

**PLANNED UNIT DEVELOPMENT COMMITTEE
PLANNING COMMITTEE & FINANCE COMMITTEE MINUTES
TUESDAY, AUGUST 1, 2023, 7:00 PM
COUNCIL CHAMBERS
HURLEY BUILDING, 205 SALTONSTALL STREET
VIRTUAL: <https://us06web.zoom.us/j/84662898580>
LIVE STREAM: <https://fingerlakestv.org/live/>**

Planning Committee:

Thomas Lyon, Chair
Ellen Polimeni
Steve Uebbing
Dan Unrath

Other Councilmembers Present:

Sim Covington
Erich Dittmar
Renee Sutton
Karen White, via Zoom

City Staff Present:

John Goodwin, City Manager
Shawna Bonshak, Assistant City Manager
David Hou, Corporation Council

Chair Lyon opened the Planned Unit Development meeting as well as the Planning Committee and welcomed those present. Chair Lyon welcomed, Erine Maiorani, 164 West Avenue in Canandaigua. He wanted to speak with Council regarding the flooding that occurred a few weeks back and wanted to know how Council is addressing the issues with Sucker Brook. He described what happened during the flooding and gave context to the history of the location, having lived there since 1958. During the flood event, he lost everything in the basement of his home from all the water. He thanked City Manager Goodwin as well as DPW staff. He asked Council what their plans are to work on efforts to ensure Sucker Brook does not flood like this again. He feels that there should be financial assistance from local officials, County officials and State. He feels let down by everyone now that the event is over and clean up is underway. He has \$25K in damage, with very little insurance. He studied the watershed plans regarding Sucker Brook and wants to know what the plans are moving forward so this type of event doesn't happen again. Mr. Goodwin explained that the City has been working with the Watershed Council for a number of years on Sucker Brook, noting that 5.8 inches of rain fell in three hours, which was unprecedented. They had built retention ponds at various points around the City and into areas of the Town of Canandaigua for Sucker Brook and had that not happened, flooding would have been worse. Mr. Goodwin continued, that in these areas, they have to work with private residences to have their cooperation to build more retention ponds, which can be challenging. Even with these efforts, it will reduce and mitigate flooding, but it won't stop it altogether. Mr. Maiorani said that he understands the issues with Sucker Brook but what he isn't hearing is what the City plans to do to help prevent anything happening in the future. Mr. Goodwin said they are continuing to work with the Watershed Council, the County has expressed interest in helping with planning and reviewing what happened. Mr. Goodwin said that these studies take millions of dollars to accomplish and Mr. Erine countered that developers are getting PILOTs so why not use some of those monies to help residents that are struggling and fix these issues for the future. Councilmember Uebbing asked what efforts to study or what committees have been formed to address what Mr. Maiorani is discussing? He argued that the money of what it could take to elevate the problem, should not be a deterrent to solving the problem.

He asked Mr. Goodwin to form a committee to review these efforts and start to work on the problem at hand. Chair Lyon echoed the sentiment, he is hearing similar things from his neighborhood, who was also impacted and would like to know the current efforts for local residents to receive individual financial assistance to ease the burden from the flooding. Mr. Goodwin said that currently, the City did not qualify for FEMA due to not meeting the very specific criteria needed. He cited that Orange County has received \$3.1 million dollars in funding from the State to help with their flooding, which was the same day and same storm that hit our area. The Ontario County Board of Supervisors as well as City Council will be drafting resolutions calling on the Governor to sending funding assistance to the area as Orange County received. State Representatives, Pam Helming and J Gallahan are working as well to help with the State funding. Mr. Goodwin cited the work done by Kevin Olvany and his team at the Watershed to review and study the flooding. Councilmember Polimeni agrees that forming a committee would be a good thing. Councilmember Uebbing said that the committee may not solve everything, he asked if City Manager could look to set a plan in motion ahead of Thursday's Council meeting. Mr. Maiorani thanked those for listening to him and hopefully more will be done.

Chair Lyon moved into the PUD meeting. He reviewed the details for the North Classics Subdivision, as referenced in the agenda. In March, Chrisantha, Inc. has submitted a new potential proposal in this northeast quadrant of the City between Stewart Place, Kennedy Street and North Road which was reviewed by the Planning Committee at its March 21, 2023 meeting. Chrisantha, Inc. has now submitted a formal PUD application for a development that would include 47 residential buildings ranging from 2-6 unit buildings with 134 total units. Alexander H. Amering, PE of Rochester, NY, from Costich Engineering, along with Chris Iverson from Chrisannatha presented their plan to the committee. Councilmembers reviewed their preliminary concept drawing and plans. Currently, the plan has one entry point and has two dead ends area planned. Variations in the units may take place, depending on the market place demand for one or two car garages. They are planning to work with lenders and other programs to help potential homeowners afford these properties, currently priced between \$250K - \$400K. Councilmember Polimeni asked about them seeking a PUD and why not go the more traditional subdevelopment model? Mr. Amering said they were heading in this direction because of the attached multifamily, sidewalk and attached garages. Some of the objectives of the location would not be achievable through traditional zoning. Mr. Iverson said that the price point of the location is just a range and the cost of the materials, underground utilities and if they need to place garages in the rear of the dwelling changes to lot size. The drawings that are before Council, would need to change to accommodate that and this would change the price point of the dwellings. Councilmember Unrath asked to confirm that the HOA for the location is back on the table. Mr. Iverson, said that they reviewed the lot and it would not be practical not to have an HOA. Councilmember Unrath said that he is bothered by one entry and exit point. Mr. Iverson said that it will be a cost factor in having two entrance and exit points onto North Road. Councilmember Unrath asked if they were selling them as spec homes or if Mr. Iverson's company was going to build and sell. Mr. Iverson said they would be building on spec and then sell. Mr. Iverson pointed out that this is a conceptual drawing for everyone to review. Once others are involved, things may change. Councilmember Uebbing said he would like to see sidewalks on both sides and garages in the back but also is understandable to make it affordable to families looking to be here. He's concerned about affordability and is open to all considerations. He did advocate having an access point with Fire. Mr. Iverson said that turnaround will be at those dead ends. Chair Lyon said that may change and he was wondering if this goes to Planning and the County Planning Board for review. Mr. Goodwin noted that if this concept is accepted, a resolution would need to be passed, and all necessary stakeholders would be able to review the details of the community, all part of the PUD process. Mr. Iverson said they want to take advantage of all the programs that may be available to them in an attempt to keep costs as low as possible to help potential new homeowners have those opportunities. Councilmember Uebbing said that

with only one entrance and exit that will be an issue and Mr. Goodwin noted that the Fire Department is part of the coordinated staff review, part of the overall review. Councilmember Unrath motioned to approve the concept drawings for review, seconded by Councilmember Polimeni, unanimously passed and carried.

Chair Lyon moved to close the meeting.

Finance Committee: Steve Uebbing, Chair
Ellen Polimeni
Thomas Lyon
Dan Unrath

Other Councilmembers Present: Sim Covington
Erich Dittmar
Renee Sutton
Karen White, via Zoom

City Staff Present: John Goodwin, City Manager
Shawna Bonshak, Assistant City Manager
David Hou, Corporation Council

Chair Uebbing opened the meeting and welcomed those present, he reviewed the first agenda item and welcomed City Treasurer Nancy Abdallah who reviewed the 2023 Six Month Financials. Mrs. Abdallah said that overall, the City is in line with both Expenditures and revenues for the year. She reviewed all of the funds and highlighted a few key areas. Sales Tax Revenue is in line, Occupancy Tax for the summer months have not yet been reported and will not see that data until September. Franchise Tax will be later in August as well. Interest and earnings are doing very well, up around 35%. While reviewing the Code Enforcement part of the budget, Chair Uebbing asked on a quick update of ongoing building projects. Mr. Goodwin reported that nothing has changed with the Tom Mobil's building site, that is currently on track. Factory 243, next phases seem to be in line with their timeframe and they have hired an engineering firm with a resolution coming before the full Council shortly. Returning to the financials, Mrs. Abdallah reviewed the gas and the billing issues with RGE. She explained the medical benefits for the employees and retirees are running well with the reporting due in December. Mr. Goodwin said that there were no red flags and is pleased with how things are going. Mrs. Abdallah said the only real small issue will be the water fund as the gas and electric costs associated with the fund is under budgeted and may need to add funds. Chair Uebbing thanked Mrs. Abdallah for her work.

Chair Uebbing said that this item, Fee Schedule – Towing Fees, will be moved to the August 15th Ordinance and Environmental meeting as those scheduled to come and discuss were unable to attend.

Chair Uebbing asked for a quick update on the Senior Tax, as discussed in the previous meeting. Mr. Goodwin noted that the State is coming out with more guidance and they are waiting to receive it before moving forward.

Chair Uebbing reviewed the Ontario County Arts, Culture and Recreation Grant opportunities. Ontario County has established a grant program utilizing a portion of its Federal American Rescue Plan Act funds “to assist projects that develop or expand arts, cultural and recreational opportunities as the community recovers from COVID-19.” Mr. Goodwin noted that businesses, non-profits and municipalities are eligible to apply. He would like to apply to pave park paths at Kershaw, Lakefront and

Baker Park. Meanwhile the BID would like to apply for shade structures at The Commons Park (City owned) and the local group raising funds for the Roseland Sculpture Project have asked the City to sponsor a grant application on their behalf. Councilmember Lyon excused himself since he is on the committee approving the grant applications at the County. Chair Uebbing recommended voting for each one to see about support and Mr. Goodwin noted that all the applications compete against each other, with one or all potentially being awarded. Judy Chermack, representing the Ontario County Pathways said that they were applying as well that they too needed Council's support with a resolution. Denise Chaapel, spoke as well on their application for the BID office. Chair Uebbing called for separate motions for all the projects. Councilmember Polimeni motioned to approve the City and the Central on Main/BID applications, seconded by Councilmember Unrath. Passed and carried. Councilmember Unrath motioned to approve the Ghost of Roseland's application, seconded by Councilmember Polimeni, passed and carried. Councilmember Polimeni motioned to approve the Historical Society in their proposal, seconded by Councilmember Unrath, passed and carried. Councilmember Polimeni motioned to approve the Ontario County Pathway's application, seconded by Councilmember Unrath, passed and carried.

Councilmember Polimeni motioned to close the meeting at 8:27 pm, seconded by Councilmember Unrath, passed and carried. Meeting adjourned