

APPENDIX B
MINUTES
ENVIRONMENTAL COMMITTEE & ORDINANCE COMMITTEE
TUESDAY, JULY 19, 2022, 7:00 PM
HURLEY BUILDING, 205 SALTONSTALL STREET
VIRTUALLY: <https://us06web.zoom.us/j/83871733845>

Environmental Committee: Karen White, Chair
Sim Covington, Jr.
Erich Dittmar
Renée Sutton

Councilmembers Present: Nick Cutri
Thomas Lyon
Dan Unrath
Mayor Palumbo

Other City Staff: John Goodwin, City Manager
David Hou, Corporation Counsel

Chair White opened the meeting and read the Core Values. She reviewed the only agenda items, Canandaigua Lake Water Quality Trends & Boat Wash Update and introduced Kevin Olvany, who provided the update as the Canandaigua Lake Watershed Manager. He has been working directly with the Finger Lakes Institute and the Watershed Association. He provided a quick update on the boat wash station first, we have a loaner boat wash station and a lot more washes are taking place. Ten washes took place this past weekend and once we get into August will see a higher potential for invasive species. State Park chose to location of the Station and boats are washed going into the lake. Mr. Olvany reviewed the lake research for the water quality and working with Finger Lakes Community College for the 2021 update. Six sampling sites over the last 27 years are used for the study. May through October and other collection is done. High Oxygen levels are consistent year over year. TP is the driver that produced plant growth thought the Lake and we are considered a low nutrient Lake. There has not been a trend upward. They are seeing a subtle trend, a degree or so increase in surface temperature from 1996 – 2021 and those slight changes in temperature can result in the blue-green algae as they like the warmer temperatures. Trends in seeing more blue-green algae has been ongoing since 2012. City Manager asked how we are doing in comparison to the other Finger Lakes, and most of the other lakes have ongoing blue-green algae issues and Canandaigua Lake ranks within Keuka and Skaneateles Lake as one of the cleanest. They are continuing the manage the situation and working with DEC. Questions on the boat use and there are a myriad of factors that are reviewed and no clear definitions. They are in the process of putting together legislation, which all six municipalities around the Lake would have to pass looking at the number of dock spaces and boats allowed. He also reviewed the grant opportunities that they are pursuing. The two-gate system, is 40 plus years old, and in need of some upgrades and he advocates a feasibility study on the life of these gates. There could be a grant application to modernize these gates. The grant opportunity is a 75/25. The second grant is the kayak launch area near the Hotel Canandaigua area to make the area handicapped accessible. A Resolution will needed for these grants and a special council meeting will be needed to pursue these opportunities. City Manager said that Council can meet on July 23rd. Councilmember Sutton motioned to approve the grant writing for these opportunities, Seconded by Councilmember Unrath. Unanimously passed and carried. City Manager Goodwin said that there are local funds that will be needed for these grants and

will be part of the budget process for this upcoming year. Councilmembers thanked Mr. Olvany for his continued work.

Chair White reminded residents on not running red light after hearing concerns for residents. She reminded that there is no longer a left hand turn out of the Pier.

Chair White closed the meeting.

Ordinance Committee: Renée Sutton, Chair
Sim Covington, Jr.
Erich Dittmar
Karen White

Councilmembers Present: Nick Cutri
Thomas Lyon
Dan Unrath
Mayor Palumbo

Other City Staff: John Goodwin, City Manager
David Hou, Corporation Counsel

Chair Sutton opened the meeting and welcomed those present. She reviewed the first item, Planning Commission Recommendation with Regard to Commercial Flags which will need to be tabled. A representative from the Planning Commission was unable to attend.

Chair Sutton moved to discuss the Vacancy Tax to help encourage rental property occupied. She read an email from Michael Yager. He said that his property on Phoenix St./Main St., which was vacant for a more than a year before F. Oliver's moved into the building. Mr. Yager wrote that he had several businesses contact him for renting the space, but he chose to wait for the right opportunity, had there been a tax, he would have rented the property to any of the businesses that may not have been the caliber he would have preferred. He cited concerns for a location like Parkway Plaza often have long term leases where they can add provision that once one type of business moves out a similar type cannot move back in. He is concerned that adding a vacancy tax is an extra burden and a potential overreach by Council. Chair Sutton thanked Mr. Yager for his email and said that the goal is discussing this as a way to incentive owners to fill their vacancies faster, as these vacancies can be a blithe on the community, citing the Ponderosa location. Chair Sutton said that other municipalities have adopted something like this and wanted to continue to conversation. She said it would be possible to write an ordinance that would allow for good faith efforts and flexibility can be added in. To create the right incentive to rent the space and there are lease requirements that we would need to look into. City Manager said that there are private leases that we are not privy too. Goodwin also said that Parkway Plaza is also planning to demolish the Ponderosa location. Discussion around how to work on the lease or other details to help rent places faster. The West Avenue Plaza that has been vacant for some time would be an example of why this is needed. Questions on what is the definition of vacancy, available property being commercial that is being run down and clearly available. As opposed to something like the Acme Building that isn't rented but owned and well maintained. The Mayor said a good example is the Salvation Army building and how that has been subdivided and is now rented. David Hou said that calling this a tax may not be the right terminology. Reviewing what other municipalities have done will be a good step, this might be more of a Zoing issue.

There are not too many areas within New York State that are doing this and he did connect with the City Clerk of Kingston, whose location was featured in the research. The City Clerk of Kingston said that the ordinance was not very popular and did not move forward out of committee. A vacant commercial property registry may be an option. Council discussed vacancies both residential and commercial registry. Mayor Palumbo is concerned that this may not be as big of an issue and it may be an over reach as Mr. Yager suggested. He said that Denise Chaaple does a good job of recruiting as well as looking at the Chamber to help fill these vacancies. Councilmember Lyon also sees a few pitfalls moving forward with this and looking to speak with property owners on why these vacancies exist and for how long. Seems a lot of work for just a handful of properties. Councilmember Covington suggests that doing due diligence is needed and there is no harm in exploring. Councilmembers want to better understand the full scope of the problem and the players involved. Chair Sutton will do more review and come back to the committee with details.

The Mayor asked about the telephone poll replacement and in the case of Canandaigua, we will now have three to four carriers for internet. Each poll has a carrier These are outside of the reach of the City and it is something in progress. The City will be coordinating as best we can and filing complaints on how this has been handled.

Councilmember White motioned to adjourn the meeting, seconded by Councilmember Covington. Unanimously passed and carried.

Chair Sutton closed the meeting.