

*Monroe County
Clerk of the Legislature*

**David Grant
Clerk**



**Nayeliz Santiago
Deputy Clerk**

**Isabela Mulcahy
2nd Assistant Dep. Clerk**

MEMORANDUM

TO: Legislators, Directors, Staff and Media
FROM: David Grant, Clerk of the Legislature
DATE: February 20, 2026
RE: Matters of Importance – File Nos. 26-0058 – 26-0059

Matters of Importance:

- 26-0058 - **Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act to Amend the 2026-2031 Capital Improvement Program and the 2026 Capital Budget to Add a Project Entitled “Purchase and Renovation of the Former Carestream Building” and Authorize the Acquisition and Renovation of the Property Located at 150 Verona Street in the City of Rochester – As a Matter of Importance – County Executive Adam J. Bello**
- 26-0059 - **Amend the 2026-2031 Capital Improvement Program and 2026 Capital Budget to Add a Project Entitled “Purchase and Renovation of the Former Carestream Building”; Authorize Financing for the Project; Authorize the Acquisition and Renovation of the Property Located at 150 Verona Street in the City of Rochester – As a Matter of Importance – County Executive Adam J. Bello**

These referrals were not made to committee at the preceding meeting of the Legislature on February 10, 2026, but have been determined by Yversha Román, President of the Legislature, to be of sufficient importance to warrant referral between Legislative meetings, pursuant to Section 545-24 (C) of the Rules of the Monroe County Legislature.

Attachments



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

OFFICIAL FILE COPY
No. 260058
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
ENV. & PUB. WORKS-L

February 20, 2026

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act to Amend the 2026–2031 Capital Improvement Program and the 2026 Capital Budget to Add a Project Entitled “Purchase and Renovation of the Former Carestream Building” and Authorize the Acquisition and Renovation of the Property Located at 150 Verona Street in the City of Rochester

Honorable Legislators:

I recommend that Your Honorable Body determine whether amending the 2026–2031 Capital Improvement Program and the 2026 Capital Budget to add a project entitled “Purchase and Renovation of the Former Carestream Building” and authorizing the acquisition of the property located at 150 Verona Street, including the assumption of a lease assignment for the parking lot located at 131 Verona Street, and the County’s renovation of the property located at 150 Verona Street (collectively, the “project”) may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act (“SEQRA”).

This project involves the acquisition and renovation by the County of a 1.61-acre property at 150 Verona Street that is home to an existing 402,088 square foot commercial building, formerly known as the Carestream Building, and its attached parking lot. Renovations will include HVAC work, interior renovations necessary to relocate staff, electrical work including connection of fiber optic cabling, and miscellaneous plumbing work. Anticipated exterior work is the placement of a security fence around the parking lot south of the building.

The project has been preliminarily classified as an Unlisted Action. The SEQRA regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that amending the 2026–2031 Capital Improvement Program and the 2026 Capital Budget to add a project entitled “Purchase and Renovation of the Former Carestream Building” and authorizing the acquisition of the property located at 150 Verona Street in the City of Rochester, including the assumption of a lease assignment for the parking lot located at 131 Verona Street, and the County’s renovation of the property located at 150 Verona Street, is an Unlisted action.

2. Make a determination of significance regarding amending the 2026–2031 Capital Improvement Program and the 2026 Capital Budget to add a project entitled “Purchase and Renovation of the Former Carestream Building” and authorizing the acquisition of the property located at 150 Verona Street in the City of Rochester, including the assumption of a lease assignment for the parking lot located at 131 Verona Street, and the County’s renovation of the property located at 150 Verona Street, pursuant to 6 NYCRR 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This designation will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

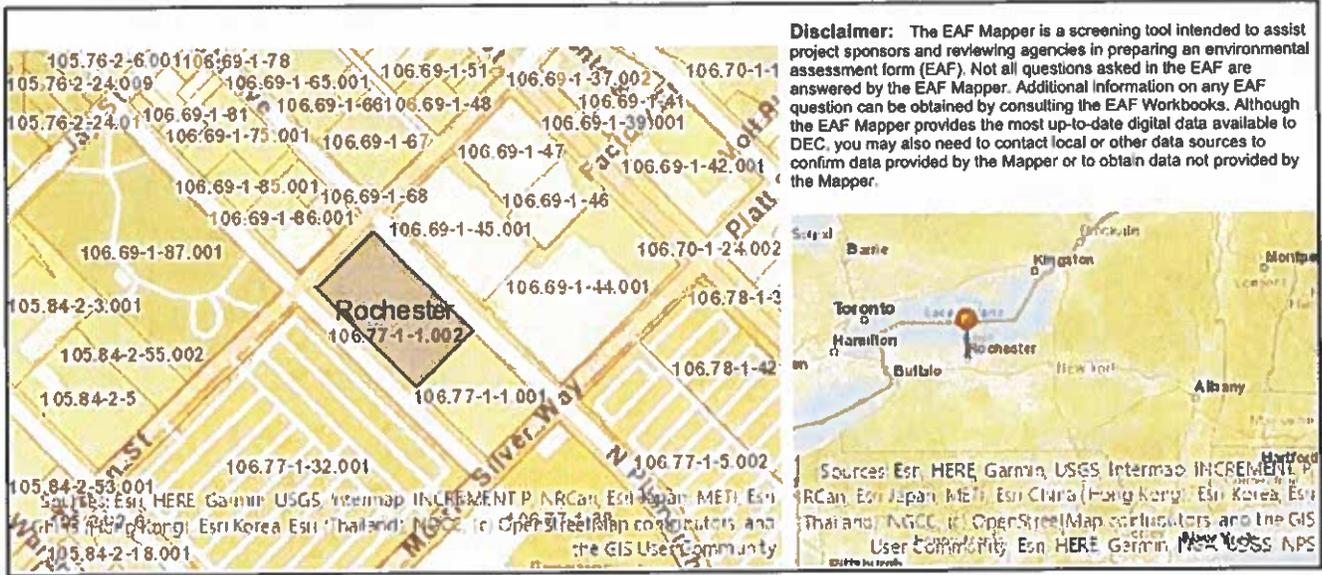
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Purchase and Renovation of the Former Carestream Building				
Project Location (describe, and attach a location map): City of Rochester				
Brief Description of Proposed Action: Amend the 2026-2031 Capital Improvement Program and 2026 Capital Budget to Add a Project Entitled "Purchase and Renovation of the Former Carestream Building" Authorize Financing for the Project; Authorize the Acquisition of the Property Located at 150 Verona Street, and Authorize the Renovation of the Property and Acceptance of Lease Assignment for Parking Lot Located at 131 Verona Street. The acquisition of this 1.61 acre property will allow the County to relocate various departments into County owned space to eliminate the need for leased space. Renovations will include HVAC work, interior renovations sufficient to relocate staff, electrical work including connection of fiber optics cable and miscellaneous plumbing work. The only anticipated exterior work at this time is the placement of a security fence around the parking lot south of the building.				
Name of Applicant or Sponsor: Monroe County		Telephone: 585 753 1233		
		E-Mail:		
Address: 39 W Main St				
City/PO: Rochester		State: NY	Zip Code: 14614	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.61 acres		
b. Total acreage to be physically disturbed?		_____ 0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.61 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Not named, Reason:Environmentally sensitive, Agency:Rochester, City of, Date:3-14-86 If Yes, identify: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

EAF Mapper Summary Report

Thursday, February 12, 2026 8:28 AM



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Not named, Reason:Environmentally sensitive, Agency:Rochester, City of, Date:3-14-86
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:	Carestream Purchase and Renovation
Date:	2-17-26

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

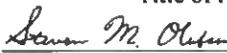
This project involves the purchase and renovation of the Carestream Building located at 150 Verona Street. Renovations will include HVAC work, interior renovations sufficient to relocate staff, electrical work including connection of fiber optics cable and miscellaneous plumbing work. The renovation work would typically be classified as a Type II Activity under 617.5(c)(1&2), however the purchase of the building has been classified as an Unlisted Action and all known activities should be considered and reviewed together. Based on a Phase 1 environmental assessment and the NYSDEC's EAF Mapper application the following items need to be considered.

Critical Environmental Area: Due to proximity to the Genesee River, the site is within a Critical Environmental Area (areas within 100ft of the Genesee River). This action will not disturb or have an adverse impact on the Critical Environmental Area.

National or State Register of Historic Places: The project site is near two National Register Eligible sites. One of the Eligible sites is approximately 305 feet east of the project site at 333 North Plymouth Ave (Truck Co 3) and one is 325 feet northeast of the site at 75 Brown Street (Kodak Tower). This project will not have a significant adverse impact on the National Register Eligible properties as the improvements to the site will consist of interior renovations and a security fence around the parking lot.

Threatened or Endangered Animal: The Peregrine Falcon is listed as an endangered species for the State of New York. Kodak Tower is approximately 335 feet northeast of the site which had a falcon nesting box from 1995 through 2008. There will be no significant adverse impact on the Peregrine Falcon as there are no changes to the exterior of the building. There will be a security fence added around the parking lot and interior renovations.

Remediation Site: The EAF Mapper application indicates the project site as being near a remediation site. The site referenced is the Genesee Valley Metal Finishing a State Superfund Site which is approximately 500ft west of the project site. This remediation site is too far away to have a significant adverse impact on the project.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Monroe County	
Name of Lead Agency	Date
Adam J. Bello	County Executive
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

February 20, 2026

OFFICIAL FILE COPY
No. <u>260059</u>
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
ENV. & PUB. WORKS -L
WAYS & MEANS

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend the 2026–2031 Capital Improvement Program and 2026 Capital Budget to Add a Project Entitled “Purchase and Renovation of the Former Carestream Building”; Authorize Financing for the Project; Authorize the Acquisition and Renovation of the Property Located at 150 Verona Street in the City of Rochester

Honorable Legislators:

I recommend that Your Honorable Body amend the 2026–2031 Capital Improvement Program and the 2026 Capital Budget to add a project entitled “Purchase and Renovation of the Former Carestream Building” in an amount not to exceed \$26,000,000; authorize financing for the project in an amount not to exceed \$26,000,000; authorize the acquisition of property located at 150 Verona Street in the City of Rochester, from Bathla 150 Holdings LLC for a purchase price not to exceed \$4,000,000, with \$250,000 paid as a deposit, and the remaining \$3,750,000 to be paid at closing, which includes the assumption of a lease assignment for the parking lot located at 131 Verona Street; and authorize the County’s renovation of the property and costs associated with moving of staff to the property in an amount not to exceed \$22,000,000.

The acquisition of this property will allow the County to relocate various departments into County owned space to eliminate the need for leased space. This 402,088-square foot building comes with lower-level secure parking spaces, in addition to the rights to 900 sub-leased parking spaces at 131 Verona Street, located adjacent to the building. Renovations will include HVAC work, interior renovations necessary to relocate staff, electrical work, including connection of fiber optic cabling, and miscellaneous plumbing work.

The specific legislative actions required are:

1. Amend the 2026–2031 Capital Improvement Program to add a Project entitled “Purchase and Renovation of the Former Carestream Building” in an amount not to exceed \$26,000,000.

2. Amend the 2026 Capital Budget to add a project entitled "Purchase and Renovation of the Former Carestream Building" in an amount not to exceed \$26,000,000.
3. Authorize financing for the project entitled "Purchase and Renovation of the Former Carestream Building" in an amount not to exceed \$26,000,000.
4. Authorize the County Executive, or his designee, to acquire the property located at 150 Verona Street, in the City of Rochester, State of New York, having the tax account number 106.77-1-1.002, from Bathla 150 Holdings LLC, 150 Verona Street, Rochester, New York 14608, for a purchase price not to exceed \$4,000,000 with \$250,000 to be paid as a deposit, and the remaining \$3,750,000 to be paid at closing, which includes the assumption of a lease assignment for the parking lot located at 131 Verona Street, otherwise known as Parking Lot "D", owned by Eastman Kodak Company; and authorize the County's renovation of the property and associated moving costs in an amount not to exceed \$22,000,000.

The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving the action requested in this referral.

Funding for this project, consistent with authorized uses, will be included in the capital fund created and any other capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db