

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

January 4, 2017

Attendees

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

Meeting Summary

1. This was a kick-off meeting with EDR to review the scope of services to be provided including major deliverables and schedules for completing various tasks. The scope includes a review of the Town's land use regulations. The temporary moratorium on multiple dwellings will terminate during the third week of April, unless extended for a limited time.
2. There was a discussion about forming a small advisory committee made up of Town officials who are knowledgeable about the issues with multiple dwellings and residents that have concerns with the construction of these projects, including their possible impact on the community.
3. Meetings will be open to the public and information will be posted to the Town's website. A public hearing will likely be held on the recommendations of the study prior to the lifting of the moratorium. It may be informative to invite special guests (such as developers and attorneys) to meet with the committee who have experience in the community with these projects to discuss issues and possible solutions to public concerns.
4. There needs to be an analysis of existing zoning in the Town to determine what if anything may need to be done to address community concerns about the recent rate of construction of multiple dwelling projects in Henrietta, including concerns over large scale development south of the Thruway. The Town will be sharing information with EDR for review. This includes data on existing and planned projects, various studies, plans and reports that will provide a background for analysis.
5. There is a need to coordinate EDR's analysis with the Town's Farmland Protection Plan process that is just beginning. Some of the same areas of the Town, particularly south of the Thruway



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need to be addressed in terms of farmland protection and where development is or may be occurring.

6. Developers appear to be paying considerably higher amounts for land to be developed for multiple dwelling projects than either industrial or residential projects. This may be an indication of the strong real estate market for these projects in the Town. A discussion with some local developers may be able to confirm this.
7. The next meeting is scheduled for January 12, 2017. It was decided that morning meetings may work best for everyone. A time for future meetings will be determined. The Town will contact several individuals to see if they are willing to participate as committee members.