

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

CITIZENS' IMPLEMENTATION COMMITTEE

May 17, 2022, at 9AM

Rev. 6/6/2022

MEETING REPORT

Meeting Called by: Shawna Bonshak, Chair

Committee Members: Oksana Fuller (R) Doug Finch Chuck Oyler (R)
Shawna Bonshak Sarah Reynolds Patti Venezia (R)
Tom Schwartz Sal Pietropaolo Karen Parkhurst
Dick McCaughey

Secretary: Kimberly Burkard

Guests: Chip Sahler

R=Remote

CALL TO ORDER

- Ms. Bonshak opened the meeting at 9:03AM.

NEW BUSINESS

- **2022 Priority Goal Status**
- **Encourage continued agricultural use of viable farmland and discourage development of those parcels by directing developers to more appropriate locations within the Town such as the three identified growth nodes** (Responsible entities per Comp plan: AAC, EDC)
 - Ms. Bonshak noted the May 3, 2022 CIC meeting with Mr. DiCarlo had much information on Ag status as well as the new Ag Overlay which is being worked.
 - Mr. Finch said he saw solar as a current threat to agriculture. He noted a current activity trying to take an active farm out of production and turn it to all solar. He also said that current law cannot let the Planning Board issue a special use for solar unless it finds that it is not a loss of valuable land for agriculture. Mr. Finch said there are court cases where NYS is trying to trump local laws with regards to solar.
 - Mr. Finch said that the town has done well in steering housing away from agricultural land to Uptown and other areas not in the Strategic Farmland Protection Area.
 - Mr. Finch noted an example: Monks Road where solar worked out well. He also noted an attempt to put solar into active farmland (hay field) near Town Hall.

- Planning Board has the flexibility to make the determination on a case-by-case basis based on information including feedback from the Ag Committee.
- Mr. Schwartz noted the solar training session the town held. There was a suggestion in that to have solar panels higher to allow grazing by sheep/goats.
- Ms. Reynolds noted a solar installation where cabbage was grown around the panels. Panels had to be set wider to allow equipment to pass through. She noted farmer and solar company working together for a better solution though some production will still be lost.
- Mr. Finch noted other solar—roof top solar, side panels (ex. Uptown).
- Ms. Parkhurst suggested an incentive for solar on flat roof commercial. Mr. Finch said that the town opted out of the solar tax exemption in 1997 and has continued to renew opting out. Ms. Parkhurst noted that the schools are flat-roofed and perfect for solar. Mr. Finch said the side panels could be used too.
- Discussion of possible technology advances improving solar resources.
- Ms. Bonshak questioned looking at the town's solar law (5 years old) and maybe it should be reviewed every two years. She posed that making sure our solar law is current may be a way to better address this item.
- Mr. Oyler noted that there were some loop holes/deficiencies with the existing solar law. Bob LaCourse (Vice Chair Planning Board) is working on suggestions for updating the solar law. There may be something completed this summer on this.
- Goal achievement metrics: How does the CIC feel like this goal is being met? The group is aware of this. Mr. Schwartz noted the Ag Committee reviews and that housing is being directed to where sewer is and farm fields are not. Mr. Parkhurst said it is a never-ending goal.

Comp Plan Ag Goal:

MEASURABLES:

- ◆ Acres preserved in a PDR, TDR or similar conservation easement.
- ◆ Acres in agricultural production
- ◆ Variety, quantity, and dollar value of agricultural products
- ◆ Number and size of farm operations
- ◆ Number employed in agricultural operations

- Ms. Reynolds said that they have some older numbers for these. Mr. Finch said that the Ag Committee should look at these and report back. The numbers of acres in Ag should be available in RPS. Ms. Reynolds said that she believes the Variety/Quantity/etc. item comes from a county report.
- Mr. Finch says that the Ag Committee is working on the overlay which goes back to steering development away from Ag land. Ms. Bonshak said that the Form Base Code Area is steering everything away as well.

protected lands (Responsible entities per Comp plan: TB, CIC, ECB and new Conservation Team- added by SR and SB)

- Ms. Bonshak said that the town is closing on eight acres adjacent to McJannet Park. The parcel has steep slopes, all northern hardwoods, stream w/gully, and wildlife habitat.
- Mr. Finch said that the Comp Plan, Trails Master Plan, and Parks & Rec Master Plan all call for an expansion of McJannet Park to the north—to get to that gully. This parcel meets those plans—green outlined parcel in image. Mr. Finch noted a flat area in the north of the parcel where a parking and a picnic area can be created without removing any trees. This parcel also helps to link up Finger Lakes Vista to Onanda Park. Mr. Finch meeting with Mr. Rhodes to discuss easement across property.



- Ms. Parkhurst discussed potential for Eagle Scout project here. Mr. Schwartz noted a lot of elevation in the proposed trail. Mr. Finch said it would be the perfect day-trip for hikers, 4-5 miles.
- Mr. Finch said that the Comp Plan calls for protection of wildlife habitat and corridors. This parcel 100% does that. Blue-line stream comes off of Vista and runs into Onanda. Mr. Finch also commented that a potential for a weir structure could help control rain events at Onanda.
- Mr. Finch said he was contacted by neighbor, Mr. Rhodes, when the parcel went up for sale (Mother's Day). The Town Board made an offer that was accepted the same day. There will be interpretive signage (like Miller Park) to tell the story of the Harris Family that used to own a lot of land (including this parcel) in that area. The town had made an escalation offer with their purchase offer which will help the sellers to offset their capital gains. This helped the town to get the land versus a \$100K offer (timber company planning to clear cut the property). Clear-cutting the gully is possible because it is ag-based harvest. Discussion about adding protection in the code against that. Of note, the parcel just to the south of McJannett just sold for \$100K (~8 acres).
- Re-invigoration of the Conservation Easement Team: Ms. Reynolds said the Conservation easement Team has been on-and-off since 2014-2015. She said she has twelve members for the new team with four that will be part-time/some-time members including Max Heightner with the Finger Lakes Land Trust and Chuck Oyler.
- Going to focus on protecting land via conservation easements and PDR's. This year the DEC/Land Trust Alliance had a joint program for municipalities

- purchasing 75% forest cover of 10 acres or more in order to create publicly accessible forest areas.
 - They will also develop town programs and review what other municipalities are doing.
 - Mr. Schwartz noted suggestions made by a previous Conservation Easement Team that included tax breaks/incentives. He noted some Monroe County towns that give exemptions similar to ag exemptions. He noted it was a way of stalling development.
 - First meeting, May 23, 2022, 10 am.

- **Promote housing and development growth within identified growth nodes and discourage development in environmentally sensitive areas (revise ordinances as needed to achieve this goal)** (Responsible entities per Comp plan: EDC, DO, PB, ECB)
 - Ms. Bonshak made note of the Scenic Viewshed Overlay. This is being used in the Canandaigua Shores/Sunset Ridges/RTE 364 project. She also noted that the scale is difficult for the viewshed map. It may need to be tightened up some. The Planning Board has the flexibility to work through these situations. Mr. Oyler said that the Planning Board decided that the bottom half of this development was not in the viewshed and was appropriate for conventional zoning. The top portion was in the viewshed. He also noted that it is up to the applicant to prove something is not in the viewshed. Mr. Schwartz added that the Sunset Ridge development is fairly flat at the road and then goes up.
 - Ms. Bonshak gave the Planning Board kudos for considering the comments from the other boards and committees.
 - Mr. Finch said that if the Notre Dame Retreat House comes up for sale, much of that is in the Scenic Viewshed Overlay. These would be 1-acre lot minimums. There is 100 acres.
 - Discussion about the specifics of Sunset Ridge. It is in preliminary review stage.

- **Support the development of affordable housing options and affordable transportation options for the local workforce** (Responsible entities per Comp plan: EDC, CLDC, DO, PB)
 - Ms. Parkhurst and Mr. Schwartz said that they are doing what they can but it is a perpetual challenge.
 - Ms. Parkhurst said that Ms. Reynolds created a referral list for affordable housing.
 - Ms. Parkhurst noted a meet and greet at their upcoming meeting. She noted that the LDC is creating a list of developers. She also noted a housing inventory that would include an infrastructure inventory which is a key part of any affordable housing plan. Each municipality in Ontario County will be part of it. She noted the possibility of Wayne County joining in the activity. This may help in getting tax credits which is a stumbling block for development.
 - Mr. Finch noted that the infrastructure piece is huge. He also said that having to fix infrastructure makes affordable housing projects difficult.
 - Ms. Parkhurst said that two municipalities don't feel as though they have an affordable housing issue—Victor and Farmington. She noted the Farmington Supervisor noted that they have trailer parks. She said lot rental there was \$750. Affordable rent for a family of two is in the \$950 range. She challenged him to find a trailer to rent for \$200. She noted Jack Marren (Victor Supervisor) doesn't see it as a problem. Mr. Finch said that education is the point of the team. Ms. Parkhurst noted homeless children in the Victor School System—VCS includes parts of Farmington and Macedon. She noted that Victor is building a lot but they are expensive homes.
 - Ms. Bonshak mentioned Brenda Spratt from Family Promise and families that live in churches and move from church to church each week.
 - Ms. Parkhurst said homelessness in Ontario County includes children and people who pay someone every night to have a place to sleep. She said it is unbelievable in a

- community with million dollar homes to have homeless.
 - Education of residents/interested parties discussed.
 - Ms. Parkhurst mentioned a new Ontario County Economic Developer, Ryan Davis, who was a tradesperson. Mr. Finch added he was a school board president.
 - Mr. Parkhurst mentioned a tiny homes community in Detroit. 225 Sq foot, avg. \$52,000/tiny home. Mr. Schwartz noted that Detroit has affordable land but the town does not.
- **Invest in construction of roads, sidewalks, and bike lanes** (Responsible entities per Comp plan: PPW, ED, Highway)
 - Mr. Finch said that is one area where he thinks the town is failing.
 - Ms. Reynolds said there is no group that focuses on this.
 - Ms. Bonshak said not much is happening right now.
 - Mr. Finch noted Farmington Town Line Rd for Complete Streets with bike lanes, sidewalks, etc. Will be the only one in the town. He noted road material costs being much higher than when it was budgeted. Need to identify specific roads. He mentioned a man in a wheelchair on Outhouse Road in the driving lane.
 - Mr. Finch said he believes that there will be the financial resources in Uptown to build complete streets. Other areas will be more challenging. Case by case basis.
 - Ms. Reynolds mentioned a grant for North Rd—awaiting grant status.
 - Ms. Bonshak said that they are being forward thinking in getting easements for sidewalks. Ms. Reynolds said to ask for bike lanes as well. Ms. Bonshak said Piercebreek has complete streets.
 - Ms. Parkhurst said she thinks we are moving forward but just noted seeing results.
 - Mr. Finch shared about the DOT safety grant work at Middle Cheshire and RTE 5&20—moving lights as so many people were running the red lights. There is also work at RTE 247 in Hopewell.
 - Mr. Finch said that there is a grading system for roads via program from Cornell. He also said that there is a 284 Agreement between the Highway Superintendent and the Town Board and is adopted every year. Individual roads noted for work along with work details and dollar amount. If no one asks for a complete street, it won't get done. NYS Law spells out the 284 Agreements.
 - Ms. Reynolds said that per policy, complete street responsibility split between the CIC, Planning Board, and Planning Public Works Committee. Complete street metrics are miles of sidewalks, bike lanes, etc.
 - Ms. Bonshak and Ms. Parkhurst agree that Outhouse Rd would be perfect for Complete Streets. Ms. Parkhurst also suggested Parkside Hall and Firehall Rd. Mr. Finch noted that they are newer, like Outhouse. May need concerted effort to get them worked on.
 - Ms. Parkhurst said they are building a YMCA on North Bloomfield Rd. The City is running sidewalks down Buffalo St Ext next year. Outhouse is the next road. Ms. Parkhurst thinks North Bloomfield and Outhouse should both be complete streets. She noted work on North Bloomfield for the YMCA so why not now? Mr. Finch said that someone has to convince the Town Board to spend the millions for this. He also said there are roads falling apart so there is a balance between these things.
 - Ms. Parkhurst shared example of people at Tops (RTE 332/North Road) waiting 1.5 hours for a bus plus a man carrying a 3-year old plus three bags of groceries because he lives in Happiness House. Sidewalk only goes to the railroad track and stops—the city side. Mr. Finch said it will have to be between the town and city to get sidewalk to the Civic Center and Happiness House. Mr. Finch shared a story that the bus only goes so far and a woman was carrying groceries home on a

snowy night. Mr. Finch noted that education external and internal was needed to help put pressure on the projects.

ADJOURNMENT AND NEXT MEETING

Adjournment @ 10:10 AM

Next Meeting, June 7, 2022, 9AM