

Town of Henrietta, NY

Multiple Dwelling Zoning Analysis

Notes of AC Meeting

August 30, 2017

Attendees

Margaret Churnetski, 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
Rick Page, Town Board, Councilman
Scott Adair, Town Board, Councilman
Don Young, Town Board Attorney
Jane Rice, EDR, Project Consultant
Walt Kalina, EDR, Project Consultant

Meeting Summary

1. EDR provided draft text of zoning ordinance sections to the AC so members can see the extent and context of the changes that would be required to implement mixed-use zoning in the Town. Draft changes were provided for the following sections of the ordinance for review and subsequent discussion by the AC:
 - Section 295-2 additions to Definitions
 - Section 295-13 Multiple Dwellings
 - Section 295-54 Granting or Denial of Special Permits
 - Article VIII Industrial Districts
 - New Article (TBD) Establishing Mixed-use Incentive Zoning
 - New Article (TBD) Establishing Mixed-use Overlay Districts
2. EDR walked the AC through each draft outlining key aspects of each major change.
3. EDR also discussed the proposed contents of the Draft Site Design Manual.
4. Don Young asked EDR to put together a flow chart of the development process to show the AC how all of these potential changes in the ordinance would be used by the various boards acting upon an application for mixed-use or multiple dwelling projects. EDR will provide something for the next AC meeting.



Environmental Design & Research,

Landscape Architecture, Engineering & Environmental Services, D.P.C.

217 Montgomery Street, Suite 1000, Syracuse, New York 13202
P. 315.471.0688 • F. 315.471.1061 • www.edrdpc.com

5. EDR reminded the AC that prior to the next round of revisions to the draft sections of the ordinance there will need to be consensus on where multiple dwellings will and will not be allowed by Special Permit. This is especially important in the Industrial zone. If no longer allowed in the Industrial zone existing multiple dwelling facilities will need to be grandfathered if existing at the time of the new ordinance. The ordinance should state how existing multiple dwelling facilities can be renovated or redeveloped.
6. Need to agree if multiple dwellings would be allowed in the mixed-use overlay district but prohibited in the underlying zoning district. This will affect the list of permitted and prohibited uses in the underlying districts. The AC also needs to discuss where multiple dwellings could be developed as a single-use or as part of a mixed-use district. Incentives need to be considered so developers are attracted to developing mixed-use projects that have a multiple dwelling component to them.
7. AC members were asked to review the drafts provided and any comments at the next AC meeting. The next meeting will be on Thursday September 28, 2017 from 11am to 1pm. The expanded time is to allow for discussion of draft materials.