



PLANNING & ENVIRONMENTAL QUALITY COMMITTEE

Monday, September 23, 2024, Time: 1:00 PM
74 Ontario Street, Committee Room 213, 2nd floor
Canandaigua, NY 14424

Committee Members

David Phillips, Chair
Daryl Marshall
William Namestnik
John Pruett
Christopher Vastola
Mark Venuti
Andrew Wickham

1. Call To Order:

The Planning and Environmental Quality Committee meeting was called to order at 1:00 PM on September 23, 2024 by Chair David Phillips.

Members Present: Supervisor(s) David Phillips, Daryl Marshall, William Namestnik, John Pruett, Mark Venuti, Andrew Wickham. Necessarily Absent: Supervisor(s) Christopher Vastola.

Others present in addition to committee members:

In Person:

Chris DeBolt, County Administrator
Alissa Bub, Deputy County Administrator
Nathan Thomas, Asst. County Attorney
Joe Nacca, Asst. County Attorney
Lea Nacca, Asst. County Attorney
Megan Webster, Dir., Soil & Water Conservation
Jacob Maslyn, Ag Economic Development
Educator, Cornell Cooperative Ext.
Tom Harvey, Director, Planning
Julie Barry, Sr. Planner

via WebEx

Todd Campbell, BOS Chair
Mary Gates, Director of Finance
Jim Kier, County Code Enforcement Officer
Michael Wojcik, Sr. Fiscal Manager

Carla Jordan, Dir., Sustainability & Solid Waste
Regina Sousa, Sr. Planner
Brian Sanders, Casella
Ryan Davis, Dir., Economic Dev.
Betsy Landre, Sr. Planner
Thomas Lyon, Sr. Planner
Valerie Knoblauch, Dir. Finger Lakes Visitors'
Connection
Jeff Trickler, Acting County Treasurer
David Shaw, Finger Lakes Times
Diane Foster, Deputy Clerk to the Board

Linda Phillips, Sr. Planner
Kaitlynn McCumiskey, Sustainability Asst.
Supervisor Jim Kennedy, City of Geneva
Supervisor Peter Ingalsbe, T. of Farmington

2. Approval Of Minutes:

Supervisor Andrew Wickham motioned to approve the minutes of the September 3, 2024 Planning and Environmental Quality Committee meeting. The motion was seconded by Supervisor John Pruett. The motion passed.

Yes: Supervisor(s): David Phillips, Daryl Marshall, William Namestnik, John Pruett, Mark Venuti, Andrew Wickham. No: Supervisor(s): None. Abstain: Supervisor(s): None.

3. Team Agency Updates:

Jacob Maslyn gave the following updates for Cornell Cooperative Extension Ontario:
- 414 households participated in the Household Hazardous Waste event on Saturday at the Bristol Highway Dept., with Canandaigua and Victor having the most households represented.

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- The Conservation Field Days are this week. It is a three-day event for 6th graders. They are expecting 680 kids.
- Fun on the Farm is this Friday, September 27th and Saturday, 28th at Hemdale Farms. They expect 1,500 school kids on Friday.
- They are offering a Municipal Officer Training, which a lot of the planning and zoning boards might be interested in.
- They have a Fall Festival next month, October 19th, at 4-H Camp Bristol Hills. A flyer was provided for those who are interested.
- They now have a diotic nutrition intern in the office. She is working on a survey about nutrition, so they can offer some nutrition programs in the future.
- With hunting season coming up, there will be a venison donation program. They are working on a list of processors who will take the deer and donate it to the food cupboard for the hunter.

Megan Webster gave the following update for the Soil and Water Conservation District:

- They also have been involved with the Conservation Field Days coming up as well as Fun on the Farm.
- They have a week of in-field training at Conservation Skills Workshop that a lot of their staff are involved in this week.
- She said it was Climate Week. They are looking forward to the governor's announcement for New York State on their climate-resilient farming applications. They submitted five applications over the summer for funding on a variety of projects related to waste management, to forestry control, and for an erosion set of controls / water retention types of projects.
- The Board of Supervisors tour is Thursday, October 3rd. The tour is an opportunity to highlight the work that the district is doing. She reviewed and provided an agenda for the Committee. She asked for an RSVP by September 27th.

4. Casella:

Brian Sanders gave the following update on the landfill operations:

- They completed the 12-inch header for the gas convection system on Friday, September 20th.
- Their main focus has been vegetation and getting prepped for winter and rain, seeding a lot of areas as well as reworking slopes.
- They were able to make up a little bit of ground pulling liner, down to the last two panels for the secondary liner system and the drainage, which will make it a little challenging.
- They got the East lagoon cleaned and inspected.
- They are doing the temporary cap inspection and will have that report and repairs made and submitted to the DEC in the next month to a month and a half. It is due by the end of the year.

Supervisor Pruett asked if there was recent contact with the community directly to Casella. Mr. Sanders responded, no direct calls, and anyone they speak to, they direct to the website and encourage people to use the website. He said if somebody has a landfill specific question regarding current operations, he would answer that, but still direct them to utilize the website or reach out to their town supervisor or the county.

Supervisor Kennedy asked for any updates on the veneer collapse. Mr. Sanders said there is no update. The 3rd party engineering firm and the construction company are still in conversation, analyzing the data.

5. Sustainability & Solid Waste Management:

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Carla Jordan gave the following department updates:

- Ms. Jordan noted, in regard to the landfill operations, the cleaning and inspection of these liners occur on an annual basis.
- Cornell Cooperative Extension (CCE) covered the Household and Hazardous Waste event for them.
- Kaitlynn McCumiskey will be joining CCE and Soil and Water Conservation Field Days, talking about recycling and composting.
- They released an RFP for waste stream characterization. It came out on September 5th and is due back September 24th. It is in their local solid waste management plan.
- They have a shredding event for September, in East Bloomfield, which is already full. They have a short wait list.
- E-waste registration is open for the event at the landfill on October 12th.

Supervisor Venuti noted that the inspector is not turning in his reports. Can he find out why? Ms. Jordan said they would continue to follow up. Regina Sousa said they just received the reports. Ms. Jordan followed, saying they were not received in time in advance for this agenda, but there would be 20 plus reports.

It was noted by Supervisor Pruett to look to having larger recycling bins to prevent trash from blowing around by the wind. Supervisor Ingalsbe followed by noting that, with larger bins, residents recycle more.

Chair David Phillips mentioned the landfill discussions coming up this week. He recommended everybody try to attend at least one of them. He said a big takeaway is to be able to hear feedback from their community. Carla Jordan said the virtual webinar will be recorded and available on the stand alone website.

6. Economic Development:

Ryan Davis gave the following updates for Economic Development:

- He has asked Jim Armstrong to break down their Business Retention and Expansion (BR & E) visits based on a question from last cycle. Total visits' year to date are 126. Additional information will be forthcoming in the next cycle.
- They have two presentations at the upcoming IDA meeting; one is for housing in Canandaigua, the other is the railroad presentation, which runs parallel to five other counties. The railroad would like to close by the end of the year, and the six counties would also like to see that.
- The EDC has seen a slow-down in revolving loan funds. However, they recently closed on two, and recently had a presentation for one and have another presentation scheduled for the revolving loan fund.
- A press release came out about the vacant rental improvement program that the EDC will be applying for. They have to submit that application on October 3rd. He is working with the Planning Department and two others to get this ready to submit. One of the requirements from the state is to show that there is a need. They will be having a property owner open house on October 2nd at the Geneva BID (Business Improvement District).

7. Tourism:

Valerie Knoblauch provided a handout regarding a summary of the economic impact of visitors in New York state and Ontario County through 2023. She pointed out the four following points:

- In 2023, if it were not for tourism generated state and local taxes, the average household would have to

pay an additional \$873 to maintain the same level of government services.

- Ontario County is the largest tourist economy outside of Monroe and Onondaga County.
- Visitor spending is directly related to investments in marketing and ongoing quality improvements in their offerings.
- What's good for visitors is even better for our communities. These assumptions may start with the visitor economy, but they extend to all economies of the County. A good place to visit; the more appealing it is to want to live here, and then the more people who want to live here, they can grow their business here. The visitor economy is parallel to economic development.

It was noted that the data under winery reports fall under manufacturing and not under the food and beverage industry.

Supervisor Venuti wanted to know how the marketing compares to Monroe and Tompkins County.

Ms. Knoblauch said the virtual museum testing is progressing well and is on track for full availability by the end of April 2025 during the NYS Tourism Industry Association Conference. She said they are working with a company to get quotes on the physical signs and when is the best time to install the physical signs.

8. Planning Department:

Julie Barry along with a team from the planning department, the county attorney's office, and the county treasurer was there to discuss the Manchester Roundhouse Redevelopment Strategy. She presented the Manchester Roundhouse Redevelopment Strategy. She started with a quick summary noting the roundhouse site is located in Manchester. It's abandoned, brownfield, and it's been in tax foreclosure limbo for many years. There has been a desire both regionally and locally to see it redeveloped in a positive way. Over the past several years (since 2018), the County along with multiple partners decided to complete a series of studies of the Manchester Roundhouse site. They now know more about the infrastructure, building conditions, the cost to clean it up, and the extent of the contamination. LaBella, a firm that they have been working with, suggested they put together a Request for Expressions of Interest (RFEI), and distribute it to the development community to see if there are any developers who are interested in the site. She said since the beginning of the county's efforts on this, there has been some concern over the county's liability related to the foreclosure process. In the past, the real property tax law dictated that the county as the taxing district, would have to take title of the property and then transfer the deed to a new owner. Being in the chain of title meant that the county would be liable if there were any cleanup costs along the way. However, recently, the real property tax law was amended in such a way that the closing could petition the court for direct transfer of title from the current owner to the new owner, meaning the county would not have to be in the chain of title. This would reduce the county's liability exposure.

Ms. Barry and the team are requesting of this committee and the Governmental Operations and Insurance Committee to recommend this multi-year disposition process. In 2024, they will finalize and distribute the RFEI. In 2025, based on the response they get from the RFEI, the county could decide to engage with a preferred developer who's qualified and responsible with expertise and has the financial means to implement a development plan. The county would complete a quiet title action to ensure the roundhouse title is clear and undisputed. Then the county would complete the tax foreclosure process and have the property appraised. In 2026, the County Treasurer would then petition the court for direct transfer of title to the preferred developer. She said this is a multi-year timeline, tentative, each step is contingent on what happens with the previous steps. The process would require time and cost commitments on the county's part, attorney and paralegal time, foreclosure proceedings, and the

appraisal. As the process advances, they will bring any updates to the two committees. The board would need to approve any necessary movement at each decision point. Lastly, Ms. Barry said there is some urgency to this request because of safety and security issues at the site. It is unsecured and the roundhouse building itself is deteriorating as it ages.

Supervisor Phillips said even though the studies have begun in 2018, the property has been abandoned for about 50 years. He said starting with the original studies, the first is to try to determine how much contamination is in the ground. It turned out it's a brownfield and not significant contamination, and there was also a determination about what it might take to clean it up, and then the building was inspected and there was some asbestos found, but generally not hard numbers on what it would take to mitigate those problems. He said the building has been recognized by various historical societies, it is a unique property. He said with all the studies, there is a life to them, and eventually the studies will age out too. The county, the town, and the village have done as much as they can to understand as much as they can about the property and the building, so they can reach out to developers to give them the best image of what the building and property are at now. He said this is the point to reach out to see if there are developers out there. It is time to get it back on the tax roll.

Supervisor Wickham agreed with Supervisor Phillips. He has been involved with the project since its inception and the biggest hiccup was the county having to take ownership of the property and then being liable. He is in favor of moving forward.

Supervisor Pruettt asked about what they would like to see developed there. Supervisor Phillips said, if you talk to the mayor of the village of Manchester, he would like to see it restored and a museum of sorts or at least a significant portion of it. Supervisor Phillips said they have seen a number of different scenarios that might be of use. It's a matter of seeing what the applications look like.

Supervisor Pruettt asked about the cost. He didn't see any funds in the budget for the study. Ms. Barry said she is not sure if there is any money in the budget that would be partially coming out of the attorney's office because of their time. They reached out to one firm and the appraisal fee would be anywhere in the range of \$1,500 to \$3,000. In terms of the foreclosure, it would be around \$500 to \$1,000.

Supervisor Marshall asked about the numbers for cleanup. Are the numbers high enough that it is not cost-effective for a developer to do something? He said there were grants out there recently to assist with brownfield cleanup. He asked if that was something the county looked into. Tom Harvey said that the problem they have has over the years with this property is that the county is not eligible for any of those funds. Mr. Harvey said the other thing is if they are not successful in getting a developer interested in this property, that is more material they have to go back to the comptroller's office in DC. Most of the documentation from the EPA's efforts on site is petroleum related. Supervisor Marshall wanted to know if we are tracking what has been invested in this. It was stated most of it has been staff time. Supervisor Phillips said he doesn't know if they will necessarily recoup dollars that are already spent, but it has been six years, and at this point the primary goal is to get this back in the tax rolls. If they do nothing, the building will continue to age and ultimately be a bigger liability. Supervisor Marshall said his concern is to put good money after bad.

Chair David Phillips declared that the consensus of the committee was to move forward with the proposed time-line or multi-year disposition.

Betsy Landre said that Board supported transferring \$60,000 to the Water Resources Council's 2024 budget, and they quickly turned around an RFP for implementation grant projects. She defined

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implementation grants. It is a water resources related project that involves boots on the ground or doing something on the earth or in the water course to help remedy the problem. With the quick turnaround of the RFP and a list of recommended projects, the Water Resource Council elected to award \$15,000 to four projects. The four projects all address erosion and sedimentation problems in water courses or drainage areas. Ms. Landre described two projects. One is to fund a priority-use excavator, explaining the cost-effectiveness. The other is in the town of Naples on Reservoir Creek. Megan Webster discussed the other two projects. These two projects are for stabilization of drainage areas in the Town of Seneca and Gorham.

Tom Harvey reviewed the 2024 Survey of Code Enforcement Officials (CEO) in Ontario County. He said they had about 60% of the code officers in the county to participate. Mr. Harvey discussed the following:

- Age Distribution of CEOs - many are aging out
- Tenure in Current Position - average is a little over five years
- Total Experience as CEO - average is a little under 10 years
- Part-time or full-time - Most are full-time, but about 28% are part-time
- Employment Status - Most are permanent, some are under contract, and a few are still under probationary
- Percent with Clerical Support - approximately 1/3 for full-time, 1/3 for part-time, and 1/3 none
- CEOs Report to - Mostly to the chief elected official of their municipality
- NYS Certification - Almost half - The state requires 132 hours of training 16% were certified before they became a COE
- When Planning to Leave Employment - 20% retirement in the next 4-5 years, Almost 100% of that number is in the next year and a half.
- Reason for leaving - Retirement and pay most common
- Percent Reporting Duties included
- Number of Job Duties/Responsibilities - average 7
- Is Pay an Issue - 84% yes
- State mandated training adequate - Half
- Training Needs - Half additional training of any kind, but a lot when entering the field
- Local Law for Admin of Code have Correct Titles? - 84% yes
- LL Addresses Vacancies in CEO position/vacations - 64% said no
- Does CEO receive notification of Fire/Damage to Buildings - 28% do not get notification, 68% Yes
- What do they like least about the CEO job - 32% violation processing - What they like most was a universal answer - public service, making their community safer
- Is stress an issue - 72% yes
- Other issues with the profession - 36% cited Board Support, 48% insufficient zoning training, 84% lack of knowledge of the profession among young adults, and 44 % lack of training before the provisional appointment

Mr. Harvey said he would be presenting this at the Yates/Ontario building officials meeting and try to get feed back.

Thomas Lyon, presented a resolution entitled, " Authorization to Amend Contract with the Town of Canadice to Prepare Town Comprehensive Plan".

Supervisor William Namestnik motioned to approve the resolution as presented. The motion was seconded by Supervisor Andrew Wickham. The motion passed.

Yes: Supervisor(s): David Phillips, Daryl Marshall, William Namestnik, John Pruett, Mark Venuti,

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Andrew Wickham. No: Supervisor(s): None. Abstain: Supervisor(s): None.

9. Unfinished Business:

Chris DeBolt stated they have public outreach meetings for the landfill in Geneva on Tuesday night and in Bloomfield on Wednesday.

10. Next Meeting Date And Time:

TUESDAY, October 15, 2024 at 1:00 PM at 74 Ontario Street, Committee Room

11. Adjournment:

On a motion of Supervisor Andrew Wickham, seconded by Supervisor John Pruett, the Planning and Environmental Quality Committee meeting was adjourned at 2:34 PM.

Respectfully Submitted, Diane R. Foster, Deputy Clerk to the Board