

**COMMITTEE OF THE WHOLE
GENESEE COUNTY LEGISLATURE
WEDNESDAY, MARCH 13 2024
OLD COURT HOUSE, 7 MAIN ST. BATAVIA, NY**

The Genesee County Legislature held a Committee of the Whole on Wednesday, March 13, 2024 at 4:30 p.m. in the Legislative Conference Room in the Old Court House. Chair Stein called the meeting to order at 4:30 p.m.

Legislator attendance: Stein, Clattenburg, Maha, Hawley, Deleo, Klotzbach, Dibble, and Yunker. Established Quorum. Also present: Planning Director Oltramari, Legislature Clerk Casey and County Attorney Boylan, County Manager Landers and Deputy County Manager Ferringer

Approval of the minutes from the January 10, 2024 Committee of the Whole, no changes, stand approved by Chair Stein.

Chair Stein opened the meeting on to discuss Smart Growth and the Local Law in Genesee County and about how it came about and where it will lead the County. Chair Stein handed discussion over to Planning Director Felipe Oltramari. Mr. Oltramari presented a powerpoint to review

- Water Hookups
- Agricultural Districts Background and Review
- Agricultural Districts Annual Enrollment and Common Misconceptions
- Benefits to Landowners and Farm Operators
- Public Actions Notice Requirements
- Lateral Restrictions
- Lateral Restrictions Hardship Exception
- Lateral Restrictions Agricultural Use Exception
- Smart Grown Plan adopted in 2001, identified as a mitigating action to the impacts of the County Water Project under SEQR. Smart Growth applies per the water agreements between the towns and the county and between the county and MCWA.
- Smart Grown Plan:
 - Objectives: economic growth available in public service areas, revitalize city village and hamlet business districts, protect farmland and reduce impact with activity.
 - Scope: Development area map and identify key areas for growth, provide example of zoning techniques, encourages growth in appropriate areas through hook ups to the water system, directs future county resources to development areas.
 - Development Areas: areas of the county that contain land and public infrastructure need to support development, includes areas where future infrastructure could be affordably provided, avoid Ag Districts and environmentally sensitive areas, wetlands, wildlife habitats and flood hazard areas.

- Water System Hookups: within development areas, outside development areas, other hookup applications must get approval from the Admin Review Committee.
 - Administrative Review Committee: 5 members and 1 alternate
 - 100 Hookup applications in 23 years, 29 since beginning of 2023.
 - Drawbacks: Bureaucratic, unique, discourage the development of non-ag use, politically unpopular.
 - Smart Grown Plan Benefits: Free Mitigation Water projects impacts on farmland, encourages planning at the town level, state federal grants, economic development, state permits, lower property taxes.
- Several Maps displayed: land use change, land use change without smart growth scenario, dwelling unit growth, without smart growth scenario, fiscal impact,
 - Next Steps for Smart Growth Plan: Notification Local Law – was a recommendation of 2022 review, next scheduled review in 2025, text and map amendments can be made.

Legislature Chair Stein asked for adjournment of the COW at 5:28 p.m.