

# Town of Henrietta, NY

## Multiple Dwelling Zoning Analysis

### Notes of AC Meeting

#### July 20, 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  
Rick Page, Town Board, Councilman  
Scott Adair, Town Board, Councilman  
Donald Young, Town Board Attorney  
Jane Rice, EDR, Project Consultant  
Walt Kalina, EDR, Project Consultant

#### Meeting Summary

1. EDR discussed incentive zoning and why it may be beneficial for the Town to consider incentives especially if the AC moves forward with the option of allowing mixed-use development to help address the market demand for multiple dwelling facilities. Incentive zoning is allowed under the State's Municipal Law.
2. Information was provided to the AC about incentives on how the process works. Basically, a developer would request an incentive from the Town to facilitate a mixed-use project. There are a number of types of incentives that the Town could provide including a reduction in required parking, density bonuses, expedited reviews and approvals, and others. In exchange the developer agrees to provide a community benefit or amenity to the Town, such as open space, trails, civic space, infrastructure improvements, or cash-in-lieu of a specific benefit. The cash would be placed in a trust account dedicated for a specific use, such as a trail project. Incentives would apply in overlay district areas to increase their attraction for mixed-use development.
3. AC members asked if redevelopment zones are being used elsewhere. They are more and more in New York and across the country. The Town of Pembroke in NY has an established zone. Mixed-use districts have been and continue to be established throughout the country and have been for many years. In the past mixed-use was mostly an urban development tool, but that has now expanded to suburban areas where development and redevelopment is occurring.



4. It is important that numerical development standards be established for multiple dwelling projects to provide some limits on the potential impacts to the community. The AC will need to consider what these standards will be as part of any changes to the zoning ordinance. The AC is not sure about limiting the maximum number of units per project. May need to consider other forms of numerical limits regarding density, such as units per acre.
5. For mixed-use redevelopment for example, along the East Henrietta Road commercial corridor, front yard setbacks should bring buildings close to the road without any parking in front of the buildings. Along East Henrietta Road the locations of utilities may determine where front yard setbacks are located. The setbacks could vary in the employment center area.
6. Open space minimum requirements could be a good management tool. Open space might include natural areas, plazas or other public spaces.
7. The AC wants to be sure about the Special Permit process and how it can be used to help achieve what the Town wants. Discussions will continue at the next meeting.
8. The committee would like to meet before Labor Day. A meeting date will be determined.