

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

January 18, 2018

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
Scott Adair, Town Board, Councilman
Don Young, Town Board Attorney
Janet Glocker, Rush/Henrietta Townline Road Resident
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. EDR began the meeting with a draft PowerPoint presentation of slides summarizing the work to date of the Advisory Committee (AC) and EDR. The slides are in working draft form for presentation to the public at the upcoming public information meeting. The AC has tentatively set the date for the public information meeting on Thursday March 1, 2018.
2. A public hearing to extend the moratorium on development of multiple dwelling projects is scheduled for Wednesday, January 24th at approximately 6 pm. The Town Board is expected to extend the moratorium for 6 months until the ordinance work can be completed by the AC. EDR will provide a summary of the process to date for the new Supervisor and Board members prior to the hearing.
3. AC members suggested that some of the slides be streamlined regarding the proposed recommendations. EDR will also place some graphics into the slides to break up the text. The slides will include: the updated Existing Land Use map of the Town (that has not been updated since the 2003 Comprehensive Plan); the proposed Future Land Use map that will replace the 2003 Generalized Land Use Plan map; and a draft of the proposed changes to the Town zoning map that identifies the proposed locations of the three mixed-use overlay districts.
4. The AC also suggested that the slides include how this process began with the Southwest Quadrant Area Draft GEIS and how we got to this point with regard to proposed updates to the comprehensive plan and modifications to the zoning ordinance regarding mixed-use overlays, incentive zoning, etc. It was also suggested that the slides reflect that the Town is “considering”



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these proposed changes and that as drafts and recommendations nothing has been decided yet, pending public review.

5. The public information meeting will be an open-house style meeting – the updated maps will be on boards for display to the public to review at the meeting. These materials will be in formats for posting to the Town’s website. There will be opportunities for the public to provide their comments on the draft materials at the meeting including comment forms.
6. It was noted that the Town has passed Section 295-60 of the zoning ordinance regarding project referrals from the Town Board to the Planning Board for its review and recommendations prior to any approvals. This was discussed at previous AC meetings.
7. EDR will need to put a timeframe to the steps identified in the last slide of the presentation. EDR pointed out that considerable work has been done in drafting proposed sections of the zoning ordinance, updating the land use maps, and preparing an update to the comprehensive plan. The draft text of the ordinance will need to go through a detailed legal review and edits prior to any adoption. Once any changes are approved the text will be formatted by *eCode360* according to their format requirements. This will all take some time before the code is in effect and these time requirements need to be considered in the overall timeframe of the moratorium.
8. The next major step after drafting the ordinance sections and update to the comprehensive plan will be conducting a SEQRA review. SEQRA must be completed prior to any adoption of the update to the comprehensive plan and changes to the zoning ordinance and zoning map.
9. It was noted that meeting information has not been posted for some time to the Town website. EDR will provide agendas and notes of meetings to Chris Martin.
10. Don Young suggested that EDR also compile all of the most recent draft deliverables into one document with a cover page so that the AC members as well as the new own Board members, have a complete copy of everything that has been produced. EDR noted that recent changes of draft text are being tracked in *WORD* so members can see where things have been updated.
11. No date has been set for the next AC meeting.