

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

## CITIZENS' IMPLEMENTATION COMMITTEE MEETING

### MINUTES

TUESDAY, DECEMBER 4, 9:00 A.M.

---

**Committee Members Present:**     Gary Davis                       Doug Finch  
    Oksana Fuller                       Ray Henry  
    Kelly LaVoie                         Joyce Marthaller  
    Kevin Reynolds                       Tom Schwartz  
    Pat Venezia                          Sarah Reynolds  
  
    Karen Parkhurst

**Development Office:**                       Eric Cooper

---

- Call to Order by the Chairperson  
    The meeting commenced at 9:05 a.m.
- Introduction of Guests by the Chairperson
- Approval of Past Minutes
- Privilege of the Floor
- Report of the Development Office—Eric Cooper
- Referrals from the Town Board
- Old Business
- New Business

The meeting began with a discussion about TDRs. Sarah Reynolds distributed copies of the Transfer of Development Rights (TDR) Zoning. A plan for next year needs to be put into place. The goals listed in Doug Finch's presentation at the Joint Board Meeting can serve as the general goals for now, and the final version will be given to the Town Board for approval at the end of this month. Sarah received two (feedback) comments from Committee members about the draft idea of the comment for TDRs she had sent them via email. Instead of using just the two maps from the Open Space

and Ag Plans, Doug Finch had recommended using all the parcel information from the two plans as a general guide.

One of the comments received was about a discussion that had taken place regarding going back to using some of the language from the BFJ Planning Report about the value of the credits.

Joyce Marthaller had a comment about permitted incentives, namely, that although having been taken from the Incentive Zoning Code, these incentives need to (be, have) their own Code, as some of the existing code is not applicable.

Before the TDR is tended to, the content of the MUO needs to be reviewed. There should not be a conflict between the MUO and TDR. The MUO is not geared to density or multiple uses on a parcel. They need to make sure that the MUO will permit them to do what needs to be done. TDRs are just for conservation of open space and density. They are intended for heavily-urbanized areas where the provision of open space is needed. It was agreed that they need to be changed and made more restrictive in some way, or TDRs will not work.

There was a brief discussion about MUOs and the ineffectiveness of the continual bouncing back-and-forth nature of the district itself and the process by which a property owner can use it. It is a zoning district, but yet *not* a zoning district, because a variance must be applied for, which is very cumbersome for someone wanting to do something within the MUO.

The point was made that the MUO 1, 2, and 3 are not alike, and the question was raised as to why the same code, restrictions, and requirements are applied to all of them. Implementing code to achieve the vision and the MUO are key. Sarah will make the appropriate revisions for incorporating these comments, send them back out to the CIC members, and give them to Samantha Pierce by Friday.

The question as to who is going to handle it after the Planning Board approves it was raised. One possibility is the Ordinance Committee. It is uncertain whether there are any other modest, semi-rural municipalities like Canandaigua in NYS that have gone through this. Sarah is going to talk to Doug about it, as he may have some ideas for the Resolution.

A grant application has been sent out for Middle Cheshire Rd. We will hear more about it in early January but it looks promising so far.

Back to the CIC schedule, the first meeting in 2019 will be January 15<sup>th</sup> (Comprehensive Plan). Sarah paired the NRI with Open Space and the Environmental Committee (it can be split back out). It is not known at this time what will be done with the Uptown Study after this is adopted. It is expected to be completed by February 2019. A meeting is set for 12/18 after the Planning Board meeting.

Everyone agreed that the limited amount of time the CIC has allotted to fully delve into these matters is a difficult challenge. Sarah will ask the Planning Committee to come and talk about the Sewer and Water Master Plan at least once in 2019. The CIC has to keep track of the grant with the History Team as well. The Project Team is

continuing with historic work, too. Recreational opportunities are coming up with the implementation of the Parks and Rec Plan.

Goals need to be approved. Goal #s 3 and 4 for the protection of Canandaigua Lake have been looked at. Just what that will look like is being figured out. It was agreed that the next step is to get more information out about what is already being done. The question is, 'Is there a complete and separate goal that the CIC is concentrating on?'

Information about volunteer opportunities will be sent out in January. Increased communication and 'Fresh Eyes' remain a priority. A comment was made that having fresh eyes is challenging due to the low turnaround rate of appointed members. There was some doubt expressed as to whether 'fresh eyes' would be welcomed by the Boards.

There was a brief discussion about the CIC's criteria, namely, that in order to become a member, the individual has to be on a board or have served on a board. Sarah said that can be changed, if need be.

Ideas about incentives for attending these meetings were exchanged, as Committee members recalled a time when residents were invited to come to a meeting and consider serving on a committee and that only one person was interested. Sarah said that a couple of years ago, when there were four project teams, people did sign up to participate and did, indeed, serve on the teams. With regard to inviting the public to attend meetings, Sarah said she can either ask everyone to send her notes, which she can then distribute to the Chairpersons of the groups, or she can have them let the CIC Committee members know directly.

Ray Henry stated that the Committee is strong and good and that help is needed with the sub-committees. The idea of combining the Special Events Committee with the Parks and Rec Committee was brought up.

Sarah will type up a schedule for next year before the Committee meets again and will send it out in late December/early January.

There was a suggestion to have a representative from each of the seven Town districts to work on the Comprehensive Plan. The idea of a possible Comprehensive Plan Committee was also brought up.

Eric Cooper said the first step of the Comp Plan is the inventory analysis, which would not require additional outside input at that stage. Once that is complete, efforts to engage outside/resident participation can begin. Eric hopes to be able to make the whole process as open as possible, so that people can be as involved as possible.

- Member Reports (if any)
  - Planning Board
  - Zoning Board

- Environmental Conservation Board
  - Agricultural Advisory Committee
  - Complete Streets Committee
  - Drainage Committee
  - Economic Development Committee
  - Environmental Committee
  - Finance Committee
  - Local History Team
  - Parks & Recreation Committee
  - Planning Committee
  - Special Events Committee
- 
- Adjournment
- The meeting was adjourned at 10:00 a.m.
- Next meeting: Tuesday, December 18, 2018
    - Topic: Planning for 2019