

MINUTES OF GPA GENERAL MEETING -- SUNDAY, FEBRUARY 20, 2022

Call to Order/Attendance – taken from Zoom meeting roster by Bob Keck. Thirteen members signed on.

Agenda

ZAP MAP Release. The ZAP map was posted online on Feb. 1st. On February 9th and 24th there was/will be meetings for community input. Bob reported on some discrepancies in the labeling of some areas of the historic Grove Place streets. We are currently Zone R1 (single family residential) and the City is changing that to Medium density which is a maximum of 4 units in a property. Since GP is a preservation district it's unlikely anyone could take advantage of that. But we should advocate that the *usage* restrictions are enforced.

The parking lot at Downtown Cabaret is going to be for smaller units, which is a positive.

Zoning doesn't say anything about what the City does with streets - such as at Carpenter Alley - or about design – it only affects how residents and developers are allowed to use their property.

The Hinge neighbors want the Inner Loop North area to be zoned no larger than downtown medium density residential (MDR). We should support that. Suzanne Mayer submitted to the ZAP Committee comments from the Hinge neighbors workshops - including their proposed map -but the Committee has ignored them. We can't see individual comments coming in. The City will publish an update in May so we'll only see the compilation of comments that they have accepted. You can submit comments at <https://rochesterzap.com/contact/>

The Hinge neighbors have commented but GPA hasn't as an entity. We'd need a vote of members for that – we don't have a quorum today. Bob Keck emailed an explanation of the issues and a statement for members to approve:

The proposed zoning use map issued by the ZAP team contains a couple of things of particular interest to our neighborhood: (1) 3 Grove Place (across from Rick McGrath's) has been moved from the current residential designation to Downtown Mixed Use (DMU). (2) The section of the Inner Loop between Scio and North St. is split down the center, residential to the north and DMU to the south. At the meeting today, it was the sense of those present that the GPA should take a position that 3 Grove Place should be in the same residential district as the rest of the Preservation District and that the entire Inner Loop section should be residential. Unfortunately, we did not have a quorum so we could not do this officially. The group requested I put together [the following] statement on which people could vote via Email. All [voting] members are asked to respond. See below:

"The Grove Place Association requests that: 1) the draft Zoning Map be altered so that 3 Grove Place is included in the same Medium Density Residential zone as the rest of the Grove Place Preservation District. 2) That the section of Inner Loop between North and Scio Streets be zoned entirely Medium Density Residential."

Suzanne will send an email Word document outlining talking points for us to use for individual comments on the ZAP website, and she will record the Feb. 21st meeting for us.

Design process is supposed to occur in May. Another chance to comment.

Bob Keck said that we have told the City that we like the Buffalo Green Code and has sent pages from that plan to the ZAP committee. (see <https://www.buffalogreencode.com/green-code-components/urban-renewal-plans/>)

Downtown Revitalization Initiative (DRI). The City received a \$10 million grant from NYS for use in development of downtown. The City DRI website shows the map -<https://www.cityofrochester.gov/DRI/> The projects must be capital projects such as bikeways and enhancements to buildings. The State will select the projects it likes best so the City should submit proposals for more than \$10M because not all will be accepted. There is a very strict deadline – to May – for proposals. The City will hold a workshop on March 2nd at MCC downtown or virtually. Sign up at the link above.

Treasurer's Report. Rick McGrath said there is now a total of \$9,352.19 on balance in the bank account, of which \$6,307.19 is General funds, \$1,190 is for the University Ave. legal fund, and \$1,855 is for the Art Fund.

Proposed signage for Thai Chi Tea (formerly Bubble Tea), a new business opening at the corner of Scio and Main (in the Sagamore building). The owner has applied for an adjustment of size and number requirements for an illuminated sign for the business. If we wish we can forward our opinions to the Manager of Zoning, who has the power to adjust the sign requirements. Richard Rosen provided these details: 1. Two signs, one on Scio, one on Main (one is permitted). 2. Height is a bit over the 24" height standard. 3. Width is that of the architectural bay, a bit wider than the standard. 4. Location is required to be only within the first story. This sign is touching the window sill of several of the Sagamore's 2nd floor commercial spaces. It could be below the canopy, at the top tier of the window. However, the applicant's letter says the now closed Bubble Tea business failed during Covid because the signage was poor. See attached mock up photo in Richard's email of 2/18/22.

Our consensus is that the sign is tacky, but since we're not directly affected, Bob opined that the Sagamore residents are the ones who need to comment. We can support them if they come to us for help. Mr. Robert Tortorella is the head of the Sagamore homeowners association.

University Ave. Protesters/Noise Update. Sandy Mayer reported that he and three others attended a City Council meeting last week and got some feedback from several councilmembers.

141 Gibbs St. Townhouse on Gibbs Street - Tom Fink reported that the City has foreclosed the building and it may be sold to a company that takes on liens. He keeps sending requests to the Court for an update. Mr. McPherson is still there, as far as he knows.

Reports

Development Committee – Richard Rosen reported there will be a meeting soon with the URM and neighbors regarding its plans with the YMCA and RG&E buildings. Suzanne added: The Lewis St. Y is now the Lewis Street Center. It was recently purchased by the YMCA.

Membership Committee – Josh Doolittle is the sole member now and we need more people on the committee to establish a plan for finding new members. We discussed planning for an in-person pot luck member meeting at the Charlotte Square Community Room sometime in April. We should require vaccinations.

Beautification Committee– no report.

Safety Committee – no report. Josh went to a focus group with a City consultant on neighborhood safety issues and will provide the contact for those interested.

Art Committee– Rosalyn Golden asked – Could the State DRI grant include a proposal to have the City take over the costs/liability of neighborhood banners, so GPA doesn't have to purchase insurance? There's a new contact at the NSCs (Neighborhood Service Centers). Suzanne will ask Jeremy Cooney about this.

Nominating Committee – Sandy reported that we have the following slate of officers we will advance to the membership for the April General (Annual) Meeting:

President – Richard Rosen

Vice Presidents – Bob DiPaolo and Mark Wilson

Secretary – Judy Loeb

Treasurer – Richard McGrath

The next General Meeting will be Sunday, March 20, 2022 at 4pm on Zoom.

Motion to adjourn the meeting made and accepted at 5:20pm.

Respectfully submitted,

Judy Loeb, Secretary