

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

## **CITIZENS' IMPLEMENTATION COMMITTEE MEETING MINUTES**

**TUESDAY, MARCH 6, 2018, 9:00 A.M.**

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**Committee and Staff Members Present:** Doug Finch  
Eric Cooper  
Gary Davis  
Ray Henry  
Oksana Fuller  
Joyce Marthaller  
Kevin Reynolds  
Tom Schwartz  
Pat Venezia

**Members Absent:** Sarah Reynolds

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Scheduled Open Space Plan Topic postponed to 3/20 meeting.

Open Space was briefly discussed. It was agreed that implementation is key, and a good plan is needed. While some steps have been taken, further steps for implementation are still in draft form. These steps must be very clear about the direction in which we need to go. Maps would be a good visual to have.

Joyce Marthaller stated that the final draft will be available after the next public meeting.

Tom Schwartz said that the Open Space Plan is not yet funded. Doug Finch stated that the Open Space fund has a balance of appropriately \$480,000 - \$500,000, and another commitment of \$40,000 to Brock Acres PDR.

Recommendations were discussed; Joyce recommended a budget line. Doug asked if specific recommendations would be forthcoming and if a proposal would be helpful. It was agreed that a proposal would be very helpful. A suggestion was made that an outline/overview be made available to be included with the proposal, as it may be difficult to get a proposal accepted without providing pertinent information.

Kevin Reynolds asked, with regard to the scope of the budget, how many years it would take to complete.

Joyce stated that, at present, there are no identified trails.

Eric Cooper said they have an idea of the general location without the added specifications.

The question was raised as to what the value of the land purchased through development rights, with the focus being on value, rather than cost, with the idea being that knowing the value of the property would give everyone an idea of what the land would cost.

Tom Schwartz asked what, if any, financing sources are available.

It was stated that the town of Clarence passed a \$10,000,000 bond issue (wherein the citizens had participated in the vote). People there are attuned to preservation. Where does the money come from – TDRs, developers? Parcels should be identified using measurable criteria, which is up to the Town Board and citizens.

Joyce suggested that following a discussion at the public meeting, residents be asked if this would be something they would be willing to support.

Tom stated that continued outreach is very important and that people love their land and want to know how to protect it.

### **TDRs**

Doug Finch asked for everyone's input, as nothing has really been done. Is this something we should be pushing?

It was pointed out that there has not been pushing, as there is currently no one who has been assigned the responsibility of handling that and that, consequently, it ends up falling by the wayside.

Joyce suggested that we ask the Town Board if they would be interested in committing to appointing an executive director and Board of Directors.

Doug stated that if this is the plan, it needs to be done quickly.

Oksana stated that we need a director who is in our town and that this process will take a lot of time to organize. She asked for suggestions of who might be qualified.

Doug stated that maybe someone on a contractual basis would be a good idea.

Oksana suggested Linda Dworaczyk.

Tom suggested that financial institutions be considered.

Doug said there is a new developer acquiring a lot of land in the Uptown Project multi-family mixed use (MUO) . Much greater density than is currently allowed. Condos, townhomes, duplexes, single-family homes on one side - would include retail.

The question of possibly obtaining large parcels of land on Rte. 332 near Parkside was raised.

Quail Summit – no sewers, so would require sewer installation

Joyce asked if we can anticipate reconfiguration of sewers.

Doug – Some health-related entities are interested. He’s been hearing from bigger developers of Rochester firms that are actively engaged. There was an issue of a group of four parcels that were tied up in bankruptcy court for a long time (about 6 years). They were all finally recently released, and the person was awarded the property.

Regarding the management of the TDR, Doug asked if there can be one incubator, copier, and switchboard.

Eric asked if we have to find goals for what the executive director would be doing.

Oksana raised the question of paying Bergmann an additional \$5,000 to be the administrator.

Doug said he is not sure if they have the knowledge or experience to handle it.

Joyce suggested that someone from Bergmann could be on the Board of Directors.

Gary asked if we could find out the cost ahead of time.

CNB is operating more like a trust for the Akoustis Grant. What about the financial people who are working with the Town?

Doug – They are accountants, but no one is familiar with the TDR. The Board is going to want to appoint qualified, knowledgeable people.

Kevin – A lot of open questions. He thought the Open Space Master Plan was going to provide us with more information.

Joyce – This plan only goes so far. Recommendations can be offered, but the Board has to accept/approve them.

Kevin – Lack of enthusiasm due to lack of answers/information.

1. How can you fund it?
2. How can you administer it?

Tom – Incentives – People may feel that some are not ethical. Should we be using this type of financial incentive?

Oksana – Next Town Board meeting is 3/19. What about a discussion regarding starting to investigate the director and organizational part?

Eric – Catch 22

Doug suggested putting an Attached Resolution on a TDR report, which would get it read. It would have to be accepted.

Joyce – Recommendation by the CIC and identify next steps – i.e, “If you accept, our next step is to appoint a Resolution to Accept report and request an outline of the next steps.”

Doug suggested that the Town Board could charge the CIC with responsibility of determining steps for implementation.

Tom – Would the prospective parcel buyers jumpstart the program in terms of density?

Doug – You could probably end up with \$400,000 - \$500,000 for funds. TDRs are identified in the AG Enhancement Plan.

Joyce – Implement the Comprehensive Plan Goals.

Public meeting for the Uptown Corridor study is on March 14<sup>th</sup> at 6:30. Steering Committee meets on 3/15.

## **ECONOMIC DEVELOPMENT**

Oksana – EC Team meeting scheduled for 5/1 at noon. ECT meeting on 6/5 at noon – Bonnie Dwyer (Howard Hannah).

Hamlet of Cheshire is in dire need of sewers. Plan a public meeting at the Cheshire Fire Hall to develop a marketing information program listing reasons why companies should move to Canandaigua. Doug has been receiving requests from companies asking for information. According to the County, they are not really doing that.

Joyce asked about shared services from the city. 2018 Town and 2018 City budget have placeholders for who is going to do something with them in relation to Economic Development.

Doug receives email requests with specific needs and unrealistic timelines. Municipalities are not going to help, due to the fact that they are all in competition with each other. Be prepared to answer questions.

Doug agreed with Oksana that a database of what is available to continue helping with the industrial portion is needed.

Tom – Preliminary approval for building. Doug will be meeting to see if there could be a building near AKOUSTIS.

Joyce asked if there is anything that is developed/shovel ready in the industrial area of Airport Road.

Doug said there are no sewers, so it's limited.

Oksana asked about concept mapping. If we go forward with joint economic development under a banner of one CDGA, what happens if developers choose the Town and not the City? What happens to the taxes? Will the Town be the only beneficiary?

Doug – The City would still have options – Lakeshore, G. W. Lisk. There is a joint dog park in the works for residents of both the City and Town.

Joyce – With regard to concept mapping, would it give us implementation strategies or just present us with results of the survey? Does the software spell these things out?

Doug said it identifies and charts different topics. He said we will have the structures and clustered feasibility items.