

Meeting Summary

After introductions, Bob Corby gave a brief overview of the comprehensive plan process and then introduced the four Irondequoit waterfront areas to be discussed. These areas were identified in previous planning efforts by the Town as potential sites for economic development. Several sites have active development proposals and/or offer potential opportunities for development and or improved public access to the water. The discussion addressing each area is summarized below:

South Bay Shore – Area along Empire Boulevard between base of hill and Irondequoit Creek Bridge (Penfield town line). The area is currently is home to masters Stone Supply, MacMillan Marina and a small bar/restaurant.

- The south end of the bay is shallow and much of it consists of mudflats.
- There are plans to construct a new trail through the wetlands to the south (Monroe County Tryon Park). The trail will connect Empire Boulevard with Browncroft Boulevard.
- Land in this area should be reserved to maintain public access including an area for public parking.
- Plans for this area should be coordinated with what Penfield does on its larger area abutting the south end of the bay.
- Traffic along Empire Boulevard is heavy and travels too fast making left turn dangerous.
- The area needs trees along the shoreline and along the road.
- An eagle has a nest nearby this area.
- South of the bay is a geologically and environmentally distinctive area of wetland filled long, narrow ravines bounded by forested sandy bluffs.
- Small boat launching (canoes/kayaks) in this area is an important use that should be maintained and improved.
- The views over the bay and wetlands make this a nice area for eating/restaurants.
- Muck/fill may pose construction and development constraints.
- Narrow width of land between bay and Road limits development potential.

West side of Irondequoit Bay

- Town website contains link with information describing proposed development at the Newport House. Condominiums are proposed using existing boat slips.
- Bay faces boat saturation.
- There are too many boats and they travel too fast.

- We don't want to see more boats.
- The Newport property has steep highly erode able slopes.
- The density and scale of the proposed project is not in keeping with existing development.
- Tony Favro explained that the project site was developed as one of eight "economic opportunity" sites in the 1985 Town Master Plan and 1988 Local Waterfront Redevelopment Program (LWRP). The current proposal is being reviewed by the Planning Board following existing zoning and the recommendations of previous planning efforts. The developer is currently preparing Environmental Impact Statement for the project.
- There should be more businesses and possibly restaurants on the bay.
- A restaurant is a good use for the Newport house site....and other bay locations. There should be more restaurants along the bay.
- Four-story condo buildings will not fit in.
- The Bay has a unique nodal development pattern that includes both areas of concentrated activity as well as long stretches that are quiet and remain in their natural state.
- Public access to the bay should be improved. In the summer, the lots at the north end of the bay are inadequate.
- The Newport House development should include public access...perhaps a waterfront promenade.
- Public access is disappearing around the country as well as in Rochester so it is important to maintain/expand water access in Irondequoit.
- Unstable, eroding, steep, sandy slopes are a problem all around the bay.
- New development should be designed to avoid impacting existing slopes or removing trees where they are needed to prevent erosion.
- The State Tunnel property does not abut the bay but does drain into Densmore Creek which flows into the bay. The property is a former ravine which was filled 25 years ago when the Eastern Monroe County Sanitary sewer tunnel was excavated. The stability and carrying capacity of the site is unknown. It would be suitable for ball fields.
- Residential or commercial development on the sewer property would generate new tax revenue.
- The Glen Haven Property is zoned for residential use. The site's zoning should be evaluated to ensure what eventually is built on the site is appropriate and in harmony with the surrounding area.
- The Glen haven site is more suited to low rather than high density residential development.
- Public waterfront access should be incorporated into every new development project abutting the water.
- Public access needs to "feel" like public access and not just be public in name or so remote that no one knows about it or uses it.
- There is a gap in activity between Seabreeze Amusement Park (top of the hill) and Hot Dog Row.

- Opposite the lower Seabreeze parking lot on Culver is a narrow vacant lot. It is part of the old Hojack Line railroad bed but may be too narrow to develop. Clearing brush would allow views of the lake.

Sea Breeze

- The Seabreeze Expressway reconstruction as a boulevard with roundabouts is an important improvement.
- The 590 terminus is being relocated to the west which will open space next to the bay. The state will sell the land to the Town of Irondequoit for one dollar. It is not designated as parkland so the Town has latitude to study what the best future use is. The town may sell the land but would have to reimburse the state for its market value. The Town may add up to 40 boat slips on the property.
- An access road behind Hot Dog Row will allow more room for boat launch queuing.
- During the design development phase of the 590 project, parallel parking along the roadway was considered but it is not included in the final design.
- The Seabreeze area needs more parking.
- If the Town adds boat slips, boaters would be able to patronize the restaurants.
- The area needs a playground, benches and picnic tables. Rentable picnic shelters/lodges would also be a nice addition.
- Street trees, landscaping and gardens are needed throughout the area.
- The beach and grove of trees next to the bay outlet needs to be cleaned up. It would make a nice picnic area.
- Perhaps the waterfront zoning district should be expanded to include Seabreeze Amusement Park.

Genesee Harbor

- Access to east jetty along Genesee River mouth is difficult to access, in poor shape, and a hazard to boaters because it is unlit at night.
- Lighthouse Pointe development – 50 acres. This property was the site of a City landfill in the 1950s. Brownfield cleanup is required. Developer believes that inclusion in New York State's Brownfield program will be required to make project viable. A water taxi to Charlotte may be considered.
- Several members of the group expressed support for the project.
- It is an appropriate location to accommodate dense residential development.
- Charles Morgan presented an overview of the project and preliminary concept design drawings. The project will contain retail, restaurants, a boutique hotel, town houses, and condominiums.
- Shumway Marina will stay in its present location.
- The parcel of land between Rock Beach Road and lakeshore boulevard is for sale.
- Van Lare Sewage plant odors are still a problem in the northwest part of town.