

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

November 30, 2017

Attendees

Margaret Churnetski, AC Member, Resident
Karen Martin, AC Member, Resident
Rick Martin, AC Member, Resident
Stephen Schultz, Town Supervisor
Jack Moore, Former AC Member, Former Town Supervisor
Peter Minotti, AC Member, Planning Board Chair
Chris Martin, AC Member, Director Engineering and Planning
Rick Page, Town Board, Councilman
Scott Adair, Town Board, Councilman
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. The AC members agreed that at the next AC meeting (scheduled for January 18, 2018 at 11 am), EDR should run through a draft presentation of PowerPoint slides summarizing the planning process to date. This will be in preparation for the public information meeting that will be scheduled for sometime in February or March to present the information to the public.
2. EDR to send the text of the update to the comprehensive plan to Chris Martin to forward to the AC for its review. Chris and Peter will send their preliminary comments on the draft to EDR. We can discuss AC comments at the January meeting.
3. EDR provided a summary of the work of the AC for Steve Schultz as new Town Supervisor.
4. The AC is in agreement that the addition of three Mixed-use Overlay Districts to the zoning ordinance is consistent with the 2003 Comprehensive Plan and the 2011 Strategic Plan to promote mixed-use development and redevelopment opportunities in specific areas within the Town. A summary of each Mixed-use Overlay District location was provided to the AC, followed by draft text of the Purpose and Intent, and Objectives sections of the draft ordinance.
5. Underlying zoning districts within each overlay district would likely remain in place, but this is still being discussed. Assume that for each parcel of interest, for example, east of East River Road, a developer would come before the Town for a zone change if needed. Most undeveloped parcels that remain in this area in the underlying district are zoned R-1-15. Only one parcel



identified on the zoning map is currently zoned industrial. The preferred zoning of this area for mixed-use should be identified on the revised future land use map.

6. There was general agreement that multiple dwellings would be removed from the Industrial District as a use that is currently permitted under a special permit from the Town Board. Multiple dwellings would remain as a permitted use, subject to a special permit, within the R-2-15 Residential District as well as B-1 and B-2 commercial districts. The Town still prefers investigating the consolidation of both B-1 and B-2 districts into one commercial district. EDR will look into this.
7. Developing parcels within the overlays for mixed-use will be voluntary, but encouraged, for all three overlays. If the mixed-use option is not chosen, then the parcel will be developed according to the requirements of the underlying zoning district. The underlying zoning district could be what exists now or what could be requested by an applicant as a change in zoning, if approved by the Town.
8. The committee agrees that the draft Development Incentives are needed to help direct development interest to the mixed-use overlay areas, especially to the two redevelopment areas (East Henrietta Road commercial corridor and the areas south of Jefferson Road (mostly retail shopping areas) where infrastructure and services already exist.
9. The committee still needs to discuss and agree on the draft Design Guidelines and Development Standards to the Mixed-use Overlays.
10. The percentage breakdown of uses in each mixed-use overlay district was discussed based on a handout of draft percentages. Mixed-use component percentages below apply to buildable acreage and floor space; civic and open space percentages would be in addition to areas constrained from development and set aside as wetlands, floodplains, steep slopes, etc. After some discussion the AC agreed the minimum open space percentage should be no less than 5 percent and may look like the following for each overlay district.

Mixed-use Redevelopment Area				
Allowed Uses	Industrial	Commercial	Residential	Civic/open space
Minimum	0 %	30 %	30 %	5 %
Maximum	35 %	65 %	65 %	20 %
Mixed-use Redevelopment Corridor				
Allowed Uses	Industrial	Commercial	Residential	Civic/open space
Minimum	0 %	30 %	30 %	5 %
Maximum	35 %	70 %	70 %	20 %
Mixed-use Employment Center Area				
Allowed Uses	Industrial	Commercial	Residential	Civic/open space
Minimum	30 %	0 %	20 %	10 %
Maximum	70 %	20 %	50 %	30 %

11. Next AC meeting is on January 18, 2018 in large conference room to go through draft slides.