

# Town of Henrietta, NY

## Multiple Dwelling Zoning Analysis

### Notes of AC Meeting

January 26, 2017

#### Attendees

Margaret Churnetski, AC Member, Resident  
Jack Moore, AC Member, Town Supervisor  
Peter Minotti, AC Member, Planning Board Chair  
Chris Martin, AC Member, Director Engineering and Planning  
Rick Page, Town Board, Councilman  
Jane Rice, EDR, Project Consultant  
Walt Kalina, EDR, Project Consultant

#### Meeting Summary

1. The meeting began with a discussion of a draft of Memo #1 submitted to the Town on January 20, 2017 that describes current conditions and the status of projects relative to existing and proposed multiple dwelling projects in Henrietta. The information contained in the memo was based on a review of various Town regulations, plans and studies by EDR that are related in some way to multiple dwelling complexes. The review included:
  - Local Law No. 1 of 2016 – Temporary Moratorium on the New Development of Multiple Dwellings
  - Town Code Chapter 295. Zoning Ordinance and Official Zoning Map
  - 2003 Town of Henrietta Comprehensive Plan
  - 2011 Strategic Plan Update
  - 2016 Draft and Final GEIS for the Southwest Quadrant Area
  - Town of Henrietta Listing of Existing Apartments (updated 12/7/16)
  - Rush-Henrietta Central School District Instructional Space Committee Report (1/10/17)
  - Town Sanitary Sewer and Water District Maps
2. The memo noted that the terms “multiple dwelling(s)” and “apartments” have the same meaning as defined in the zoning ordinance. Townhouses also are allowed under multiple dwellings. The memo discusses where multiple dwellings are permitted by zoning district (industrial, business and residential) as well as criteria to be considered in the granting or denial of special permits relative to multiple dwellings.
3. A brief review of trends in the development of multiple dwelling complexes over the past six decades in the Town was presented in the memo. The most recent trend appears to be at a faster



growth rate than experienced in previous decades. The memo also contains a summary of the Town's GEIS for the Southwest Quadrant, the 2003 Comprehensive Plan and the 2011 Strategic update to the Comprehensive Plan. The memo also summarizes a study of current and projected student enrollment capacity in the Rush-Henrietta Central School District. This information was reviewed to determine how multiple dwelling construction may be affecting various community facilities, infrastructure and services.

4. Discussion ensued about of the effects of the continuing construction of multiple dwelling units on the existing industrial zoning district and industrial uses. In summary permitting multiple dwellings within the industrial district is fragmenting large industrial sites that were set aside for industrial uses. It was noted that some industrial uses may not be able to find sufficiently sized parcels to locate in Henrietta.
5. Discussion of the current zoning ordinance and the effects of multiple dwelling projects on commercial and residential uses was also discussed. Typically, multiple dwelling complexes have been an effective buffer between industrial/commercial uses and residential neighborhoods.
6. GIS mapping prepared by EDR was reviewed during the meeting. The maps illustrate existing land use patterns within the Town, and zoning districts where existing multiple dwellings are located.
7. There was some discussion that the Town consider creating an updated future land use plan (map) based on recent parcel information and land use development trends that have changed since the existing Land Use Plan was prepared for the 2003 Comprehensive Plan. An updated land use plan is important to justify future decisions about Town zoning and any modifications that may be considered for zoning districts and permitted uses.
8. Suggestions were discussed for revising sections of the zoning code, including definitions, modifying permitted uses in the industrial district, considering enhanced criteria when the Town is considering requests for special use permits and possible creation of a new mixed-use district. These recommendations will likely be presented in more detail in Memo #2 to be provided to the Town in a few weeks.
9. One of the goals of the zoning analysis should be consideration of ways to slow the rate of development south of the Thruway by possibly encouraging development and redevelopment north of the Thruway on vacant and underutilized properties where existing infrastructure already exists. These areas may be able to better accommodate further development. Opportunities for redevelopment might include struggling shopping areas and strip development along some of the Town's older, more developed highway corridors.
10. It is important to tighten up special use permit criteria and SEQRA environmental reviews of significant large-scale projects. This may be particularly important to apply enhanced criteria to multiple dwelling projects in considering potential impacts on the community.
11. Real estate market values appear highest for multiple dwelling projects, followed by industrial uses and then single-family residential development. This is an indication of the strong market for

multiple dwelling development in Henrietta. It is uncertain if current trends driving market interest in multiple dwellings are likely to continue.

12. There was consensus among the group that two local developers be invited to the next meeting scheduled for February 16, 2017 to gain more information from their experience on what is driving the local market for multiple dwelling projects and if recent trends are likely to continue.