Agencies:** Commissioner of Neighborhood and Business Development  
City Council, City of Rochester  
Mayor, City of Rochester

**Referring Agency:** Manager of Zoning  
**Date of Referral:** September 19, 2017

**Project Name:** Updated and expanded [Local Waterfront Revitalization Program \(LWRP\)](#)  
**Applicant:** City of Rochester  
**Location:** City wide; Lands adjacent to Lake Ontario, the Genesee River, Irondequoit Bay, the Erie Canal, and their tributaries.  
**Description:** The action consists of the adoption of an updated and expanded Local Waterfront Revitalization Program (LWRP) and a revised Consistency Review Ordinance. The LWRP is the official statement of land use and development policy for the city's waterfront areas. Its purpose is to identify waterfront policies and recommendations that will serve as a

guide for future development and infrastructure improvements. The LWRP also serves to leverage potential funding opportunities. The Consistency Review Ordinance requires that development review applications within the LWRP boundaries be the subject of a consistency review determination.

**SEQR:** Type 1: 617.4(b)(1). The adoption of a municipality's land use plan, the adoption by any agency of a comprehensive resource management plan or the initial adoption of a municipality's comprehensive zoning regulations.

**Lead Agency:** Mayor (Coordination underway)

**Involved Agencies:** Mayor

City Council

NYS Department of State

**Referring Agency:** City Planning Office

**Date of Referral:** September 11, 2017

**Old Business**

**New Business**

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

November 16, 2017, **6 PM [NOTE TIME CHANGE]**  
City Hall, 30 Church Street, Room 223B

### Welcome and Introductions

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**Project Name:** Pike Company expansion and redevelopment  
**Applicant:** Tim Porter (The Pike Company)  
**Location:** [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street.  
**Description:** Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. The Main Street Armory is listed on the National Register.

**Lead Agency:** Manager of Zoning  
**Involved Agencies:** Commissioner of Neighborhood and Business Development  
City Council, City of Rochester  
Mayor, City of Rochester  
**Referring Agency:** Manager of Zoning  
**Date of Referral:** November 9, 2017

**Project Name:** Gold Street Lofts (1176 Mount Hope Avenue mixed use building)  
**Applicant:** 10 Gold Street Properties LLC (Duncan Frame)  
**Location:** [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street  
**Description:** Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.

**SEQR:** Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. Mount Hope Cemetery is in a National Register District.

**Lead Agency:** Manager of Zoning  
**Involved Agencies:** Commissioner of Neighborhood and Business Development  
**Referring Agency:** Manager of Zoning  
**Date of Referral:** November 9, 2017

**Old Business**

**New Business**

## MEETING NOTICE – ROCHESTER ENVIRONMENTAL COMMISSION

December 21, 2017, 5:30  
City Hall, 30 Church Street, Room 223B

### Welcome and Introductions

### Reports

- Chair
- EMC
- Staff
- Other

### Referrals

**Project Name:** All City Auto Parts  
**Applicant:** Kevin Manna  
**Location:** [19 Sunshine Street](#), 14621  
**Description:** Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.  
**SEQR:** Type 1, [Section 48-4H](#) Establishment of new junkyards or alteration of existing junkyards.  
**Lead Agency:** Manager of Zoning  
**Involved Agencies:** City Planning Commission  
**Referring Agency:** Manager of Zoning  
**Date of Referral:** December 15, 2017

### Old Business

### New Business