

Huntington Hills Association Meeting
January 22, 2014

6:37p

Welcome and Introductions

Town Supervisor Adam Bello

- Mr. Bello has only been on the job for 3 weeks. They have been busy weeks. Irondequoit has some unique neighborhoods with unique needs. Mr. Bello would like feedback from these neighborhoods.
- Medley Centre has been in the news a lot lately. There were safety issues with pipes freezing by JC Penney and concern over the pump house. The town has responsibility to act. It is the town's responsibility to follow town codes; keep people, surrounding businesses and first responders safe. They have to know what they are walking into. There was concern about the pump house because it has larger pipes. There was deterioration of the building and the pipes were exposed to extreme temperatures. The pump house is uphill from Target and a break would have flooded the store and lot. Passing blame is not the actuality.
- The next steps for Medley Centre depend on Scott Congel in the next 2 weeks. The next PILOT payment is due 2/2/14. He owes \$380000 plus the supplemental payment because he did not invest money last year. If he doesn't pay what is due there will be problems. There can be no PILOT without development. Mr. Congel wants to renegotiate the PILOT. Mr. Bello has two goals; first is to get Mr. Congel to honor his commitments and secondly, we want something built there to repair the town's reputation. The town will hold him accountable.
- They are working on a reorganization of the department of development services. This department holds the key to the future; Ridge Road corridor, the mall, the library, I-Square. We need a comprehensive plan to link these. What will the town look like in ten or twenty years? Nick Weathersbee was hired to work on attracting businesses and resources to Irondequoit. Looking to hire a new town engineer, planning and zoning.
- Library - have started the RFP process to contract with professional services to start the building of the library.

Mr. Bello took questions from the neighbors:

What is the penalty for nonpayment at the mall? How much? It is an embarrassment and is eroding our property values. It is turning into what happened at Niagara Falls.

- It is a question of which milestones he did or didn't meet. It will be just shy of 4 million if he met the first milestone; \$5 million if it is decided that he didn't meet the first and second milestones. This penalty money will be divided by the town, the school district and the county. Renegotiation needs to be tougher.

- If he comes in with 3-d architectural designs Mr. Bello won't meet with him. He needs to see the financial documentation that proves he has financing set.
- Scott Congel has broken the trust. Mr. Bello will not agree w/o documentation.
- The enforcement of the agreement is left to COMIDA. Once he is found to be in default then other members (school or town) can step in.
- The town sent him a bill last week.
- Mr. Bello is optimistic; a challenge is a new opportunity.
- There is a value to the property. If Scott Congel goes away someone else will probably step up. They just won't do it while Congel is involved.

What about the rest of Ridge Road?

- We can't rely on Medley to revive Ridge Road. We should be engaging with businesses. Bring them in don't wait for them to come to us.
- Tops is filling the old Kmart building. A tenant is interested in the spot Tops is vacating. The Mobil on the corner of Goodman and Ridge Road will become Starbucks/Chipotle and an Aldi's will be coming to Hudson Ave. LA Fitness came in and upgrades we made to McDonalds and Mavis Tire.

What is the timing of business proposals? Will there be enough time for neighborhood evaluation of applications that may affect our commons?

- There will be ample time for input.

What about the property on Titus? Would the town consider purchasing it? There are 33 acres of green land that connects the Titus Ave. property to Huntington Hills. Grants could be written to get funding.

Is it set in stone that the library has to be built on the town lot? If the mall falls apart could it be built on that property?

- Yes it is going to be built on the town hall campus. The architectural design is not set yet.

Will there be additional parking for library?

- The proposed designs did include additional parking. They may move employee parking north. There are requirements for parking per square footage of a building.

Will the building be attached to town hall for ease in doing all town business?

- It is not in the plans but some thought has been given to making the floor levels the same as town hall so in the future that may be easier to do.

What about the Master Plan that was developed in the past?

- It was close to being finished about 5 years ago. Some has been implemented. Some plans involve the city and Monroe County too. He is optimistic that we can make this work.
- The original town motto was "A Town for a Lifetime."

What about Wisner Road?

- Mr. Bello has a good working relationship with the entities that need to make things work. To paraphrase JFK, "All our problems are manmade so man can fix them."

Pat Meredith

- His first experience with Huntington Hills was as a framer with a general contractor. In 2007 he started working with the town and re-experienced it.
- Hoffman/Wisner Road - He reached out to the city last year to get it repaired. It is city owned because it used to be main entrance to Durand Eastman Park. When that entrance closed an agreement was made with the town. The city paid \$100 per year to the town for road maintenance and police protection. The road needs a lot of work. The city hasn't done the work and the town isn't comfortable doing it with current agreement. It has been proposed that the city pay for the materials and the town will cover the labor expense. Once it is done the town could take responsibility. In September 2013 he received response in support of the idea. Town council has it. He wants to move it forward. He is hoping the work will be done this year. It would include Hoffman from Culver to Wisner and Wisner Road. He would also like to repair the upper level of Hoffman Road.
- Seabreeze Water had a water main break going down Hoffman Road hill. They did their best to keep road open during repair. It is not the first water main break in that area. For the most part it is town residents that use that road.
- Can we look at the stability of the trees on Hoffman Road? If you see a tree you are concerned about please call 336-6090. Sue Rodgers says that it should come through HHA first. Pat says if it looks life threatening call the town. They have the equipment to do the work.

A motion to waive the reading of and pass the minutes was made by Steve Wilde and seconded by Don Preuss. Motion carried.

Treasurer's report (David Eckert)

- 2013 actual and proposed 2014 budget - see attached sheet
- We are a for profit corporation. We need to be careful to just set dues to cover our expenses.
- We have \$931 in dues outstanding due to late sending of the minutes and bills. We expect to collect \$850 of that.
- New dues notice will go with this year's minutes. Bill to include delinquent dues.
- **The assessment for 2014 is \$65/ \$32.50 for an undeveloped lot and is due by July 1, 2014. Please mail payment to: David Eckert 69 Dogwood Lane Rochester NY 14622**

Policy on use of Huntington Hills and Commons Property

- Private use of Commons - Board approval
- Hazardous/general tree removal
- Use of commons for leaf disposal - use courtesy/no piles/not on trails where people walk
- Pools in Huntington Hills
- Boat storage on property – Not in “front” areas
- No ATV or snowmobile use in Huntington Hills
- Hunting on commons property/proper procedure

- Dogs on leash on commons properties
- Refer to website or handbook for questions

Deer situation - Steve Grieve

Steve was assigned the task of reviewing the town's deer management policy and suggesting changes. He met with people in the DEC, the chief of police and the bow hunting group. Does are now having multiple fawns. This multiplication is a stress on the environment they live in. Invasive species are taking over because the deer have overeaten the under story. Deer are eating things they don't normally eat. We have 100 more deer than usual.

- Bow hunters are certified and can only bow hunt during certain hours. They thin the herd to a manageable amount.
- The bow hunt happened in 2013 but not on the commons. The bow hunt will continue going forward.
- Hunting on the commons would be difficult. Insurance could be cost prohibitive.
- The Board needs to set a prominent statement that there is absolutely no hunting on commons property.
- The only allowable weapon is a bow. Bow hunters must be 500 feet from a property. Legislation may be changing to 150 feet.
- Town has properties that bow hunters cycle through. You need to call the police if a deer leaves the property you have permission to hunt on.
- Can you hunt on your own lot? You must get permission from any neighbor with a house within 500 feet.
- Use the group email to discuss opinions amongst the neighbors. What are other communities doing? We can adopt best practices.

Huntington Hills Association website – Adam Stein

- The website hosting fee is due every 2 years.
- Please sign in and add your email and make any corrections.
- The Huntington Hills brochure is on the HHA website. We do have hard copies.
- We can make street size email lists to make smaller email groups.
- Board member emails are on the site.
- Contact Adam Stein with any questions.

New Business

- We would like to change the amendment to make the meeting in January. Steve Grieve is working on this.
- We would like to change communication to electronic versus postal service.
- To vote on amendments will need a proxy so all members can vote.
- Should our minutes be sent along to the town officials?
- The member list is currently out of date. Adam can only be as current as the information he is given. If you have new neighbors, please let the board know and they will reach out to them.

- Dave Wilkinson would like to know how the association works. What obligates you to join? How does one find out they need to join the association? The information should be included with your deed when you close on your house.

Meeting adjourned

8:30p

Respectfully submitted,
Christine D Norris
HHA Secretary