

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

MINUTES

CITIZENS' IMPLEMENTATION COMMITTEE MEETING

TUESDAY, JUNE 19, 2018, 9:00 A.M.

Committee Members Present: Doug Finch
Sarah Reynolds
Gary Davis
Joyce Marthaller
Oksana Fuller
Tom Schwartz
Ray Henry

Guests Present: Terrence Fennelly
Eric Cooper

Members Absent: Kevin Reynolds, Pat Venezia, Kelly LaVoie

➤ **CALL TO ORDER**

The meeting commenced at 9:05 am.

➤ **NEW BUSINESS**

Sarah Reynolds opened the meeting by announcing that Terrence Fennelly was going to provide an update on the Water and Sewer Master Plans since the time they were adopted.

Water Master Plan

Items in the Water Master Plan had to be prioritized. The DOH cited the Town, due to the lack of sufficient water storage during the drought.

\$7 million project initiated June 2018
WIIA Grant Application - \$3 million (hopeful)

Cost to residents has not yet been calculated, but a \$150 per-year maximum (extra on their bill) is expected.

Cheshire

Terrence said the Plan that they had adopted last year is an infrastructure replacement project. The report did not prioritize one project over another but gave a relative importance overall. As they started examining it, a problem was discovered with the pump station on West Street. Repairing it would not serve the Town well. The tank is 45+ years old. There was great difficulty maintaining recommended levels in the tank. The Department of Health required that it be fixed in order to encourage or accept bigger projects. It had to be demonstrated that the problem was going to be fixed – a 7.5 million dollar project, on top of spending 5.6 million dollars on the Highway Garage – expensive, but necessary. That grant can be spread out over three years. This is the second year. The time is now for the Town to strike to get assistance.

County Rd. 10 – CreekView Apartments – New water main - There is a problem on Rte. 364 with the water pressure. According to the fire chief, there is not enough water flow. This is a \$1.3 million project. They will loop the line at Otetiana Point and back up Rte. 364 to improve water flow. With some grant money and DiMarco input, it leaves the Town of Canandaigua with \$300,000 of expenditures.

Divorce from the Town of Hopewell – Canandaigua Consolidated

On October 1st, work will begin on building a 1.3 million dollar project. The cost to extend out to County Rd. 4 is \$2,000,000. Expense to Canandaigua Consolidated is 2.2 million dollars.

The question was raised as to how much cost would be incurred by the recipients of the Water Plan. Doug stated that there is still a lot of information that needs to be factored in, but agreed that the cost per recipient should not be higher than \$100 - \$150.

At one time, there were 16 water districts. Nine were consolidated. The Town of Hopewell Water District was incorporated into Canandaigua Consolidated. Some districts are still separate; some have yet to pay off debts before becoming part of the Canandaigua Consolidated Water District. Ad valorem will help lower it.

Sewer Water Master Plan

Terrence stated that Cheshire sewers are the most critical of the group and directed everyone's attention to a handout of information that Doug provided regarding potential sewers in the hamlet of Cheshire. Progress is being made in preparation for the next round of grant applications, as CDGB is not presently ready. Before a CFA application can be made, a map plan report from MRB (currently in progress) is needed. A resident income survey with CDBG-specific questions is needed for a CDBG application. The MRB report will stress the importance of the need for something to be done soon.

Once the information is received back from MRB, a meeting needs to be scheduled in Cheshire as soon as possible to talk with residents about the costs, as well as to hear from them about the information in the income survey (summer/fall).

On April 4, 2018, a meeting was held with Doug Finch, Greg Hotaling, and Emily Palumbos with the NYS Division of Housing and Community Renewal, US Rural Resources, WIIA (map plan report engineering), and the DEC about possible grant agencies for Cheshire Sewer. The following are key outcomes associated with the meeting:

- CDBG (Housing and Community Renewal/HCR) – According to Charlie Phillion, one of the primary decision makers associated with these grants, chances are much greater for a grant award if the Town does the map plan report as a show of investment in this project, coupled with the land purchased, as well as an income survey. The application must be based on a need associated with the current residents, and the map plan must be completed prior to grant application.
- Doug attempted to go the route with the DEC of source water protection for possible grant award associated with Cheshire sewers but was told the DEC only recognizes streams and tributaries that have been sampled and have been listed as being a possible pollutant to the source water. The Creek from Cheshire to Canandaigua Lake has not been sampled in over a decade. While there are no immediate plans to sample the creek, Doug has asked Kevin Olvany about the possibility of getting this creek sampled. Perhaps the CLWC can be asked to look into this further.
- Meeting scheduled for June 18, 2018, with Doug, Emily, and the USDA Rural Resources to specifically discuss Cheshire options. The purpose of this meeting is to try to explain again that the hamlet, not the Town, will bear this cost. DEC pollution money – The DEC has to find the pollution in the water to consider (unlikely) at least for now.
- Grandview, County Rd. 28 – Other projects (after Cheshire) in need are identified in the Sewer Master Plan.
- The Town Board approved by Resolution # 2018 – 115, the authorization of the Town Manager to execute an agreement with MRB to complete the Map Plan report at a cost of \$ 27,500. Once complete, the map plan report will detail the specifics associated with the construction of the sewer system in Cheshire, which will enable them to show CDBG that they are committed to this project and trying to advance it on their own but need their financial support in order to make it a reality.

Terrence said that the estimated completion date of the Map Plan is in the near future. The matter of CDGB money being an essential aid to Town residents was discussed. Many people who live in the Town of Canandaigua would not be able to afford to live here without it. Ways to help them need to be explored.

Terrence stated that at the June 18th meeting, Chris Lyon said that overall assessed value increased from last year to this year.

Doug – Assessed value vs. taxable value - Assessed value was originally 1.427 billion dollars; this was lowered to 1.39 after the landowner grievance meetings. Overall 7% increase - taxable value – 1.35. It is up to the Town Board to decide on the actual amount that gets put into the budget.

Terrence talked about the Booster Station and Water Project and the fact that the Town does not have some of the offsets it had with the Highway Garage and said that they'll deal with it in 2021. It was agreed that information regarding cost to the individual residents would be communicated to them.

TDR

Doug handed out the (draft) CIC TDR recommendations to the Town Board and directed everyone's attention to page three – Incentive Zoning. He said that some slight changes could be made to the Incentive Zoning, but some additional changes need to be made to the MUO. Sarah stated that the MUO Code is restricting the development they want to see, so they need to address that somehow.

Joyce Marthaller raised the question as to whether the MUO can be changed to apply to all three districts, or if there would need to be individual MUOs, i.e., 1,2,3. He asked what it would be called if they did away with the designation of 1,2,3.

A suggestion was made to switch from MUO to MU Zoning District. Doug said he does not believe they are all going to be the same.

Eric Cooper said they are trying to narrow down the parameters of what each district will be. It would be helpful to have an image of what everyone would like to see. The reservation cost of each developer is unknown where TDR may price out development that might otherwise benefit the community. It is best to make zoning rules represent our ideal standard.

Doug pointed out that a nice benefit of Incentive Zoning is the nature of its case-by-case basis. The question was asked if there is a reason they have not seen it since the Villas. The comment was made that it's easier for them to say "Here is \$200,000" instead of putting in a trail. Incentive Zoning takes more work than if a developer could just pay into a TDR program instead.

Oksana said that when they heard about Wyffels and Middle Cheshire, it was not a true conservation subdivision. Doug said that the conservation subdivision on the other side of Middle Cheshire Rd. needs to be looked at. Oksana said that someone hired by Morrell didn't want a true conservation subdivision. He wanted 5 acres per house to go into a cluster so that there would be more open space, but they did not agree.

There was a discussion as to whether Incentive Zoning could be renamed completely. Doug said that it gets a bad rap and that it might be a good idea to leave it in there. Everyone agreed that the name leaves room for negotiation.

Doug said that the recommended policy and procedures for the Open Space fund should be detailed. Tom suggested that if someone wants to put in 50 homes, Incentive Zoning for the Water Project could be used.

Eric said that in a discussion he had with Barbara Johnston at the June 18th meeting, Barbara said some other communities have done something with conservation subdivision. A problem is fragmentation. He said providing flexibility from different zoning codes can help reduce fragmentation environmental/Open Space impact.

The question of whether to continue to have the minutes taken at the CIC meetings was raised and discussed. A vote was taken, and it was agreed that the minutes would continue to be taken, but that they will be recorded in a more condensed fashion. The use of a recording device as a supplement to verbal dictation was agreed upon.

➤ **MEMBERS' REPORTS**

None at this time.

UPCOMING MEETING TOPICS

Cultural and Historical Preservation Project Team

➤ **ADJOURNMENT AND NEXT MEETING**

THE MEETING WAS ADJOURNED AT 10:55 AM.

There will be no meeting on July 3rd.

Next meeting scheduled for July 17, 2018.

Also on July 17th - Artisan Meats, 1:00 pm – Tour with the Economic Development Team. See Oksana if you wish to attend.