

**PROCEEDING OF A SPECIAL MEETING OF THE VILLAGE BOARD
OF TRUSTEES**

December 9th, 2024, 4 PM

PRESENT:

Mayor: Alys Plummer- Absent

Trustees: Lili Lanphear- Absent
Justin Leitgeb
Lisa Cove
David Marshall

Village Clerk: Dorothea M. Ciccarelli

CALL TO ORDER

Motion by Trustee Marshall seconded by Trustee Cove, to call the meeting to order.

Vote: Plummer – Absent, Lanphear – Absent, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

COMIDA NOTIFICATION

Trustee Marshall informed those in attendance that the meeting was held to discuss Pittsford Canalside Properties' COMIDA application and the Village's support, or lack thereof, regarding COMIDA's assistance with the project located at 75 Monroe.

CONFLICT OF INTEREST

Trustee Marshall asked the members of the board if they had any conflict of interest to disclose regarding the agenda items. They stated they had no conflicts.

PUBLIC COMMENT

There was no one wishing to speak

EXECUTIVE SESSION

Motion by Trustee Marshall seconded by Trustee Cove, to enter executive session to discuss the COMIDA notification regarding 75 Monroe.

Vote: Plummer – Absent, Lanphear – Absent, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Motion by Trustee Marshall seconded by Trustee Cove, to leave executive session.

Vote: Plummer – Absent, Lanphear – Absent, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

The board read a letter the Village's attorney drafted for the 75 Monroe project, Daniel Spitzer. It was stated that they would vote after reading the letter into the record and, if accepted, forward it to COMIDA immediately and read it into the record at the opening meeting being held by COMIDA at the Pittsford Public Library at 5 o'clock that evening.

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*County of Monroe Industrial Development Agency
City Place
50 West Main Street
Suite 1150
Rochester, NY 14614*

Executive Director Liss:

The Village of Pittsford Board of Trustees calls upon the County of Monroe IDA to again reject the financial assistance application of PCP for Westport Crossing for the following reasons:

- *There is simply no demonstration that the Project needs any financial assistance. Unadorned conclusory statements do not meet the legal standard of demonstrating need. Of particular importance, previously, COMIDA was told the Project could not proceed without a real property tax exemption, yet now no such exemption is being requested. PCP must demonstrate the need for such exemptions and can do so publicly or through the submission of proprietary information to the COMIDA.*
- *During the Planning Board meetings, the Project was described as a luxury housing community. Luxury housing communities do not need tax breaks.*
- *The Application incorrectly refers to the Town Comprehensive Plan while the Village is the Zoning Authority. This should be corrected prior to any vote.*
- *The Village of Pittsford is a highly desirable residential location in a market short of housing with premier school districts. Thus, this Project can command top of market prices and should not need tax breaks. Also, it is our understanding that they are already receiving generous brownfield tax credits.*
- *The Village and the COMIDA have spent enormous amounts of public funds defending a series of frivolous and unsuccessful lawsuits by PCP. This has been in excess of a million dollars by the Village. This is not reflected in the cost-benefit analysis. At a minimum, any approval should be conditioned on the COMIDA being reimbursed for its litigation expenses, and frankly, the COMIDA should explain why it would grant tax breaks to an entity that acts towards the public as PCP has acted.*
- *Although the Projects contains public amenities, no agreements are in place to allow public access. This should be a condition to any grant of assistance.*
- *The affordable rate housing promise is vague at best and conditioned on financial viability. No mechanism for determining that viability is provided. The commitment must be clear and absolute in any approval.*

Thank you for your consideration,

Village of Pittsford Village Board

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Motion by Trustee Marshall, seconded by Trustee Cove, to adopt the letter as read.

Vote: Plummer – Absent, Lanphear – Absent, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Trustee Marshall asked if there was any public comment. There was none.

ADJOURNMENT

Motion by Trustee Marshall, seconded by Trustee Cove, to adjourn the meeting at 4:45 PM

Vote: Plummer – Absent, Lanphear – Absent, Leitgeb – yes, Cove – yes, Marshall – yes. *Motion passed.*

Laura Donk, Recording Secretary