



# Planning Board

Monroe County, New York

**Adam J. Bello**  
County Executive

**William Santos**  
Chairperson

## Monroe County Planning Board Meeting Minutes April 28, 2022

A meeting of the Monroe County Planning Board was held on April 28, 2022, at 3:30 pm via Zoom.

**Members Present:** William Santos, MCPB Chair; Mike Wiedemer, Vice Chair; Andrew Hollister, Citizen member; Orlando Rivera, Citizen Member; Dave Watson, Citizen member; Robert Barley, Citizen member; George Hebert, Co. Legislator; Rachel Barnhart, Co. Legislator; Mike Garland, Director, DES; Richard Tantalo, Director, Public Safety; Robert Franklin, CFO, Finance

**Alternates Present:** Adrienne Green, Law Dept. (for Jeff McCann, Dep. Co. Exec.); Laura Smith, Law Dept. (for Amy Grower, Chief of Staff); Josette Mangieri, Finance; Kristina Daugherty, Pub. Safety; Bill Daly, DES

**Planning Staff Present:** Pat Gooch, Sr. Planner (for Rochelle Bell, Board Secretary); Kim Hudson, Asst. to the Board Secretary

**Others Present:** Tom Morrissey, Admin. Manager, Parks; Doug French, Dep. Director, Parks; James Cullen, Finance Admin., MCH; Gary Griffin, Asst. Dir. Patient Serv., MCH; Desmond Jackson, Dep. Dir., MCH; Mike Wall, Construction Project Mgr., Airport

Bill Santos called the meeting to order at 3:32 pm. While calling roll, Mr. Santos welcomed to the Board, Robert Barley, our new citizen member, and Adrienne Green, the new alternate for Jeff McCann.

George Hebert made a motion to approve the March 31, 2022 meeting minutes; Orlando Rivera seconded the motion. The minutes were approved unanimously.

**ANNOUNCEMENTS & COMMUNICATIONS:** None

### **ACTION ITEMS:**

The following projects were submitted for consideration by the Board:

- a) **Amend the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to Add a Project Entitled "Robach Center Rehabilitation and Improvements"**

Tom Morrissey, Administration Manager for MC Parks, and Doug French, Deputy Director for the Parks Department, were present to speak to the Board on the Robach Center Rehabilitation and Improvements project, and answer any questions the Board may have. Mr. Morrissey gave a PowerPoint presentation which included pictures to help show the needed repairs. The specific repairs include: 1) refurbish downstairs public bathrooms that are "dated" and well used, 2) install A/C in the upstairs

event space, and 3) replace all doors and windows in the facility. The doors don't function well, such as staying closed, and the windows have broken glass and rotted wood. The building was built in 1931 and is used by the public, used for public events, and also available for private use.

Most of the \$944,000 for the repairs is grant money, \$556,000 from the Senate and \$225,000 from the Assembly, with the County's contribution of \$40,000. The difference between the total of \$556K + \$225K + \$40K is the contingency on the project but the goal is to keep the County's cost down to no more than \$40,000.

There were several questions asked by Board members regarding the windows and doors. What is the age of the building? What kind of replacements? Will they be historically accurate and will the \$944,000 be enough to cover the cost? When was the cost set? According to Bob Kiley, Project Manager for Parks, it's highly doubtful they would be wood. Mr. Morrisey stated that the building was built in 1931. Parks has not been through the design process yet but they will keep the same size, and he would like to keep the windows and doors historically accurate. According to Mr. Morrisey, the cost was set about the middle of last year. The work will be contracted and it is anticipated that the project will be completed in the Spring of 2023.

Legislator Barnhart made a motion to recommend an amendment to the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to add a project entitled "Robach Center Rehabilitation and Improvements" in the amount of \$944,000. Mr. Hollister seconded the motion which passed unanimously.

**b) Amend the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to Increase Funding for the Project Entitled "Friendship Place" at Monroe Community Hospital**

Desmond Jackson, Deputy Director with Monroe Community Hospital (MCH), came before the Board to talk about the Friendship Place project at MCH and answer any questions there may be. Mr. Jackson gave a brief overview of how the project started in 2019, what the vision is, and the funding identified. Mr. Jackson stated that they already have the designer, and the consultant is on board with the cost. The current timeline for completion is nine (9) months to one (1) year with a start date of September of this year.

Legislator Hebert made a motion to recommend an amendment to the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to increase funding for the project entitled "Friendship Place" at Monroe Community Hospital in the amount of \$500,000, for a total project authorization of \$775,833. Mr. Garland seconded the motion which passed unanimously.

**c) Amend the 2022 Capital Budget and Bond Resolution 444 of 2021 to Provide an Increase in Funding and Authorize Two (2) Contracts with McFarland Johnson, Inc. for Design and Construction Administration Services for the Refurbish/Replacement of Passenger Loading Bridges Project at the Frederick Douglass–Greater Rochester International Airport**

Mike Wall, Construction Project Manager at the airport, gave a PowerPoint presentation which covered all three (3) airport amendments that were before the Planning Board today, they were, however, presented and voted on individually. Mr. Wall reminded the Board that these projects did already receive Planning Board approval but there is a need for additional funding. The letters from County Executive Bello, provided to all Board members, offer background information on each project and state the circumstances for the needed increase in funding. In each case, the circumstances are the same: we are in a different economic environment, “unprecedented overall bid increases due to factors such as supply chain issues, asphalt price increases, construction material increases, and contractor worker-staff shortages.” Additionally, the letters from Mr. Bello give a breakdown of where the money, mostly grants, is coming from. Mr. Wall lastly stated that the above project should be completed by 2023.

Chairman Santos brought up a discrepancy in the wording for this action item from what is in the County Executive’s letter to the Planning Board and what is on the Notice and Agenda which includes additional wording referencing Bond Resolution 444. After clarifying with Mr. Wall and Mr. Franklin, it was determined that this action is just for an Amendment to the Capital Budget and does not include the financing (Bond Resolution 444).

Legislator Hebert made a motion to recommend an amendment to the 2022 Capital Budget to increase funding by \$8,000,000 for the Refurbish/Replacement of Passenger Loading Bridges Project at the Frederick Douglass-Greater Rochester International Airport, from \$3,000,000 to \$11,000,000, making the total project authorization \$11,000,000. Legislator Barnhart seconded the motion; the motion passed unanimously.

At this point, Ms. Hudson asked the Chair if it is necessary to amend the Agenda in light of the above issue regarding wording on the Bond Resolution in the Agenda but not in the letters from the County Executive. After some discussion, a straw poll was taken to amend the Notice and Agenda regarding Action Items C, D, and E, by removing the language referencing Bond Resolutions 444 of 2021, 449 of 2021 and 450 of 2021 respectively. The vote passed unanimously.

**d) Amend the 2022 Capital Budget and Bond Resolution 449 of 2021 to Provide an Increase in Funding for the Access/Circulation Roadway Improvements Project at the Frederick Douglass–Greater Rochester International Airport**

This is the second of the three airport amendments before the Board today. As mentioned above, this project has already been approved by the Planning Board. This is a request to increase funding for reasons stated for the prior project.

Mr. Wall briefly reviewed the project, stating that there is an issue with three (3) conflict points without a roundabout. The airport is enlisting Monroe County DOT’s expertise for this project. The project has gone out to bid and the bids have been 20-25% over the estimate.

Mr. Barley made a motion to recommend an amendment to the 2022 Capital Budget to increase funding by \$800,000 for the Access/Circulation Roadway Improvements Project at the Frederick Douglass-Greater Rochester International Airport, from \$2,300,000 to \$3,100,000, making the total project authorization \$3,100,000. Mr. Watson seconded the motion, which passed unanimously.

**e) Amend the 2022 Capital Budget and Bond Resolution 450 of 2021 to Provide an Increase in Funding for the Rehabilitate Taxiway A from Taxiway A4 to Taxiway E Project at the Frederick Douglass-Greater Rochester International Airport**

This is the third of the three airport amendments, with the project also having been previously approved by the Board. Mr. Wall gave a quick overview of this project also as a refresher of what the project entails. As with the other two amendments, this went out to bid and came in 15-20% higher than estimated.

Legislator Hebert made a motion to recommend an amendment to the 2022 Capital Budget to increase funding by \$600,000 for the Rehabilitate Taxiway A from Taxiway A4 to Taxiway E Project at the Frederick Douglass-Greater Rochester International Airport, from \$2,500,000 to \$3,100,000, making the total project authorization \$3,100,000. Mr. Garland seconded the motion, which passed unanimously.

**f) Amend the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to Add a Project Entitled “Frontier Field Facility and Patron Improvements” and Authorize Financing**

Mike Garland, Director of Environmental Services, first gave some background history on the Rochester Red Wings who have been playing in Rochester since 1899, and Frontier Field, which opened July 1996 with the first game being played April 1997.

Mr. Garland stated that some renovations have been done but not a lot of major renovations. The stadium gets a lot of use; on average, seventy (70) home games are played there and there are numerous community related events which take place at the stadium. Currently underway are the required MLB improvements, with a cost of \$12M, and stadium seating and caulking replacement project totaling \$3M, being done the same time as the MLB improvements (\$2M in 2022, \$1M in 2023). With the facility and patron improvements at \$11M, that brings a total investment of \$26M. Of the \$11M total project cost, \$10M will be from NYS. The projected timeline is for the design to be done in 2022, bid in early 2023, construction in 2023 and 2024, and with opening day in 2025.

Legislator Hebert made a motion to recommend an amendment to the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to add a project entitled “Frontier Field Facility and Patron Improvements” in the amount of \$11,000,000. Legislator Barnhart seconded the motion, the motion passed unanimously.

**OTHER BUSINESS:** Pat Gooch, Sr. Planner for the Department of Planning & Development spoke before the Board on Plan Forward, the County’s Comprehensive Plan. Mr. Gooch gave an update of where in the process the plan is by talking briefly about the consultants and what part of the plan they are working on, what has been done, where the focus currently is, how the public outreach/engagement is going, and what the next steps are. Mr. Gooch also gave background on the Plan, which was last done about 40 years ago, the purpose/goals of the Plan and the project schedule. There will be another public workshop in June but it has not been definitively set.



**NEXT SCHEDULED MEETING DATE:** May 26, 2022 at 3:30 pm, via Zoom

**ADJOURNMENT:** Bob Franklin made a motion to adjourn; Robert Barley seconded the motion which carried unanimously; the meeting adjourned at 4:54 pm.

RB/kmh

