

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

March 9, 2017

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
Jack Moore, AC Member, Town Supervisor
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
Janet Zinck, Town Board, Councilwoman
Rick Page, Town Board, Councilman
Scott Adair, Town Board, Councilman
Rich LeFrois, LeFrois Builders, Industrial Developer
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. The meeting began with general introductions of AC members and guests in attendance, followed by a brief review of the previous meeting on February 16, 2017. This meeting included the opportunity to hear from Rich LeFrois, of LeFrois Builders and Developers, who is a developer of industrial real estate properties and building sites in Upstate New York, including the Town of Henrietta. Mr. LeFrois was invited to meeting to share his knowledge and experiences with industrial properties in the Town and describe what industries are looking for in developable properties when deciding to locate in a community.
2. Industrial developers and their clients are typically looking for building lots that are at least 4 acres in size. These and larger sites are increasingly difficult to find, particularly those properties that have existing utilities (sewer, water, electric, fiber optic, etc.) and few development constraints including wetlands and floodplains.
3. Industrial parks need to be at major crossroads, such as I-90 (NYS Thruway) and I-390. Site access to the interstates via major highways is very important, especially where trucking, shipping and receiving are concerned.



4. Henrietta is a major center of employment with a diverse tax base and good quality of life. Industrial clients are looking to locate in this type of community where their employees have access to quality housing, education, etc. The Town is running out of good land that is zoned for industrial purposes. The Town should be attracting additional industrial development for its tax revenue benefits. Henrietta has had success in being able to mix residential and industrial uses. Multiple dwellings have been considered a good buffer between industrial and single-family residential properties.
5. Industrially zoned properties need to be ready to go (properly zoned, utilities in place, etc.) to better meet the tight timeframes of industrial clients when they need to quickly locate their business on a suitable property. There is a real need for properties that have undeveloped contiguous acreage in cases where large sites are required or where expansions are possible.
6. Sites that are several hundred acres in size are highly desirable from an industrial development perspective. Smaller parcels that are approximately 20 acres in size are developed quickly. Typical building structure to site ratios are typically 10,000 square feet of industrial building space per acre, so for example a 30,000 square-foot building would require a 3-acre site.
7. High tech uses are becoming more commonplace in many industrial areas. Many industrial parks are running about 90% office space and 10% warehouse space which is different from past percentages when warehouses were the higher percentage.
8. Members asked how restrictions on industrial uses might play a role in decisions to locate in an area, specifically if design standards are in place. Industrial parks have followed design guidelines in their development. Sometimes site design guidelines are prepared by the industrial park developer. Guidelines might address building layout, materials, parking placement, landscaping, access to roadways and driveways, and working with existing site topography. Experience has shown that large industrial buildings in particular, need to have flexible space that can be reconfigured to meet changing needs of existing or new tenants. Most industrial buildings have been one-story with large floor space, high ceilings, and parking in front. Berms and landscaping are often used to visually screen and buffer industrial properties.
9. The meeting also included a discussion of short and long-term recommendations that are being considered for Town action while the multiple dwelling moratorium is in place and post moratorium. Short-term recommendations were provided to the AC by EDR for discussion at the next meeting in late March. These included supplementing existing special use permit review criteria; considering developing a municipal list of SEQRA Type I actions that will supplement the State's Type I list, removing multiple dwellings from the Industrial zoning district, and amending the future land use map that is part of the Town's 2003 Comprehensive Plan to reflect recent changes in land use patterns and zoning needs in the community.
10. The next meeting has been scheduled for Thursday March 30, 2017 at 11 am at the Town Hall.