



MONROE COUNTY

Planning and Economic Development Committee

June 24, 2024 5:50 PM

AGENDA

A. ROLL CALL

B. PUBLIC FORUM

C. APPROVAL OF MINUTES

May 20, 2024

D. NEW BUSINESS

24-0203

Acceptance of a Restore New York Grant from Empire State Development Corporation for the Triangle Building Project and Authorize a Grant Agreement with Jays Acquisitions II LLC, or a Subsidiary Thereof - County Executive Adam J. Bello

24-0205

Authorize Additions to the Monroe County Agricultural Districts - County Executive Adam J. Bello

E. OTHER MATTERS

F. ADJOURNMENT

The next meeting of the Planning & Economic Development Committee is scheduled for Monday, July 29, 2024 at 5:45 p.m.



ATTACHMENTS:

Description File Name

- ▣ May 20, 2024 05.20.24_PLECDEV_Minutes_Draft.pdf

Summary of Minutes
PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
May 20, 2024
5:45 p.m.

Chairman Frazier called the meeting to order at 5:49 p.m.

MEMBERS PRESENT: Ricky Frazier (Chair), Santos Cruz (Vice Chair), Linda Hasman, Frank Ciardi (RMM), Sean McCabe

OTHER LEGISLATORS PRESENT: Lystra Bartholomew McCoy, John Baynes, Carolyn Delvecchio Hoffman, Mark Johns, Howard Maffucci, Michael Yudelson

ADMINISTRATION PRESENT: Jeff McCann (Deputy County Executive), Anthony Plonczynski-Figueroa (Assistant County Executive), Pat Gooch (Senior Planner, Planning Department), Robert Franklin (Chief Financial Officer), John Bringewatt (County Attorney), Laura Smith (Chief Deputy County Attorney), Chanh Quach (Community Development Manager, Planning Department), Ana Liss (Planning Director)

PUBLIC FORUM: There were no speakers.

PRESENTATION: **2025-2030 Capital Improvement Program**
Pat Gooch, Senior Planner
Monroe County Planning & Development Department
As it pertains to the Planning & Economic Development Committee

APPROVAL OF MINUTES: The minutes of April 30, 2024 were approved as submitted.

NEW BUSINESS:

24-0162 - 2024 Annual Action Plan for Housing and Community Development in Suburban Monroe County and Grant Submission to the U.S. Department of Housing and Urban Development -
County Executive Adam J. Bello

MOVED by Legislator Cruz, SECONDED by Legislator Hasman.
ADOPTED: 5-0

24-0163 - Adopt 2025-2030 Capital Improvement Program - County Executive Adam J. Bello

MOVED by Legislator Cruz, SECONDED by Legislator Hasman.
ADOPTED: 5-0

OTHER MATTERS:

ADJOURNMENT:

There being no other matters, Chairman Frazier adjourned the meeting at 6:04 p.m.

The next Planning and Economic Development Committee meeting will be held on **Monday, June 24, 2024 at 5:45 P.M.**

Respectfully submitted,
Carlton Huff
2nd Assistant Deputy Clerk of the Legislature



ATTACHMENTS:

Description File Name

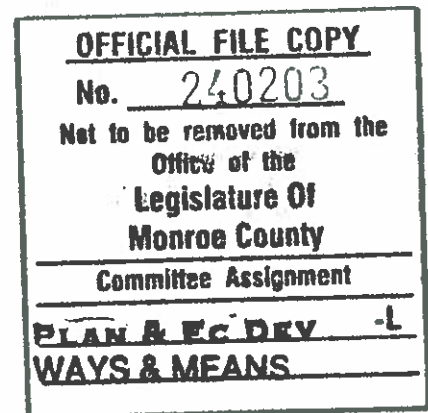
▣ Referral R24-0203.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive



June 7, 2024

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Acceptance of a Restore New York Grant from Empire State Development Corporation for the Triangle Building Project and Authorize a Grant Agreement with Jays Acquisitions II LLC, or a Subsidiary Thereof

Honorable Legislators:

I recommend that Your Honorable Body accept a Restore New York grant from the Empire State Development Corporation in the amount of \$3,000,000 for the Triangle Building Project and enter into a grant agreement, and any accompanying grant documents, with Jays Acquisitions II LLC, or a subsidiary thereof to pass through grant funds up to the amount of \$3,000,000.

The purpose of this grant is to provide funding for a portion of the Triangle Building Project, which includes renovation of 39,000 sq. ft. of the Sibley Triangle Building into 36 residential apartments and 11,500 sq. ft. of lower floor commercial space on the .18 acre site located at 20-30 East Avenue in the City of Rochester. The remaining project costs of \$3,725,000 will be funded through equity and financing from the developer, Jays Acquisitions II LLC.

The specific legislative actions required are:

1. Authorize the County Executive, or his designee, to accept a \$3,000,000 Restore New York grant from, and to execute a contract and any amendments thereto with, Empire State Development Corporation for the Triangle Building Project.
2. Authorize the County Executive, or his designee, to enter into a grant agreement and any accompanying grant documents, and any amendments thereto, with Jays Acquisitions II LLC, or a subsidiary thereof, to utilize grant funds to reimburse for Triangle Building Project cost up to the amount of \$3,000,000.
3. Amend the 2024 operating budget of the Department of Planning and Development by appropriating the sum of \$3,000,000 into general fund 9300, funds center 1401010000, Planning Administration.

110 County Office Building • 39 West Main Street • Rochester, New York 14614

Monroe County Legislature - June 24, 2024
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4. Authorize the County Executive to appropriate any subsequent years of the grant award in accordance with the grant terms, to reappropriate any unencumbered balances during the grant period according to the grantor requirements, to make any necessary funding modifications within the grant guidelines to meet contractual commitments, and to enter into any amendments to extend the time period of the grant.
5. Should funding of this program be modified or terminated for any reason, the County Executive is hereby authorized to terminate or modify the program and, where applicable, to terminate or abolish some or all positions funded under such program. Any termination or abolishment of positions shall be in accordance with New York State Civil Service Law and, when applicable, the terms of any labor agreement affecting such positions.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(18) (“reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special-use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part”) and is not subject to further review under the State Environmental Quality Review.

This grant is 100% funded by Empire State Development Corporation. No net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive



ATTACHMENTS:

Description File Name

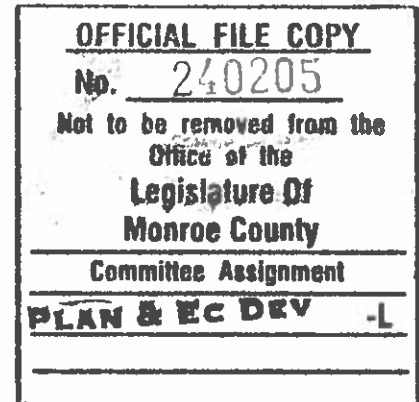
▣ Referral R24-0205.pdf



Office of the County Executive
Monroe County, New York

Adam J. Bello
County Executive

June 7, 2024



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize Additions to the Monroe County Agricultural Districts

Honorable Legislators:

I recommend that Your Honorable Body authorize the following six (6) parcels for addition to the Monroe County Western and Eastern Agricultural Districts ("Districts") as follows:

Western Agricultural District #5:

- 1298 West Ave, Town of Parma, consisting of approximately 20.44 acres, tax account number 023.04-1-12.1, owned by Steven C Trombley Jr. & Alyssa A Trombley
- 75 Walker Rd, Town of Hamlin, consisting of approximately 5.00 acres, tax account number 023.03-2-3.23, owned by Anthony C Zamiaara
- Walker Rd, Town of Hamlin, consisting of approximately 5.00 acres, tax account number 023.03-2-3.24, owned by Anthony C Zamiaara
- 2845 Colby St, Town of Sweden, consisting of approximately 9.90 acres, tax account number 099.01-1-15, owned by Nancy S Sanger and Kris M Sanger
- 858 Swamp Rd, Town of Sweden, consisting of approximately 8.67 acres, tax account number 099.01-1-13.2, owned by Nancy S Sanger and Kris M Sanger

Eastern Agricultural District #6:

- Erie Station Rd, Town of Henrietta, consisting of approximately 5.96 acres, tax account number 189.02-1-7.21, owned by Lynn P Keenan

Pursuant to Article 25AA Section 303-b of the Agriculture and Markets Law, a report has been prepared by the Monroe County Agricultural and Farmland Protection Board recommending the proposed addition to the Monroe County Agricultural Districts. Your Honorable Body must hold a public hearing before taking action to add these parcels to the District.

The specific legislative actions required are:

1. Hold a public hearing on the addition of six (6) parcels to the Monroe County Agricultural Districts, as set forth in the report prepared by the Monroe County Agricultural and Farmland Protection Board.
2. Consider the recommendations and facts presented at the hearing relative to the addition of the parcels to the Monroe County Agricultural Districts.
3. Add six (6) parcels to the Monroe County Agricultural Districts, upon favorable consideration of the recommendations.

The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving the action requested in this referral.

This addition to the Monroe County Agricultural Districts will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive



Agricultural and Farmland Protection Board

Monroe County, New York

Adam J. Bello
County Executive

Board Appointees

Four Active Farmers; County Legislator; Agribusiness;
Agricultural Land Preservation Organization;
Chairperson, Soil & Water Conservation District Board
of Directors; Director, Real Property Tax Service;
County Cooperative Extension Agent; Director,
Department of Planning & Development

May 1, 2024

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

SUBJECT: Addition of 6 Parcels to Agricultural Districts

Honorable Legislators:

Article 25AA Section 303-B of the NYS Agriculture and Markets law allows additions to established agricultural districts prior to the normal eight-year review date. The law also requires the county agricultural and farmland protection board to review the proposed additions to the district(s) and make recommendations on the proposal to the legislative body. Resolution number 10 of 2024 adopted by Your Honorable Body directed the Agricultural and Farmland Protection Board to review and make recommendations on additions to the district(s).

Therefore, in accordance with Article 25AA, we are pleased to transmit this report concerning our review, findings, and recommendations. This report includes 1) a list of six (6) parcels from four (4) landowners. All applicants were interviewed by phone. A determination was made by the AFPB based on soil type, enterprise budget, physical structures and landowner intent as to whether or not these parcels are predominantly viable agricultural land. The following 6 parcels have been found to be viable agricultural land and are recommended by AFPB to be added to an agricultural district.

- 1) Western Agricultural District #5: mailing address Stephen C. Trombley, 1298 West Avenue, Hilton NY, one parcel located in Town of Parma, 023.04-1-12.1 (20.44 acres)
- 2) Western Agricultural District #5: mailing address Anthony C. Zamara, 5 Stag Creek Trail, Brockport NY, two parcels located in Town of Hamlin, 023.03-2-2.3 (5 acres) and 023.03-2-3.24 (5 acres)

1000 East Henrietta Road, Rochester, New York 14623
(585) 292-2065 Fax (585) 292-3866

- 3) Western Agricultural District #5: mailing address Nancy S. and Kris M. Sanger, 2845 Colby Street, Brockport NY, two parcels Town of Sweden 099.01-1-15 (9.9 acres) and 099.01-1-13.2 (8.67 acres).
- 4) Eastern Agricultural District #6: mailing address Lynn Keenan, 12 Sisson Drive, Henrietta NY, one parcel Town of Henrietta 189.02-1-7.21 (6.03 acres)

Based on telephone interviews with owners and municipal officials, analysis of USDA soil maps, and site visits, the Board has determined that all 6 parcels are comprised of predominantly viable agricultural land and inclusion of these parcels into an agricultural district would serve the public interest by assisting in maintaining a viable agricultural industry within the respective municipalities.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert J. Colby", with a long horizontal flourish extending to the right.

Robert J. Colby, Chairman

1000 East Henrietta Road, Rochester, New York 14623
(585) 292-2065 Fax (585) 292-3866