

Village of Phoenix - NY Forward Local Planning Committee Meeting #3

Meeting Notes

Date/Time	August 3, 2023 / 5-7pm
Place:	White Pines Commons, 61 Davis Street
LPC Attendees:	Mayor Brian Borchik , Co-Chair John Adolfi , Adolfi Real Estate Brendan Backus , Lock 1 Distilling Co Natalie Curran , Village of Phoenix Public Library Sheila Dion , Erin's Angels Paul Griser , Village of Phoenix Trustee
LPC Not in Attendance:	Austin Wheelock , Executive Director of Operation Oswego County, Co-Chair Amy Boyzuck , Great Bear Childcare LLC Sally Woolson , Phoenix Community Garden
State/Consultant Team Attendees:	Holly Granat , New York State (NYS) Department of State (DOS) Steve Kearney , Stantec Sarabrent McCoy , Stantec

The Village of Phoenix's third NY Forward Local Planning Committee (LPC) meeting took place on Thursday, August 3, 2023, at White Pines Commons. The meeting's purpose was to review planning process updates, present and discuss draft strategies, and discuss the projects submitted through the Call for Projects. Steve Kearney and Sarabrent McCoy from Stantec presented the attached slideshow. The meeting began at 5:08 PM.

Welcome

- LPC Co-Chair Mayor Brian Borchik presented the LPC code of conduct to remind members to always act in the public interest.
- LPC member John Adolfi acknowledged a conflict of interest, as the sponsor of a submitted project.
- LPC member Brenden Backus stated that he is involved in two projects, at 15 and 17 Culvert Street, and clarified that he would recuse himself from discussion but answer clarifying questions about the project proposal if asked.
- LPC member Sheila Dion acknowledged her connection to projects sponsored by her significant other, Dean Ripley.

Planning Process Updates

- Steve Kearney reminded the group of the [Public Survey](#), open through 8/25. The planning team will send a pdf copy of the survey to the LPC to facilitate distribution of paper copies, particularly at the Library.
- Steve Kearney presented an overview of initial findings from the housing study being conducted by Zimmerman & Volk Associates for the Village and NYF area. Per the study, over the next five years, Phoenix will have the market potential to add between 171 and 237 units annually. Specifically, each year, Phoenix has market potential to add 73-95 for-rent multi-family units; 11-15 for-sale multi-family units; 22-30 attached for-sale single-family units; and 65-97 detached for-sale single-family units. These are large numbers, considering the cumulative impact over five years, as well as the Village's current number of households (just over 1,000). The Village does have flexibility in how it responds to this market potential, but must be proactive about responding in a way that preserves what existing residents value most about Phoenix.
 - LPC members confirmed the study's five-year timeframe and agreed that this felt like a large number of units for Phoenix to add over the next five years.

Strategies

- Steve Kearney presented draft strategies for Phoenix's NYF process, each associated with the goals finalized at the last LPC meeting. The strategies are:
 - Goal: Prioritize our natural waterfront resources and tourism opportunities
 - Strategy: Add more amenities to the canal waterfront to better serve residents, businesses, and attract visitors.
 - Strategy: Enhance Lock Island and North Island as recreational and entertainment attractions.
 - Strategy: Design outdoor spaces to accommodate four-season use and increase winter programming.
 - Goal: Support economic development opportunities
 - Strategy: Attract businesses that serve growing economic sectors to increase the tax base.
 - Strategy: Raise awareness of Canal Waterfront District businesses and attractions for regional residents and visitors.
 - Strategy: Build more housing to capture a share of regional growth and expand the local customer base for businesses.
 - Goal: Preserve and promote our Village's rich history and culture
 - Strategy: Highlight the canal as a distinctive feature and central part of Phoenix's identity.
 - Strategy: Promote historically-sensitive design for new projects and exterior improvements, especially those close to the canal.
 - Strategy: Strengthen our small-town feel through shared gathering spaces, events, and communication.
 - Goal: Improve our public spaces for all ages

- Strategy: Enhance sidewalks, crosswalks, and streetscapes (lighting, benches, trees, etc.) connecting downtown to the docks and surrounding neighborhoods.
- Strategy: Improve Henley Park to accommodate a variety of events, users, and everyday gathering by the community.
- Strategy: Increase options for children and teenagers to have safe, interesting spaces to spend time.
- Goal: Retain and grow our retail and business community
 - Strategy: Support the growth of existing businesses.
 - Strategy: Attract new dining and retail businesses, especially along State Street, to meet the needs of residents and visitors.
- Goal: Encourage more housing opportunities of all types
 - Strategy: Support more housing options that are affordable to people at varying income levels.
 - Strategy: Provide more housing suitable for seniors.
 - Strategy: Improve neighborhood appearance and housing conditions.
- LPC members expressed their overall support for the strategies.
 - In particular, LPC members spoke to their experience with uneven or hazardous sidewalks in the Village and the impact of recent sidewalk improvements on the experience of being downtown. The sidewalks by the Library are notably hazardous but are relied on by schoolkids.
 - LPC members expressed support for the strategies associated with retaining and growing the retail and business community in Phoenix, noting that the two things people complain about most in Phoenix are the lack of a grocery store and limited options for places to eat.
- Steve Kearney encouraged them to review the strategies further on their own time and email the planning team with any additional thoughts.

Project Requirements and Evaluation

- Steve Kearney refreshed the group on project requirements and evaluation metrics, previously covered in past LPC meetings. He encouraged the LPC to keep in mind whether they want to impose a match requirement to all private sponsor projects, or review match amounts on a case-by-case basis.

Submitted Projects

- Sarabrent McCoy from Stantec presented 24 projects submitted through the Call for Projects, including details about each project's sponsor, site control status, costs, location, and existing use. The projects submitted and presented total to \$14.3 million in NYF requests and \$52.7 million in total project costs, leveraging \$38.4 million in additional funds. ***(It should be noted here that an additional project that had been submitted—a pizzeria expansion by Infinit Eateries LLC with an NYForward ask of \$140,000—was identified as not on the list but was in fact submitted on time. This has since been included on the list, and the presentation has been revised to include it).*** LPC members were asked

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to respond to each project with initial reactions and consider whether any projects should be excluded from further consideration. Additionally, the LPC was asked to consider whether projects outside the proposed NYF boundary should be excluded from further consideration.

- The LPC took an informal, full-consensus vote to expand the boundary for projects just adjacent to the NYF boundary as drawn to include the project next to White Pines Commons
- The Phoenix Business Incubator project was met with significant skepticism from members of the LPC
- It was noted that while the presentation identified an existing building needing to be demolished on the Brewery project, that there in fact is not a building on the identified site
- The Wayfinding Project was widely considered an important priority by the LPC

Public Comments

Four community members signed in to observe the meeting and one person joined via Zoom. There were no comments from community members at the end of the meeting.

The meeting was adjourned at 6:50pm.

Please send questions, comments or corrections regarding the meeting notes to Steve Kearney (steve.kearney@stantec.com).

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Steve Kearney

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